Public Notice Details

Planning Application Details

Application No	DA2500159

Property Details

Property Location	42 Wilsons Road Mt Seymour

Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling
Advertising Commencement Date	3/12/25
Advertising Closing Period If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.	17/12/25

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

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

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

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

SMC - KEMPTON
RECEIVED
19/11/2025

SOUTHERN MIDLANDS COUNCIL

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).

NEW RESIDENCE
ON SITE WASTE WATER
ON SITE STORMWATER

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

42 WILSONS ROAD MOUNT SEYMOUR TAS 7120

Certificate of Title/s Volume Number/Lot Number:

VOL -227228 FOLIO - 1

Land Owners Name:

GREG & MARLENE WILSON

Full Name/s or Full Business/Company Name

Applicant's Name:

DUO DESIGN

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

Contact details:

Postal address for correspondence: 155 FERGUSSON ROAD BRIGHTON 7030

Telephone or Mobile: 03 6268 0063 / Mob: 0434147747

Email address: duodesign@bigpond.com or mday.duodesign@gmail.com

(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)

GREG & MARLENE WILSON

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

Print email address	*ABN*
grant_wilson_06@hotmail.com	

What is the estimated value of all the new work proposed

$ 800,000

SMC - KEMPTON
RECEIVED
19/11/2025

SOUTHERN MIDLANDS COUNCIL

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

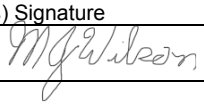
I/we as owner of the land or person with consent of the owner hereby declare that:

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
Mark Day (DUO DESIGN)	MARK DAY	18/11/2025
Land Owner(s) Signature	**Land Owners *Name (please print)***	**Date**
	Gregory Bruce Wilson	18/11/2025

Address all correspondence to: The General Manager, PO Box 21, Oatlands, Tasmania 7120
Oatlands Office: 71 High Street, Oatlands 7120 Phone (03) 62545000
Kempton Office: 85 Main Street, Kempton 7030 Phone (03) 62545050
Email Address: mail@southernmidlands.tas.gov.au Web: www.southernmidlands.tas.gov.au
ABN 68 653 459 589

SOUTHERN MIDLANDS COUNCIL

Land Owner(s) Signature	Land Owners *Name (please print)*	Date
	Marlene Joyce Wilson	18/11/2025

PRIVACY STATEMENT

The Southern Midlands Council abides by the Personal Information Protection Act 2004 and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the Personal Information Protection Act, 2004 and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the Building Act 2000. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Southern Midlands Council on (03) 62545050. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.

SOUTHERN MIDLANDS COUNCIL

Information & Checklist Sheet
DEVELOPMENT / USE

Use this check list for submitting your application for a planning permit –Please do not attach the check list with your application

Submitting your application ✓

1. All plans and information required per Part 6.1 Application Requirements of the Tasmanian Planning Scheme i.e.: site plan showing all existing buildings, proposed buildings, elevation plans etc. ❑
2. Copy of the current Certificate of Title, Schedule of Easements and Title Plan (Available from Service Tasmania Offices) ❑
3. Any reports, certificates or written statements to accompany the Application (if applicable) required by the relevant zone or code. ❑
4. Prescribed fees payable to Council ❑

Information

If you provide an email address in this form then the Southern Midlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act").

If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.

It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.

If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box ❑

Heritage Tasmania

If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 (local call cost) or email enquires@heritage.tas.gov.au)

TasWater

Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)

IMPORTANT: There is no connection between Planning approval and Building & Plumbing approvals.

Owners are to ensure that the work is either Low-Risk Building Work, Notifiable Building Work or Permit work in accordance with the Directors Determination – Categories of Building & Demolition Work v 1.4 dated 12 March 2021 prior to any building works being carried out on the land.

https://www.cbos.tas.gov.au/__data/assets/pdf_file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf

Address all correspondence to: The General Manager, PO Box 21, Oatlands, Tasmania 7120
Oatlands Office: 71 High Street, Oatlands 7120 Phone (03) 62545000
Kempton Office: 85 Main Street, Kempton 7030 Phone (03) 62545050
Email Address: mail@southernmidlands.tas.gov.au Web: www.southernmidlands.tas.gov.au
ABN 68 653 459 589

ISSUE: DEVELOPEMENT APPLICATION
JOB: PROPOSED RESIDENCE
ADDRESS: 42 WILSONS ROAD MOUNT SEYMOUR 7120

CLIENT/S : GREG & MARLENE WILSON

TITLE REF: VOL / FOLIO - 227288/1

DRAWING INDEX:
01 OVERALL SITE PLAN 1.5000
02 SITE PLAN 1.500
03 PROPOSED FLOOR PLAN 1.100
04 ELEVATIONS 1.100
05 ELEVATIONS 1.100

Belinda Weston
Mark Day

155 Fergusson Rd,
Brighton. TAS. 7030

Ph : 03 62680063
M : 0409 537 337
or 0434 147 747

Email : duodesign@bigpond.com

DUO DESIGN

BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION

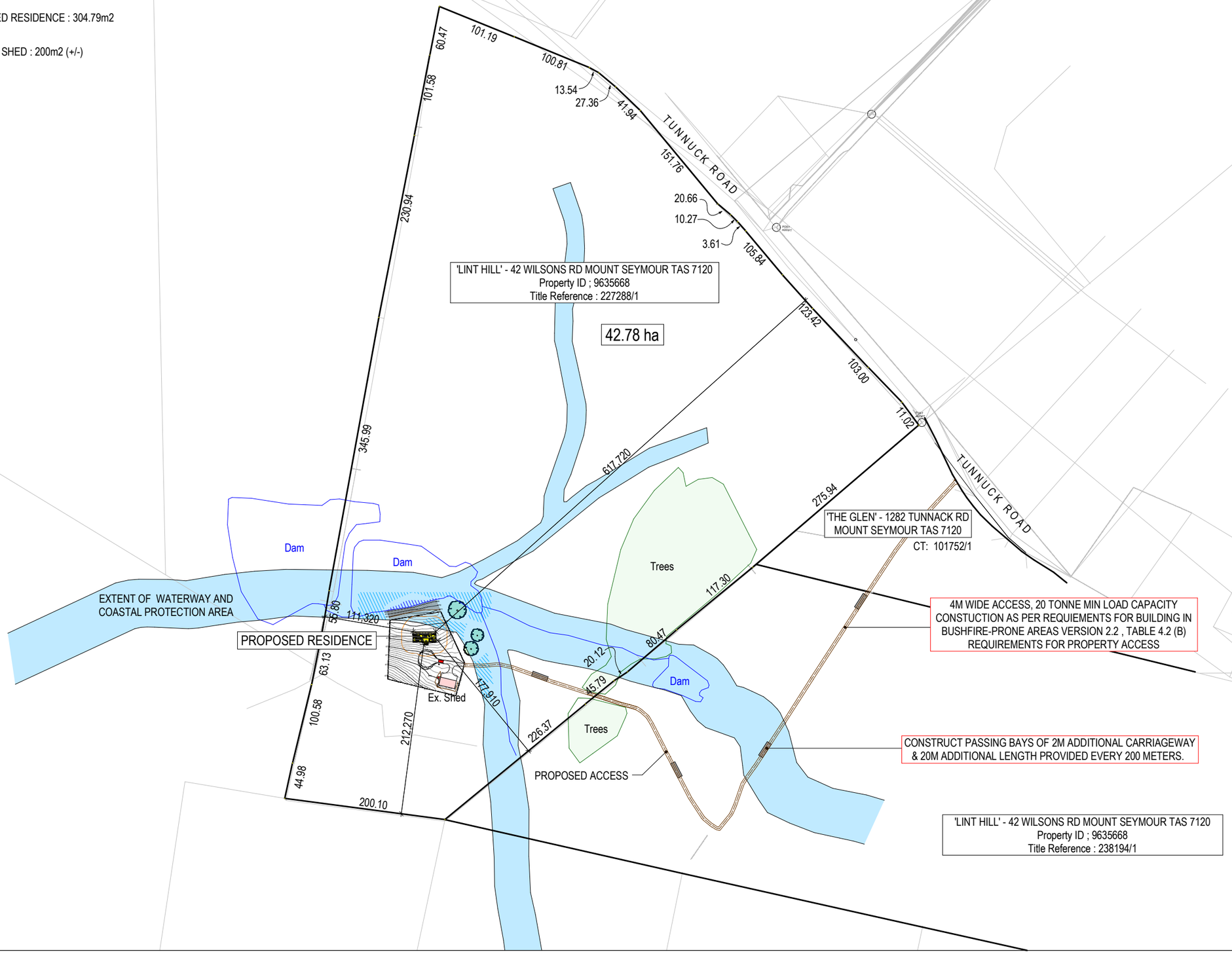
USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STATE BUILDING REGULATIONS LOCAL COUNCIL BY-LAWS AND CURRENT NCC

PROPOSED RESIDENCE : 304.79m2

EXISTING SHED : 200m2 (+/-)

SURVEY NOTES:
1. Only that detail apparent on site at the time of survey has been located by this plan. Other features and services may exist on, under or over the site.
2. Boundaries are compiled from title surveys and may vary from original survey dimensions. A Remark Survey is recommended prior to any works occurring on or near the boundaries.
3. Overlays have been drawn from List Map Imagery.
4. Underground services exist in this area. It is the responsibility of the developer to determine the location of these services prior to the commencement of site works.
5. This plan has been prepared for the purpose required by the client and depicts only those features specifically requested. Not all features on the site are necessarily shown on this plan.
6. This plan is not to be redistributed, reproduced, copied or used for any other purpose without the express permission of Lark & Creese Pty Ltd.



Belinda Weston
Mark day

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Brighton. TAS. 7030

Ph : 03 62680063

M : 0409 537 337
or 0434 147 747

Email :
duodesign@bigpond.com

JOB : NEW RESIDENCE

AT : 42 WILSONS ROAD
MT SEYMOUR 7120

FOR : GREG & MARLENE
WILSON

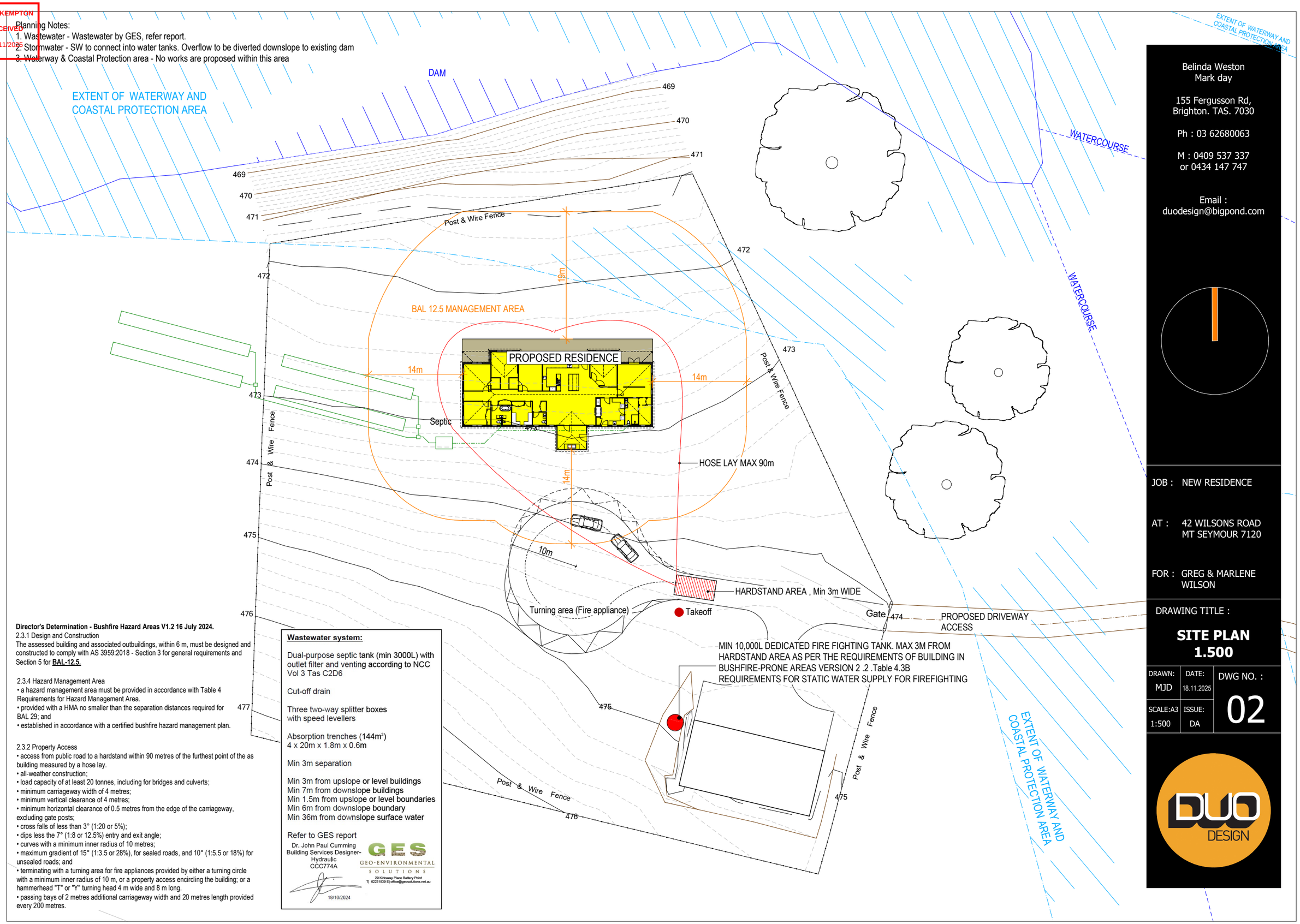
DRAWING TITLE :

OVERALL SITE PLAN

DRAWN:	DATE:	DWG NO. :
MJD	18.11.2025	01
SCALE:	ISSUE:	
1:5000	DA	

DUO DESIGN

Planning Notes:
1. Wastewater - Wastewater by GES, refer report.
2. Stormwater - SW to connect into water tanks. Overflow to be diverted downslope to existing dam
3. Waterway & Coastal Protection area - No works are proposed within this area



Director's Determination - Bushfire Hazard Areas V1.2 16 July 2024.
2.3.1 Design and Construction
The assessed building and associated outbuildings, within 6 m, must be designed and constructed to comply with AS 3959:2018 - Section 3 for general requirements and Section 5 for **BAL-12.5.**

2.3.4 Hazard Management Area
- a hazard management area must be provided in accordance with Table 4 Requirements for Hazard Management Area.
- provided with a HMA no smaller than the separation distances required for BAL 29; and
- established in accordance with a certified bushfire hazard management plan.

