



Public Notice Details

Planning Application Details

Application No	DA2500173
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Property Details

Property Location	971 Clifton Vale Road Dysart
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Application Information

Application Type	Discretionary Development Application
Development Category	Subdivision
Advertising Commencement Date	3/7/26
Advertising Closing Period	17/7/26
<small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	

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

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

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

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

D. G. J. POTTER
LAND CONSULTANTS

Unit 1/2 Kennedy Drive
Cambridge TAS 7170
Mob. 0412 170 970
djpotter@iinet.net.au

5th December, 2025

Southern Midlands Council
PO Box 21
OATLANDS TAS 7120

Dear Sir/Madam,

RE: PROPOSED SUBDIVISION – 971 CLIFTON VALE RD, DYSART FOR C. D. WHITE

Mr White has a largish holding at the above address which comprises land either side of the road at the above address.

He has a negotiated a suitable contract with a purchaser who wishes to develop the site.

This involves a dwelling on the northeast side of the road while the balance land required will be west of west.

This part is based on existing paddock fencing and does include an area covered by powerlines under which will is a Wayleave Easement.

It can still be used for agricultural pursuits.

The entrance to the main site will be at the common junction to the rest of the property while the entrance for the other land will be via a right of way as shown with a right of way to the main property also at that point..

This is principally for maintaining a balance of privacy and ongoing farm activities.

A copy of the relevant notes regarding the Scheme are included together with copy of titles, DA Form and plan.

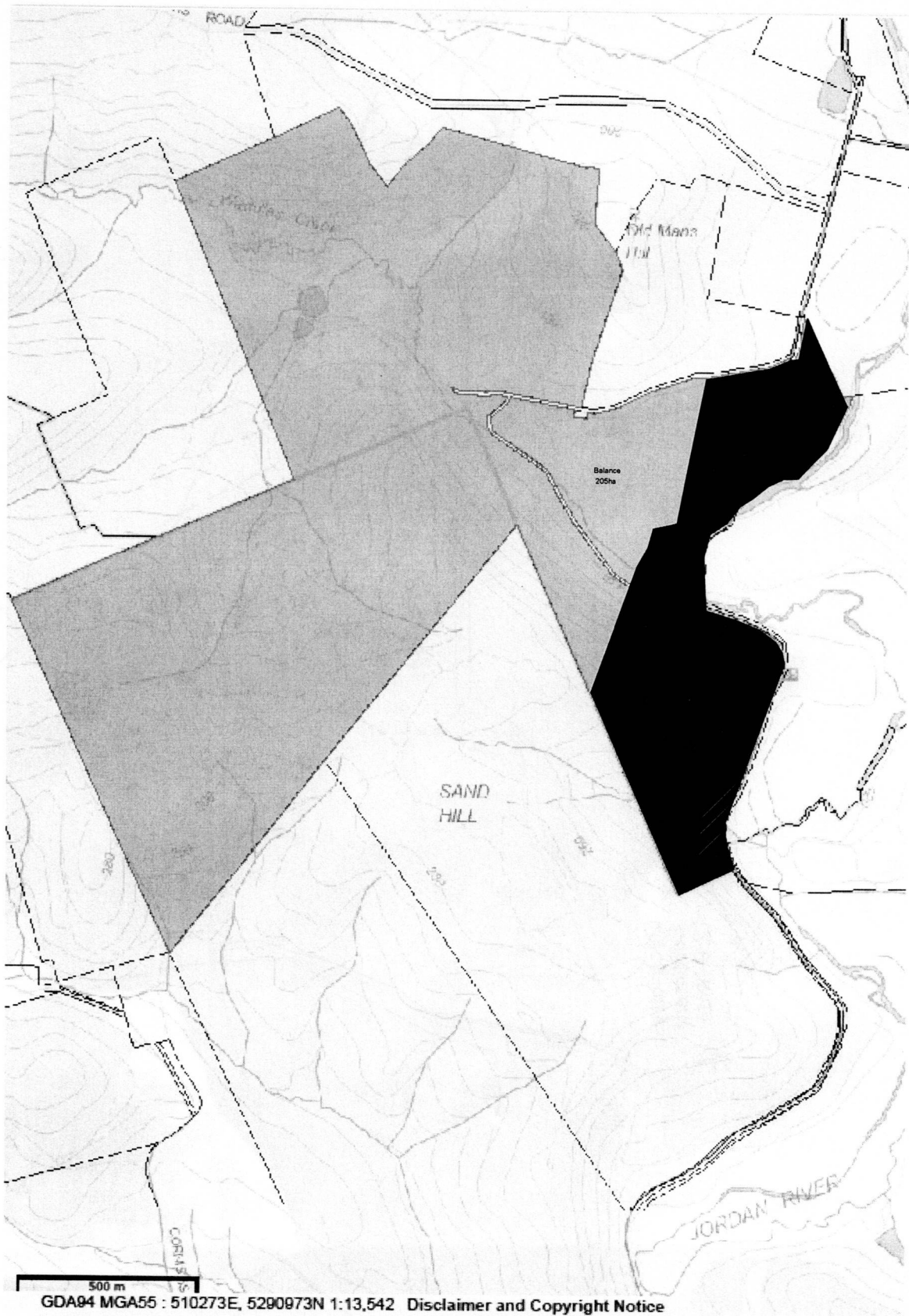
The owner has approached Council and been advised that a Bushfire Report and an Agronomist Report will be needed.

