Public Notice Details

Application Details

Application No	DA2500172

Property Details

Property Location	Lot 1 Scotts Road Colebrook

Application Information

Application Type	Discretionary Development Application
Development Category	Boundary Reorganisation for 3 Lots
Advertising Commencement Date	14/5/26
Advertising Closing Period If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.	28/5/26

If you need any further information, you're welcome to contact the Planning Department. A planner in the Development and Environmental Services section can be reached on 6254 5050 or at planningenquiries@southernmidlands.tas.gov.au.

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.

Brooks, Lark and Carrick ABN 65 117 559 029

LAND & ENGINEERING SURVEYORS

DAVID B. MILLER (B. Surv.)
REGISTERED LAND SURVEYOR
(DIRECTOR)

UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE TAS 7170
TELEPHONE: (03) 6248 5898

"THE STRIDES BUILDING",
3-5 WILMOT ROAD,
HUONVILLE
TELEPHONE: (03) 6264 1722
(Thursdays)

SORELL
TELEPHONE: (03) 6265 2208

E-mail: admin@rbsurveyors.com

Ref: MUNNJ01/DM
10th December, 2025

Southern Midlands Council
PO Box 21
OATLANDS TAS 7120

Dear Sir/Madam,

RE: PROPOSED SUBDIVISION – LOT 1 SCOTTS ROAD, COLEBROOK FOR J.M., M.F. & M.T. MUNNINGS.

Further to our clients' instructions, please find attached:

1. A copy of the above-named Plan of Subdivision.
2. A copy of the relevant titles.
3. Council's development application form.
4. Bushfire Hazard Report prepared by Rebecca Green & Associates version 1 dated 24th October 2025.
5. Planning Report prepared by Red Seal Planning.

Your advice and tax invoice in relation to necessary Council fees is requested. We advise that on receipt of the invoice, we will forward same to our client for payment.

The following matters are relevant to the application:

The intent of the application is to re-organise the existing titles under common ownership as shown on the Plan of Subdivision.

The land is zoned Agriculture under the Tasmanian Planning Scheme.

We make the following comments with respect to the relevant clauses within the zone provisions.

21.0 Agriculture Zone
See enclosed planning report by Red Seal Planning.

The site is subject to codes under the planning scheme. We refer to the relevant clauses as follows;

C7.0 Natural Assets Code
C7.7.1
A1
(e) Complies no works are proposed within the waterway and coastal protection area. Note the proposed building area on lot 1 has an existing driveway that traverses a waterway and coastal protection area, there are no works proposed for that driveway.

C13.0 Bushfire-Prone Areas Code
See attached bushfire report prepared by Rebecca Green and associates.

.../2

C15.0 Landslip Hazard Code
C15.7.1
A1
(a) A portion of the proposed indicative future driveway (shown in purple colour on the plan) to the building area on lot 1 traverses through a Landslip Hazard Low area. Thus the application does not comply with the acceptable solution.
P1
We consider the proposed use and development can achieve a tolerable risk from landslip.

Should you have any queries, or require any further information, please do not hesitate to contact our office.

We await your further advice.

Yours Faithfully

for: David Miller.

RED SEAL
Urban & Regional Planning

8244

PLANNING REPORT

Development Application to Southern Midlands Council pursuant to

Section 57 *Land Use Planning and Approvals Act 1993*

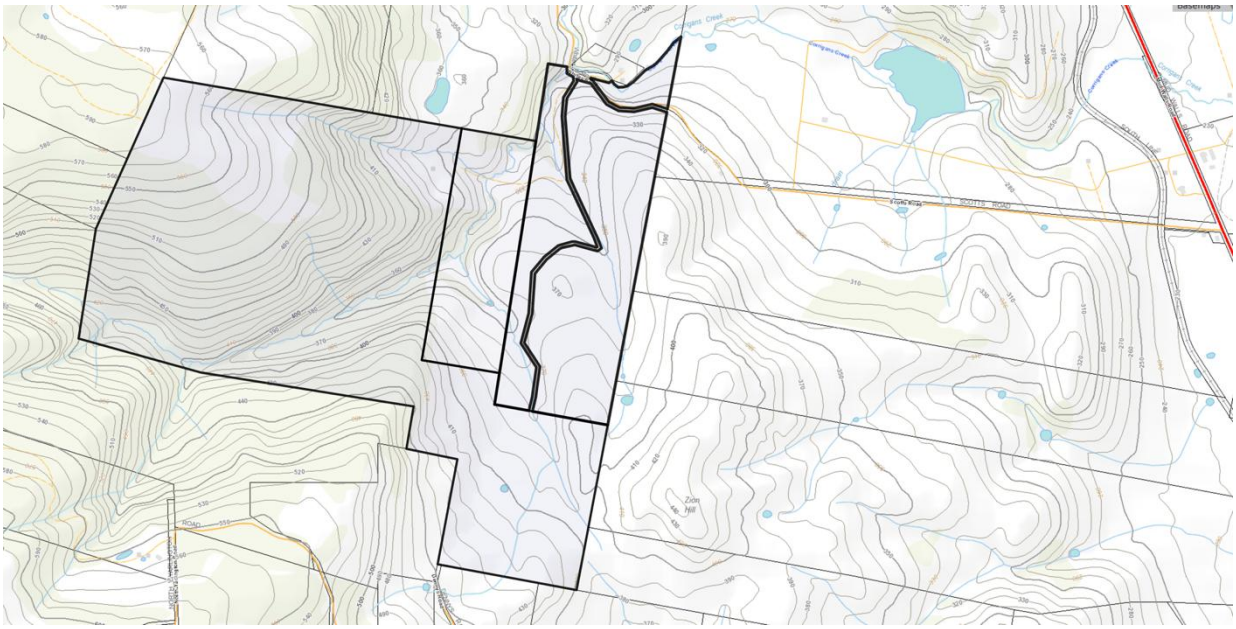
for

Boundary Reorganisation (three lots)

at:

Scotts Road, Colebrook

(PID: 9656059, CT: 161307/3, 205119/1, 13689/3)



For: Mr. J. Munnings

Red Seal Urban & Regional Planning
Sustainable Agribusiness & Land Management
160 New Town Road, New Town

PIA Registered Planner
Planning Institute Australia

Digitally signed by Trent J. Henderson
DN: C=AU, E=redsealplanning@gmail.com, O=Red Seal Urban & Regional Planning, OU=RPIA, CN=Trent J. Henderson
Location: "The Old Parsonage", 160 New Town Road, New Town Tasmania
Reason: I am approving this document
Contact Info: +61 411 631 258
Date: 2025.11.28 14:08:29+11'00'

RED SEAL Urban & Regional Planning | **ABN** 40 176 568 800
M +61 411 631 258 | **E** redsealplanning@gmail.com
"*The Old Parsonage*", 160 New Town Road, New Town, Tasmania

This Planning Report has been prepared by:

Trent Henderson, a Registered Planner of the Planning Institute of Australia (RPIA) and an Associate Member of Australian ICOMOS. Mr Henderson holds a Bachelor of Arts (Honours) (University of Tasmania), Graduate Certificate of Urban Design (Deakin University), Master of Environmental Planning (University of Tasmania), and Master of Cultural Heritage & Museum Studies (Deakin University) and has nearly twenty years' experience working within the Tasmanian Planning System in community, local government, and private sector roles particularly within rural communities. Mr Henderson also holds qualification and experience in Business Sustainability Management (Institute for Sustainable Leadership, University of Cambridge), On-site implementation of conservation earthworks (Cert L2 QLD TAFE), Risk-based Land Use Planning (Emergency Management Australia), & Rural Operations.

Robert Salmon, who meshes an agronomic background with business-ecosystem thinking, providing strategic leadership for people and business development. His mindset draws motivation from sustainable and ESG-focussed agribusiness growth to support a more resilient and connected sector. Robert's expertise encompasses professional directorship, stakeholder relationship building, business development, agronomy, strategic planning, and team leadership. He holds significant qualifications, including a Graduate of Company Directors Course (Australian Institute of Company Directors), a Master of Agribusiness (University of Melbourne), and a Bachelor of Applied Science (Agriculture) (University of Tasmania).

Table of Contents

RED SEAL
Urban & Regional Planning

SUMMARY

Clients:	*Mr. J. Munnings*
Project:	Boundary Reorganisation (three lots)
The Site:	Scotts Road, Colebrook
Property ID:	9656059
Certificate of Title:	161307/3, 205119/1, & 13689/3,
Planning Authority:	Southern Midlands Council
Planning Scheme:	Tasman Planning Scheme – Southern Midlands
Zone:	Agriculture (Part - 21)
Overlay Areas:	Natural Assets Code (C.7) Bushfire-Prone Areas Code (C.13) Landslip Hazard Code (C15.0)
Development Code:	Parking & Sustainable Transport Code (C.2) Road & Railway Assets Code (C.3)
Local Provisions: **Specific Area Plan:**	Tasman Local Provisions Schedule N/A
Site Specific Qualifications:	N/A
Development:	Boundary Realignment
Current Site Area:	154.91 hectares
Current Use Class:	Resource Development & Residential

Proposal: Realign the title boundaries to result in the lot layout reflecting the topography and on ground land use of the property.

Documents: The following documents have been sourced for this application:

- Proposed Subdivision Plan by *Brooks, Lark & Carrick Surveyors*,

Synopsis: The realignment of the boundary between CT 205119/1 and CT 13689/3, plus create a right-of-way (R-O-W) over CT 161307/3 at Scotts Road, Colebrook, is consistent with the applicable requirements of the Agricultural Zone's Clause 21.5.1 P1 of the Tasmanian Planning Scheme – Southern Midlands.

INTRODUCTION

Red Seal Urban & Regional Planning has been engaged by property owner Mr James Munnings to prepare a Planning Submission to address the Agricultural Zone's Clause 21.5.1 P1 of the Tasmanian Planning Scheme – Southern Midlands for the reorganisation of boundaries on land known as Scotts Road, Colebrook (PID: 9656059, CT 205119/1, CT 13689/3 and CT 161307/3*).*

1. PROJECT OVERVIEW

1.1 The Proposal

The proposal seeks to re-organise the boundary between CT 205119/1 and CT 13689/3, plus create a right-of-way (R-O-W) over CT 161307/3 at Scotts Road, Colebrook.

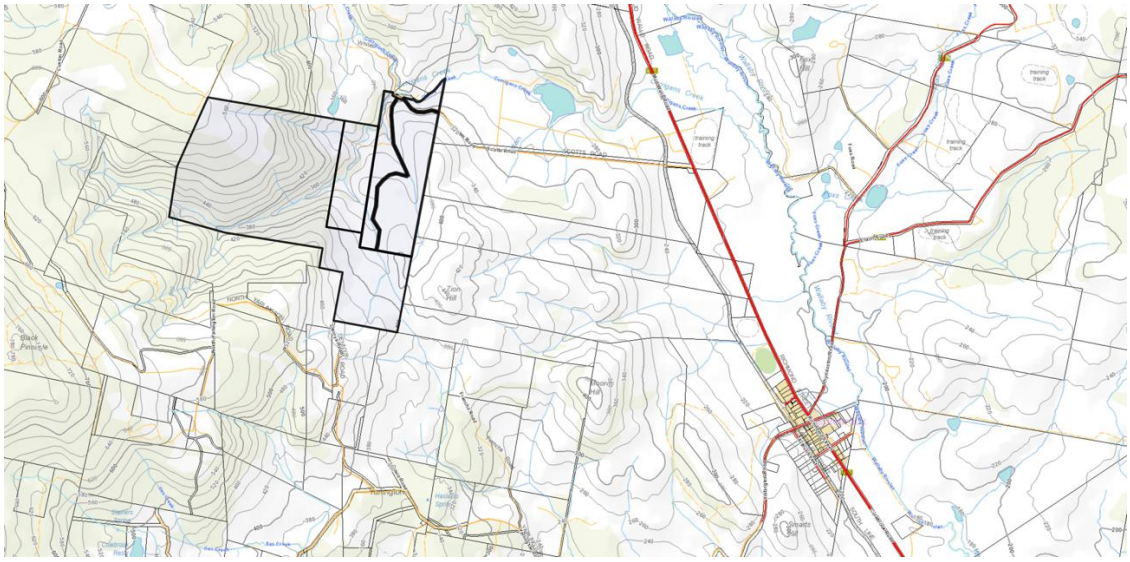


Figure 1.1a – The three titles that involved in the realignment of boundaries are shown with the thick outline. (Source LIST Map)

The proposed layout seeks to:

- separate the bush block with the conservation covenant from agricultural land, and
- create an alignment that better reflects the topographic constraints for the site.

The proposed layout does not diminish the current agricultural productivity of the land, nor does it establish any new development rights.

1.2 Project Scope

The boundary realignment at Scotts Road, Colebrook, will result in:

- Part (Lot) 1 with an area of 88.39ha, and
- Part (Lot) 2 with an area of 35.99ha.

There is no change to the boundary alignment of CT: 161307 / 3; however, the scope of the proposal does establish a right of way over an existing access to the benefit of Lot 1 & 2.

As seen within the subdivision plan, a potential house site is shown on Lot 1 that is clear of the conservation covenant and uses established access as well as being towards other dwellings.

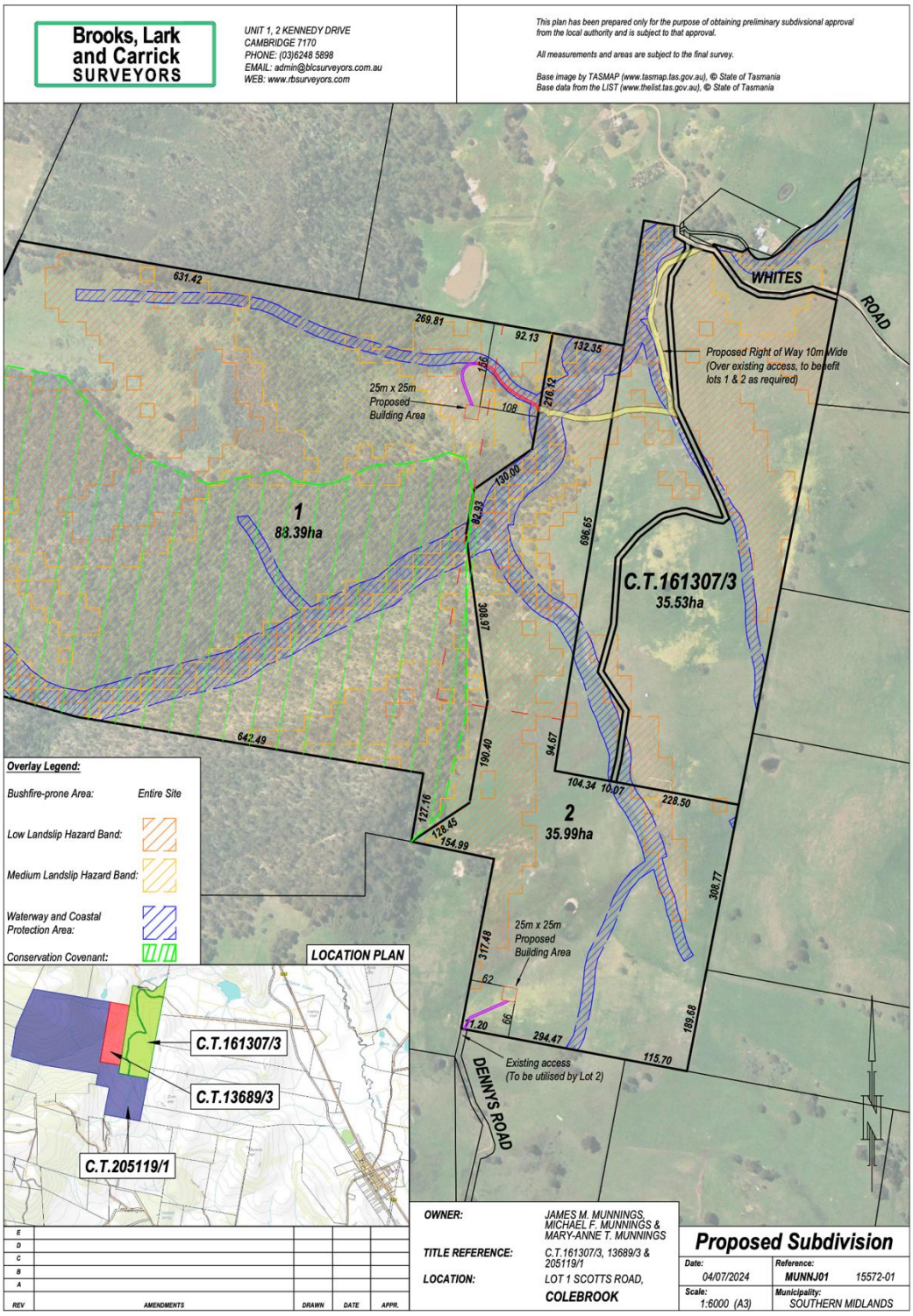


Figure 1.2a – Proposed subdivision plan. (Source: *Brooks, Lark & Carrick Surveyors*)

The PID: 9656059 includes title CT: 132381/2; however, the scope of the application does not involve this title.

1.3 Policy & Strategic Requirements

Unless specifically exempt, all works, development and use on land within Tasmania is subject to the *Land Use Planning and Approvals Act 1993* (the Act). Administration of the Act for this site is the Tasmanian Planning Scheme – Southern Midlands, which pursuant to cl. 5.6 sets out several provisions through the category of use, zoning, codes, and specific area plans with standards that exempt, set automatic compliance under acceptable solution, or discretionary compliance subject to being consistent with the relevant performance criteria. Under the provisions of the Tasmanian Planning Scheme – Tasman, the applicable zone is Agriculture.

Matters applicable to either a particular type of use or development that may apply to land in one or more zones or alternatively affect land that is not appropriately described by zone boundaries are addressed by Codes within the Scheme. However, the extent to which the Codes are applicable varies due to the specific standards within each code that will be examined in detail within this report.

There are currently three State Policies in place governing Tasmania's strategic policy direction, being:

- *State Policy on the Protection of Agricultural Land 2009,*
- *State Policy on Water Quality Management 1997, and*
- *State Coastal Policy 1996.*

In addition, the *National Environmental Protection Measures* (NEPMs) were developed under the *National Environment Protection Council (Tasmania) Act 1995* and outline objectives and protections for aspects of the environment. Section 12A of the *State Policies and Projects Act 1993* provides NEPMs with the status of a State Policy.

There is no Tasmanian Planning Policy (TPP) currently in effect applicable to the site or the proposed partial change of use application.

The development proposal is within land covered by the *Southern Tasmania Regional Land Use Strategy 2010-2035* (STRLUS). The STRLUS guides land use, development, and infrastructure decisions, by setting out the strategy and policy basis to facilitate and manage change, growth and development.

1.4 Certificate of Title

Works associated with this project are restricted to certificate of title CT 205119/1, CT 13689/3 and CT 161307/3.