2.3.2 Property Access
- access from public road to a hardstand within 90 metres of the furthest point of the as building measured by a hose lay.
- all-weather construction;
- load capacity of at least 20 tonnes, including for bridges and culverts;
- minimum carriageway width of 4 metres;
- minimum vertical clearance of 4 metres;
- minimum horizontal clearance of 0.5 metres from the edge of the carriageway, excluding gate posts;
- cross falls of less than 3° (1:20 or 5%);
- dips less the 7° (1:8 or 12.5%) entry and exit angle;
- curves with a minimum inner radius of 10 metres;
- maximum gradient of 15° (1:3.5 or 28%), for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and
- terminating with a turning area for fire appliances provided by either a turning circle with a minimum inner radius of 10 m, or a property access encircling the building; or a hammerhead "T" or "Y" turning head 4 m wide and 8 m long.
- passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

Wastewater system:

Dual-purpose septic tank (min 3000L) with outlet filter and venting according to NCC Vol 3 Tas C2D6

Cut-off drain

Three two-way splitter boxes with speed levellers

Absorption trenches (144m²)
4 x 20m x 1.8m x 0.6m

Min 3m separation

Min 3m from upslope or level buildings
Min 7m from downslope buildings
Min 1.5m from upslope or level boundaries
Min 6m from downslope boundary
Min 36m from downslope surface water

Refer to GES report

Dr. John Paul Cumming
Building Services Designer-Hydraulic
CCC774A

GES GEO-ENVIRONMENTAL SOLUTIONS
29 Kirksway Place Battery Point
Tl. 62231639 El office@gessolutions.net.au

18/10/2024

Belinda Weston
Mark day

155 Fergusson Rd,
Brighton. TAS. 7030

Ph : 03 62680063

M : 0409 537 337
or 0434 147 747

Email :
duodesign@bigpond.com

JOB : NEW RESIDENCE

AT : 42 WILSONS ROAD
MT SEYMOUR 7120

FOR : GREG & MARLENE WILSON

DRAWING TITLE :

SITE PLAN
1.500

DRAWN:	DATE:	DWG NO. :
MJD	18.11.2025	02
SCALE:A3 1:500	ISSUE: DA	

DUO DESIGN

SMC - KEMPTON

RECEIVED
19/11/2025

BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STATE BUILDING REGULATIONS LOCAL COUNCIL BY-LAWS AND CURRENT NCC

NOTIFY DESIGNER AND OR ENGINEER OF ANY CHANGES BEFORE CONSTRUCTION. NO RESPONSABILITY TAKEN FOR CHANGES MADE WITHOUT DESIGNERS AND OR ENGINEERS CONSENT AND APPROVAL

FLOOR AREA : 304.79m2 , 32.80 SQUARES

Belinda Weston
Mark Day

155 Fergusson Rd,
Brighton. TAS. 7030

Ph : 03 62680063
M : 0409 537 337
or 0434 147 747

Email :
duodesign@bigpond.com

REV :

JOB : NEW RESIDENCE

AT : 42 WILSONS ROAD
MT SEYMOUR 7120

FOR : GREG & MARLENE WILSON

DRAWING TITLE :

PROPOSED FLOOR PLAN

DRAWN:	DATE:	DWG NO. :
MJD	18.11.2025	03
SCALE:A3	ISSUE:	
1:100	DA	

DUO DESIGN

BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

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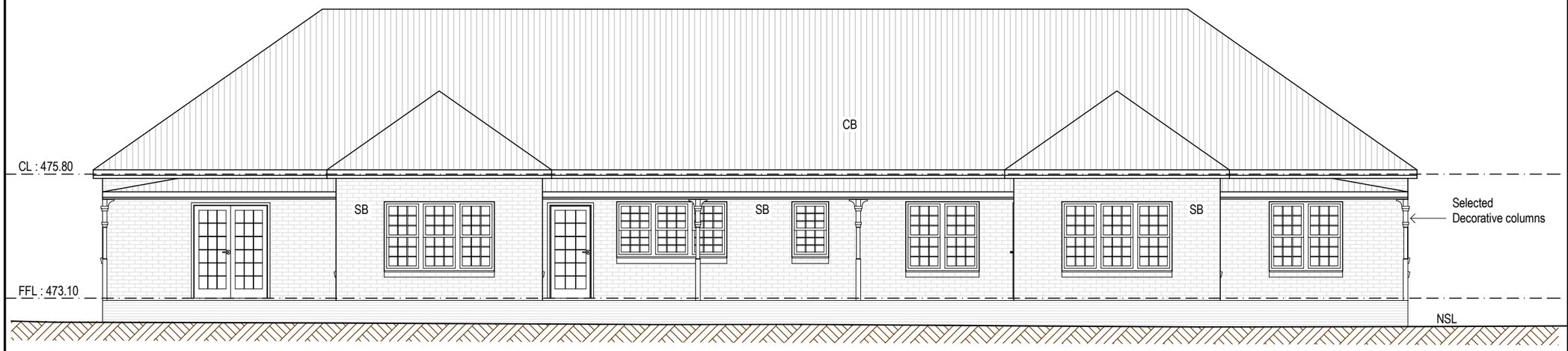
NOTIFY DESIGNER AND OR ENGINEER OF ANY CHANGES BEFORE CONSTRUCTION. NO RESPONSABILITY TAKEN FOR CHANGES MADE WITHOUT DESIGNERS AND OR ENGINEERS CONSENT AND APPROVAL

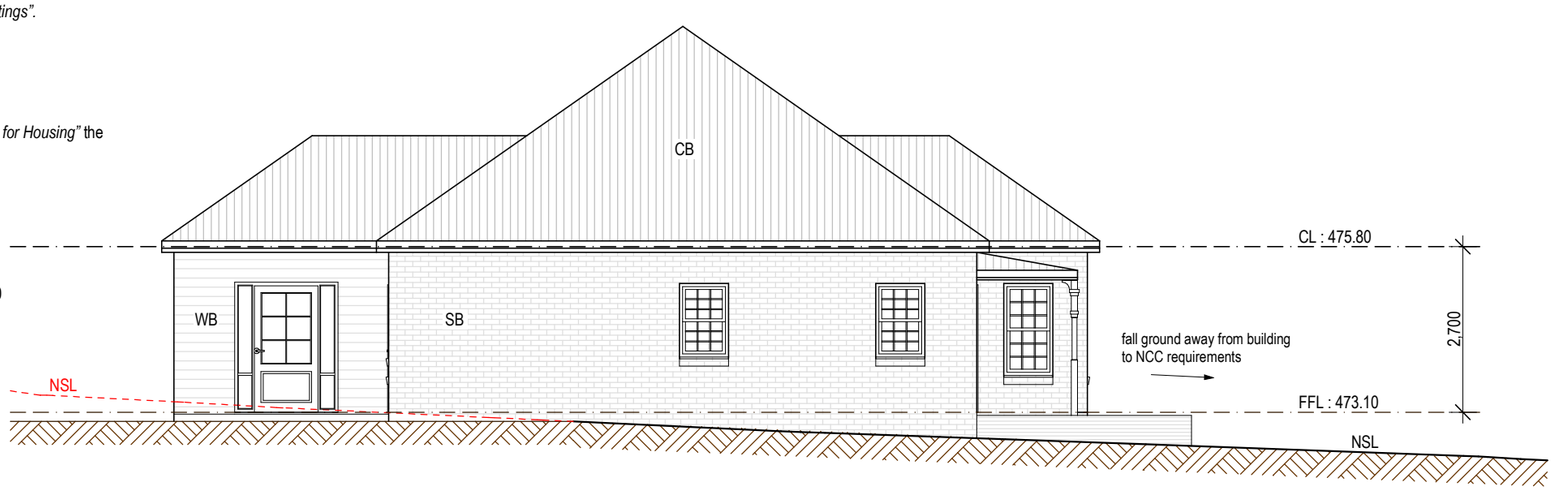
BAL 12.5: REFER TO REPORT AND BHMP BY LARK & CREESE

PROPOSED MATERIALS & FINISHES
SB : SELECTED STANDARD BRICK
LIGHT NEUTRAL - OFF WHITE OR SIMILAR
WB: SYCON LINEA WEATHERBOARDS, PAINTED FINISH, DOVER WHITE OR SIMILAR
CB: COLORBOND CUSTOM ORB SHEET METAL, SHALE GREY™ OR SIMILAR



NORTH ELEVATION

Site Classification
The site has been assessed and classified in accordance with AS2870:2011 *"Residential Slabs and Footings"*.
The site has been classified as:
Class H-1
Y's range: **40-60mm**
Notes: that is a highly reactive clay.
Wind Loading Classification
According to *"AS4055:2021 - Wind Loads for Housing"* the house site is classified below:
Wind Classification: N3
Region: A
Terrain Category: 2.0
Shielding Classification: NS
Topographic Classification: T1
Wind Classification: N3
Design Wind Gust Speed – m/s (Vh,u): 50



EAST ELEVATION

GLAZING PART 8 NCC
ALL NEW WINDOWS & GLAZED DOORS TO BE POWDER COATED ALUMINIUM
DOUBLE GLAZED UNITS (REFER TO SCHEDULE FOR OPERATION TYPE)
ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF AS 2047 - AS 1288
AND NCC CLAUSES IN PART 8.
HUMAN IMPACT SAFETY REQUIREMENTS SHALL COMPLY WITH NCC CLAUSES 8.4.

Belinda Weston
Mark Day

155 Fergusson Rd,
Brighton. TAS. 7030

Ph : 03 62680063
M : 0409 537 337
or 0434 147 747

Email :
duodesign@bigpond.com

REV :

JOB : NEW RESIDENCE

AT : 42 WILSONS ROAD
MT SEYMOUR 7120

FOR : GREG & MARLENE
WILSON

DRAWING TITLE :

ELEVATIONS

DRAWN:	DATE:	DWG NO. :
MJD	18.11.2025	04
SCALE:A3	ISSUE:	
1:100	DA	

BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION

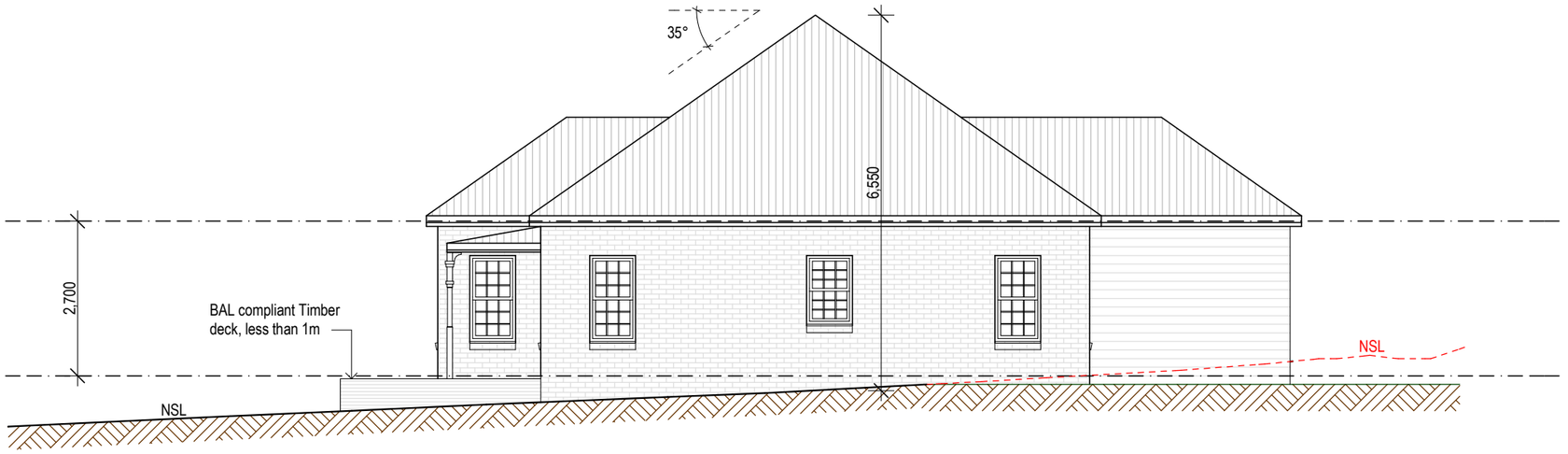
USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STATE BUILDING REGULATIONS LOCAL COUNCIL BY-LAWS AND CURRENT NCC

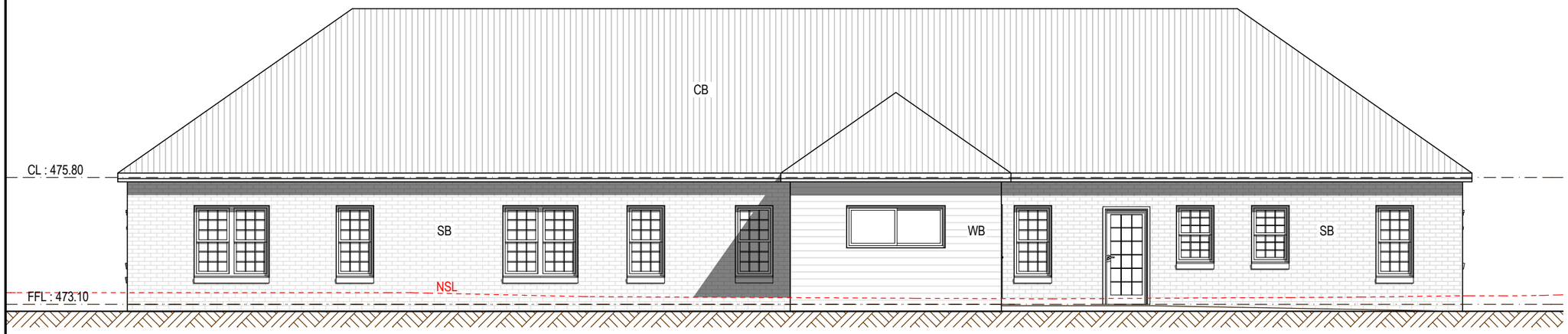
NOTIFY DESIGNER AND OR ENGINEER OF ANY CHANGES BEFORE CONSTRUCTION. NO RESPONSABILITY TAKEN FOR CHANGES MADE WITHOUT DESIGNERS AND OR ENGINEERS CONSENT AND APPROVAL

BAL 12.5: REFER TO REPORT AND BHMP BY LARK & CREESE

PROPOSED MATERIALS & FINISHES
SB : SELECTED STANDARD BRICK
LIGHT NEUTRAL - OFF WHITE OR SIMILAR
WB: SYCON LINEA WEATHERBOARDS, PAINTED FINISH, DOVER WHITE OR SIMILAR
CB: COLORBOND CUSTOM ORB SHEET METAL, SHALE GREY™ OR SIMILAR



WEST ELEVATION



SOUTH ELEVATION

GLAZING PART 8 NCC
ALL NEW WINDOWS & GLAZED DOORS TO BE POWDER COATED ALUMINIUM DOUBLE GLAZED UNITS (REFER TO SCHEDULE FOR OPERATION TYPE)
ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF AS 2047 - AS 1288 AND NCC CLAUSES IN PART 8.
HUMAN IMPACT SAFETY REQUIREMENTS SHALL COMPLY WITH NCC CLAUSES 8.4.

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REV :

JOB : NEW RESIDENCE

AT : 42 WILSONS ROAD
MT SEYMOUR 7120

FOR : GREG & MARLENE WILSON

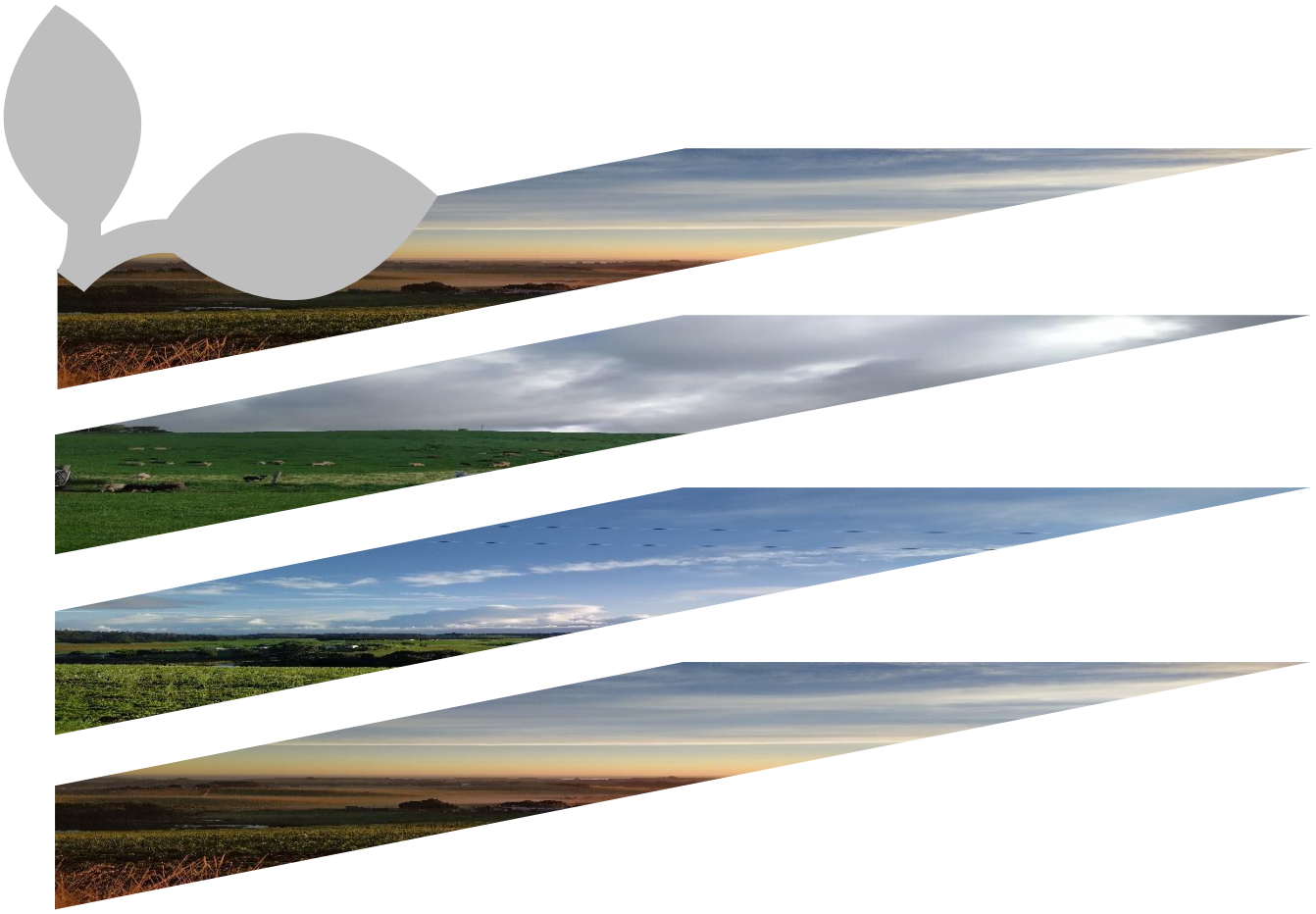
DRAWING TITLE :

ELEVATIONS

DRAWN:	DATE:	DWG NO. :
MJD	18.11.2025	05
SCALE:A3 1:100	ISSUE: DA	

DUO DESIGN

Agricultural Assessment Report



Proposed development:
"Lint Hill" 42 Wilsons Road, Mount Seymour (CT 227288/1).

Assessment date:
16 May 2025

Mr Tim Walker, Dip Ag
Lead Agronomist

Ms Ali Dugand
Agricultural Ecologist

Terms

WalkerAg Consultancy takes due care and diligence when preparing this document, compiled carefully based on clients' requirements and WalkerAg Consultancy's recommendations, regarding to the assumptions that WalkerAg Consultancy can reasonably be expected to make in line with appropriate professional principles. WalkerAg Consultancy may have relied on information provided by the external parties and/or the client to prepare this document, which may not have been verified. WalkerAg Consultancy accepts no duty nor accepts any responsibility to any third party being the desired recipient of this document. WalkerAg Consultancy recommends following the above conditions that this document be circulated, duplicated or disseminated in its entirety.

Contents

Introduction

At the request of Mr Grant Wilson of 926 Tunnack Road, Parattah, WalkerAg Consultancy has conducted an agricultural assessment for a domestic infrastructure establishment at 42 Wilsons Road, Mount Seymour (CT 227288/1). The assessment process was undertaken during May 2025. The family are sixth generation farmers at this location and aim to improve the agricultural system at the site, therefore require to be residing at the location for improved operation of the business.

Proposed development

The proposed infrastructure establishment is planned to be undertaken at 42 Wilsons Road, Mount Seymour (CT 227288/1) being at the southern section of the property (42-hectares approx.), utilising a smaller section just south of waterways that form part of the Stonor Creek system that feeds into Lake Tiberias to the west.

The proposed development is to build a family dwelling to provide for improved management of the family business close to production potato cropping and pasture sites (Ref figure 1, p4 below). The proposed activity will not compromise any agricultural activity and will complement existing surrounds.

Image 1: View of production area from proposed dwelling site.

Figure 1: Location for proposed development providing visual access for production site monitoring. Source: Land Information Systems Tasmania (Data: Land Information Systems Tasmania).

Image 2: Existing infrastructure (hay shed) at proposed domestic area being the most southern portion of the site.

Images 3 and 4: Proposed domestic site location being the most southern portion of the site.

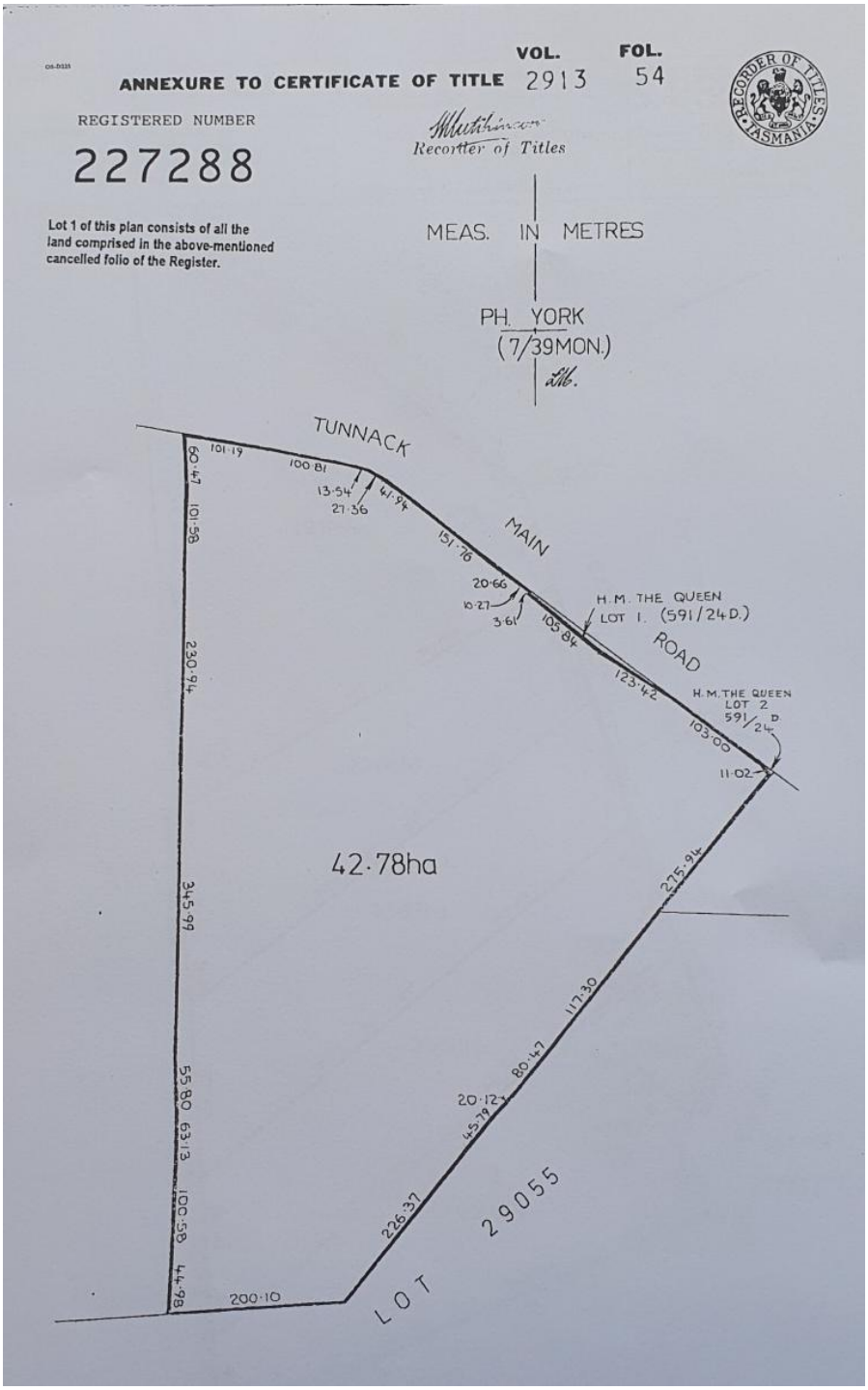


Figure 2: Certificate of Title. Land Information Systems Tasmania (Data: Land Information Systems Tasmania).