There are no restrictive covenants associated with this title that inhibit this proposal. It is noted that a conservation covenant is present on two of the tiles. The aim of the boundary reorganisation is to contain the land covered by that covenant onto the one lot, resulting in the other lot being dedicated to agricultural use.

2 SITE ANALYSIS

2.1 THE SITE

The site is split into two land characteristics, the western bush area covered in native vegetation and the cleared grazing area along the eastern side of the site. The delineation is evident within the aerial image below Figure 2.1a.

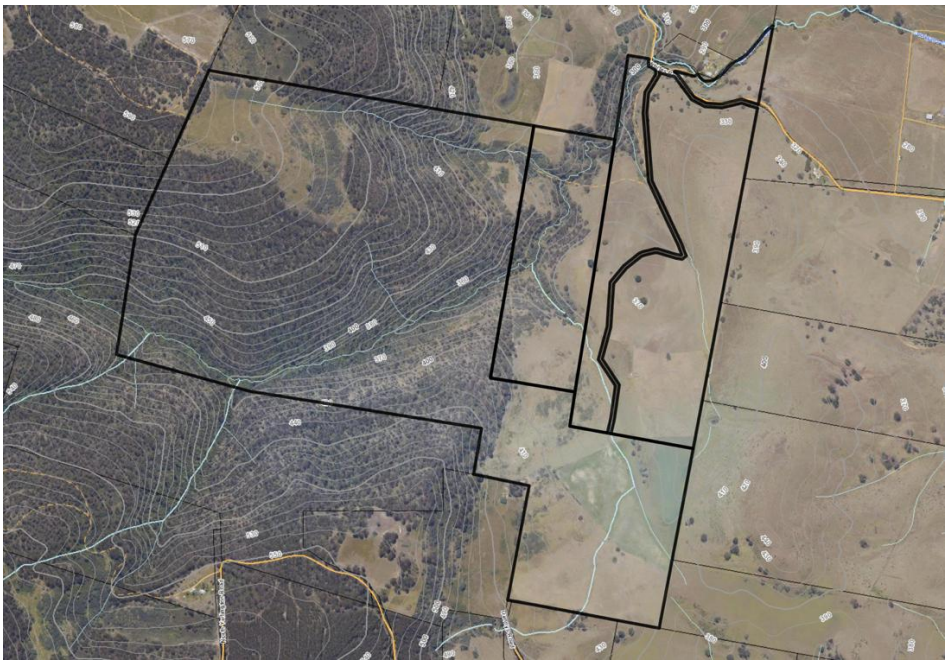


Figure 2.1a – Aerial image of the current lot layout.

LiDAR imagery demonstrates that the land associated with proposed Lot 1 consists of terrain that is not suitable to livestock grazing, as seen in Figure 2.1b.

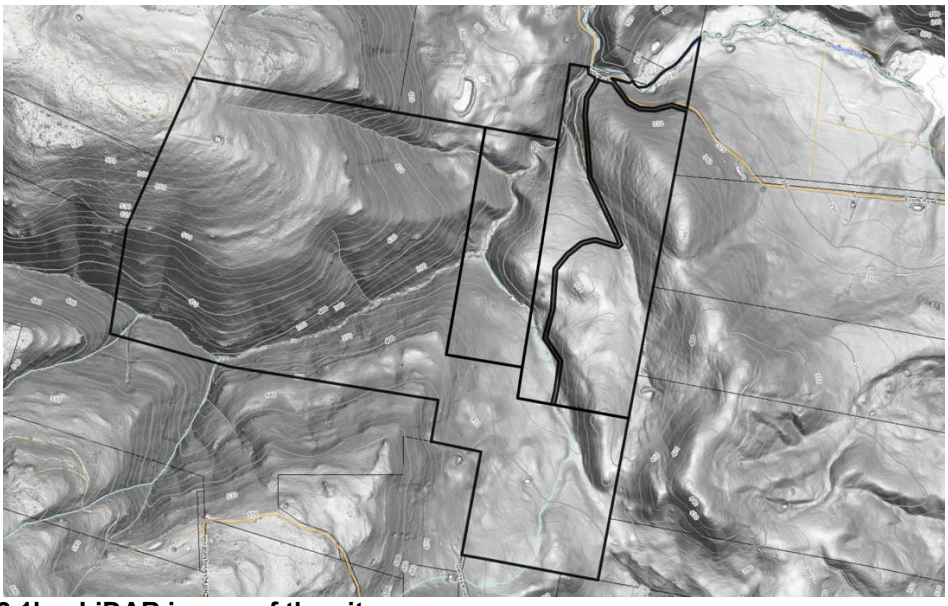


Figure 2.1b – LiDAR image of the site.

3 TASMANIAN PLANNING SCHEME – TASMAN

Unless specifically exempt, all works, development and use on land within Tasmania is subject to the *Land Use Planning and Approvals Act 1993* (the Act). At the time of lodgement of this development application, administration of the Act for this site is the Tasmanian Planning Scheme – Southern Midlands (the Scheme).

Pursuant to Part 5 – Operation of the Scheme, provisions within the Scheme set out applicable standards for use and development of a site through the category of use, zoning, codes, and specific area plans with standards that exempt, or set automatic compliance under the acceptable solution, or discretionary compliance subject to being consistent with the relevant performance criteria.

3.1 Use Class Category – cl. 6.2

The Scheme draws on the *State Policy on the Protection of Agricultural Land 2009* for a definition of agricultural land (cl. 3.1) as:

> *"…all land that is in agricultural use, or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses."*

Subsequently, the same provision (cl. 3.1) within the planning Scheme defines agricultural use as:

> *"…means use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding domestic animals and pets. It includes the handling, packing or storing of plant and animal produce for dispatch to processors. It includes controlled environment agriculture and plantation forestry.."*

There is no quantitative requirement within the Scheme that governs or limits the size of land that may be considered for agricultural land. Consequently, the provisions of the planning scheme do not restrict consideration of an agricultural use to be associated with the principal economic income derived from that land.

Pursuant to cl. 6.2 of the Scheme Resource Development is considered to be the:

> *"use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use, aquaculture, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry, forest operations, turf growing and marine farming shore facility".*

The property is used for livestock grazing which is defined by the Scheme as Resource Development. There is no change to this use proposed by this proposal.

3.2 Agricultural Zone Purpose Statements – cl. 21.0

The Agriculture Zone 21.0 – Clause 21.1, sets out the Purpose of the zone.

The zone purpose statements are as follows:

21.1.1 - To provide for the use or development of land for agricultural use.

21.1.2 - To protect land for the use or development of agricultural use by minimising:
- *(a) conflict with or interference from non-agricultural uses.*
- *(b) non-agricultural use or development that precludes the return of the land to agricultural use; and*
- *(c) use of land for non-agricultural use in irrigation districts.*

21.1.3 - To provide for use or development that supports the use of the land for agricultural use.

There are no Local Area Objectives or any Desired Future Character Statements applicable to the Agriculture Zone within the Southern Midlands Local Provisions Schedule.

3.3 Agricultural Zone Use Standard – cl. 21.3

The scope of this application does not seek to change or introduce any new use class to the site. Therefore, the standards listed under cl. 21.3 are not applicable.

3.4 Development Standards for Agricultural Zone – cl. 21.4

The Agriculture Zone provides several provisions that govern the design and location of any building or works within the property. No new buildings, development or works are proposed within the scope of this proposal.

3.7 Subdivision Standards– cl. 21.5

The objective of cl. 21.5.1 is to provide for subdivision that:

(a) relates to public use, irrigation infrastructure or Utilities; and
(b) protects the long-term productive capacity of agricultural land.

The subdivision does not relate to public use, irrigation infrastructure or Utilities; therefore, (a) is not applicable.

It is reiterated that the current agricultural use of the land is livestock grazing. The lot layout is to place all the conservation covenanted land on the one lot, whilst the remaining agricultural land is to be amalgamated with other agricultural land. The layout ensures the financial viability and the long-term productive capacity of agricultural land associated with the livestock grazing, consistent with the objective of cl. 21.5.1 (b) of the Agriculture Zone.

3.7.1 Lot Design – cl. 21.5.1 P1

As the subdivision is not for the public authority, the provision of utilities, or the consolidation of lots within the same zone, the proposal relies on the Performance Criteria of cl. 21.5.1 P1 of the Scheme.

The Performance Criteria set out three possible tests for subdivision within the Agriculture Zone being that "each lot, or a lot proposed in a plan of subdivision, must:

(a) provide for the operation of an agricultural use,
(b) be for the reorganisation of lot boundaries, or
(c) be for the excision of a use or development existing at the effective date.

The proposal seeks approval against cl. 21.5.1 P1(b) as standard (a) and (c) are not applicable to the scope of this proposal. The wording of the applicable standard is:

(b) be for the reorganisation of lot boundaries that satisfies all of the following:
(i) provides for the operation of an agricultural use, having regard to:
a. not materially diminishing the agricultural productivity of the land;
b. the capacity of the new lots for productive agricultural use;
c. any topographical constraints to agricultural use; and
d. current irrigation practices and the potential for irrigation;
(ii) all new lots must be not less than 1ha in area;
(iii) existing buildings are consistent with the setback required by clause 21.4.2 A1 and A2;
(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
(v) it does not create any additional lots;

With regard to the impact on the agricultural productivity of the property PID 9656059 situated at Colebrook in the event of a reorganisation of internal boundaries, the proposed re-aligning the boundaries will better match:

- the topography,
- land capability and
- the existing land use patterns of the property.

As a result, the realignment will not materially diminish or compromise the agricultural productivity or use of the land and may result in an improvement in productivity or use.

The proposed reorganisation will move most of the land classified as Land Capability 5, with current vegetation identified mostly as Agricultural Land (TASVEG: FAG) with smaller areas of Pteridium esculentum fernland (TASVEG: FPF) into the two easternmost titles. Such an adjustment will not diminish the use of that land in any way and supports the ongoing management of that land's existing and productive use.

The westernmost side of the block is mainly classified as Land Capability 6[1], being covered predominately in *Eucalyptus viminalis* grassy forest and woodland (TASVEG: DVG), with some land classified as Capability 5, most probably due to having <25° slope, but is identified as Regenerating Cleared Land (TASVEG: FRG[2]) probably due to challenges containing or watering livestock or because it is removed from the agricultural land within the parcel by both proximity/access and elevation. As such, the agricultural

[1] https://nre.tas.gov.au/agriculture/land-management-and-soils/land-and-soil-resource-assessment/land-capability/the-land-capability-classification-system
[2] https://nre.tas.gov.au/conservation/development-planning-conservation-assessment/planning-tools/monitoring-and-mapping-tasmanias-vegetation-(tasveg)/tasveg-the-digital-vegetation-map-of-tasmania

productivity and use of this land is severely constrained and will not be altered by a reorganisation of boundaries.

To the contrary, the possible future use of forested Land Capability 6 land, or of FRG with Land Capability 5 may be improved with separation from Agricultural Land as some of the rules enabling land uses under the emerging carbon[3] and biodiversity[4] markets require specific identification when it comes to registering projects. The aligning of title boundaries with the land use or vegetation improves navigation of the frameworks governing those emerging markets and may be important to enable future productivity gains.

The access to the westernmost title is currently constrained to the area below the 350m contour adjacent to a tributary to Corrigans Creek and should be formalised to satisfy future agricultural uses.

Therefore, the realignment of the boundaries provides for the operation of an agricultural use, is consistent with sub-clause 21.5.1 P1(b) (i) as:

a. the layout will not materially diminishing the agricultural productivity of the land;
b. the layout has the capacity of the new lots to improve productive agricultural use;
c. the layout is based on the topographical constraints to agricultural use; and
d. no irrigation practices currently occur.

The layout is consistent with sub-clause 21.5.1 P1(b) (ii) as no new lot layout is less than 1 hectare.

As demonstrated within the plan of subdivision, the cited setback requirements are capable of being achieved; therefore, sub-clause 21.5.1 P1(b) (iii) of the Scheme is achieved.

The layout results in new lots capable of being accessed via a legal connection; therefore, complies with sub-clause 21.5.1 P1(b) (iv) of the Scheme.

Consistent with sub-clause 21.5.1 P1(b) (v) of the Scheme, the proposed layout does not create an additional lot.

In summary, the proposed internal boundary reorganisation is not expected to negatively impact the property's agricultural productivity and may indeed facilitate improved land use and future opportunities. Therefore, the layout is consistent with the requirements of the Performance Criteria and Objective for cl. 21.5.1 P1(b) of the Scheme and the applicable Zone Purpose Statements of the Agriculture Zone.

3.7.2 Lot Access – cl. 21.5.1 A2

Each lot proposed in the subdivision plan, maintains the existing vehicular access from the boundary of the lot to the carriageway of the road in accordance with the requirements of the Tasmanian Standards; therefore, complies with cl. 21.5.1 A2 of the Scheme.

[3] Carbon Credits (Carbon Farming Initiative) Act (2011) https://cer.gov.au/schemes/australian-carbon-credit-unit-scheme
[4] Nature Repair Act (2023) https://www.dcceew.gov.au/environment/environmental-markets/nature-repair-market

6 CONCLUSION

This report has shown that the subdivision results in a balance lot that provides opportunity for Resource Development and does not diminish the agricultural productivity of the land that is currently afforded to the site. It is therefore considered that this application addresses the applicable performance criteria.

The boundary realignment at Scotts Road, Colebrook, will result in:

- Part (Lot) 1 with an area of 88.39ha, and
- Part (Lot) 2 with an area of 35.99ha.

The reorganisation of boundaries on land known as Scotts Road, Colebrook (PID: 9656059, CT 205119/1, CT 13689/3 and CT 161307/3) complies with the Agricultural Zone's Clause 21.5.1 P1 of the Tasmanian Planning Scheme – Southern Midlands.

We are therefore of the opinion that the proposal should be assessed and approved by the Planning Authority as soon as practical.

RED SEAL
Urban & Regional Planning

Limitations

Red Seal Urban & Regional Planning provides town planning advice based on the information provided by the Client, which is assumed correct in relation to the provisions of the Tasmanian Resource Management Planning System.

Red Seal Urban & Regional Planning
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Hobart, Tasmania | **M** +61 411 631 258 | **E** redsealplanning@gmail.com

PIA Registered Planner
Planning Institute Australia

Brooks, Lark and Carrick SURVEYORS

UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@blcsurveyors.com.au
WEB: www.rbsurveyors.com

This plan has been prepared only for the purpose of obtaining preliminary subdivsional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

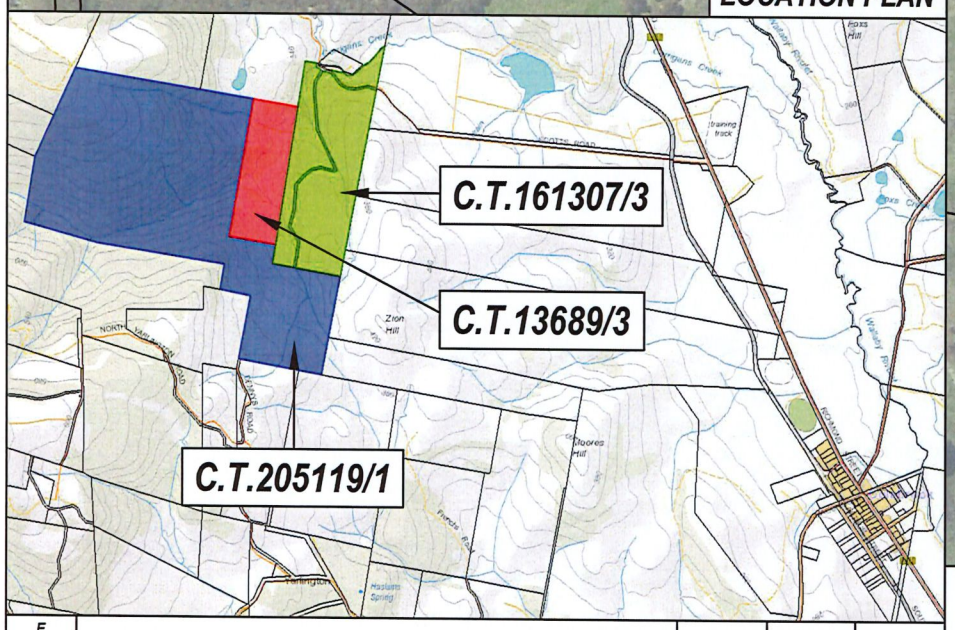
Legend:

Driveway Existing

Driveway Proposed

631.42
269.81
92.13
132.35
WHITES ROAD
Proposed Right of Way 10m Wide (Over existing access, to benefit lots 1 & 2 as required)
25m x 25m Proposed Building Area
108
216.42
Existing access
130.00
124.41
696.65
1
88.44ha
C.T.161307/3
35.53ha
266.48
642.49
190.40
94.67
104.34
10.07
228.50
127.16
128.45
154.99
2
35.94ha
308.77
25m x 25m Proposed Building Area
317.48
62
66
1.20
294.47
189.68
115.70
Existing access (To be utilised by Lot 2)
DENNYS ROAD

LOCATION PLAN



Overlay Legend:

Bushfire-prone Area: *Entire Site*

Low Landslip Hazard Band:

Medium Landslip Hazard Band:

Waterway and Coastal Protection Area:

Conservation Covenant:

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

OWNER: *JAMES M. MUNNINGS, MICHAEL F. MUNNINGS & MARY-ANNE T. MUNNINGS*

TITLE REFERENCE: *C.T.161307/3, 13689/3 & 205119/1*

LOCATION: *LOT 1 SCOTTS ROAD,* ***COLEBROOK***

Proposed Subdivision

Date:	Reference:
6/01/2025	**MUNNJ01** 15572-01
Scale: 1:6000 (A3)	**Municipality:** SOUTHERN MIDLANDS

COUNCIL CERTIFICATE

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

COUNCIL APPROVAL

Registered Number

SP 161307

{Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993 }

The subdivision shown in this plan is approved

Council cannot provide a means of connection to a reticulated water supply to the lots shown on the plan.

Council cannot provide a means of connection to a reticulated sewerage system to the lots shown on the plan.

In witness whereof the common seal of Southern Midlands Council has been affixed, pursuant to a resolution of the Council of the said municipality passed the 12 day of January 2011 , in the presence of us

SOUTHERN MIDLANDS COUNCIL COMMON SEAL

Member .....

Member .....

General Manager .....

Council Reference 5897208-

NOMINATIONS

For the purpose of section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993 the owner has nominated

WALLACE WILKINSON & WEBSTER	Solicitor to act for the owner
ROGERSON & BIRCH SURVEYORS	Surveyor to act for the owner

OFFICE EXAMINATION: Indexed ..... Computed ..... Examined 15/2/11

Rebecca Green & Associates

Bushfire Hazard Assessment Report &

Bushfire Hazard Management Plan

Lot 1 Scotts Road, Colebrook

Rebecca Green & Associates

Prepared for (Client)

James Munnings

james@protechtas.com.au

Assessed & Prepared by

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

PO Box 2108 LAUNCESTON TAS 7250

Mobile: 0409 284 422

Version 1

24 October 2025

Job No: RGA-B2990

Executive Summary

The proposed development at Lot 1 Scotts Road, Colebrook, is subject to bushfire threat. A bushfire attack under extreme fire weather conditions is likely to subject buildings at this site to considerable radiant heat, ember attack along with wind and smoke.