Assessment methodology

The assessment conducted is based on sound agronomic principles and in line with the currently recognised methodology for land classification as described in the Land Capability Handbook, Second Edition, C.J. Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

In addition, ground truthing was undertaken on 16 May 2025 to assess the site for natural and agricultural attributes.

Figure 3: Potato production within Class 4 lands. Source: Land Information Systems Tasmania (Data: Land Information Systems Tasmania).

Feature	
Class	4
Description	Land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops

Figure 4: 42 Wilsons Road, Mount Seymour. Land Capability suited to grazing and restricted range for cropping and surrounded by similar agricultural entities. Source: Land Information Systems Tasmania (Data: Land Information Systems Tasmania).

Feature	
Primary Land Use Code	3
Primary Land Use Description	Production from Dryland Agriculture and Plantations
Land Use Code	320
Land Use Code Description	3.2.0 Grazing modified pastures

Background

Location

The subject site for proposed development is located at 42 Wilsons Road, Mount Seymour (CT 227288/1).

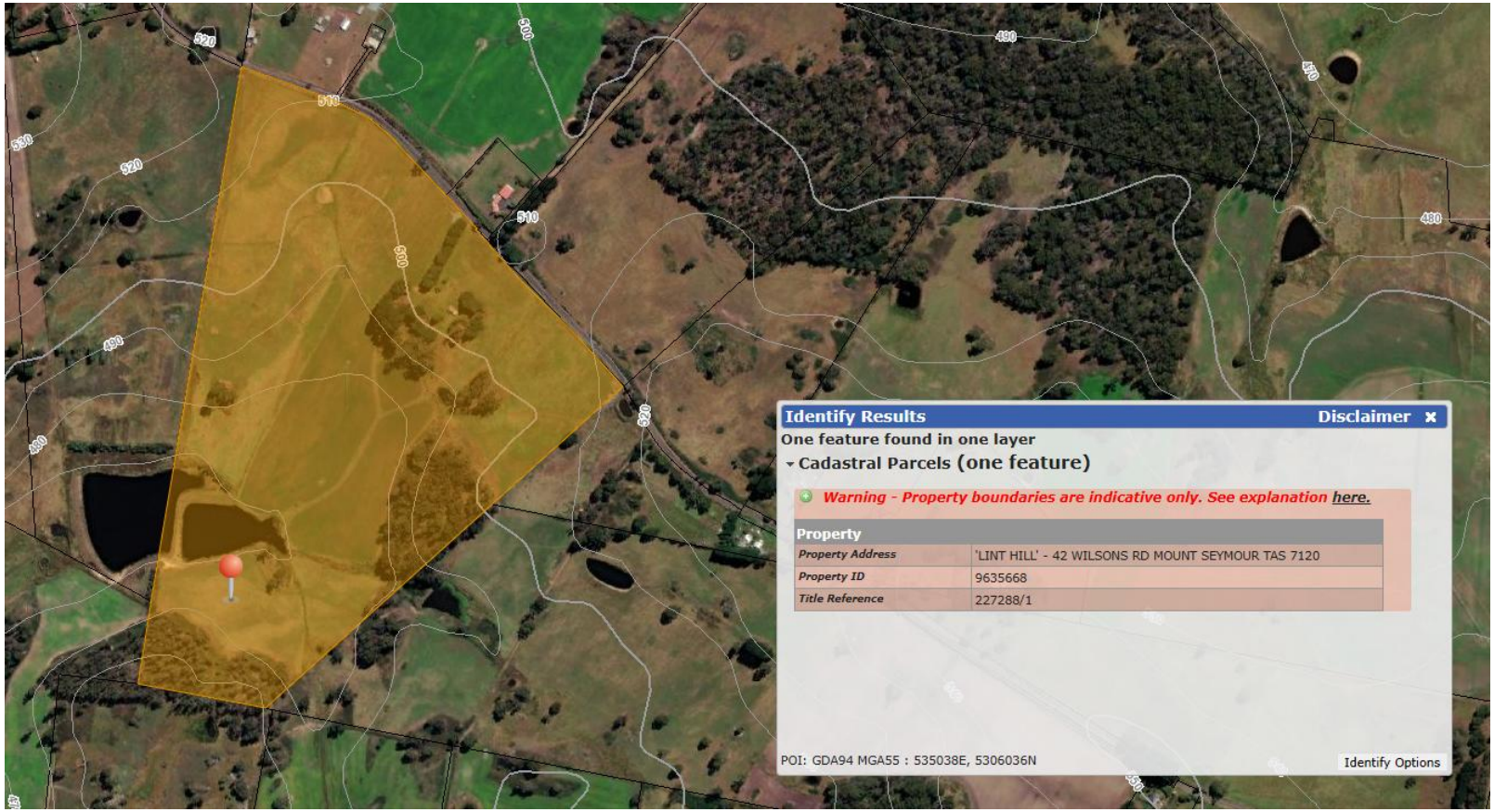


Figure 5. Location of proposed development, 42 Wilsons Road, Mount Seymour (CT 227288/1). Identifying land use as well suited to grazing but which is limited to occasional cropping or a limited range of crops. Source: Land Information Systems Tasmania (Data: Land Information Systems Tasmania).

Existing use

The existing use of the land pertains to pasture production that includes fresh market and seed potato production within Agricultural zone 21.0.

An area (8-hectares approx.) of fresh market potato production with associated irrigation infrastructure. The remainder is used for sheep grazing.

Image 5: Fresh market potato site.

Site analysis

Topography

The potato production area is situated at 500m with lower slope towards the tributary of Stonor Creek at 470m, that leads into Lake Tiberias to the west.

Neighbouring properties

The property for proposed development at 42 Wilsons Road, Mount Seymour is surrounded by similar enterprises of occasional cropping and dominated by sheep grazing. Situated 5 kms (approx.) southwest of Mount Seymour and at the northern extremities of the Coal River Valley. The Midlands Irrigation Scheme provides irrigation to the region, supporting the production of various crops including poppies, cereals, canola, and pasture for livestock finishing.

Land capability

Land use 2021 mapping

The currently adopted Tasmanian land capability map for the area, for the Oatlands region, was developed by the Department of Primary Industries Water and Environment, edition 3, 1994. The mapping identifies the subject area for proposed development as class 4 and 5 land.

Class 4 as described by in the Land Capability Handbook, 1999 is:
Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown.

Class 5 as described by in the Land Capability Handbook, 1999 is:
Land unsuited to cropping and with slight to moderate limitations to pastoral use.

An inspection of the property on 16 May 2025 identifies the development site has current infrastructure in place being a hay shed at the southernmost portion of the site (ref Figure 5 p9).

Land capability for agricultural production, cropping and/or pasture, is not discussed extensively within this report, discussions pertain to the establishment of a family dwelling, near existing infrastructure within an agricultural zone, which is complementary to existing infrastructure within the 42-hectare (approx.) parcel. The parcel is dominated by fresh market production and sheep grazing. The proposal will not alter or compromise existing farm activities, more over provide improved management benefits.

Agricultural significance

Existing

Within the central and northern portion of the 42-hectare parcel, 20-hectare area is used to modified pasture, 8-hectare pertains to fresh market potato production in the upper slopes, 12-hectares of remnant vegetation and water storage, the remaining 2-hectare comprises of a domestic zone with an established hay shed. The proposed family dwelling is planned to be within this area at the southernmost portion of the site (ref Figure 5, p9).

Access to the domestic area is gained by the planned improved development of an original track that exists along an eastern boundary. This infrastructure development also supports the Bushfire Hazard Management planning process.

Potential

Cropping land use

The property is well suited to grazing, but which is limited to occasional cropping or a very restricted range of crops as identified within the Class 4 systems. A portion of the property is currently managed for fresh market potato production.

Pastoral land use

The property is well suitable for moderate grazing.

Agricultural activities impact

The proposed development has been approached with agricultural impact consideration.

Neighbouring properties to the proposed development site include:

- Grazing land use activity surrounds the property that include dwellings
- The district supports the production of various crops including poppies, cereals, canola, and pasture for livestock finishing.

The proposed development will assist with all aspects of cropping and grazing management.

It is rational to consider that the proposed development will not restrain nor have negative impact on the current land use activity dominated by modified grazing and fresh market and seed potato production land use, currently or into the future.

Image 4: View from proposed domestic area provided optimal access to production area.

Planning Scheme compliance

Tasmanian Planning Scheme
This proposed development falls under the Tasmanian Planning Scheme under land zoned Agricultural Zone. Only relevant sections of the Planning Scheme are discussed. The relevant issue and identifier are listed with discussion as to meeting the Acceptable Solution (AS) and/or Performance Criteria (PC).

Relevant sections of the Planning Scheme

Agricultural Zone

21.0

Use standards

21.3.1

Objective:
That uses listed as Discretionary:

(a) support agricultural use; and

(b) protect land for agricultural use by minimising the conversion of land to non-agricultural use.

Performance Criteria:

P4 (a) relates to this report.

A4 No Acceptable Solution.	**P4** A Residential use listed as Discretionary must: (a) be required as part of an agricultural use, having regard to: (i) the scale of the agricultural use; (ii) the complexity of the agricultural use; (iii) the operational requirements of the agricultural use; (iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and (v) proximity of the dwelling to the agricultural use; or (b) be located on a site that: (i) is not capable of supporting an agricultural use; (ii) is not capable of being included with other agricultural land (regardless of ownership) for agricultural use; and (iii) does not confine or restrain agricultural use on adjoining properties.

Responses to P4 a:

(i) the proposed development is to be located close to the existing infrastructure and will not interfere with access to any other resource and will provide improved grazing and crop management for the entire 42-hectare parcel;
(ii) the proposed development will provide additional security and reduce additional effort required to manage the system as currently managing it from a townsite residence;
(iii) daily monitoring is required to undertake general farming activities, residing on site will allow provision for this;
(iv) stock monitoring and potato crop treatment regimes are daily, residing on site will allow provision for this;
(v) the proposed development is planned to be established at the southernmost portion of the site offering improved visual and practical management options without compromising agricultural activities now and into the future.

Discussion:

The proposed development is to establish a family dwelling at the southernmost portion of the site that provides for improved management of the sheep grazing and potato production program. The development will facilitate improved management and security for the enterprise.

Conclusions

1. The proposed infrastructure development at 42 Wilsons Road, Mount Seymour would be compliant with the Zone Purpose, clauses 21.3.1 P4a of the Tasmanian Planning Scheme as presented in this report.

2. The 42 Wilsons Road, Mount Seymour property is zoned Agriculture and is currently supporting agricultural activities that includes pasture management for sheep and fresh market and seed potato production.

3. The proposed infrastructure development is planned at the southernmost portion of the property, within existing infrastructure and services access along the eastern boundary, and will not compromise any agricultural activity.

4. The proposed infrastructure development supports and improves existing agricultural activities, without compromising any future agricultural activities.

5. The proposed infrastructure development requires no conversion and poses no risk to neighbouring entities.

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LAND AND ENGINEERING SURVEYORS

52797-01

BUSHFIRE HAZARD REPORT

CONSTRUCTION OF A NEW CLASS 1A BUILDING

42 WILSONS ROAD, MOUNT SEYMOUR

FOR

G. B. WILSON

PREPARED BY L BRIGHTMAN (BFP-164)

CERTIFIED BY N M CREESE (BFP-118)

18th November 2025

LARK & CREESE

62 Channel Highway, Kingston 7050 Ph 6229 6563 info@larkandcreese.com.au

Contents

Disclaimer:
AS 3959:2018 cannot guarantee that a habitable building will survive a bushfire attack, however the implementation of the measures contained within *AS 3959:2018*, this report and accompanying plan will improve the likelihood of survival of the structure. This report and accompanying plan are based on the conditions prevailing at the time of assessment. No responsibility can be accepted to actions by the landowner, governmental or other agencies or other persons that compromise the effectiveness of this plan. The contents of this plan are based on the requirements of the legislation prevailing at the time of report.

1. SUMMARY:

This Bushfire Hazard Report has been prepared to support the design, application for a building permit, and construction of a new Class 1a building at 42 Wilsons Road, Mount Seymour. The site is subject to a Bushfire Prone Area Overlay under the under the relevant planning scheme and has been deemed to have the potential to be bushfire prone due to its proximity to the areas of bushfire prone vegetation surrounding the site.

This report identifies the protective features and controls that must be incorporated into the design and construction works to ensure compliance with the standards. Fire management solutions are defined in *National Construction Code 2022 (Volume 2) (NCC), Building Regulations 2016, AS 3959:2018 Construction of Buildings in Bushfire-Prone Areas (AS 3959), Director's Determination – Bushfire Hazard Areas (version 1.2) (Determination)*.

The proposed Class 1a building has been assessed as **BAL-12.5** under *Section 5* of *AS3959* and provided the appropriate construction standards are incorporated into the design; the new building works are capable of compliance with the provisions of *AS3959*.

Compliance with the following provisions of the *Directors Determination - Requirements for Building in Bushfire-Prone Areas* will be required:

- *2.3.1 Construction Requirements*
- *2.3.2 Property Access*
- *2.3.3 Water Supply for Firefighting*
- *2.3.4 Hazard Management Areas*

The effectiveness of the measures and recommendations detailed in this report and *AS3959* is dependent on their implementation and maintenance for the life of the development or until the site characteristics that this assessment has been measured from alter from those identified. No Liability can be accepted for actions by lot owner, Council or Government agencies which compromise the effectiveness of this report.

This report has been prepared by Liam Brightman and certified by Nick Creese, principal of Lark & Creese Surveyors. Liam is accredited by the Tasmania Fire Service to prepare Bushfire Hazard Management Plans. Nick is a registered surveyor in Tasmania and is accredited by the Tasmanian Fire Service to prepare Bushfire Hazard Management Plans.

Site survey carried out on the 26th of October 2024. A recent site visit has determined that the conditions have not varied since the site visit was undertaken.

2. LOCATION:

Property address:	'Lint Hill' 42 Wilsons Road, Mount Seymour
Title owner:	G. B. Wilson
Title reference:	C.T. 227288/1
PID N°:	9635668
Title area:	42.78 ha
Municipal area:	Southern Midlands
Zoning:	Agriculture

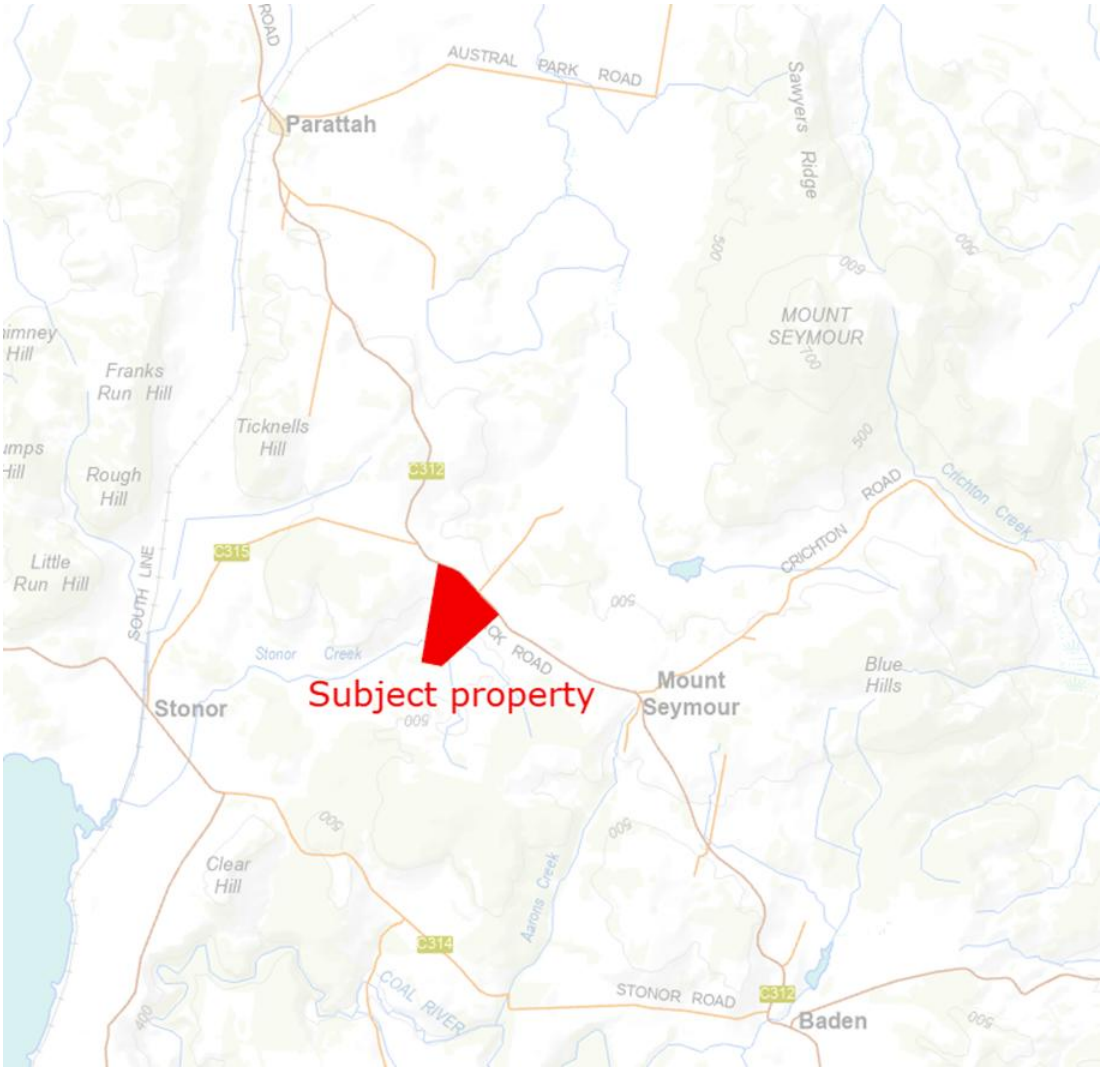

Image 1: Site location (Source *The LIST*)

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3. SITE DESCRIPTION:

The site is located within an existing rural area on Wilsons Road, approximately 400 metres south-east of the intersection of Tunnack Road and Ceres Road, Mount Seymour. The site is located at an elevation of approximately 472 metres with grades falling to the north in the order of 0-5°.

At the time of assessment, the property was used for farming purposes and included a shed, a gravel access, dams, and was vegetated mostly by pasture with isolated areas of native trees and shrubs.

The properties surrounding the subject property were used for farming purposes and included dwellings, sheds, accesses, gardens, dams, pasture with scattered native trees, and isolated patches of native trees and shrubs.

Reticulated water supply is unavailable to the site with domestic water supply requirements reliant on on-site static water storage.

Planning controls are administered by the Southern Midland Council under the *Tasmanian Planning Scheme – Southern Midland*. The site is zoned Agriculture.

Image 2: Looking north-east towards development site.

Image 3: Looking west towards development site.

4. PROPOSED DEVELOPMENT:

The construction of a new Class 1a building is proposed for the site as shown in Image 4 as provided by the owner. Construction materials are to include Colorbond roofing, a mix of brick and Sycon Linea weatherboard clad walls, aluminium framed windows, and doors.

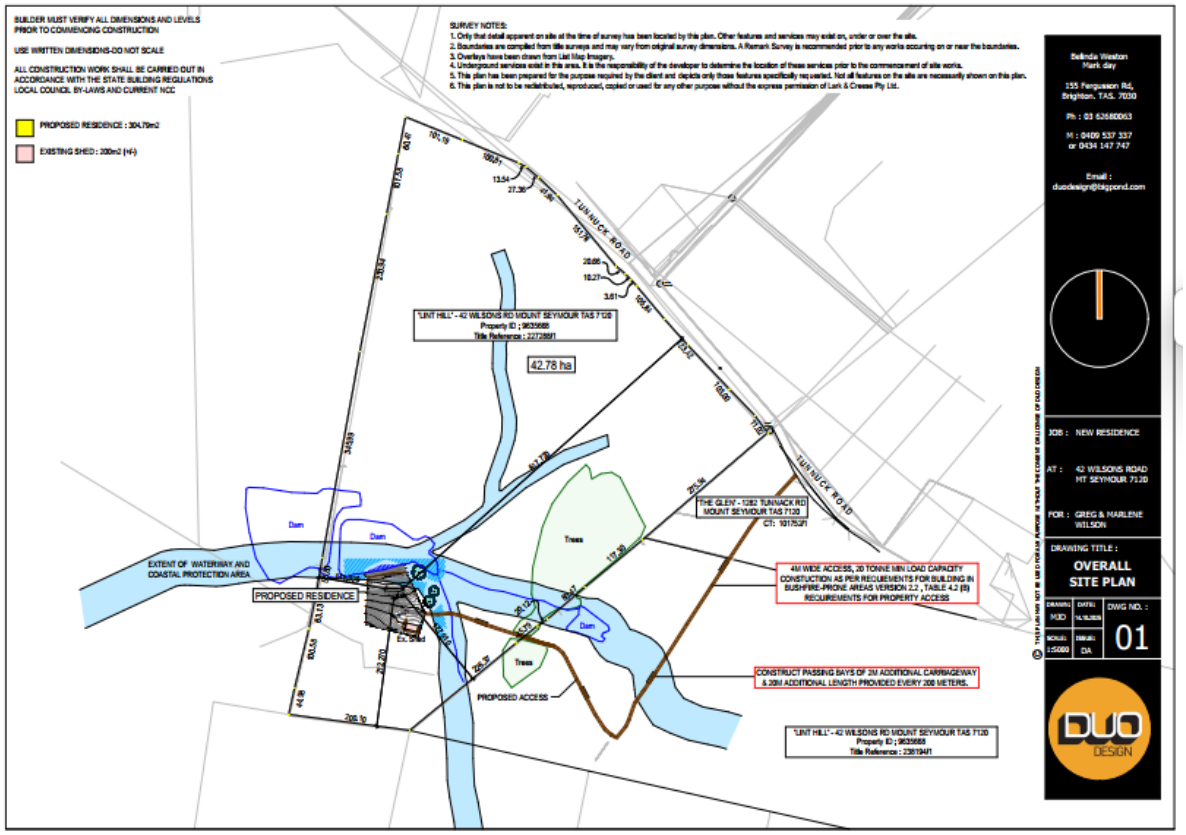


Image 4: Site plan.

5. BUSHFIRE ATTACK LEVEL:

Fire Danger Index (FDI): The Fire Risk Rating for Tasmania is adopted as 50.
Vegetation Classification:

Vegetation Assessment:

Following assessment of the characteristics of the site, the vegetation types, separation distances from development site and slope under the vegetation have been identified as shown in Table 1 below:

Direction:	Description:	Distance:	Slope:
N	Site: • grass • dam • grass	 0-24 24-98 98-150	 5-10°↓ Level 0-5°↓
E	Site: • grass, water courses	 0-150	 0-5°↑
S	Site: • grass • native vegetation	 0-100 100-150	 0-5°↑
W	Site: • grass Neighbouring allotment: • grass, dam	 0-110 110-150	 Level

Table 1: Site assessment.

NOTE: The vegetation identified in Table 1 has been assessed in consideration of *Table 2.3 and figures 2.4(A)-(H) AS 3959* as follows.

The grass surrounding the proposed development site was less than 100 mm in height due to grazing by animals and possible environmental conditions. The grass within this area is known to exceed 100 mm in height at times and has been classified as **G: Grassland** in accordance with *Figure 2.4(H)* as *Sown Pasture G-26*.

To the north, east, and west was Stonor Creek and two other ephemeral water courses. These three water courses were narrow in nature and vegetated by reeds. Due to the width and the vegetation contained within the water courses, they have been assessed as being of insufficient size to warrant assessment as non-vegetated areas.

The area of native vegetation to the south included eucalypts, predominately 16-26 metres in height with scattered specimens up to 33 metres in height, with an understory of reeds. The vegetation has been assessed as having a foliage

coverage of <30% and as such has been assessed in accordance with *Figure 2.4(C)* as *Low Woodland B-07* resulting in a vegetation classification of **B: Woodland**.

Vegetation Classification:

In consideration of vegetation classifications under *Table 2.3* and *Figure 2.4, AS 3959* and as detailed above, the predominant vegetation, separation distances from development site and slope under the classified vegetation is assessed as shown in Table 2 below:

Direction:	Vegetation Type:	Distance (m):	Effective slope:	Exclusions:
N	G NVA G	0-24 24-98 98-150	5-10°↓ Level 0-5°↓	No *2.2.3.2 (e)* No
E	G	0-150	0-5°↑	No
S	G B	0-100 100-150	0-5°↑	No
W	G	0-150	Level	No

Table 2: Assessed vegetation.

NOTE: B = B: Woodland, G = G: Grassland, NVA = Non-vegetated Area.