The site requires bushfire protection measures to protect the buildings and people that may be on site during a bushfire.

These measures include provision of hazard management areas in close proximity to the buildings, implementation of safe egress routes, establishment of a water supply and construction of buildings as described in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas.

Rebecca Green & Associates

Contents

Schedule 1 – Bushfire Report

1.0 Introduction

The Bushfire Attack Level (BAL) Report and Bushfire Hazard Management Plan (BHMP) has been prepared for submission with a Planning Permit Application under the *Land Use Planning and Approvals Act 1993; Bushfire-Prone Areas Code* and/or a Building Permit Application under the *Building Act 2016 & Regulations 2016*.

The Bushfire Attack Level (BAL) is established taking into account the type and density of vegetation within 100 metres of the proposed building site and the slope of the land; using the simplified method in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas; and includes:

- The type and density of vegetation on the site,
- Relationship of that vegetation to the slope and topography of the land,
- Orientation and predominant fire risk,
- Other features attributing to bushfire risk.

On completion of assessment, a Bushfire Attack Level (BAL) is established which has a direct reference to the construction methods and techniques to be undertaken on the buildings and for the preparation of a Bushfire Hazard Management Plan (BHMP).

1.1 Scope

This report was commissioned to identify the Bushfire Attack Level for the existing property. ALL comment, advice and fire suppression measures are in relation to compliance with *Bushfire-Prone Areas Code* of the Tasmanian Planning Scheme – Southern Midlands, the National Construction Code and Australian Standards, *AS 3959-2018, Construction of buildings in bushfire-prone areas*.

1.2 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. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

No action or reliance is to be placed on this report; other than for which it was commissioned.

1.3 Proposal

The proposal is for the development of a subdivision for 2 lots. 2 Lots currently exist; no additional lots are proposed. Access is afforded to Whites Road via a right of carriageway over F.R. 161307/3.

2.0 Site Description for Proposal (Bushfire Context)

2.1 Locality Plan

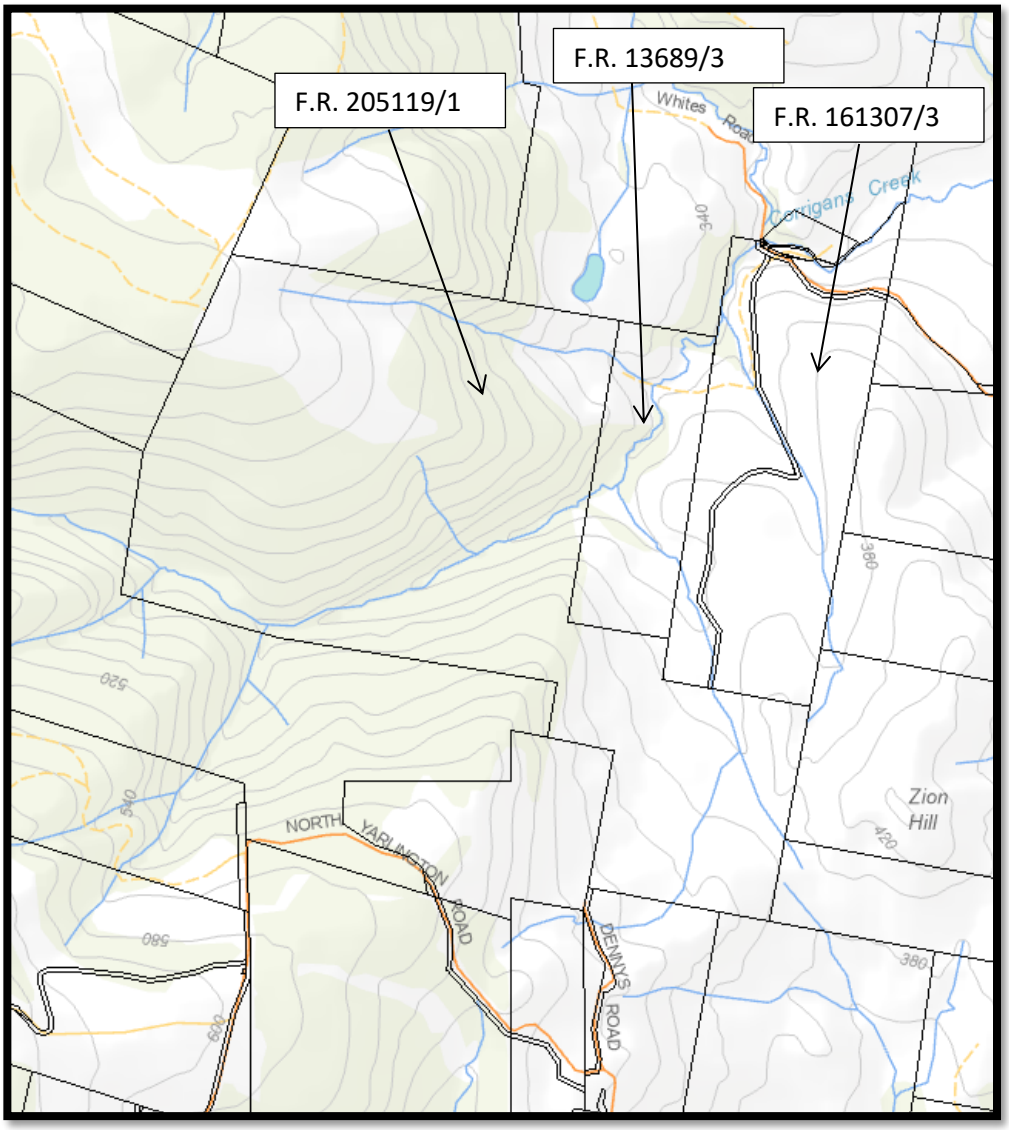


Figure 1: Location Plan of Lot 1 Scotts Road, Colebrook

2.2 Site Details

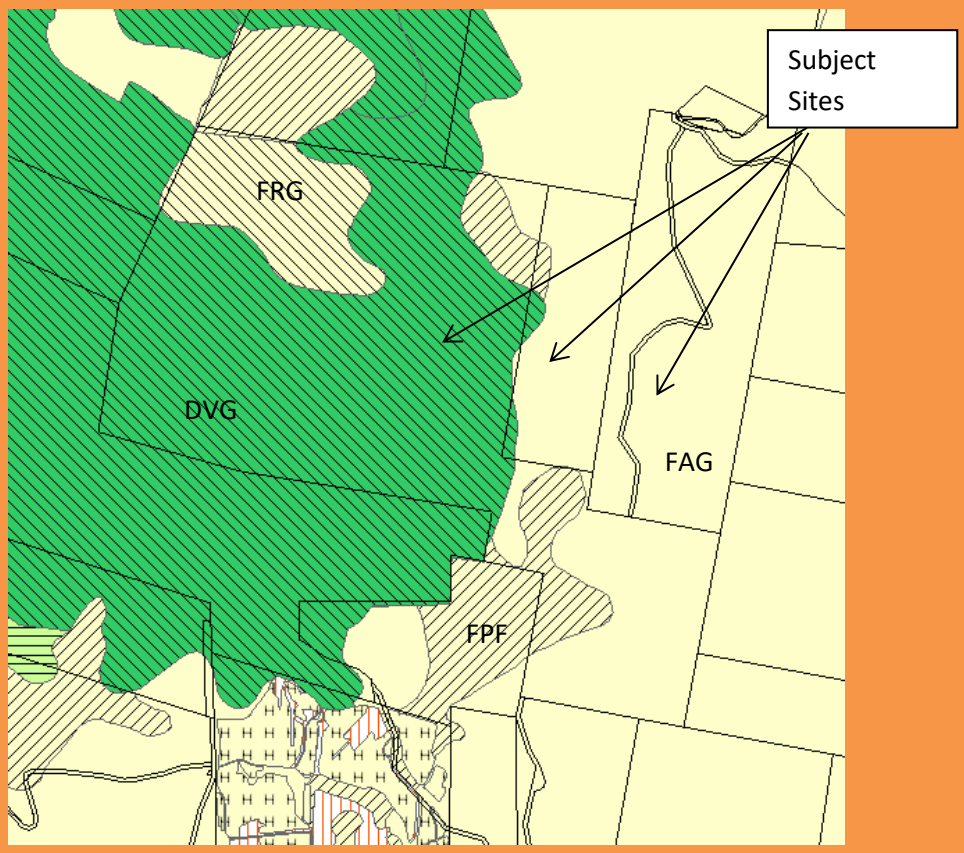
Property Address	Lot 1 Scotts Road, Colebrook
Certificate of Title	Volume 205119 Folio 1, Volume 13689 Folio 3
Owner	James Michael Munnings, Michael Frederick Munnings and Mary-Anne Therese Munnings
Existing Use	Rural
Type of Proposed Work	Subdivision – 2 lots
Water Supply	On-site for fire fighting
Road Access	Whites Road (via ROW F.R. 161307/3) and Dennys Road

3.0 Bushfire Site Assessment

3.1 Vegetation Analysis

3.1.1 TasVeg Classification

Reference to Tasmanian Vegetation Monitoring & Mapping Program (TASVEG) indicates the land in and around the property is generally comprising of varying vegetation types including:



Code	Species	Vegetation Group
FAG	• Agricultural land	Modified land
FRG	• Regenerating cleared land	Modified land
FPF	• Pteridium esculentum fernland	Modified land
DVG	• Eucalyptus viminalis grassy forest and woodland	Dry eucalypt forest and woodland

3.1.2 Site & Vegetation Photos

	
Existing access from Whites Road	Existing access approx. 200m from Whites Road
	
Existing access approx. 400m from Whites Road	Existing access approx. 600m from Whites Road (approx. 8 deg)
	
Existing access approx. 800m from Whites Road (approx. 12 deg)	Existing access approx. 1000m from Whites Road (approx. 12 deg)
	
Looking north – Lot 2	Looking east – Lot 1

Looking south – Lot 1

Looking west – Lot 1

Lot 1 – looking southeast along access along creek edge toward Lot 2

Looking north – Lot 2

Looking east – Lot 2

Looking south – Lot 2

Looking west – Lot 2

Looking northeast from edge of Dennys Road to building area on Lot 2

	
Looking south from Lot 2 toward Dennys Road	Dennys Road
	
Dennys Road	Dennys Road
	
Dennys Road	Dennys Road

3.2 BAL Assessment – Subdivision

The Acceptable Solution in Clause 13.6.1, C13.0 Bushfire-Prone Areas Code requires all lots within the proposed subdivision to demonstrate that each lot can achieve a Hazard Management Area between the bushfire vegetation and each building on the lot with distances equal to or greater than those specified in Table 2.6 of AS3959-2018 Construction of Buildings in Bushfire Prone Areas for **BAL 19 (Lot 1) and BAL 19 (Lot 2).**

Lot 1

Vegetation classification AS3959	North ☒ North-East ☐	South ☒ South-West ☐	East ☒ South-East ☐	West ☒ North-West ☐
Group A	☒ Forest	☒ Forest	☒ Forest	☒ Forest
Group B	☐ Woodland	☐ Woodland	☐ Woodland	☐ Woodland
Group C	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land
Group D	☐ Scrub	☐ Scrub	☐ Scrub	☐ Scrub
Group E	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga
Group F	☐ Rainforest	☐ Rainforest	☐ Rainforest	☐ Rainforest
Group G	☒ Grassland	☒ Grassland	☒ Grassland	☒ Grassland
	☐ Managed Land	☐ Managed Land	☐ Managed Land	☐ Managed Land
Effective slope (degrees)	☒ Up/0^0	☒ Up/0^0	☐ Up/0^0	☒ Up/0^0
	☐ >0-5^0	☐ >0-5^0	☐ >0-5^0	☐ >0-5^0
	☐ >5-10^0	☐ >5-10^0	☐ >5-10^0	☐ >5-10^0
	☐ >10-15^0	☐ >10-15^0	☐ >10-15^0	☐ >10-15^0
	☐ >15-20^0	☐ >15-20^0	☒ >15-20^0	☐ >15-20^0
Likely direction of bushfire attack	☐	☐	☐	☒
Prevailing winds	☐	☐	☐	☒
Distance to classified vegetation	0m to grassland, then forest along creek line	0m to grassland, then forest	0m to grassland, then forest	0m to grassland, then forest
REQUIRED Distance to classified vegetation for BAL 19	**23-<32m**	**23-<32m**	**51-<67m**	**23-<32m**

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Lot 2

Vegetation classification AS3959	North ☒ North-East ☐	South ☒ South-West ☐	East ☒ South-East ☐	West ☒ North-West ☐
Group A	☐ Forest	☐ Forest	☐ Forest	☐ Forest
Group B	☐ Woodland	☐ Woodland	☐ Woodland	☐ Woodland
Group C	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land
Group D	☐ Scrub	☐ Scrub	☐ Scrub	☐ Scrub
Group E	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga
Group F	☐ Rainforest	☐ Rainforest	☐ Rainforest	☐ Rainforest
Group G	☒ Grassland	☒ Grassland	☒ Grassland	☒ Grassland
	☐ Managed Land	☐ Managed Land	☐ Managed Land	☐ Managed Land
Effective slope (degrees)	☐ Up/0^0	☒ Up/0^0	☐ Up/0^0	☒ Up/0^0
	☒ >0-5^0	☐ >0-5^0	☐ >0-5^0	☐ >0-5^0
	☐ >5-10^0	☐ >5-10^0	☒ >5-10^0	☐ >5-10^0
	☐ >10-15^0	☐ >10-15^0	☐ >10-15^0	☐ >10-15^0
	☐ >15-20^0	☐ >15-20^0	☐ >15-20^0	☐ >15-20^0
Likely direction of bushfire attack	☐	☐	☐	☒
Prevailing winds	☐	☐	☐	☒
Distance to classified vegetation	0m to grassland	0m to grassland	0m to grassland	0m to grassland
REQUIRED Distance to classified vegetation for BAL 19	**11-<16m**	**10-<14m**	**13-<19m**	**10-<14m**

3.3 Outbuildings

Not applicable.

3.4 Road Access

Roads are to be constructed to provide vehicle access to the site to assist firefighting and emergency personnel to defend the building or evacuate occupants; and provide access at all times to the water supply for firefighting purposes on the building site.

Private access roads are to be maintained from the entrance to the property cross over with the public road through to the buildings on the site.

Lot 1 - (existing/new)	Private access driveways are to be constructed / maintained from the entrance of the property cross over at the public road **(Whites Road)** through to any future habitable building and on-site dedicated firefighting water supply. Private access roads are to be maintained to a standard not less than specified in **Table C13.2D.**
Lot 2 - (existing/new)	Private access driveways are to be constructed / maintained from the entrance of the property cross over at the public road **(Dennys Road)** through to any future habitable building and on-site dedicated firefighting water supply. Private access roads are to be maintained to a standard not less than specified in **Table C13.2B (Table C13.2C, if greater than 200m).**

Table C13.2B: Standards for Property Access

The following design and construction requirements apply to property access length is 30 metres or greater or access for a fire appliance to a fire fighting point:

(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;
(f) Cross falls of less than 3 degrees (1:20 or 5%);
(g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
(h) Curves with a minimum inner radius of 10 metres;
(i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
(j) Terminate with a turning area for fire appliances provided by one of the following:

i) A turning circle with a minimum outer radius of 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.

Table C13.2C: Standards for Property Access

The following design and construction requirements apply to property access length is 200 metres or greater or access for a fire appliance to a fire fighting point:

(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;
(f) Cross falls of less than 3 degrees (1:20 or 5%);
(g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
(h) Curves with a minimum inner radius of 10 metres;
(i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
(j) Terminate with a turning area for fire appliances provided by one of the following:
    i) A turning circle with a minimum outer radius of 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.
(k) Passing bays of 2m additional carriageway width and 20m length provided every 200m.

Table C13.2D: Standards for Property Access

The following design and construction requirements apply to property access length is greater than 30m, and access is provided to 3 or more properties:

(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;
(f) Cross falls of less than 3 degrees (1:20 or 5%);
(g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
(h) Curves with a minimum inner radius of 10 metres;
(i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
(j) Terminate with a turning area for fire appliances provided by one of the following:
    i) A turning circle with a minimum outer radius of 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.
(k) Passing bays of 2m additional carriageway width and 20m length provided every 100m.

3.5 Water Supply

A building that is constructed in a designated bushfire prone area must provide access at all times to a sufficient supply of water for firefighting purposes on the building site.

The exterior elements of a habitable building in a designated Bushfire prone area must be within reach of a 120m long hose (reticulated) or 90m long hose (static) (lay) connected to –

(i) A fire hydrant system designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA Edition 2.0; or

(ii) A stored water supply in a water tank, swimming pool, dam or lake available for fire fighting at all times which has the capacity of at least 10,000L for each separate building area to be protected.

Lot 1 and Lot 2 – Static Water Supply (new)	On-site water supply is required for <u>any new habitable building.</u> A water tank of at least 10,000 litres per building area to be protected and above ground pipes and fittings used for a stored water supply must be of non-rusting, non-combustible, non-heat-deforming materials and must be situated more than 6m from a building area to be protected.

Table C13.5: Static Water Supply for Fire Fighting

Column 1		**Column 2**
Element		**Requirement**
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
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 (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018 the tank may be constructed of any

		material provided that the lowest 400mm of the tank exterior is protected by: (i) Metal; (ii) Non-combustible material; or (iii) Fibre-cement a minimum 6mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a fire fighting water point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) If a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450-600mm above ground level; and (iv) Protected from possible damage, including damage from vehicles.
D.	Signage for static water connections	The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with: (a) water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or (b) *Water Supply Signage Guideline*, version 1.0, Tasmanian Fire Service, February 2017.
E.	Hardstand	A hardstand area for fire appliances must be provided: (1) No more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (2) No closer than 6m from the building area to be protected; (3) a minimum width of 3m constructed to the same standard as the carriageway; and (4) Connected to the property access by a carriageway

equivalent to the standard of the property access.

4.0 Bushfire-Prone Areas Code Assessment Criteria

Assessment has been completed below to demonstrate the BAL and BHMP have been developed in compliance with the Acceptable Solutions and/or the Performance Criteria as specified in the Bushfire-Prone Areas Code.

C13.4 – Exemptions – Not applicable.