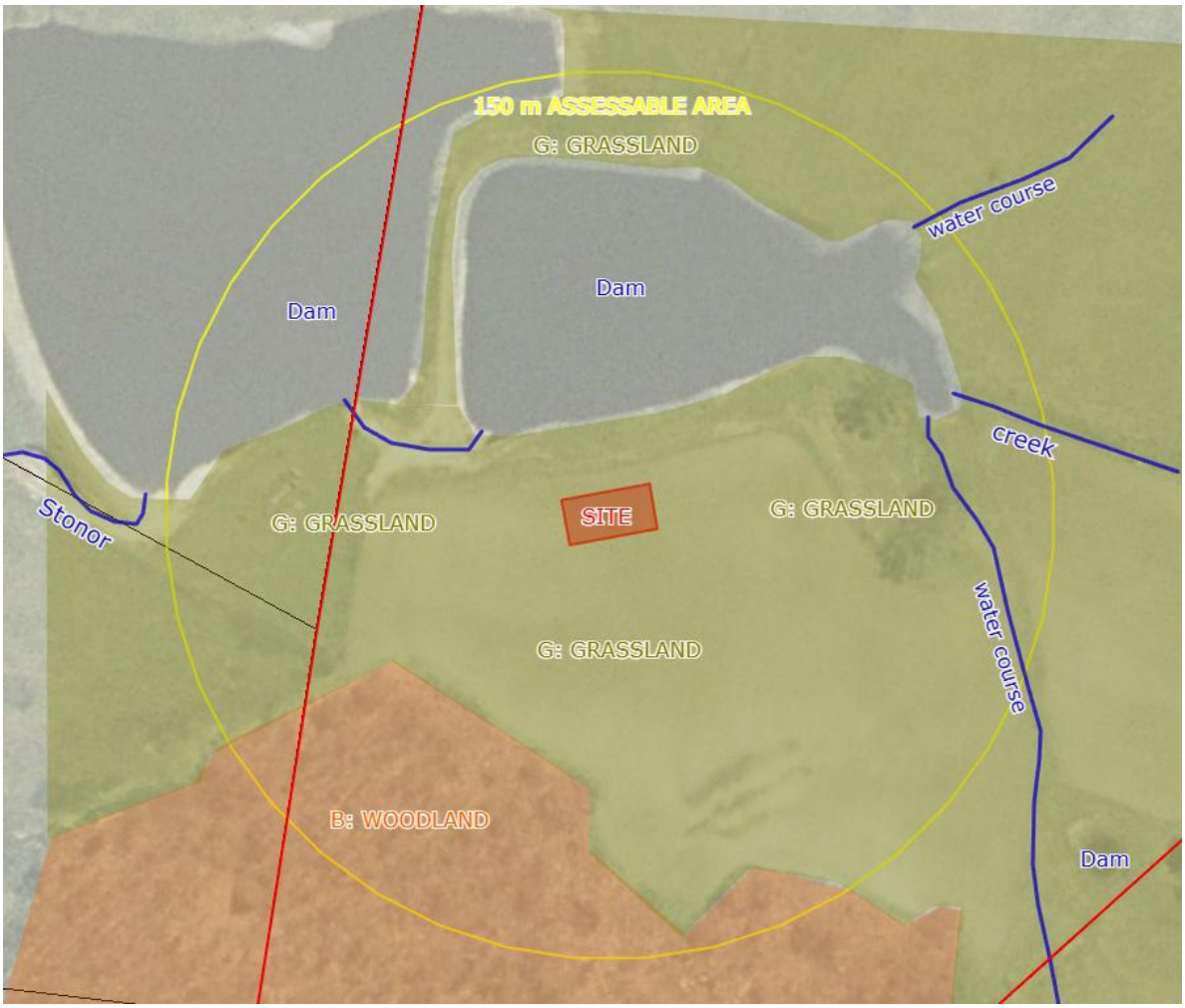


Image 5: Aerial image of assessed vegetation (Source *The LIST).*

Image 6: Predominant vegetation to the north of the site – G: Grassland

Image 7: Predominant vegetation to the east of the site – G: Grassland

Image 8: Predominant vegetation to the south of the site – B: Woodland

Image 9: Predominant vegetation to the west of the site – G: Grassland (Vegetation classified as B: Woodland to left of image)

Bushfire Attack Level Assessment:

Bushfire Attack Levels have been divided into 6 categories based on the potential impact on the proposed structure from bushfire threat. These are as follows.

BAL-LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL-FZ
There is some risk but it is considered insufficient to warrant any specific construction requirements	Ember attach and radiant heat below 12.5 kW/m²	Increased ember attack and windborne debris, radiant heat between 12.5 kW/m² and 19 kW/m²	Increased ember attack and windborne debris, radiant heat between 19 kW/m² and 29 kW/m²	Increased ember attack and windborne debris, radiant heat between 29 kW/m² and 40 kW/m². Exposure to flames from fire front likely	Direct Exposure to flames, radiant heat and embers from fire front

Definition of Bushfire Attack Levels (Source *Building for Bushfire, Bushfire Attack Level (BAL) Assessment)*

Based on the predominant vegetation detailed above, and the separation distances provided between the predominant vegetation and the development site, the BAL for each direction from the proposed dwelling has been determined from *Table 2.6, AS3959* as follows:

Direction:	N	E	S	W
BAL	FZ	FZ	FZ	FZ

With the establishment of an appropriate Hazard Management Area, the increased risk associated with the exposure of the structure to the bushfire threat can be reduced. The resulting bushfire attack level for each elevation can then be assessed as:

BAL-12.5

Direction	BAL	Vegetation	Effective slope	HMA specified *Table 2.6*	HMA required	HMA available
N	12.5	**G** NVA G	**5-10°↓** Level 0-5°↓	**19-<50 m** N/A 16-<50 m	**19 m**	≈24 metres of grassland to dam.
E		**G**	**0-5°↑**	**14-<50 m**	**14 m**	>14 metres to boundary.
S		***G**	0-5°↑	**14-<50 m**	**14 m**	>14 metres.
W		**G**	**Level**	**14-<50 m**	**14 m**	>100 metres to boundary

Table 3: Details the hazard management areas (HMA) required to comply with that BAL, and the area available for compliance.

NOTE: Bolded text indicates the relevant site characteristics assessed as posing the predominate bushfire risk to the proposed development.

*It is acknowledged that there is an area of vegetation classified as B: Woodland to the south of the site, however, the distance from the site to the classified vegetation exceeds the maximum distance prescribed within *Table 2.6, AS 3959:2018*. This area of vegetation has been assessed as not posing a significant enough bushfire risk to the site to warrant the application of any bushfire specific construction standards.

6. COMPLIANCE:

Building Regulations 2016:

Compliance with *Part 5 – Work in Hazardous Areas, Division 6 – Bushfire-prone areas* the *Building Regulations 2016* is achieved through the implementation of *Director's Determination – Bushfire Hazard Areas* as follows:

Director's Determination – Bushfire Hazard Areas

2.1 Application:

(1) The Determination applies to a building located in a bushfire-prone area of the following Class:
  (i) Class 1;
  (ii) Class 2;
  (iii) Class 3;
  (iv) Class 8;
  (v) Class 9; and
  (vi) Class 10a that is
    (a) closer than 6 metres to a habitable building; or
    (b) closer than 6 metres to another Class 10a Building that is within 6m of a habitable building.

(2) Despite subclause (1), this Determination does not apply to buildings that are integral to the agricultural use of the land and which are not habitable buildings.

(3) Notwithstanding the *Director's Determination – Categories of Building and Demolition Work,* for the purposes of regulation 51(2)(c) of the *Building Regulations 2016,* building work or demolition work specified in Schedule 1 of this Determination, if performed, or proposed to be performed, in a bushfire-prone area is work to which *Part 5* of the *Building Regulations 2016* applies.

(4) Notwithstanding the *Director's Determination – Categories of Building and Demolition Work,* building work of demolition work specified in Schedule 1 of this Determination, if performed, or proposed to be performed, in a bushfire-prone area is categorised as notifiable work, provided that it would not otherwise be categorised as permit work.

APPLICATION

(1) The proposed building is a Class 1a building and as such the requirements of the *Determination* apply.

(2) The proposed building is not intended for agricultural purposes as such this subsection is not applicable.

(3) In accordance with *3.0.1 Schedule 1, Determination* this subsection applies.

(4) The proposed works are permit works as such this subsection is not applicable.

2.2 Performance Requirements:

(1) A building to which this Division applies and where defined in the applications of TAS G5P1 must be designed and constructed to comply with TAS G5P1 of the National Construction Code.

(2) Certain Class 9 Buildings as defined in the application of TAS G5P1 must also comply with TAS G5P2 of the National Construction Code.

(3) A Class 1 Building or a Class 10a Building or deck associated with a Class 1 Building to which this Division applies must be designed and constructed to comply with TAS H7P5 of the National Construction Code and the quantified by H7P5 of the National Construction Code.

(4) A building to which this Division applies must be:

(a) provided with property access to the building to assist firefighting and emergency personnel to defend the building and to support occupant evacuation;

(b) provided with access at all times to a sufficient supply of water for firefighting purposes on the site;

(c) provided with appropriate separation of the building from the bushfire hazard;

(d) provided with a bushfire emergency plan.

(i) Subclause 4(d) does not apply to Class 1a Buildings.

(5) The Performance Requirements specified in subclause (1), (2), (3) and (4) can only be satisfied by a Performance Solution or Deemed-to-Satisfy solution or a combination of both.

(6) Where a Deemed-to-Satisfy solution is proposed, the Performance Requirements are satisfied by complying with the Deemed-to-Satisfy provisions in this Determination for BAL-LOW to BAL-29 only given that the performance requirements for BAL-40 and BAL-FZ cannot be satisfied by the Deemed-to-Satisfy provisions.

(7) A Performance Solution must comply with the Performance Requirements or be at least equivalent to the Deemed-to-Satisfy provisions in this Determination. Further, a Performance Solution must comply with the Governing Requirements of Section A and be assessed according to one or more of the Assessment Methods in Clause A2G2 of Volume One or Two of the National Construction Code.

APPLICATION

The requirements of *Part 3 Performance Requirements* have been satisfied by assessing the proposed development against the requirements of *Part 2.3 Deemed-to-Satisfy Provisions*.

2.3 Deemed-to-Satisfy Provisions:

2.3.1 Design and Construction

(1) Building work (including additions or alterations to an existing building) in a bushfire-prone area must be designed and constructed in accordance with the relevant Deemed-to-Satisfy provisions of:

(a) NCC Volume 1, Part G5 for Class 2 or Class 3 Buildings or Certain Class 9 Buildings and a Class 10a Building or deck associated with a building to which this Division applies.

(b) NCC Volume 2, Part H7 for Class 1 Building and Class 10a Building or deck associated with a building to which this Division applies.

(2) Despite subclause (1) above, permissible variations are specified in Table 1 below for Class 1, Class 2 and Class 3 Buildings and an associated Class 10a Building or deck.

(3) Performance Requirements for buildings subject to BAL-40 or BAL Flame Zone (BAL-FZ) cannot be satisfied by Deemed-to-Satisfy provisions and must be satisfied by means of a Performance Solution.

Table 1 Construction Requirements and Construction Variations		
Element		***Requirements***
A.	*Straw Bale Construction*	*May be used in exposures up to and including BAL 19.*
B.	*Shielding provisions under Section 3.5 of AS 3959:2018*	*To reduce construction requirements due to shielding, building plans or supporting documentation must include suitable detailed elevations or plans that demonstrate that the requirements of Section 3.5 of the Standard can be met.* *Comment: Application of Section 3.5 of the Standard cannot result in an assessment of BAL-LOW.*
D.	*Additional requirements for Certain Class 9 Buildings*	*Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43.*

APPLICATION:

(1) The proposal is for the construction of a new Class 1a building which has been assessed in against the requirements of *AS 3959* in accordance with *NCC Volume 2, Part H7*.

(2) The proposed development does not make use of any of the Construction Variations listed within *Table 1*, as such this subsection is not applicable.

(3) The proposed building has not been assessed as either BAL-40 or BAL-FZ, as such this subsection is not applicable.

All building works shall comply with the specification for **BAL-12.5** of *Section 3* and *Section 5* of *AS 3959.* This includes the general provisions contained within *AS3959:2018* and the following sub-sections:

5.1 General provisions
5.2 Sub-floor supports
5.3 Floors
5.4 Walls
5.5 External glazed elements and assemblies and external doors
5.6 Roofs (including penetrations, eaves, fascias and gables, and gutters and downpipes)
5.7 Verandas, decks, steps and landings
5.8 Water and gas supply pipes

2.3.2 Property Access

(1) The following building work must be provided with property access to the building and the firefighting water point, accessible by a carriageway, designed and constructed as specified in subclause (4) below:

(a) a new habitable building; or

(b) a new Class 10a Building to which this Determination applies, if not accessible using an existing property access.

(2) For an addition or alteration to an existing building in a bushfire-prone area, if there is no property access available, property access must be provided to the building and the firefighting water point accessible by a carriageway as specified in subclause (4).

(3) An addition or alteration to an existing building in a bushfire-prone area must not restrict any existing property access to the building of the water supply for firefighting.

(4) Vehicular access from a public road to a building must:

(a) comply with the property access requirements specified in Table 2;

(b) include access from a public road to a hardstand within 90 metres of the furthest part of the as building measured by a hose lay;

(c) include access to the hardstand area for the firefighting water point.

(5) Certain Class 9 Buildings have additional property access requirements as specified in Table 2.

APPLICATION:

(1) The proposal is for the construction of a new Class 1a building and must be provided with an access design and constructed in accordance with subclause (4).

(2) The proposed development does not involve any additions or alteration to an existing building, as such this subsection is not appliable.

(3) The proposed development does not involve any additions or alteration to an existing building, as such this subsection is not appliable.

(4) The constructed access is to be located to provide access to the site, turning area, the firefighting water point and hardstand area within 90 m of the furthest point of the building to be protected in compliance with *Table 2, AS 3959*.

(5) The proposal is for the construction of a Class 1a building, as such this subsection is not applicable.

The proposed access to the site has been assessed as being 970 metres in length and is required for access to a firefighting water point and as such the requirements of *Element B* and *C, Table 2, Director's Determination - Requirements for Building in Bushfire-Prone Areas (transitional)* below apply.

Table 2 - Requirements for Property Access		
Element		***Requirement***
B	*Property access length is 30 metres or greater; or access is required for a fire appliance to access a firefighting water point.*	*The following design and construction requirements apply to property access:* *(a) all-weather construction;* *(b) load capacity of at least 20 tonnes, including for bridges and culverts;* *(c) minimum carriageway width of 4 metres;* *(d) minimum vertical clearance of 4 metres;* *(e) minimum horizontal clearance of 0.5 metres from the edge of the carriageway, excluding gate posts;* *(f) cross falls of less than 3° (1:20 or 5%);* *(g) dips less the 7° (1:8 or 12.5%) entry and exit angle;* *(h) curves with a minimum inner radius of 10 metres;* *(i) maximum gradient of 15° (1:3.5 or 28%), for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and* *(j) terminating with a turning area for fire appliances provided by one of the following:* *(i) a turning circle with a minimum outer radius of 10 metres;* *(ii) a property access encircling the building; or* *(iii) a hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.*
C	*Property access length is 200 metres or greater.*	*The following design and construction requirements apply to property access:* *(a) complies with requirements of B above; and* *(b) passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.*

2.3.3 Water Supply for Firefighting

(1) The following building work must be provided with a water supply dedicated for firefighting purposes which complies with the requirements specified in Table 3A or Table 3B:

(a) a new habitable building; or

(b) a new Class 10a Building to which this Determination applies, if not protected by an existing firefighting water supply.

(2) For an addition or alteration to an existing building in a bushfire-prone area, if there is no water supply for firefighting available, the building must be provided with a water supply dedicated to for firefighting purposes which complies with the requirements specified in Table 3A or Table 3B.

(3) Certain Class 9 Buildings have specific requirements for water supply for firefighting as specified in Tables 3A or 3B.

APPLICATION:

(1) The proposed development is not within an area serviced by a reticulated water supply, as such a static water supply for firefighting purposes will need to be installed in accordance with *Table 3B*.

(2) This bushfire hazard assessment refers to the construction of a new Class 1a building as such this subsection is not applicable.

(3) The proposal is for the construction of a new Class 1a building as such this subsection is not applicable.

As there is no reticulated water supply available to the site, a static water supply with minimum capacity 10,000 litres is to be installed on the site and must be accessible at all times by fire service vehicles in compliance with *Table 3B,* the *Determination below*.

Table 3B - Requirements for Static Water Supply for Firefighting		
Element		***Requirement***
A	*Distance between building to be protected and water supply*	*The following requirements apply:* *(a) the building to be protected must be located within 90 metres of the firefighting water point of a static water supply; and* *(b) the distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building.*
B	*Static Water Supplies*	*A static water supply:* *(a) may have a remotely located offtake connected to the static water supply;* *(b) may be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times;*

		(c) must be a minimum of 10,000 litres per building including associated Class 10 Building or deck to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spay systems; *(d) must be metal, concrete or lagged by non-combustible materials if above ground; and* *(e) if a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:* *(i) metal;* *(ii) non-combustible material; or* *(iii) 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:* *(a) have a minimum nominal internal diameter of 50mm:* *(b) be fitted with a valve with a minimum nominal internal diameter of 50mm;* *(c) be metal or lagged by non-combustible materials if above ground;* *(d) if buried, have a minimum depth of 30 mm;* *(e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to firefighting equipment;* *(f) ensure the coupling is accessible and available for connection at all times;* *(g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);* *(h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and* *(i) where remote offtake is installed, ensure the offtake is in a position that is:* *(i) visible;* *(ii) accessible to allow connection by firefighting equipment;* *(iii) at a working height of 450 - 600mm above ground level; and* *(iv) protected from possible damage, including damage by vehicles.*
D	*Signage for static water connections*	*The 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:* *(a) comply with water tank signage requirements within AS 2304; or*

		(b) comply with the Tasmania Fire Service Water Supply Signage Guidelines published by the Tasmania Fire Service.
E	*Hardstand*	*A hardstand area for fire appliances must be provided:* *(a) no more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);* *(b) no closer than six metres from the building to be protected;* *(c) with a minimum width of three metres and a minimum length of six metres constructed to the same standard as the carriageway; and* *(d) connected to the property access by a carriageway equivalent to the standard of the property access.*

2.3.4 Hazard Management Areas:

(1) The following building work must be provided with a hazard management area of sufficient dimensions and which provides an area around the building which separates the building from the bushfire hazard and complies with subclauses (2), (3) (4) and (5) below:

(a) a new habitable building;

(b) an existing building in the case of an addition or alteration to a building; or

(c) a new Class 10a Building to which this Determination applies unless fire separation is provided in accordance with clause 3.2.3 of AS3959;

(2) The hazard management area must comply with the requirements specified in Table 4.

(3) The hazard management area for a particular BAL must have the minimum dimensions required for the separation distances specified for that BAL in Table 2.6 of AS 3959 (Method 1).

(4) The hazard management area must be established and maintained such that fuels are reduced sufficiently, and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack.

(5) Certain Class 9 Buildings have additional requirements for hazard management areas as specified in Table 4.

APPLICATION:

(1) The HMA for the proposed development has been designed in accordance with (2), (3), (4), and (5).

(2) The HMA has been assessed against the requirements of *Element B, Table 4*.

(3) The HMA has been designed to have the minimum distances prescribed within *Table 2.6, AS 3959:2018*.

(4) The vegetation within the HMA must be maintained in a condition consistent with a vegetation classification of Low Threat Vegetation. Any other potential fuels must be stored in a way so that they won't significantly impact on the buildings if they are involved in a fire.

(5) The proposed development is for a Class 1a building, as such this subsection is not applicable.

This assessment and accompanying Bushfire Hazard Management Plan details the extent of the Hazard Management Area (HMA) which is of sufficient dimensions to accord with *Element B, Table 4.4, Director's Determination - Requirements for Building in Bushfire-Prone Areas (transitional)* below. The dimensions of the HMA are to be in accordance with *Table 2.6, AS 3959* and is to be maintained in a reduced fuel condition into perpetuity.

Table 4 - Requirements for Hazard Management Area		
Element		***Requirement***
B	*New buildings on lots not provided with a BAL at the time of subdivision.*	*A new building must:* *(a) be provided with a HMA no smaller than the required separation distances required for BAL-29; and* *(b) have a HMA established in accordance with a certified bushfire hazard management plan.*

The hazard management area assessed for this site is to comply with the separation distances as determined for **BAL-12.5** in *Table 2.6, AS3959:2018*, and must established and maintained in a reduced fuel condition to the minimum distance as specified in Table 4 below:

Maintenance Requirements of the Hazard Management Area				
Direction	N	E	S	W
HMA required	19 metres	14 metres	14 metres	14 metres
HMA establishment recommendations	• Establishing non-flammable areas around the dwelling such as paths, patios, driveway, lawns etc. • Locating dams, orchards, vegetable garden, effluent disposal areas etc on the bushfire prone side of the building. • Providing heat shields and ember trap on the bushfire prone side of the dwelling such as non-flammable fencing, hedges, separated garden shrubs and small tress, • Store flammable materials such as wood piles, fuels and rubbish heaps are stored away from the dwelling. • Replace highly flammable vegetation with low flammability species. See Tasmanian Fire Service web site (www.fire.tas.gov.au) publications - Fire resisting garden plants. • Provided separation between significant trees such that groups are no greater than 20 metres in width, and more than 20 metres of the other groups of significant trees. Note that the retention of some trees can screen a dwelling from windborne embers. • Trim lower branches of retained trees to a minimum of 2 metres above ground level. • Trees are not to overhang the dwelling.			

	• Strips of vegetation less than 20 metres in width and not within 20 metres of the site or other areas of bushfire-prone vegetation may be beneficial as an ember trap, wind breaks etc. • Removal of ground fuels such as leaves, bark, fallen branches etc.
Ongoing Management practices	• Slash or mow grasses to less than 100 mm. • Remove dead and fallen vegetation including branches, bark and leaves regularly. • Trim any regrowth branches of retained trees within HMA that overhang building or are less than 2m above ground level.

7. CONCLUSIONS & RECOMMENDATIONS:

This Bushfire Hazard Report and Bushfire Hazard Management Plan have been prepared to support the design, application for a building permit, and construction of a new Class 1a building. The report has reviewed the bushfire risks associated with the site and determined the fire management strategies that must be carried out to ensure the development on the site is at a reduced risk from bushfire attack. Provided the elements detailed in this report are implemented, the development on the site is capable of compliance with *AS 3959* and any potential bushfire risk to the site is reduced.

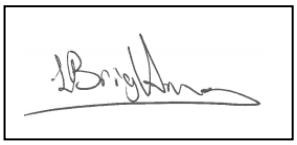
- The new building works must comply with the requirements *2.3.1 Design and Construction*, the *Determination.*
  - The proposed building must be constructed in compliance with the requirements for **BAL-12.5** of *AS3959* as specified in Table 3 and Part 6 of this report.
- Property access is to comply with *2.3.2 Property Access,* the *Determination*.
  - The access will need to comply with the requirements of *Table 2*, the *Determination*.
- The water supply for firefighting purposes is to comply with *2.3.3 Water Supply for Firefighting,* the *Determination*.
  - A static water supply must be provided in compliance with *Table 3B,* the *Determination*.
- The Hazard Management Area is to comply with *2.3.4 Hazard Management Area,* the *Determination*.
  - The HMA is to be established in accordance with *Element B, Table 4,* the *Determination*. The HMA is to be established and maintained in a minimal fuel condition in perpetuity. See Table 4 of this report.

All protective elements defined in this report and *AS3959* are to be implemented during the construction phase and maintained by the lot owner for the life of the structure. All works required by this assessment must be completed prior to the issuing of the Certificate of Occupancy. See section 6 of this report for further details.

Although not mandatory, any increase in the construction standards above the assessed Bushfire Attack Level will afford improved protection from bushfire and this should be considered by the owner, designer and/or the builder prior to construction commencing. Hazard Management Areas must be established and maintained in a minimal fuel condition in accordance with this plan and the TFS guidelines. It is the owner's responsibility to ensure the long-term maintenance of the Hazard Management Areas in accordance with the requirements of this report.

This Report does not recommend or endorse the removal of any vegetation within or adjoining the site for the purposes of bushfire protection without the explicit approval of the local authority.

L Brightman
Bushfire Hazard Practitioner BFP-164
Scope 1, 2, 3a, 3b, and 3c



N M Creese
Bushfire Hazard Practitioner BFP-118
Scope 1, 2, 3a, 3b and 3c

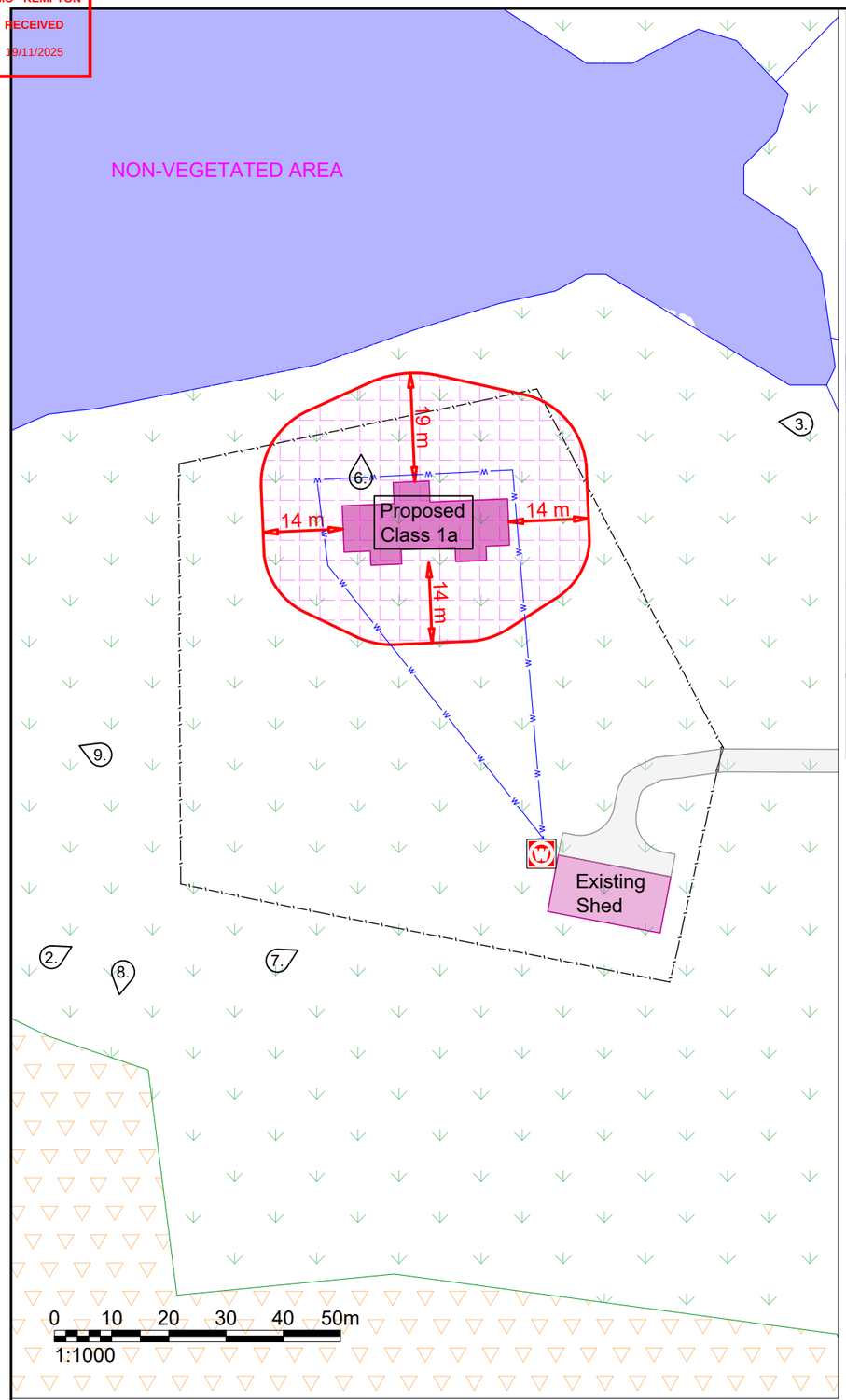
8. REFERENCES:

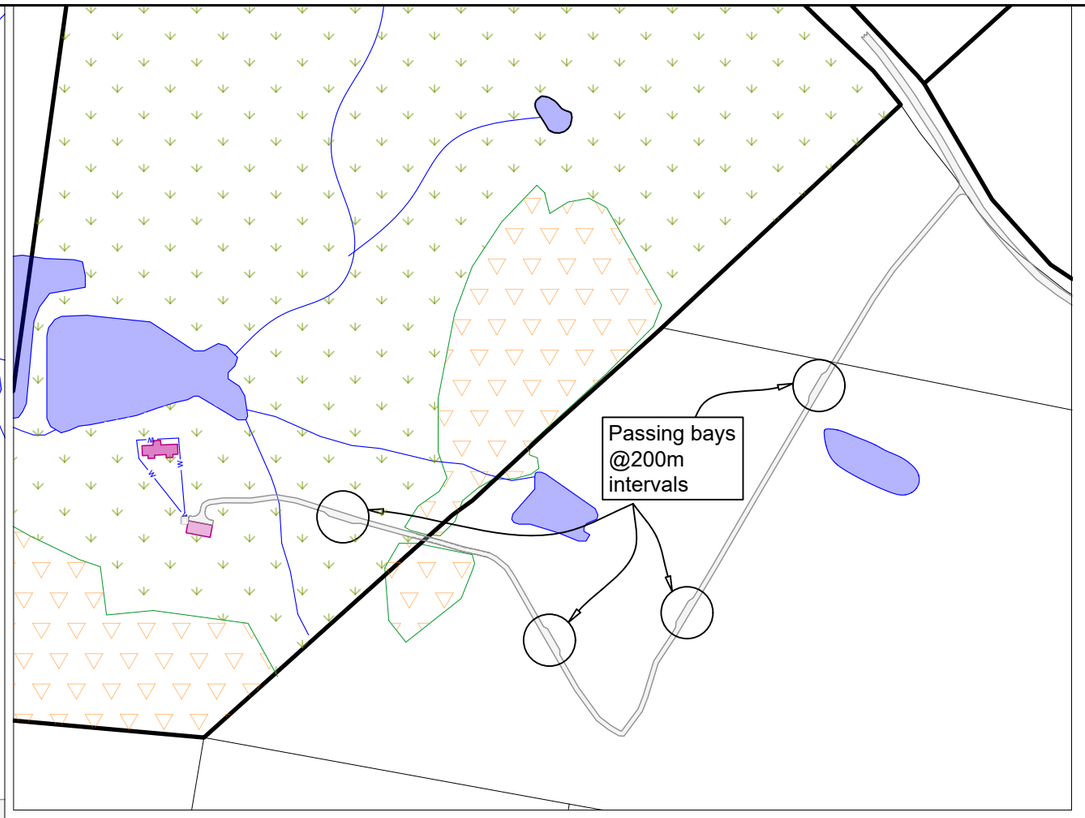
- *National Construction Code 2022 (Volume 2).*
- *Building Regulations 2014.*
- *AS 3959:2018 - Construction of building in bushfire-prone areas.*
- *Director's Determination – Bushfire Hazard Areas (version 1.2).*
- *The LIST* - Department of Primary Industry Parks Water & Environment.

9. GLOSSARY

AS 3959:2018	Australian Standards AS 3959:2018 *Construction of buildings in bushfire-prone areas.*
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. The following BAL levels, based on heat flux exposure threshold are used within AS3959:2018; BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40, BAL-FZ.
Bushfire	An unplanned fire burning vegetation.
Bushfire Hazard Management Plan	A plan showing means of protection from bushfire in a form approved in writing by the Chief Officer.
Bushfire-Prone Area	An area that is subject to, or likely to be subject to, bushfire attack. Land that has been designated under legislation; or Has been identified under environmental planning instrument, development control plan or while processing and determining a development application.
Carriageway (also vehicular access)	The section of the road formation, which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulder.
Class 1a, 1b, 2, 3, 4, 5, 6, 7, 8, 9a, 9b, 9c, 10a, 10b & 10c buildings	A system of classifying buildings of similar uses and functions to facilitate a referencing system within the National Construction Code.
Classified vegetation	Vegetation that has been classified in accordance with Clause 2.2.3 of AS3959:2018.
Distance to	The distance between the building or building area to the classified vegetation.
FDI (Fire Danger Index)	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 long- and short-term drought effects.
Firefighting water point	The point where a fire appliance can connect to a water supply for firefighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body (including a dam, lake, or pool).
Hazard Management Area	The area between a habitable building or building area and 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.
Hose lay	The distance between two points established by a fire hose laid out on the ground, inclusive of obstructions.
Predominant vegetation	The vegetation that poses the greatest bushfire threat to the development site.
Slope Effective slope	The slope of the ground under the classified vegetation. The calculated slope under the classified vegetation considering variations in the topography.
Water supply - Reticulated (Fire hydrant)	An assembly installed on a branch from a water pipeline, which provides a valved outlet to permit a supply of water to be taken from the pipeline for firefighting.
Water supply - Static	Water stored on a tank, swimming pool, dam, or lake, that is always available for firefighting purposes.

SMC - KEMPTON
RECEIVED
19/11/2025





Director's Determination - Bushfire Hazard Areas V1.2
16 July 2024.

2.3.1 Design and Construction
- the assessed building must be designed and constructed to comply with AS 3959:2018 - Section 3 for general requirements and Section 5 for **BAL-12.5**.

2.3.2 Property Access
- the access must be of an all-weather construction with a load capacity of 20 tonnes, including bridges and culverts. Must have a minimum carriageway width of 4 m. Must have a minimum vertical clearance of 4 m with a Min 0.5 m horizontal clearance from the edge of carriageway, excluding gate posts.
- cross falls of <3°, dips <7° entry and exit angles, maximum 15° for sealed road and maximum 10° for unsealed roads.
- curves with a minimum radius of 10 m
- terminate in a "T" or "Y" turning area 4 m wide and 8 m long.
- install passing bays of a total pavement width of 6m, and 20m on length at 200m intervals.

2.3.3 Water Supply for Firefighting
- the firefighting water point must be located within a 90 m of the building measured as a hoselay
- may be fitted with a remote takeoff valve
- may be a supply for combined use, but the Min 10,000 L per building to be protected must be available at all times. The specified quantity is not to be used for any other purpose
- tank must be constructed of metal, concrete, or lagged by non-combustible materials if above ground
- if tank can be located so that it is shielded in compliance with *Section 3.5, AS 3959*, the tank may be constructed of any material provided the lowest 400 mm in protected by metal, non-combustible materials, or fibre-cement of a Min thickness of 6 mm
- any fitting and pipework associated with a firefighting water point must have a Min internal 50 mm Ø, be fitted with a valve with a Min nominal internal 50 mm Ø
- any pipework located above ground must be metal or lagged by non-combustible materials
- if buried, have a Min depth of 300 mm
- fitted with a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer
- coupling is to be accessible at all times, fitted with a blank cap and securing chain Min length of 220 mm
- if tank is underground, must have an opening in the top of ≥ 250 mm Ø or a coupling compliant with *Table 3B, AS 3959*
- *r*emote offtakes are to be visible, accessible at all times, 450-650 mm above ground level, and protected from possible damage
- signage is to be fitted in a visible location and must comply with *AS 2304* or *Tasmanian Fire Service Water Supply Signage Guideline*
- *h*ardstand must be ≤3 m from the firefighting water point, ≥6 m from building to be protected
- must have a Min width of 3 m and length of 6 m connected to the carriageway and constructed to the same standard.

2.3.4 Hazard Management Areas
- grasses to be maintained to less than 100 mm in height.
- dead/fallen vegetation to be regularly removed.
- branches of retained trees, within HMA, that are less than 2 metres above ground level to be removed

LEGEND

BUILDING LOCATION
HAZARD MANAGMENT AREA
WATER CONNECTION POINT
HOSELAY
A: FOREST
B: WOODLAND
G: GRASSLAND
INDICATIVE TURNING AREAS
PASSING BAY
IMAGE NUMBER & DIRECTION

Prepared by L Brightman
Accredited Bushfire Hazard Practitioner BFP-164
Scope 1, 2, 3a, 3b and 3c
Certified by N M Creese
Accredited Bushfire Hazard Practitioner BFP-118
Scope 1, 2, 3a, 3b and 3c
18th November 2025

GENERAL
- PLAN TO BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD REPORT
- ENSURE THAT ALL RELEVANT CONSULTANTS AND CONTRACTORS ARE PROVIDED WITH A FULL COPY OF THIS PLAN AND SUPPORTING REPORT.

LARK & CREESE Pty Ltd
Land & Engineering Surveyors
62 Channel Highway,Kingston
+61 (03) 6229 6563
info@larkandcreese.com.au
www.larkandcreese.com.au

BUSHFIRE HAZARD MANAGEMENT PLAN

'LINT HILL'
42 WILSONS ROAD
MOUNT SEYMOUR
G.B. WILSON

TITLE	227288/1	PROJECT	30953	DATE	18/11/2025
PID	9635668	DRAWING	52797-01	DRAWN	LB
CONTOUR	N/A	SCALE	See DWG	CHECKED	NC

N
MGA2020
AHD

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: G. B. Wilson *Owner /Agent*
'Lint Hill' 42 Wilsons Road *Address*
Mount Seymour, TAS 7120 *Suburb/postcode*

Qualified person details:

Qualified person: NICK CREESE
Address: PO BOX 136
KINGSTON TAS 7051
Phone No: 03 6229 6563
Fax No:
Licence No: BFP-118
Email address: nick@larkandcreese.com.au

Qualifications and Insurance details: Accredited to report on bushfire Hazards under Part IVA of the Fire Service Act 1979
Insurance Policy Woodina Underwriting Agency 2023-CO11471-92792
(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Analysis of hazards in bushfire-prone areas.
(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 'Lint Hill' 42 Wilsons Road
Mount Seymour, TAS 7120
Lot No: 1
Certificate of title No: 227288/1

The assessable item related to this certificate: Bushfire hazard management report and bushfire hazard management plan for proposed Class 1a building.

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Bushfire Hazard
(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work: X

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:

- Bushfire Hazard Report 52797-01 dated 18th November 2025.
- Bushfire Hazard Management Plan 52797-01 dated 18th November 2025.

Relevant calculations:

AS 3959:2018 – Method 1 BAL assessment.

References:

- *AS 3959:2018 Construction of Buildings in Bushfire Prone Areas*
- *Building Regulations 2016*
- *National Construction Code 2022 Building Code Australia (Volume 2)*
- *Director's Determination – Bushfire Hazard Areas (version 1.2)*

Substance of Certificate: (what it is that is being certified)

1. The proposed building work – if designed and constructed in accordance with the bushfire hazard management plan referred to in this certificate – will comply with the applicable Deemed-to-Satisfy requirements of the Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional).
2. The applicable Bushfire Attack Level (BAL) determined using AS 3959:2018 for design and construction is **BAL-12.5**.

Scope and/or Limitations

Scope

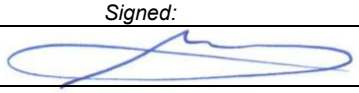
This report was commissioned to identify the bushfire risk and subsequent Bushfire Attack Level (BAL) associated with the proposed buildings on the site. All advice, construction standards and measures are in compliance with *AS 3959:2018, Construction of buildings in bushfire-prone areas, Building Regulations 2016 & National Construction Code 2022.*

Limitations

The inspection has been undertaken and report provided on the understanding that; -

1. The report only deals with the potential bushfire risk. All other statutory assessments are outside the scope of this report.
2. This assessment is based on the site conditions present at the time of assessment only. No responsibility can be accepted for actions by the landowners, Council, governmental agencies, or any other persons that may compromise the effectiveness of this report.
3. Impacts of future development and vegetation growth have not been considered for the purpose of this assessment.
4. This report and AS 3959:2018 cannot guarantee that a dwelling will survive a bushfire, however the implementation of the measures contained within AS 3959:2018 and this report will improve the likelihood of survival of the structure in the event of bushfire attack.

I certify the matters described in this certificate.

Qualified person:	*Signed:*	*Certificate No:*	*Date:*
		52797-01	18/11/25

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
227288	1
EDITION	DATE OF ISSUE
5	22-Sep-2006

SEARCH DATE : 05-Sep-2025
SEARCH TIME : 08.20 AM

DESCRIPTION OF LAND

Parish of YORK, Land District of MONMOUTH
Lot 1 on Plan 227288
Derivation : Part of 628 Acres Gtd. to W.J.T. Clarke.
Prior CT 2913/54

SCHEDULE 1

A531522, B763882, C14779 TRANSFER to GREGORY BRUCE WILSON
Registered 16-Jul-1997 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
C740005 MORTGAGE to Rabobank Australia Limited Registered 22-Sep-2006 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OS-D225

VOL. **FOL.**

ANNEXURE TO CERTIFICATE OF TITLE 2913 54

REGISTERED NUMBER

227288

Recorder of Titles

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

MEAS. IN METRES

PH. YORK
(7/39MON.)