C13.6 Development Standards for Subdivision

C13.6.1 Provision of hazard management areas		
		Comments
☒ **A1**	(a) & (b)	Specified distances for Hazard Management Areas for BAL 19 (Lot 1), and BAL 19 (Lot 2) as specified on the plan are in accordance with AS3959. The proposal complies.
☐ **P1**		
C13.6.2 Public and fire fighting access		
		Comments
☐ **A1**	(a)	Not applicable.
☒ **A1**	(b)	The private driveway to Lot 1 will be constructed/maintained in accordance with Table C13.2D at the time of future habitable building. The private driveway to Lot 2 will be constructed/maintained in accordance with Table C13.2B/C13.2C at the time of future habitable building. Access is required to on-site dedicated firefighting water supply.
☐ **P1**		
☒ **A2**		Not applicable.
☐ **P2**	No PC	
C13.6.3 Provision of water supply for fire fighting purposes		
		Comments
☐ **A1**	(a) (b)	Not applicable Not applicable.
☐ **P1**	No PC	
☒ **A2**	(a) (b)	Not applicable. Any new habitable building on Lot 1 and Lot 2, at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.
☐ **A2**	(c)	Not applicable.
☐ **P2**	No PC	

5.0 Layout Options

Not relevant to this proposal.

6.0 Other Planning Provisions

Not relevant to this proposal.

7.0 Conclusions and Recommendations

Mitigation from bushfire is dependent on the careful management of the site by maintaining reduced fuel loads within the hazard management areas and within the site generally and to provide sources of water supply dedicated for firefighting purposes and the construction and maintenance of a safe egress route.

The site has been assessed as demonstrating a building area that have the dimensions equal to or greater than the separation distance required for BAL 19 (Lot 1) and BAL 19 (Lot 2) in Table 2.6 of AS 3959 – 2018 Construction of Buildings in Bushfire Prone Areas.

Access

The private driveway to Lot 1 will be constructed in accordance with Table C13.2D at the time of any future habitable building.

The private driveway to Lot 2 will be constructed in accordance with Table C13.2B/ C13.2C (dependent on length) at the time of any future habitable building.

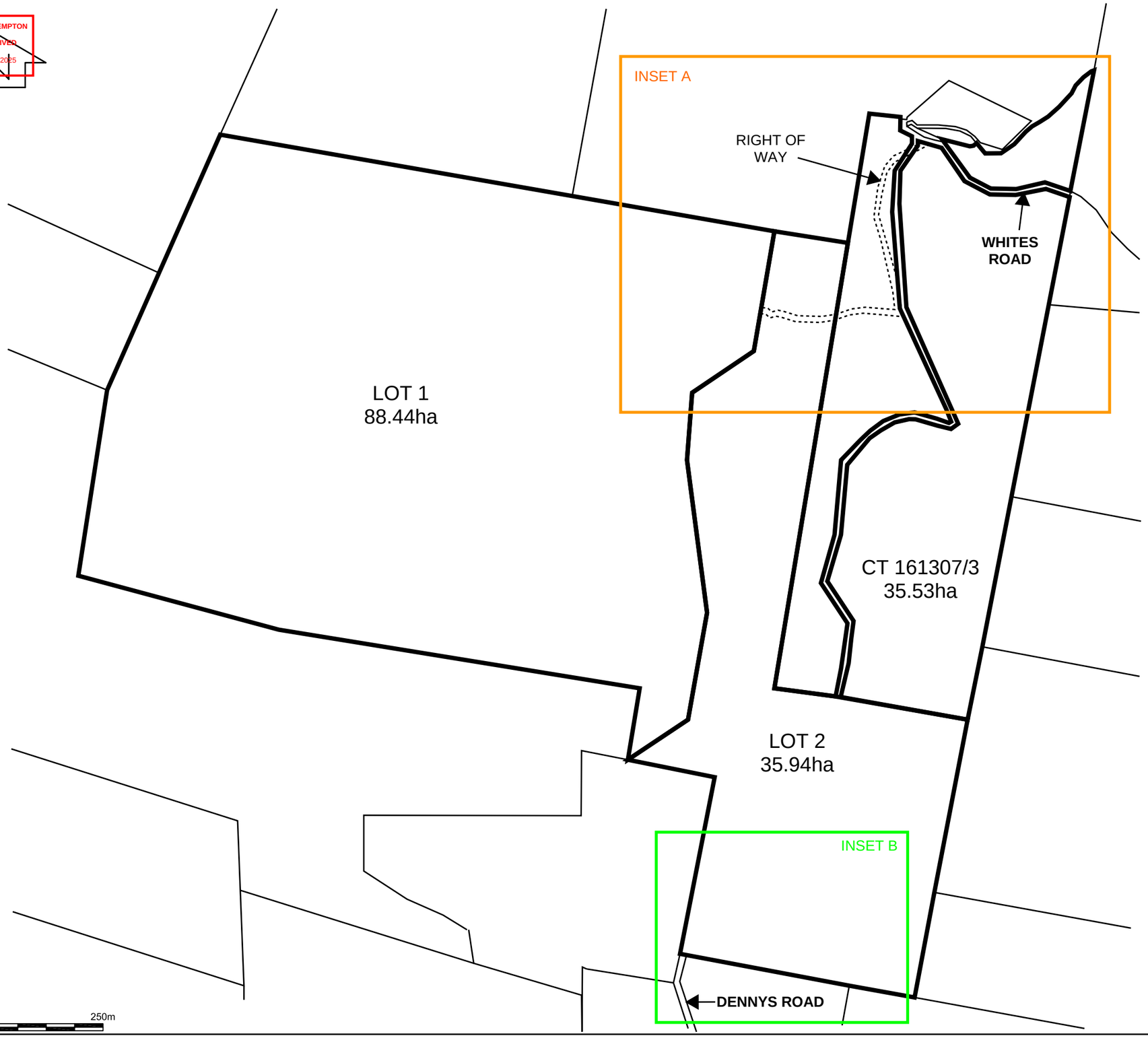
Water Supplies

Any new habitable building on Lot 1 and Lot 2 at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.

Fuel Managed Areas

Hazard Management Areas as detailed within the plan shall be constructed and maintained as detailed in Schedule 2. For Lot 1 and Lot 2, Hazard Management Area to be established and maintained prior to the construction of any habitable building on the lot and managed into perpetuity.

Schedule 2 – Bushfire Hazard Management Plan



LEGEND

- INDICATIVE 25m X 25m BUILDING AREA
- HAZARD MANAGEMENT AREA
- PROPOSED 10,000L METAL FIRE FIGHTING WATER TANK (SUGGESTED LOCATION)

NOTES

- PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2B/C(LOT 2) / C13.2D(LOT 1) - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT

- FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.5 - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT

- HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT

- THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT
REF: RGA-B2990, R.GREEN, 24 OCTOBER 2025

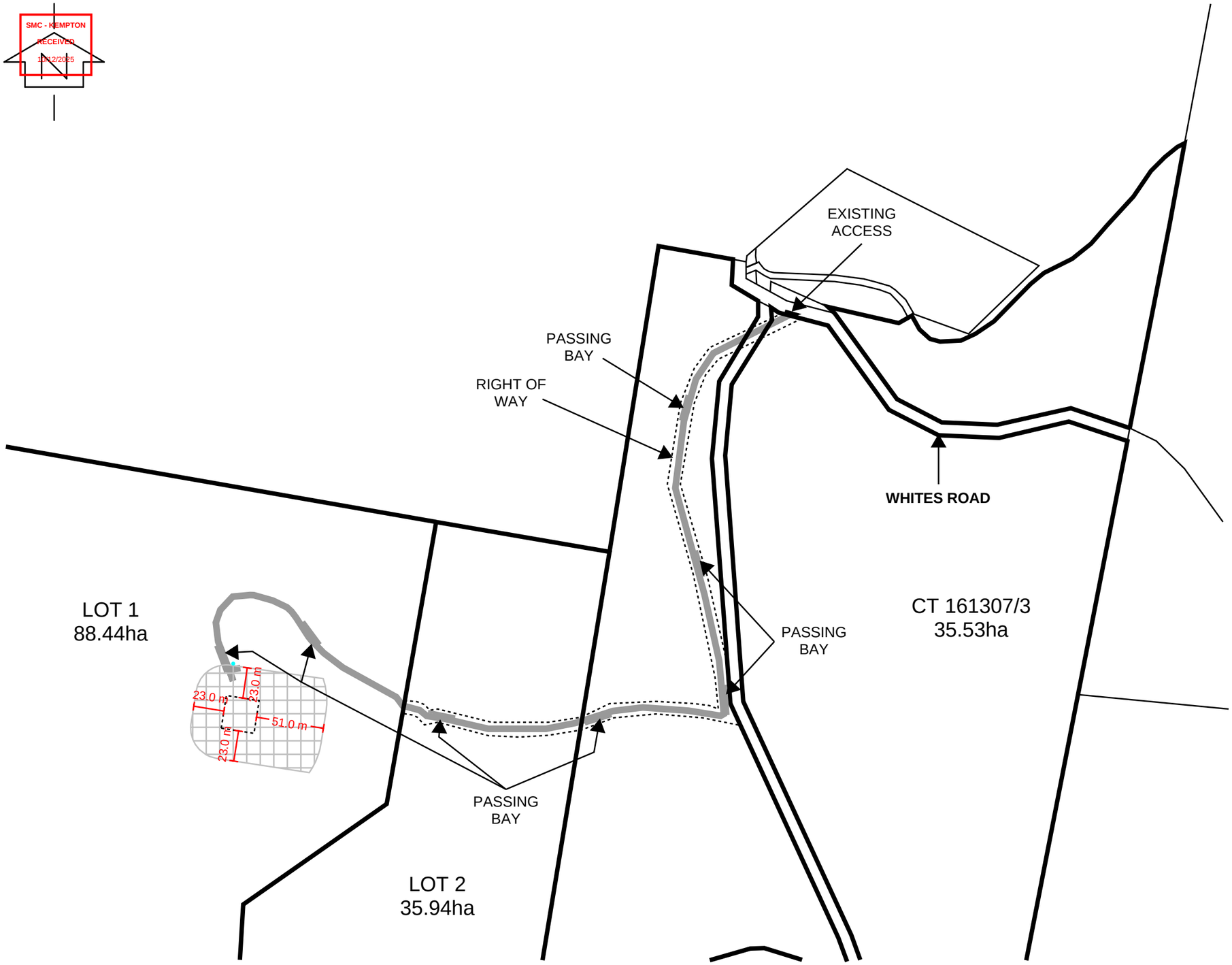
- THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - SOUTHERN MIDLANDS (EFFECTIVE 15 JUNE 2022)

BUSHFIRE HAZARD MANAGEMENT PLAN
BUSHFIRE ATTACK LEVEL (BAL) - BAL 19
PROPOSED SUBDIVISION (2 LOTS TO 2 LOTS)

LOT 1 SCOTTS ROAD, COLEBROOK
VOLUME 13689 FOLIO 3 & VOLUME 205119 FOLIO 1
(ACCESS OVER VOLUME 161307 FOLIO 3)
PROPERTY ID 9656059

DATE: 24 OCTOBER 2025
VERSION: 1
DRAWN: REBECCA GREEN
PHONE: 0409 284 422
EMAIL: ADMIN@RGASSOCIATES.COM.AU
BFP - 116, SCOPE - 1, 2, 3A, 3B, 3C

Rebecca Green & Associates



LEGEND

INDICATIVE 25m X 25m BUILDING AREA

HAZARD MANAGEMENT AREA

PROPOSED 10,000L METAL FIRE FIGHTING WATER TANK (SUGGESTED LOCATION)

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0 20 100m

BUSHFIRE HAZARD MANAGEMENT PLAN
BUSHFIRE ATTACK LEVEL (BAL) - BAL 19
PROPOSED SUBDIVISION (2 LOTS TO 2 LOTS)
INSET A

LOT 1 SCOTTS ROAD, COLEBROOK
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(ACCESS OVER VOLUME 161307 FOLIO 3)
PROPERTY ID 9656059

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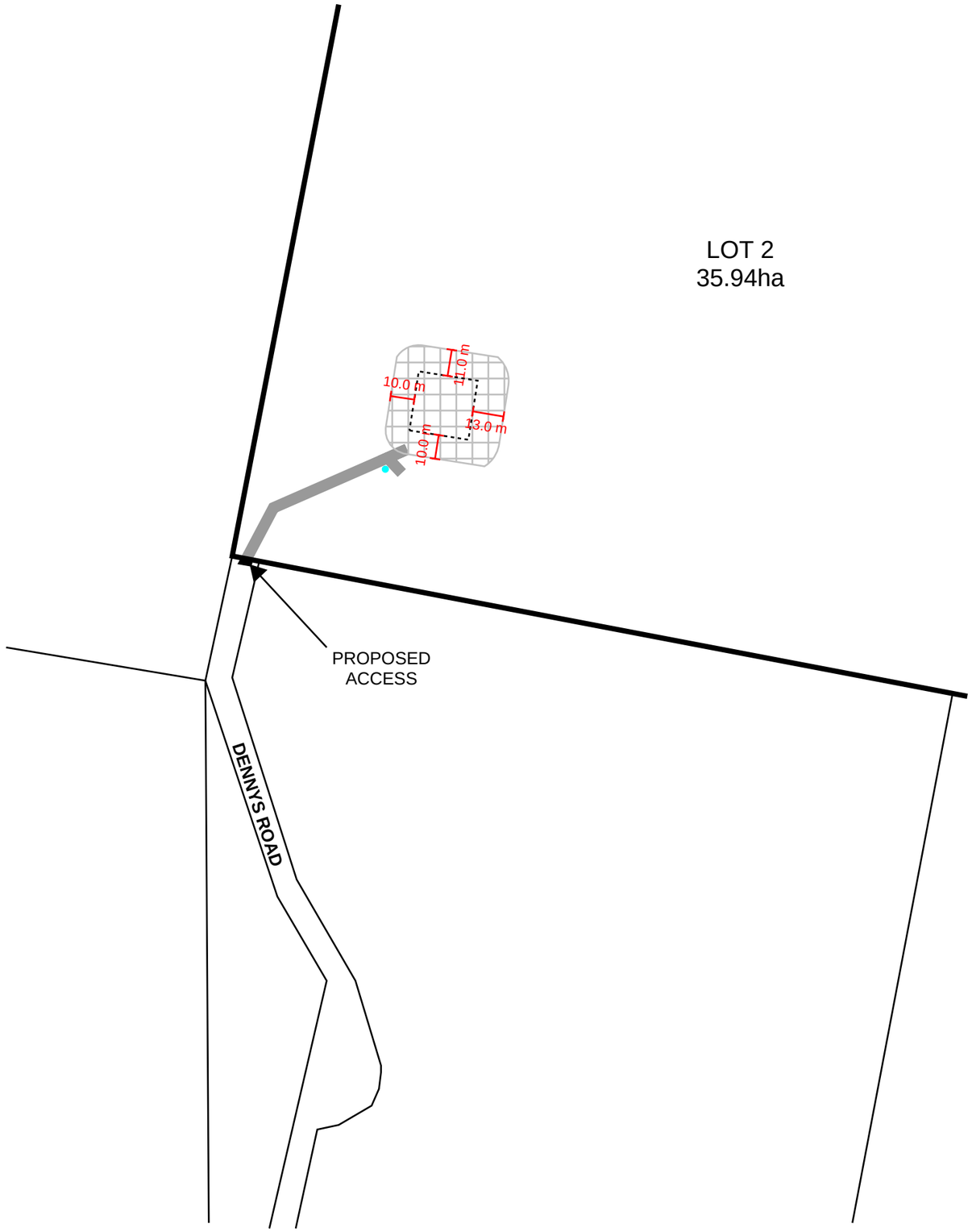

LEGEND

INDICATIVE 25m X 25m BUILDING AREA

HAZARD MANAGEMENT AREA

PROPOSED 10,000L METAL FIRE FIGHTING WATER TANK (SUGGESTED LOCATION)

NOTES

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BUSHFIRE HAZARD MANAGEMENT PLAN
BUSHFIRE ATTACK LEVEL (BAL) - BAL 19
PROPOSED SUBDIVISION (2 LOTS TO 2 LOTS)
INSET B

LOT 1 SCOTTS ROAD, COLEBROOK
VOLUME 13689 FOLIO 3 & VOLUME 205119 FOLIO 1
(ACCESS OVER VOLUME 161307 FOLIO 3)
PROPERTY ID 9656059

DATE: 24 OCTOBER 2025
VERSION: 1
DRAWN: REBECCA GREEN
PHONE: 0409 284 422
EMAIL: ADMIN@RGASSOCIATES.COM.AU
BFP - 116, SCOPE - 1, 2, 3A, 3B, 3C

Rebecca Green & Associates

Rebecca Green & Associates

Form 55

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: James Munnings *Owner /Agent*

james@protechtas.com.au *Address*

Suburb/postcode

Qualified person details:

Qualified person: Rebecca Green

Address: PO Box 2108 Phone No: 0409 284 422

Launceston 7250 Fax No:

Licence No: BFP-116 Email address: admin@rgassociates.com.au

Qualifications and Insurance details: Accredited to report on bushfire hazards under Part IVA of the *Fire Services Act 1979*

(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: Lot 1 Scotts Road Lot No: 3 & 1

COLEBROOK 7027 Certificate of title No: 13689 & 205119

The assessable item related to this certificate: Proposed Subdivision (2 Lots to 2 Lots) (Access over F.R. 161307/3)

(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: ✓

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan (Rebecca Green & Associates, 24 October 2025, Version 1, Job No. RGA-B2990)
Relevant	N/A
References:	*Tasmanian Planning Scheme – Southern Midlands, Bushfire-Prone Areas Code* *Australian Standard 3959-2018*

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

1. Assessment of the site Bushfire Attack Level (to Australian Standard 3959-2018)

2. Bushfire Hazard Management Plan showing BAL-19 (Lot 1 and Lot 2) solutions.

Scope and/or Limitations

Scope

This report and certification was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with *Tasmanian Planning Scheme – Southern Midlands, Bushfire-Prone Areas Code C13.0*, the *Building Act 2016* & *Regulations 2016*, *National Construction Code* and *Australian Standard 3959-2018, Construction of buildings in bushfire-prone areas*.

Limitations

The assessment 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 certificate.
2. The report only identifies the size, volume and status of vegetation at the time the inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.
4. No assurance is given or inferred for the health, safety or amenity of the general public, individuals or occupants in the event of a Bushfire.
5. No warranty is offered or inferred for any buildings constructed on the property in the event of a Bushfire.

No action or reliance is to be placed on this certificate or report; other than for which it was commissioned.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		RG-221/2025	24 October 2025

Rebecca Green & Associates

Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] 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:	Lot 1 Scotts Road, Colebrook TAS 7027
Certificate of Title / PID:	**F.R. 13689/3, PID9656059** **F.R. 205119/1, PID9656059** **(Access over F.R. 161307/3, PID 9656059)**

2. Proposed Use or Development

Description of proposed Use and Development:	Proposed Subdivision (2 Lots to 2 Lots)
Applicable Planning Scheme:	Tasmanian Planning Scheme – Southern Midlands

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Proposed Subdivision Ref: MUNNJ01 15572-01	Brooks, Lark and Carrick Surveyors	6/01/25	-
Bushfire Hazard Assessment Report	Rebecca Green	24 October 2025	1
Bushfire Hazard Management Plan	Rebecca Green	24 October 2025	1

[1] This document is the approved form of certification for this purpose and must not be altered from its original form.

4. Nature of Certificate

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

☐	**E1.4 / C13.4 – Use or development exempt from this Code**	
	Compliance test	**Compliance Requirement**
☐	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

☐	**E1.5.1 / C13.5.1 – Vulnerable Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.1 P1 / C13.5.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
☐	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

☐	**E1.5.2 / C13.5.2 – Hazardous Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.2 P1 / C13.5.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
☐	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

☒	**E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.1 P1 / C13.6.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance') *Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by*

		Rebecca Green & Associates, 24 October 2025 demonstrating BAL 19 for Lot 1 and Lot 2.
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

☒	**E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.2 P1 / C13.6.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables *Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management 24 October 2025 – Lot 1 and Lot 2.*

☒	**E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table *Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 24 October 2025 – Lot 1 and Lot 2.*
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	Rebecca Green	**Phone No:**	0409 284 422
Postal Address:	PO Box 2108 Launceston, Tas 7250	**Email Address:**	admin@rgassociates.com.au
Accreditation No:	BFP – 116	**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: Rebecca Green **Date:** 24 October 2025

Certificate Number: RGA-067/2025

(for Practitioner Use only)

Rebecca Green & Associates

Attachment 2 – AS3959-2018 Construction Requirements

Rebecca Green & Associates

BAL Assessments

Revised for 2018 edition

	BAL—LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL –FZ (FLAMEZONE)
SUBFLOOR SUPPORTS	No special construction requirements	No special construction requirements	Enclosure by external wall or by steel, bronze or aluminium mesh	Enclosure by external wall or by steel, bronze of aluminium mesh. Non-combustible or naturally fire resistant timber supports where the subfloor is unenclosed	If enclosed by external wall refer below "External Walls" section in table or non-combustible sub-floor supports, or tested for bushfire resistance to AS1530.8.1	Enclosure by external wall or non-combustible with an FRL of 30/-/- or to be tested for bushfire resistance to AS1530.8.2
FLOORS	No special construction requirements	No special construction requirements	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground or enclosure by external wall or protection of underside with a non-combustible material such as fibre cement sheet or be non-combustible or to be tested for bushfire resistance to AS1530.8.1	Concrete slab on ground or enclosure by external wall or an FRL of 30/30/30 or protection of under-side 30 minute incipient spread of fire system or to be tested for bushfire resistance to AS1530.8.2
EXTERNAL WALLS	No special construction requirements	As for BAL-19	Parts less than 400mm above ground or decks etc to be of non-combustible material, 6mm fibre cement clad or bushfire resistant/ naturally fire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed, or steel framed walls sarked on the outside and clad with 6mm fibre cement sheeting or steel sheeting or bushfire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed, or steel framed walls sarked on the outside and clad with 9mm fibre cement sheeting or steel or to be tested for bushfire resistance to AS1530.8.1	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) with a minimum thickness of 90mm or a FRL of -/30/30 when tested from outside or to be tested for bushfire resistance to AS1530.8.2
EXTERNAL WINDOWS	No special construction requirements	4mm grade A Safety Glass of glass blocks within 400m of ground, deck etc with Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber	5mm toughened glass or glass bricks within 400mm of the ground, deck etc with openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber. Above 400mm annealed glass can be used with all glass screened	5mm toughened glass with openable portion screened and frame of metal or metal reinforced PVC-U, or bushfire resistant timber and portion within 400mm of ground, deck, screen etc screened	6mm toughened glass. Fixed and openable portion screened with steel or bronze mesh	Protected by bushfire shutter or FRL of -/30/- and openable portion screened with steel or bronze mesh or be tested for bushfire resistance to AS1530.8.2
EXTERNAL DOORS	No special construction requirements	As for BAL-19 except that door framing can be naturally fire resistant (high density) timber	Screened with steel, bronze or aluminium mesh or glazed with 5mm toughened glass, non-combustible or 35mm solid timber for 400mm above threshold, metal or bushfire resistant timber framed for 400mm above ground, decking etc. tight-fitting with weather strips at base	Screened with steel, bronze or aluminium mesh or non-combustible, or 35mm solid timber for 400mm above threshold. Metal or bushfire resistant timber framed tight-fitting with weather strips at base	Non-combustible or 35mm solid timber, screened with steel or bronze mesh, metal framed, tight-fitting with weather strips at base	Protected by bushfire shutter or tight-fitting with weather strips at base and a FRL of -/30/-
ROOFS	No special construction requirements	As for BAL-19 (including roof to be fully sarked)	Non-combustible covering, roof/wall junctions sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked.	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked and no roof mounted evaporative coolers	Roof with FRL of 30/30/30 or tested for bushfire resistance to AS1530.8.2. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. No roof mounted evaporative coolers
VERANDAS DECKS ETC.	No special construction requirements	As for BAL-19	Enclosed sub floor space—no special requirements for materials except within 400mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300mm horizontally and 400mm vertically from a glazed element	Enclosed sub floor space or non-combustible or bushfire resistant timber supports. Decking to be non-combustible or bushfire resistant timbers	Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible	Enclosed sub floor space or non-combustible supports. Decking to have no gaps and be non-combustible

Please note: The information in the table is a summary of the construction requirements in the AS3959-2018 standard and is not intended as a design or construction guide. You should consult the standard for the full technical details.

Rebecca Green & Associates

Attachment 3 – Proposal Plan

Brooks, Lark and Carrick Surveyors

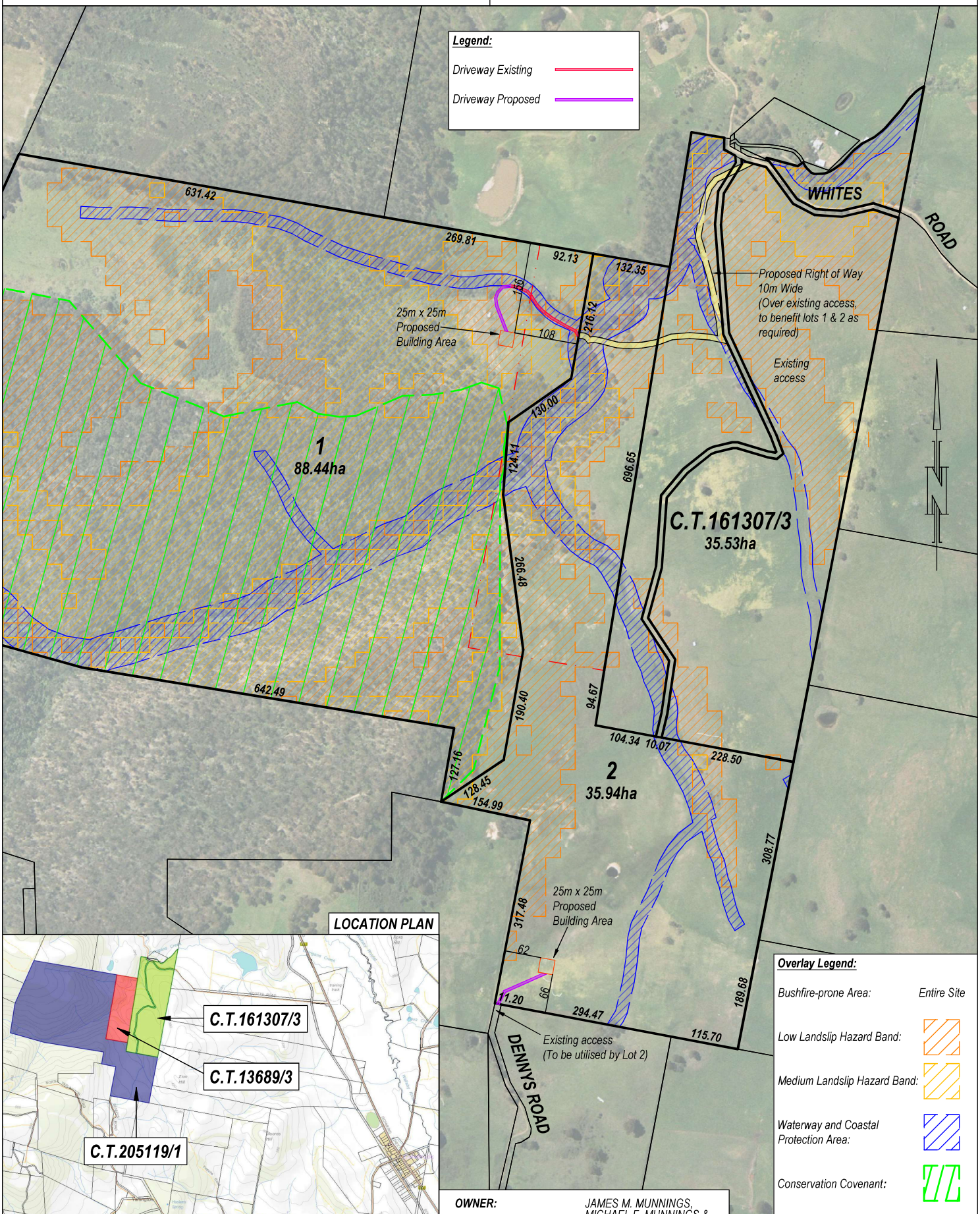
GMC - KEMPTON
RECEIVED
10/12/2025

Brooks, Lark and Carrick SURVEYORS

UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@blcsurveyors.com.au
WEB: www.rbsurveyors.com

This plan has been prepared only for the purpose of obtaining preliminary subdivsional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.



LOCATION PLAN

Overlay Legend:

Bushfire-prone Area:	Entire Site
Low Landslip Hazard Band:	
Medium Landslip Hazard Band:	
Waterway and Coastal Protection Area:	
Conservation Covenant:	

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

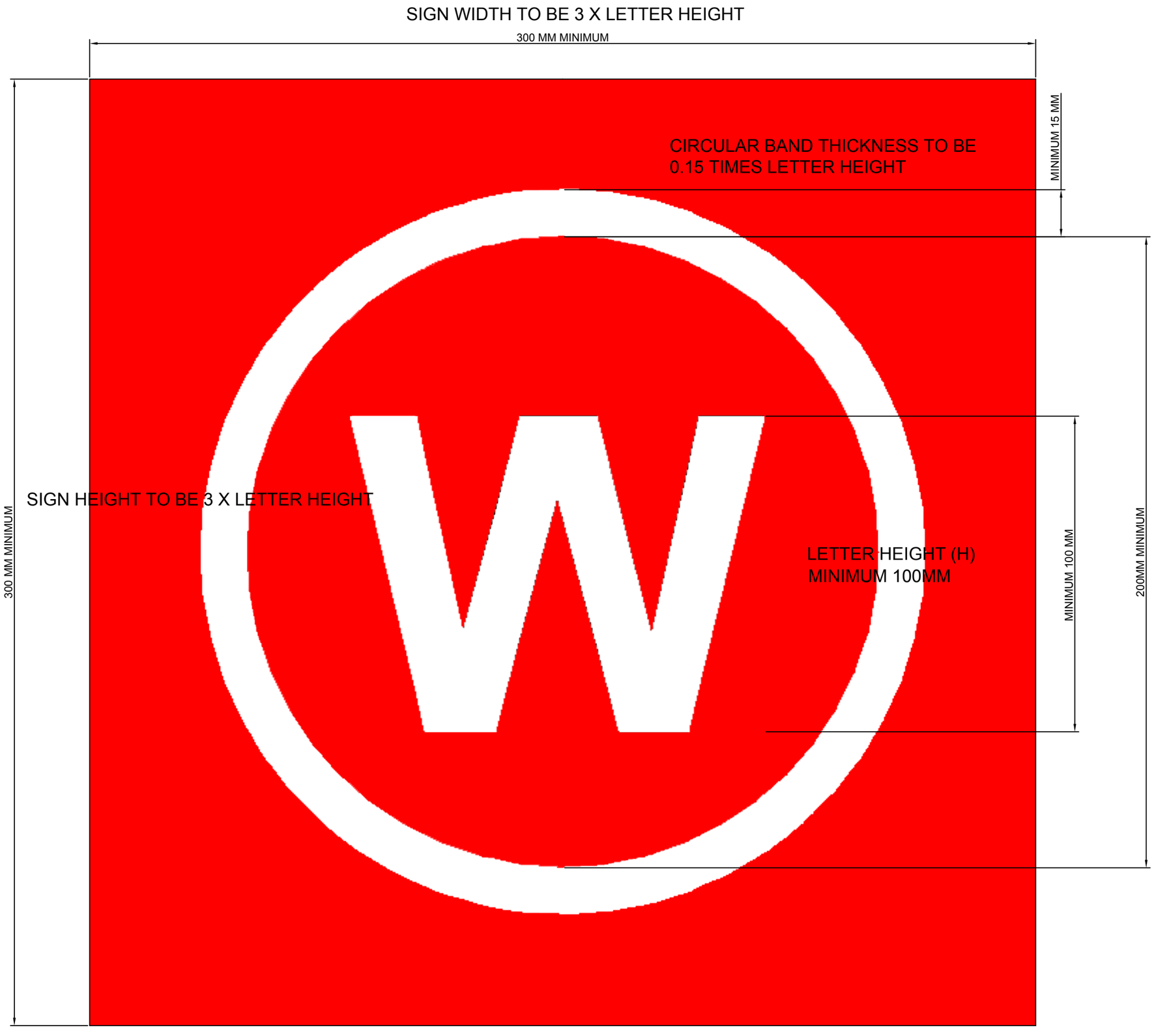
OWNER:	JAMES M. MUNNINGS, MICHAEL F. MUNNINGS & MARY-ANNE T. MUNNINGS
TITLE REFERENCE:	C.T.161307/3, 13689/3 & 205119/1
LOCATION:	LOT 1 SCOTTS ROAD, **COLEBROOK**

Proposed Subdivision

Date: 6/01/2025	**Reference:** MUNNJ01 15572-01
Scale: 1:6000 (A3)	**Municipality:** SOUTHERN MIDLANDS

Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline

10,000 LITRE DOMESTIC FIREFIGHTING STATIC WATER INDICATOR SIGN



LETTERING TO BE UPPERCASE AND NOT LESS THAN 100MM IN HEIGHT

INSIDE DIAMETER OF CIRCULAR BAND TO BE 2 TIMES LETTER HEIGHT

SIGN SIZE DIMENSIONS
3 X LETTER HEIGHT HIGH AND 3 X LETTER HEIGHT WIDE.

THICKNESS OF CIRCULAR BAND TO BE 0.15 TIMES LETTER HEIGHT

TEXT STYLE TO BE IN ACCORDANCE WTH AS1744.2015, SERIES F

SIGN TO BE IN FADE RESISTING MATERIAL WITH WHITE REFLECTIVE LETTERING AND CIRCLE ON A RED BACKGROUND

RED TO BE R-13 SIGNAL RED
COLOUR CODE 1795U

WHITE SUBSTRATE COLOUR TO BE PMS 186C

SIGN TO BE CONSTRUCTED FROM UV STABILIZED, NON FLAMMABLE AND NON HEAT DEFORMING MATERIAL

SIGN TO BE PERMANENTLY FIXED

Tasmania Fire Service

References

(a) Tasmanian Planning Commission 2021, *Tasmanian Planning Scheme – Southern Midlands (Effective 15 June 2022), C13.0 Bushfire-Prone Areas Code*, Tasmania.

(b) Australian Standards, AS 3959-2018, *Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney NSW.

(c) Resource Management & Conservation Division of the Department Primary Industry & Water September 2006, TASVEG, *Tasmanian Vegetation Map*, Tasmania.

(d) Tasmanian Government, Land Information System Tasmania, www.thelist.tas.gov.au

Prepared for

Munnings Ag Trust

Scotts Road
Colebrook

FLOOD HAZARD REPORT

FE_26070

23 February 2026

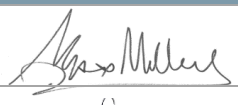
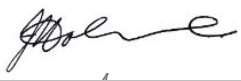
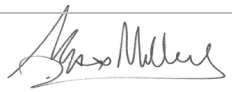
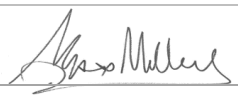
flüssig Engineers

L4/ 116 BATHURST ST
HOBART TASMANIA 7000
ABN: 16 639 276 181

Document Information

Title	*Client*	*Document Number*	*Project Manager*
Scotts Road, Colebrook, Flood Hazard Report	**Munnings Ag Trust**	FE_26070	Max W. Möller *Principal Hydraulic Engineer* *BEng, FIEAust, EngExec, CPEng, NER, APEC Engineer, IntPE(Aus.)* ***Managing Director / Principal Hydraulic Engineer***

Document Initial Revision

REVISION 00	Staff Name	Signature	Date
Prepared by	Max W. Moller ***Principal Hydraulic Engineer***		11/02/2026
Prepared by	Ash Perera ***Senior Hydraulic Engineer***		11/02/2026
Prepared by	Christine Keane ***Senior Water Resources Analyst***		11/02/2026
GIS Mapping	Fraser Cumming ***GIS Specialist***		18/02/2026
Reviewed by	John Holmes ***Senior Engineer***		20/02/2026
Reviewed by	Max W. Möller ***Principal Hydraulic Engineer***		23/02/2026
Authorised by	Max W. Moller ***Principal Hydraulic Engineer***		23/02/2026

Document Revision History

Rev No.	Description	Prepared by	Authorised by	Date

Contents

List of Tables

List of Figures

1. Introduction

Flüssig Engineers has been engaged by **Munnings Ag Trust** to undertake a site-specific Flood Hazard Report for the development at Scotts Road, Colebrook in the **Southern Midlands Council** municipality. The purpose of this report is to determine the flood characteristics on the existing and post-development hazard scenarios for the 1% AEP plus climate change, for the purpose of subdivision.

1.1 Development

The proposed development involves the reorganisation of the boundaries within Lot 1 Scotts Road, and the proposal for two new building envelopes of approximately 700 m^2 each. The proposed subdivision is a boundary realignment of 2 individual lots. Lot 1 (title reference 205119/1) is proposed to reduce in size to 88.44 ha with access through a proposed right of way. Lot 2 (title reference 13689/3) has an increased lot area of 35.94 ha with a new proposed access from Dennys Road to the south. Lot 3 is an existing lot (title reference 161307/3) of 35.5 ha with access from Scotts Road that is affected by the newly proposed realigned right-of-way to access lots 2 and 3.

This development triggers the flood prone hazard code as the development falls within Southern Midlands Council, flood prone area.

1.2 Objectives and Scope

This report is to assess the proposed development at Scotts Road, Colebrook under C12.0 Flood Prone Areas Hazard Code of the Tasmanian Planning Scheme - Southern Midlands. The objectives of this study are:

- Provide an assessment of the site's flood characteristics under the combined 1% AEP plus climate change (CC) scenario.
- Provide comparison of flooding for post-development against acceptable solution and performance criteria.
- Provide flood mitigation recommendations for a potential future development, where appropriate.

1.3 Limitations

This study is limited to the objectives of the engagement by the clients, the availability and reliability of data, and including the following:

- The flood model is limited to a 1% AEP + CC worst case temporal design storm.
- All parameters have been derived from best practice manuals and available relevant studies (if applicable) in the area.
- All provided data by the client or government bodies for the purpose of this study is deemed fit for purpose and has not been checked for accuracy.
- The study is to determine the effects of the new development on flooding behaviour and should not be used as a full flood study outside the specified area without further assessment.

1.4 Relevant Planning Scheme Requirements

Table 1. TPS Planning Scheme Requirements

Planning Scheme Code	Objective
C12.7.1 Subdivision within a flood-prone hazard area	That subdivision within a flood-prone hazard area does not create an opportunity for use or development that cannot achieve a tolerable risk from flood.

2. Model Build

2.1 Overview of Catchment

The contributing catchment for Scotts Road, Colebrook is approximately 515 ha originating west of the development site with an average slope of 14.6 %. The land use of the catchment is Agriculture, Environmental Management, and Rural with the specific site being listed as Agriculture.

Figure 1 below outlines the approximate contributing catchment for the site at Scotts Road, Colebrook.

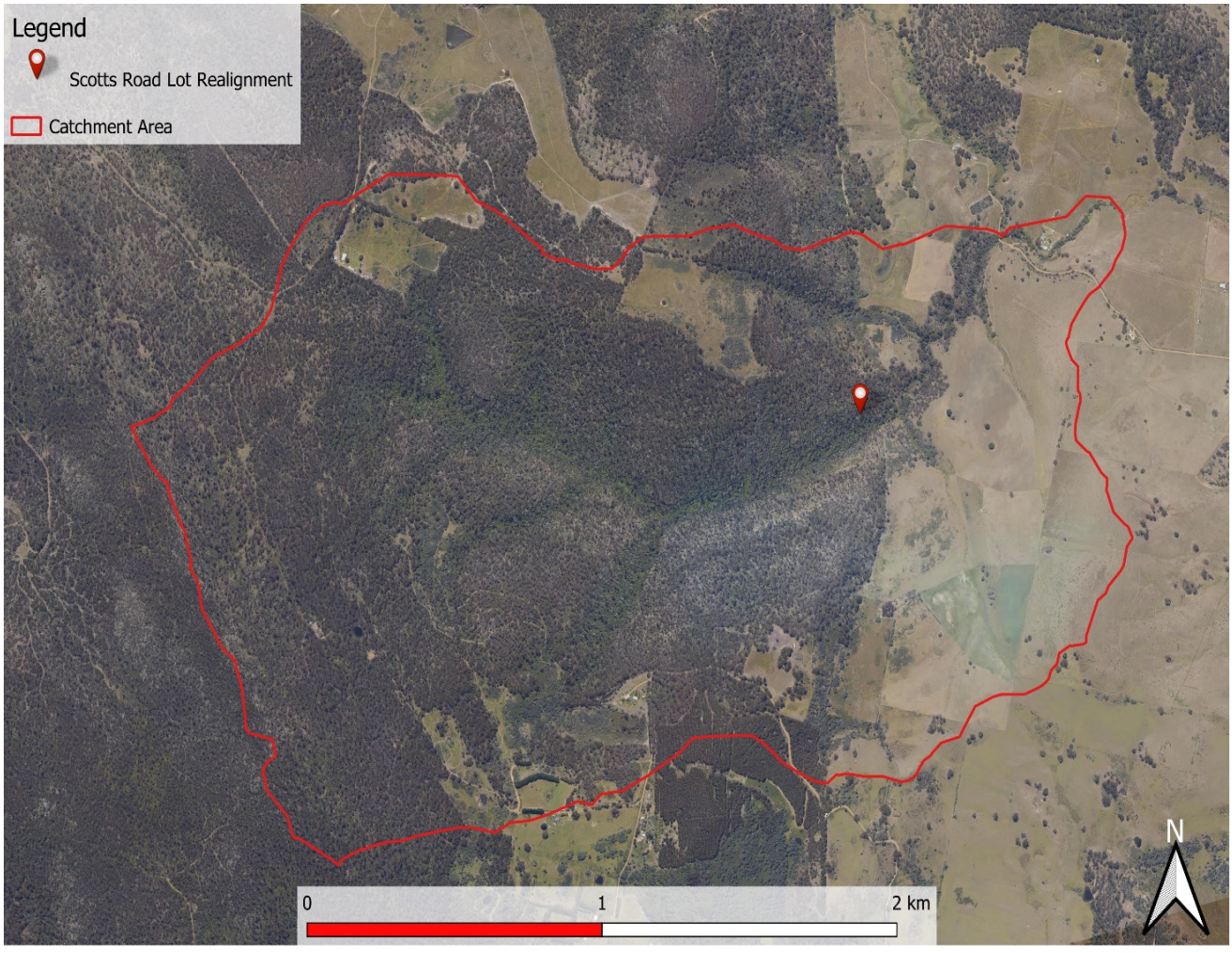


Figure 1. Contributing Catchment, Scotts Road, Colebrook

2.2 Hydrology

The following Table 2 states the adopted hydrological parameters for the RAFTS catchment, as per best practice guidelines.

Table 2. Parameters for RAFTS catchment

Catchment Area (ha)	Initial Loss Perv/imp (mm)	Continuing Loss Perv/imp (mm/hr)	Manning's N pervious	Manning's N impervious	Non-linearity factor
515	26/1	4.5/0.0	0.045	0.02	-0.285

2.2.1 Design Rainfall Events

Figure 2 shows the box and whisker output of the model run. The model shows that the 1% AEP 30-minute storm temporal pattern 2 was the worst-case median storm. Therefore, this storm event was used within the hydraulic model. This particular storm event was selected as the worst-case scenario for further integration into the hydraulic model. The utilisation of this specific storm pattern ensures a comprehensive assessment of the system's response under conditions representing a high level of hydrological stress, thereby enhancing the model's ability to simulate and address extreme weather scenarios.

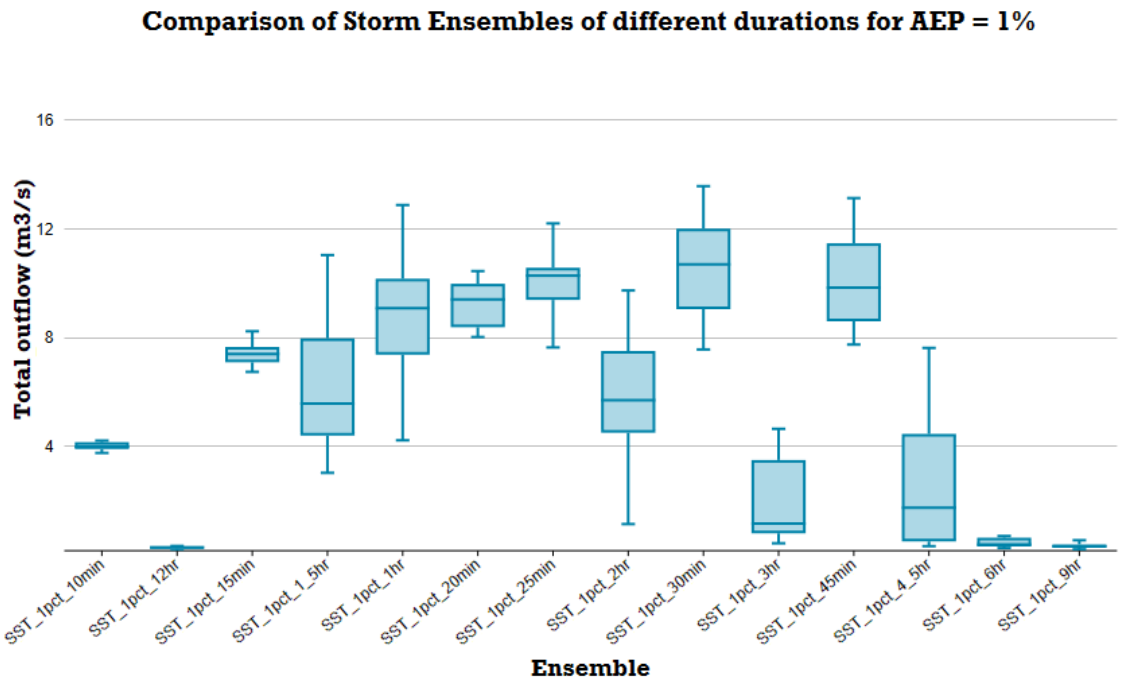


Figure 2. 1% AEP Flood Event Model, Box and Whisker Plot

2.2.2 Climate Change

The ARR 2019 Guide for Flood Estimation, Version 4.2, is regarded as the industry standard for assessing projected increases in rainfall under climate change conditions for the year 2100 scenario.

According to the guide, a multiplication factor of 1.86 is adopted for rainfall durations of less than 1 hour under the SSP5-8.5 at 2100 scenario for the localised catchment. This factor accounts for the anticipated intensification of extreme rainfall events due to climate change impacts and is generally adopted by councils which is shown below in Table 3.

Table 3. Climate Change Increases

Parameter	Localised Catchment SSP5-8.5 @ 2100
<1 - hour Rainfall Intensity	86% Increase

2.3 Hydraulics

A 1D-2D hydraulic model was created to determine the flood level through the target area.

2.3.1 Calibration/Validation

This catchment has no stream gauge to calibrate the model against a real-world storm event. Similarly, there is little historical information available, and no past flood analysis undertaken to validate against the flows obtained in the model.

2.3.2 Survey

The 2D surface model was taken from LiDAR 2019 to create a 1m cell size DEM. For the purposes of this report, 1m cells are enough to capture accurate flow paths. The DEM with hill shading can be seen below in Figure 3.

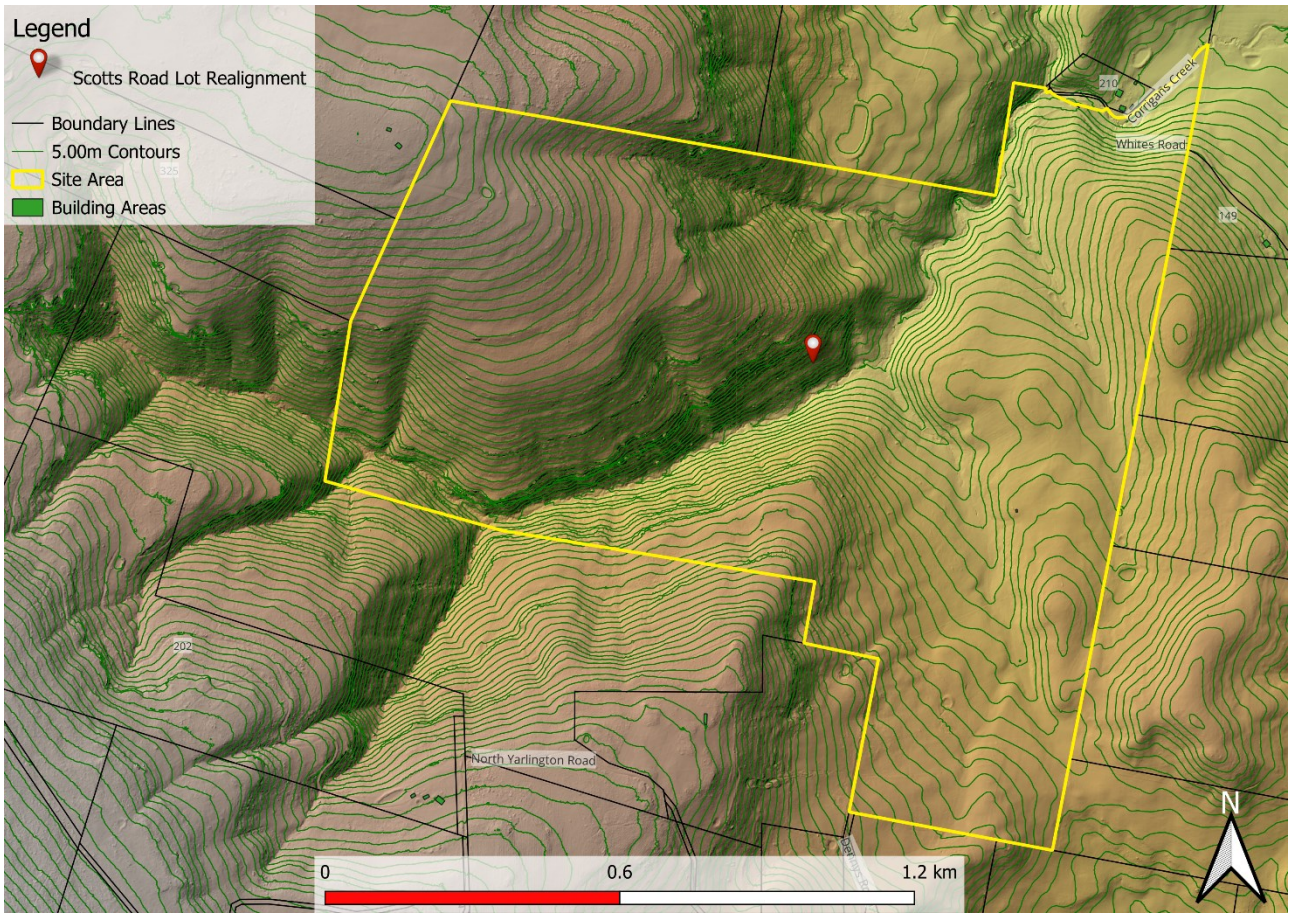


Figure 3. 1m DEM (Hill shade) of Lot Area, Scotts Road Colebrook

2.3.3 Roads

Roads often form the basis for overland flow in high frequency events; however, the kerb and channel are not always picked up by the DEM surface. To correct for the drainage lines, mesh polygons were used to delineate road corridors with the roads incorporating a z-line along the gutter to ensure the kerb invert is represented in the mesh.

2.3.4 Buildings

Specifically, residential houses and commercial buildings were integrated into the DEM by elevating the corresponding grid cells representing these structures by a standardised height of 0.3 meters above the natural ground surface. Subsequently, the re-sampled grids were utilised to establish the Infoworks

ICM model, thus forming a foundational framework for the subsequent analysis and simulation of flood dynamics.

This method allows for flow through the building if the flood levels/ pressure become great enough. The aim is to mimic flow through passageways such as doors, windows, and hallways.

2.3.5 Walls

All significant fences and retaining structures were incorporated into the 2D model as 2D linear wall elements. Paling fences were modelled with a maximum height of 250 mm, representing the estimated depth at which they are likely to collapse during a 1% AEP rainfall event. Solid material walls were modelled using a realistic height to reflect their structural integrity and expected behaviour under flood conditions.

2.3.6 Structures

In the process of crafting a two-dimensional grid to depict the ground surface of the floodplain, we initiated by re-sampling high-resolution LiDAR data to generate a digital elevation model (DEM) through the utilisation of GIS software.

Within this procedure, the attention was directed towards identifying and incorporating pertinent features such as residential structures, commercial buildings, walls, and roadways. Ensuring the comprehensive inclusion of these features within the re-sampled DEM was of utmost importance.

2.3.7 Roughness (Manning's n)

The model grid's roughness and equivalent Manning's n values were derived from land use data. Table 4 shows Manning's values used in the model. Values for this layer were derived from the ARR 2019 Guidelines. These parameters have proven effective in previous flood mapping projects undertaken in Tasmania.

Table 4. Manning's Coefficients (ARR 2019)

Land type	Roughness, Manning's N	Equivalent Manning's 'n' (1/Roughness)
Built up areas	8	0.125
Open space	28	0.025
Waterways	33	0.029
Roads	55	0.013
Houses/Buildings Roof	56	0.010

3. Model Results

The result of 1% AEP + CC were run through the pre-development scenario to analyse the changes to flooding onsite and to surrounding properties.

3.1 Pre-Development Scenario

It can be seen from the pre-development model runs (Figure 4), that there is a moderate overland flood paths originating from the west entering the lot via the western and the southern lot boundaries flowing towards the northeast corner.

The maximum modelled flood depth within the site under pre-development conditions is approximately 2.2 m and occurs within the north-eastern portion of the lot which is indicative of temporary localised ponding in overland riverine flow. The velocity reaches a maximum of approximately 5.3 m/s within the site, occurring in the northeast corner, this significantly high velocity is a due to the channelised riverine flow in combination with the natural topography of the site.

Hazard classifications across the site are range from H1- H6 under pre-development conditions, as flood depths and velocities are greatly increased due to the nature of the contributing catchment and the presence of natural waterways withing the site.

3.2 Post-Development Scenario

Figure 5 presents the post-development flood assessment for Scotts Road, showing the extent of the 1% AEP + climate change (2100) across the lot and surrounding area following the proposed layout changes, including revised boundaries, building envelopes and two proposed driveways.

Under the post-development scenario, no substantial structures are introduced within the primary overland flow corridor, and as such, the broader hydraulic behaviour across the site remains largely unchanged. The proposed building envelopes are positioned outside the defined high velocity and concentrated flow paths.

Lot 1 building envelope is located outside the mapped 1% AEP + climate change inundation extent and is not subject to direct flooding. However, access to Lot 1 is inundated during major flood events due to a portion of the driveway being located within the Flood Prone Area.

Lot 2 building envelope on the south-west corner of the proposed lot is located outside the mapped 1% AEP + climate change inundation extent and access to the lot and the proposed driveway is free from inundation.

Importantly, both building envelopes remain outside the primary overland flow paths and are not directly intersected by concentrated channelised flow under the modelled event. Their locations have been deliberately selected to avoid areas of significant depth and velocity, allowing floodwaters to continue to convey along existing corridors without obstruction. A shelter-on-site protocol is proposed for lot 1 building envelope during peak storm events, unless otherwise directed by the SES.

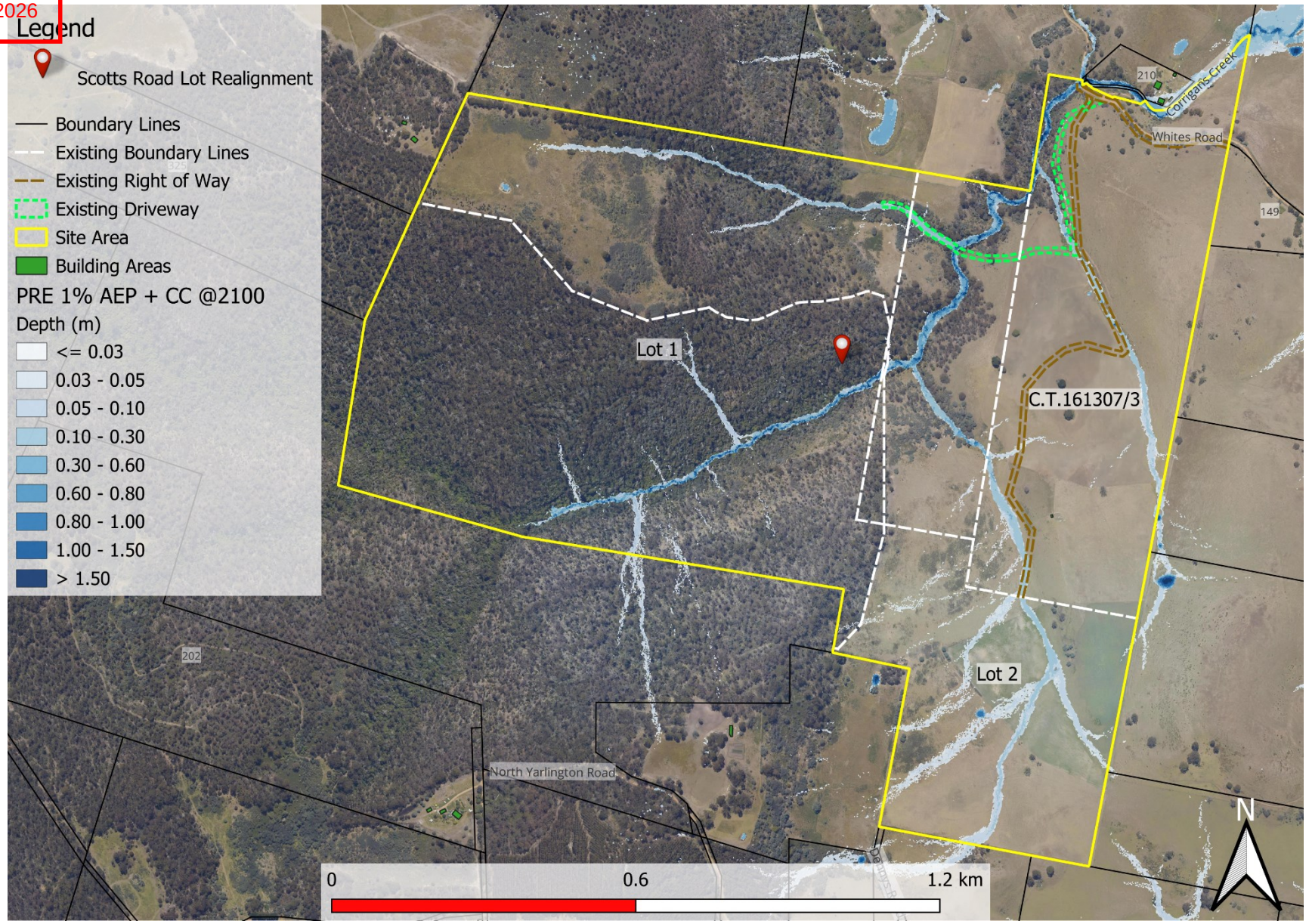


Figure 4. Pre-Development Scenario 1% AEP + CC Depth

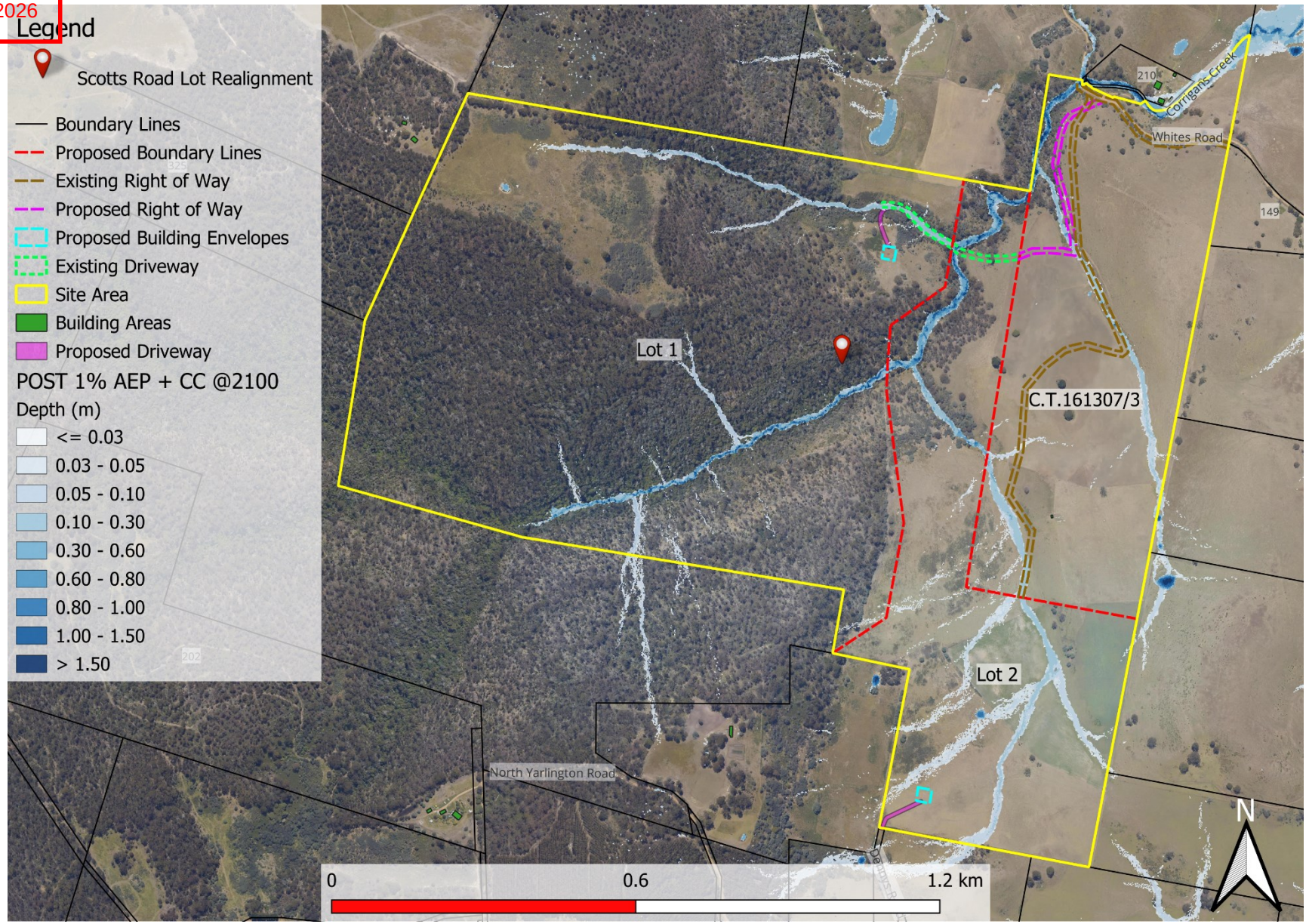


Figure 5. Post-Development Scenario 1% AEP + CC Depth

3.3 Displacement of Overland Flow on Third Party Property

Post-development flows in Figure 5 show that when compared against pre-development in Figure 4, there is no increase in flood depths on adjacent properties surrounding the lot, with the overland flow relatively unimpeded to continue towards the natural overland flow path to the northeast boundary. Also, due to the location of the proposed building envelopes on lot 1 and lot 2 being outside flood affected areas, any development within these locations would not have a detrimental effect on flooding on third party property.

Therefore, it can be stated that the development does not have any measurable effect on third party properties, nor would it provide any measurable opportunity for an increase in risk to flooding if it were developed within proposed building envelopes.

4. Flood Hazard

Under existing conditions prior to development, the site is subject to be inundated to < 2.2 m flood depth and < 5.3 m/s velocity. This places the hazard rating as adopted by Australian Flood Resilience and Design Handbook as the maximum H6 – *Unsafe for vehicles and people. All building types considered vulnerable to failure,* as shown in Appendix A – Hazard maps. These areas are confined to the narrow stream beds that carry overland flow towards the north-east boundary that discharges into Corrigan Creek near Scotts Road. The post-development scenario observes no increase in hazard classification.

Although the site experiences high hazard ratings due to the presence of natural waterways, both building envelopes in lot 1 and lot 2 are subject to no hazard ratings as they are clear from inundation. Access to lot 2 building envelope is free from inundation and is not subject to any hazard ratings.

Access to lot 1 building envelope is subject high velocities over 2 m/s and depths up to 0.2 m which results in hazard rating of H5-*Unsafe for vehicles and people. All buildings vulnerable to structural damage,* in both pre-development and post-development scenarios. At these velocities, flow conditions are capable of destabilising pedestrians, sweeping vehicles, and exerting significant lateral forces on structures. Even at shallow depths, high velocity flow can generate buoyant uplift forces on lightweight vehicles and reduce tyre traction, leading to loss of control.

The combination of depth and velocity presents a serious life safety risk and potential for structural damage, erosion of access routes, and loss of emergency access during flood events.

The assessment focuses on the development site, nearby properties, the road, and close infrastructure. Areas beyond this, such as broader public access routes, were not included in the analysis. This report covers flood behaviour and safety around the site only. During a flood event, occupants and visitors should remain indoors unless directed otherwise by emergency services. A summary of the hazard ratings is shown in Figure 6.

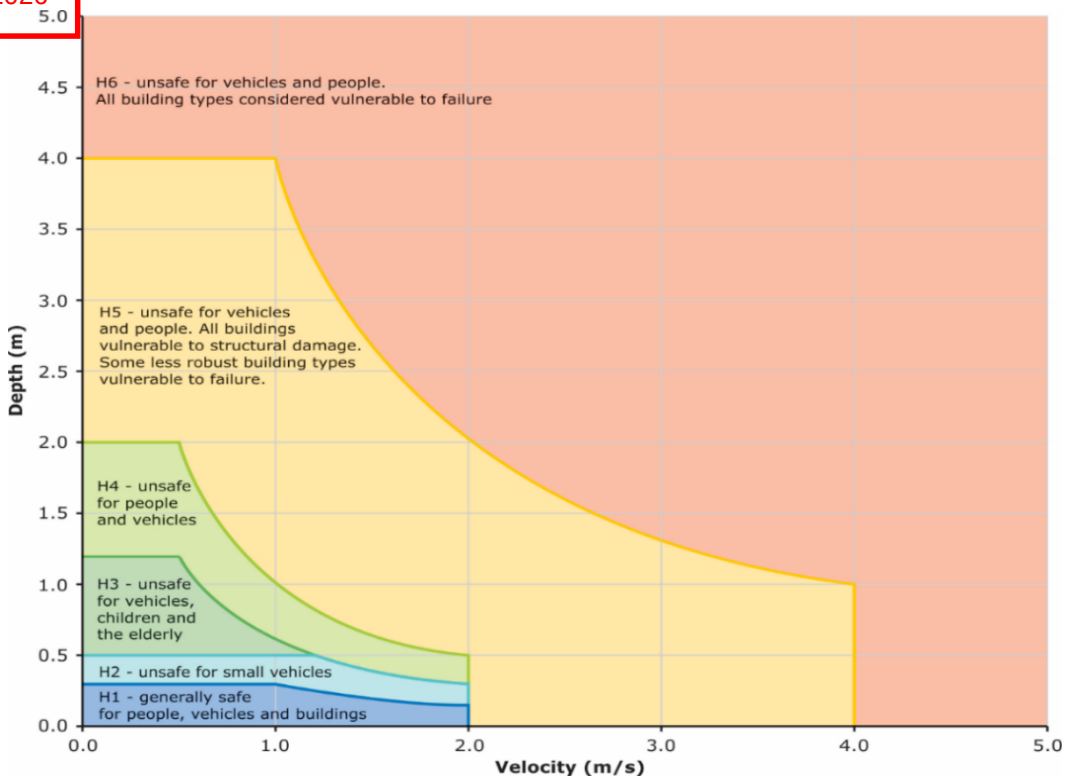


Figure 6. Hazard Categories Australian Disaster and Resilience Handbook

4.1 Tolerable Risk

The lot at Scotts Road, Colebrook is subject to riverine overland flow during the 1% AEP event including climate change (2100), with flow characterised by concentrated and channelised movement through the central and north-eastern portions of the site. Model results indicate that flood depths and velocities increase significantly where flows converge, with hazard classifications ranging from H1 to H6. The higher hazard bands are confined to the primary flow corridor and areas of concentrated conveyance, reflecting the influence of the upstream contributing catchment, presence of natural waterways and the natural slope of the land.

Both proposed building envelopes for Lot 1 and Lot 2 are located outside the mapped inundation extent and are not subject to flood hazard. Flood hazard within the lots remains unchanged between pre and post development scenarios, with no increase in depth, velocity or hazard classification at the property boundary.

Access to Lot 1 is temporarily cut during major flood events because part of the driveway sits within the H5 hazard area. Modelling indicates a critical storm duration of approximately 30 minutes due to the steep catchment topography and limited upstream storage. As a result, inundation of the driveway is transient in nature and recedes rapidly following the passage of the storm peak.

The dwelling itself remains outside the mapped flood extent. Given the limited duration of isolation and absence of building inundation, sheltering in place during extreme rainfall events is considered a manageable and acceptable risk outcome.

Access to Lot 2 remains outside the flood extent and is not compromised.

Overall, the proposed subdivision does not increase flood depth, velocity or hazard on site or to adjoining properties. While access to Lot 1 is inundated during major flood events, the dwelling envelope is located outside the flood extent and a shelter in place response is considered acceptable. The development therefore achieves a tolerable level of risk under the Tasmanian Planning Scheme – Southern Midlands Flood Prone Areas Code.

5. TPS Report Summary – Southern Midlands

Table 5. Tasmanian Planning Scheme – Southern Midlands summary C12.5.1

C12.7.1 Subdivision within a flood-prone hazard area			
Objectives: That subdivision within a flood-prone hazard area does not create an opportunity for use or development that cannot achieve a tolerable risk from flood.			
Performance Criteria			
A1		**P1**	
Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must not create an opportunity for use or development that cannot achieve a tolerable risk from flood, having regard to:		Response from flood report	
(a)	any increase in risk from flood for adjacent land;	(a)	No opportunity of an increase in flood risk on adjacent land if building constructed within compliance areas compared to the existing hazard ratings.
(b)	the level of risk to use or development arising from an increased reliance on public infrastructure;	(b)	The use within the proposed subdivision would not provide an opportunity to increase the risk of additional reliance on public infrastructure.
(c)	the need to minimise future remediation works.	(c)	There is no need for significant remediation works if the recommendations within the report are followed as the proposed building compliance area are not affected by inundation.
(d)	any loss or substantial compromise by flood of access to the lot, on or off site;	(d)	Access to Lot 2 is outside the Flood Prone Area and is not compromised. Access to Lot 1 via the right of way and existing driveway passes through part of the Flood Prone Area and is compromised during a major flood event. In such events, occupants would be required to shelter in place until floodwaters recede.
(e)	the need to locate building areas outside the flood-prone hazard area;	(e)	The 25m x 25m proposed building areas in both lot 1 and lot 2 area located away from the inundation areas.
(f)	any advice from a state authority, regulated entity or a council; and	(f)	N/A
(g)	the advice contained in a flood hazard report.	(g)	Refer to this report and recommendations.

6. Conclusion

The Flood Hazard Report for Scotts Road, Colebrook development site has reviewed the potential development flood scenario.

The following conclusions were derived in this report:

1. A comparison of the post-development peak flows for the 1% AEP at 2100 were undertaken against C12.7.1 of the Tasmanian Planning Scheme – Southern Midlands Flood Prone Areas code.
1. No observed increase in flood depths across from pre-development to post-development scenario.
2. No observed increase in flood velocity across the site from pre-development to post-development scenario.
3. No observed increase in hazard ratings across the site from pre-development to post-development scenario.
4. Building envelopes of both lot 1 and lot 2 are located away from the inundation extents in a 1% AEP + CC storm event.
5. Access to Lot 1 is compromised during major flood events due to part of the driveway being within the Flood Prone Area, while access to Lot 2 outside the flood extent and is not affected.
6. Both proposed lots experience hazard ratings up to H6 due to the presence of a waterway. No hazard ratings observed within building envelopes as they are free from inundation.

7. Recommendations

Flüssig Engineers therefore recommends the following engineering design be adopted for the development and future use to ensure the works meets the Inundation Code:

1. Access to Lot 1 is temporarily affected during major flood events due to part of the driveway being located within the Flood Prone Area. During such events, both entry to and exit from the property may be restricted. Future occupants will be required to shelter in place until floodwaters recede and safe access is restored.
2. All future proposed structures not shown within this report will require a separate design and report addressing their impacts.
3. Any future structure within each lot to be contained within the proposed building compliance area.
4. Future use of lot areas to be limited to areas deemed safe under the ARR Disaster Manual categories.
5. Road and access use be limited to use deemed safe under the ARR Disaster manual categories.

8. Limitations

Flüssig Engineers were engaged by **Munnings Ag Trust**, for the purpose of a site-specific Flood Hazard Report for Scotts Road, Colebrook as per C12.7.1 of the Tasmanian Planning Scheme – Southern Midlands. This study is deemed suitable for purpose at the time of undertaking the study. If the conditions of the site should change, the report will need to be reviewed against all changes.

The results, findings, and interpretations contained in this report are based on the existing site conditions, available LiDAR surface data, hydraulic modelling, and other third-party information provided to Flüssig Engineers. Should any aspect of the site, catchment, or proposed development design change, including modifications to ground levels, drainage patterns, or surrounding infrastructure, the flood behaviour and associated risks may also change. In such cases, this report must be re-evaluated and updated to reflect those modifications before further use.

Flussig Engineers accepts no liability for any flooding that may enter the garage and pass through into the habitable areas if the recommended grated trenches are not fully installed, maintained, and operational during any storm event.

This report must be read and used in its entirety. It may not be quoted, reproduced, or relied upon in part or for any purpose other than that expressly stated within, unless prior written consent is obtained from Flüssig Engineers.

Flüssig Engineers accepts no responsibility or liability for errors or inaccuracies arising from information supplied by external sources, third-party consultants, or other data providers used in preparing this report. The outcomes and conclusions presented herein are valid only for the conditions and assumptions explicitly described in this document.

9. References

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Appendices

Appendix A Flood Study Maps

PRE 1% AEP + CC @ 2100

Legend

Scotts Road Lot Realignment

- Boundary Lines
- Existing Boundary Lines
- Existing Right of Way
- Existing Driveway
- Site Area
- Building Areas

PRE 1% AEP + CC @2100

Depth (m)

- <= 0.03
- 0.03 - 0.05
- 0.05 - 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- 1.00 - 1.50
- > 1.50

0 200 400 m

meters

N

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Hobart, 7000, TASMANIA

PRE 1% AEP + CC @ 2100

Lot 1

C.T.161307/3

Lot 2

Whites Road

North Yarlington Road

Corrigans Creek

210

149

Legend

- Scotts Road Lot Realignment
- Boundary Lines
- Existing Boundary Lines
- Existing Right of Way
- Existing Driveway
- Site Area
- Building Areas

PRE 1% AEP + CC @2100

Velocity (m/s)

- <= 0.50
- 0.50 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- > 2.00

0 200 400 m

meters

N

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- 23-02-2026 - Flussig Engineers Map CRS: GDA94 / MGA zone 55 EPSG:28355

PRE 1% AEP + CC @ 2100

Legend

- Scotts Road Lot Realignment
- Boundary Lines
- Existing Boundary Lines
- Existing Right of Way
- Existing Driveway
- Site Area
- Building Areas

PRE 1% AEP + CC @2100

Hazard

- H1
- H2
- H3
- H4
- H5
- H6

0 200 400 m

meters

N

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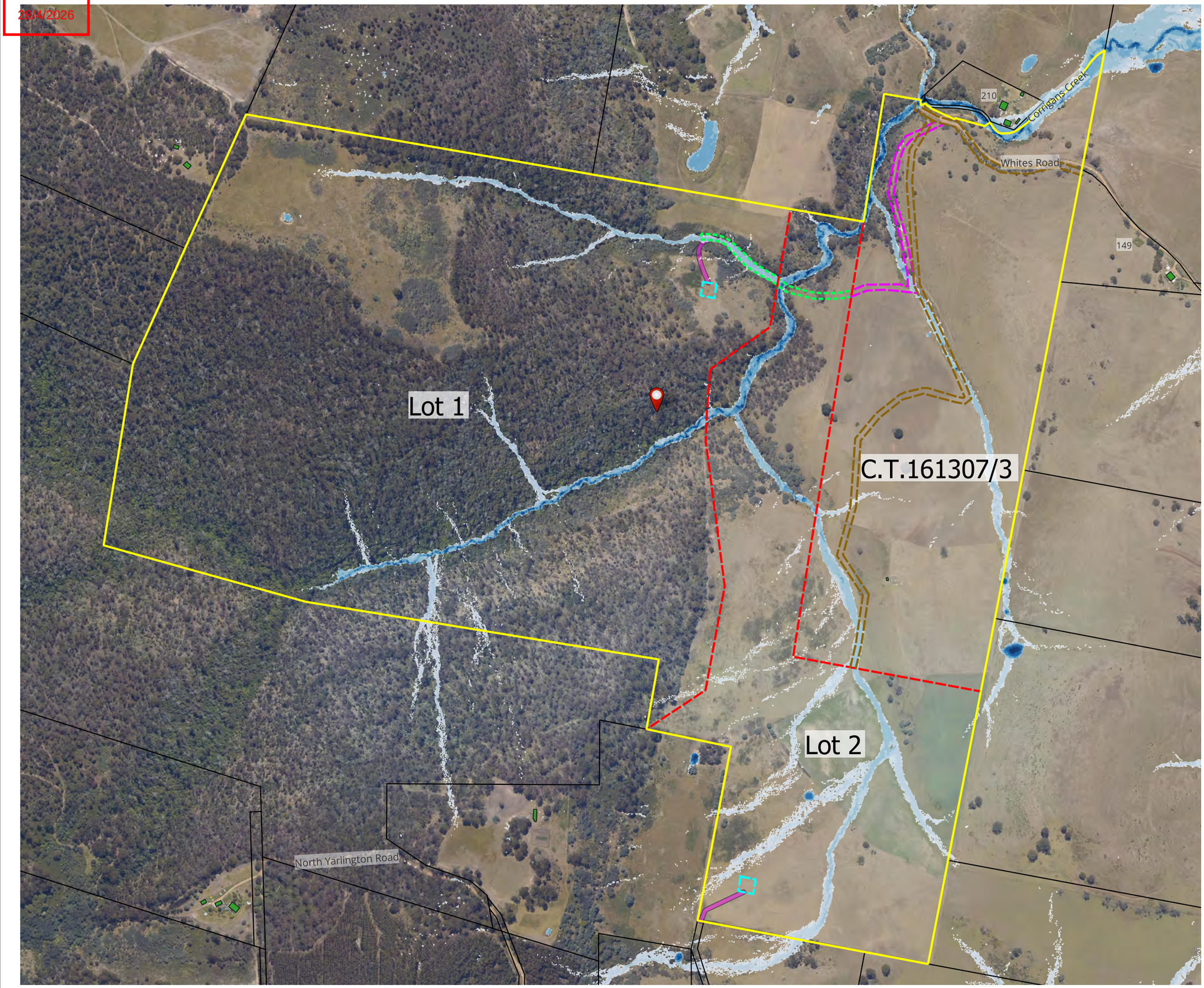
POST 1% AEP + CC @ 2100



Legend

Scotts Road Lot Realignment

- Boundary Lines
- Existing Right of Way
- Proposed Boundary Lines
- Proposed Right of Way
- Proposed Building Envelopes
- Existing Driveway
- Site Area
- Building Areas
- Proposed Driveway

POST 1% AEP + CC @2100
Depth (m)

- <= 0.03
- 0.03 - 0.05
- 0.05 - 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- 1.00 - 1.50
- > 1.50

0 200 400 m
meters

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POST 1% AEP + CC @ 2100

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C.T.161307/3

Lot 2

Whites Road

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210

149

Legend

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- Boundary Lines
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- Proposed Building Envelopes
- Existing Driveway
- Site Area
- Building Areas
- Proposed Driveway

POST 1% AEP + CC @2100
Velocity (m/s)

- <= 0.50
- 0.50 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- > 2.00

0 200 400 m
meters

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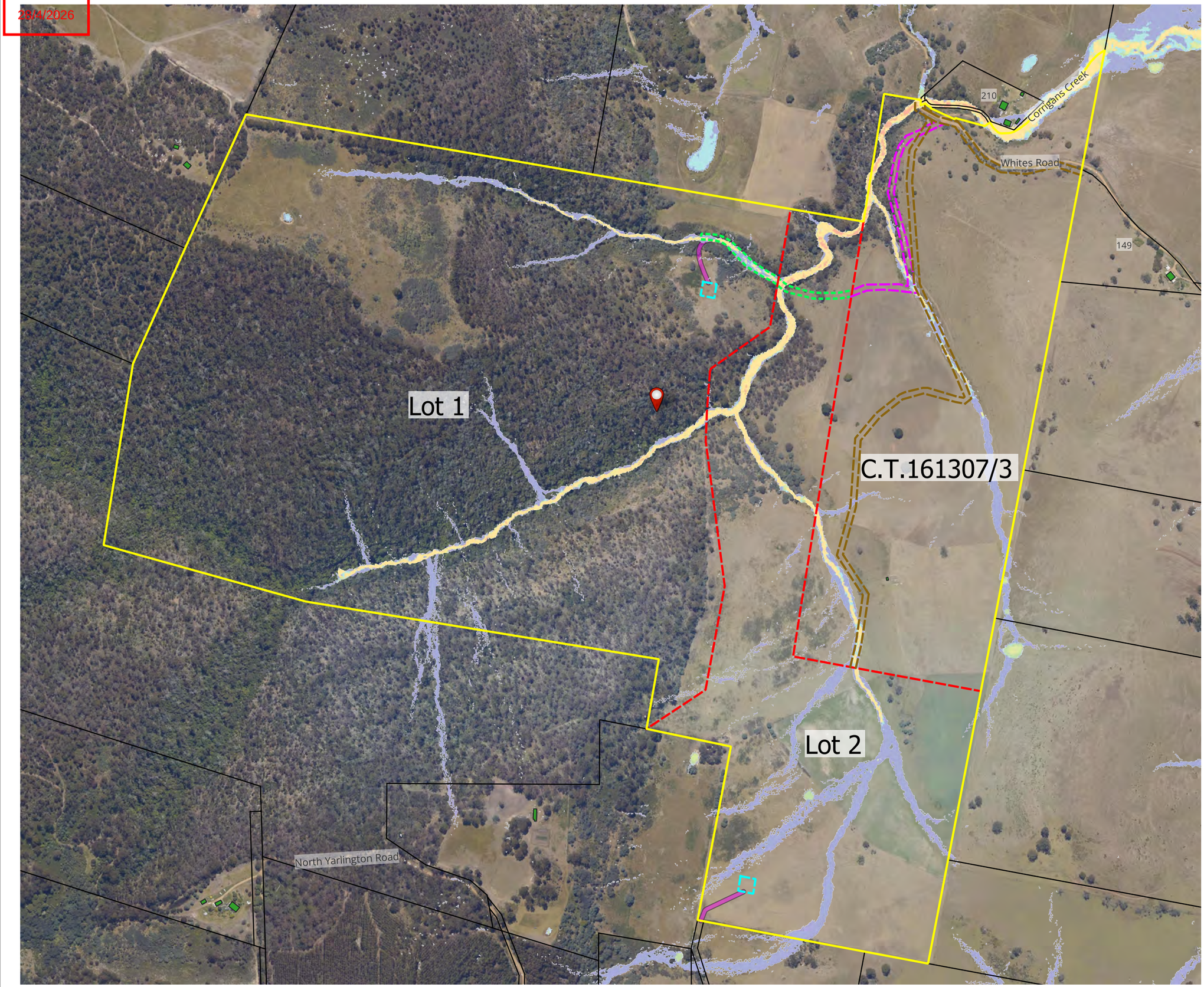
POST 1% AEP + CC @ 2100



Legend

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- Boundary Lines
- Existing Right of Way
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- Proposed Right of Way
- Proposed Building Envelopes
- Existing Driveway
- Site Area
- Building Areas
- Proposed Driveway

POST 1% AEP + CC @2100
Hazard

- H1
- H2
- H3
- H4
- H5
- H6

0 200 400 m
meters

N

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Hobart TAS 7000

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OWNER GERALD BEDE BALDING & LOUKE ADRIENNE LAWRENCE

FOLIO REFERENCE C.T.13689/4 & C.T.39583/1

GRANTEE WHOLE OF LOT 4896 (97-0-0) GTD. TO H. BRIGGS ~~PART WHOLE~~ OF LOT 1454, 57 ACRES GTD. TO JAMES ROBINSON

PLAN OF SURVEY

BY SURVEYOR CRAIG BRADLEY ROGERSON
ROGERSON & BIRCH SURVEYORS
UNIT 1B 120 CAMBRIDGE ROAD ROSNY PARK
PH 6244-6256 FAX 6244-6221 MOB. 0418-120-796

LOCATION
PARISH OF HARTINGTON
LAND DISTRICT OF MONMOUTH

SCALE 1:~~5000~~ 4000 LENGTHS IN METRES

Registered Number
SP 161307

APPROVED
EFFECTIVE FROM 14 APR 2011
Alice Kawa
Recorder of Titles

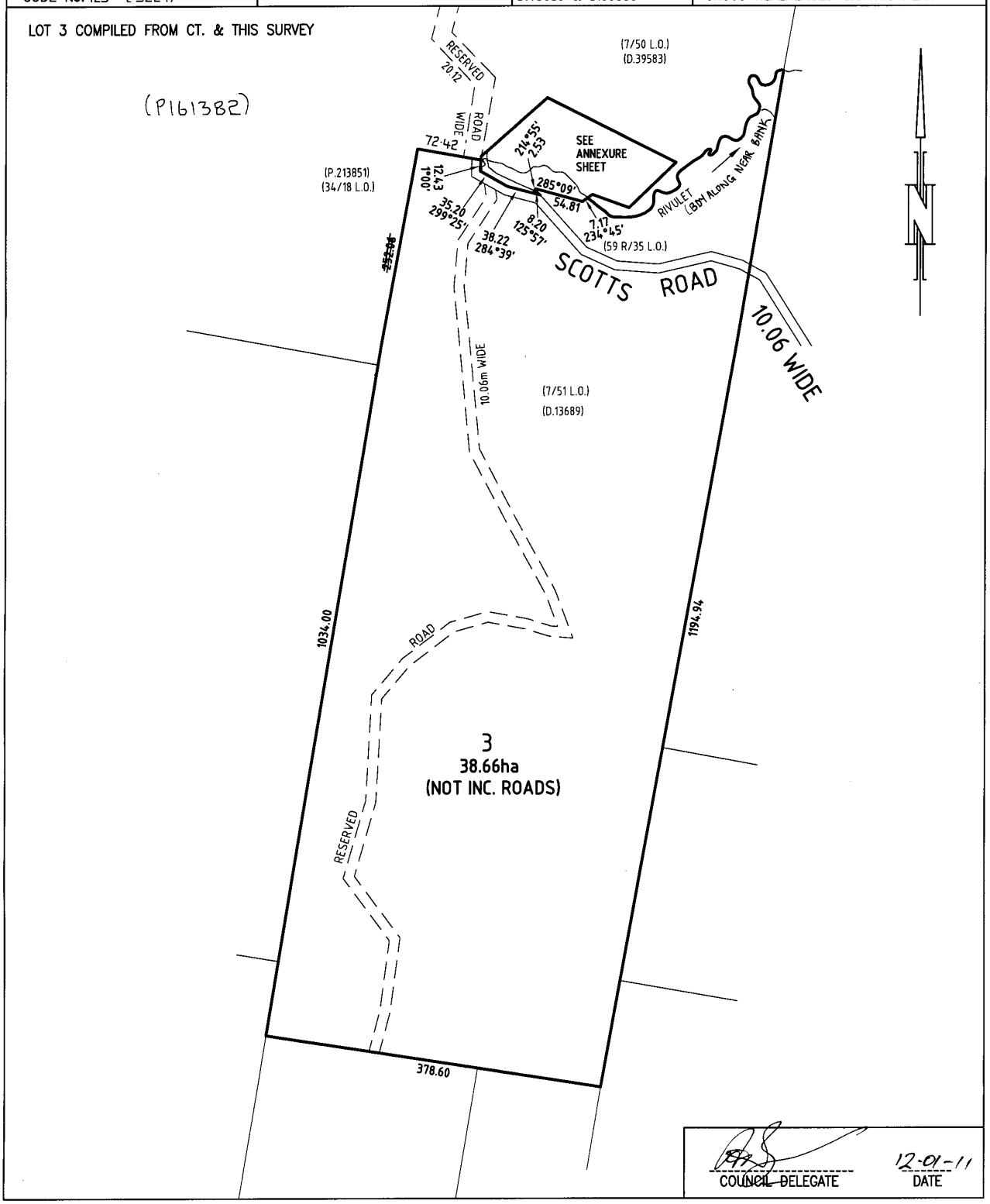
MAPSHEET MUNICIPAL CODE No. 125 (5229)

LAST UPI No. 7800883 7800873

LAST PLAN No.'s D.13689 & D.39583

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 3 COMPILED FROM CT. & THIS SURVEY



COUNCIL DELEGATE

12-01-11
DATE

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

PLAN OF SURVEY
ANNEXURE SHEET
SHEET 1 OF 1 SHEETS

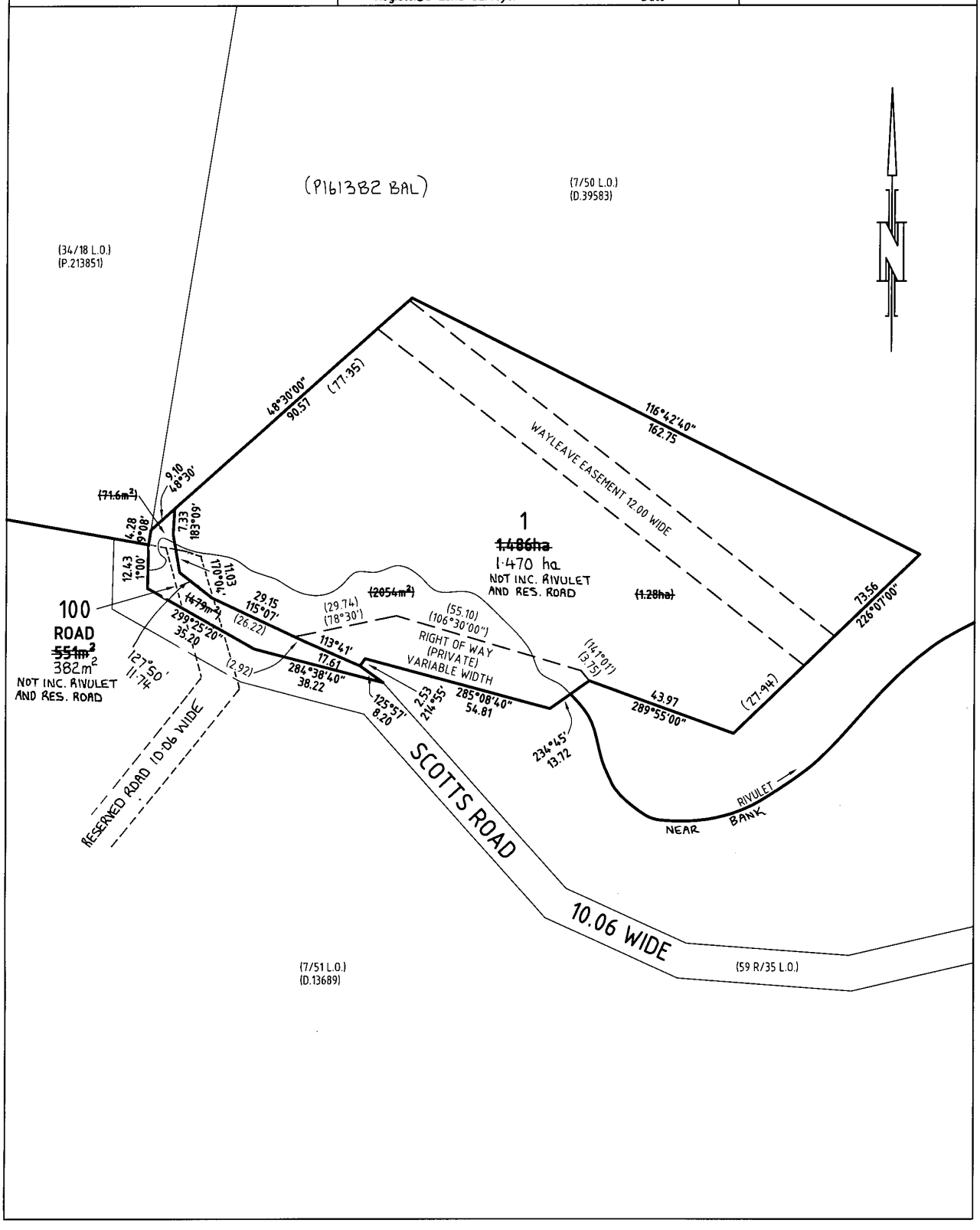
OWNER GERALD BEDE BALDING & LOUKE ADRIENNE LAWRENCE
FOLIO REFERENCE C.T.13689/4 & C.T.39583/1
SCALE 1:1000 LENGTHS IN METRES

Registered Number
SP 161307

SIGNED FOR IDENTIFICATION PURPOSES
Council Delegate 12-01-11 Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET
Registered Land Surveyor 9-12-2010 Date

APPROVED EFFECTIVE FROM 14 APR 2011
Alice Kawa
Recorder of Titles



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

Owner: DECEASED PERSONS ESTATE	**PLAN OF SURVEY** by Surveyor ..... of land situated in the LAND DISTRICT OF MONMOUTH PARISH OF HARTINGTON SCALE 1: 7500 MEASUREMENTS IN METRES	**Registered Number:** D 13689
Title Reference: Z 498		Approved Effective from: 4 JUN 1980 J Brooker ACTING DEPUTY Recorder of titles
Grantee: lot 1882 (40·0·0) Henry Briggs; lot 4896 (97·0·0) Henry Briggs		

COMPILED PLAN