The Bushfire Report is being prepared and will be forwarded when ready.


In relation to the Agronomist Report, does Council have any particular consultant they require use to use?

Yours faithfully,

Per: AA



GDA94 MGA55 : 510273E, 5290973N 1:13,542 Disclaimer and Copyright Notice

CLIENT Charles White		PROJECT Clifton Vale Rd		DRAWING Proposal		Rev.	Amendments	Drwn	Date
D.G.J. POTTER		SCALE: 1:500		DATE: 27/11/25					
 <p>9 Warwick St HOBART, TASMANIA, 7000 Ph: (03) 62 343 082 Fax: (03) 62 343 360 Email: d.potter@inet.net.au</p>		LEVEL DATUM Contours per listmap		Design		Drawn JP		Checked DI	
				A3		Sheet No.1		Job No. 250618	

23/6/2026

Instrument of Revocation and Delegation

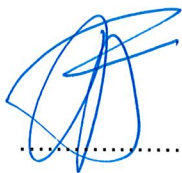
DELEGATION OF THE DIRECTOR-GENERAL OF LANDS' FUNCTIONS UNDER THE *LAND USE PLANNING AND APPROVALS ACT 1993*

I, JASON JACOBI, being and as the Director-General of Lands appointed under section 7 of the *Crown Lands Act 1976*, hereby revoke any previous delegation made pursuant to section 52(1E) of the *Land Use Planning and Approvals Act 1993* ("the Act"), and acting pursuant to section 52(1E) of the Act, hereby delegate the functions described (by reference to the relevant provision of the Act and generally) in Schedule 1, to the persons respectively holding the offices of Deputy Secretary (Parks and Wildlife Service) (position number 700451), General Manager (Operations) (position number 708581), Manager (Property Services) (position number 707556), Unit Manager (Operations) (position number 702124) and Unit Manager (Assessments) (position number 334958) in accordance with the functions delegated to me by the Minister for Parks, being and as the Minister administering the *Crown Lands Act 1976*, by instrument dated 9 November 2023.

SCHEDULE 1

Provision	Description of Functions
Section 52(1B)	Signing, and providing written permission for, applications for permits in relation to Crown land.

Dated at HOBART this 22 day of February 2026



.....
Jason Jacobi
DIRECTOR-GENERAL OF LANDS



Enquiries: Rhys Johnson
Phone: (03) 6165 9023
Email: rhys.johnson@parks.tas.gov.au
Our ref: 26/330

22 June 2026

Mr D.G. Potter
1/2 Kennedy Drive
Cambridge TAS 7170

Dear Mr Potter,

**LODGEMENT OF PLANNING APPLICATION
D.G. POTTER
SUBDIVISION
971 CLIFTON VALE ROAD DYSART**

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993* (LUPAA), is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department of Natural Resources and Environment Tasmania.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

Please also note, it is Departmental policy that all fire buffer areas (Hazard Management Areas and Fuel Modified Areas) are maintained wholly within freehold title boundaries and not on neighbouring Crown or Reserved land. Additionally, it is not Parks and Wildlife Service's practice for the Crown to enter into agreements under Part 5 of LUPAA in support of developments on private property.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,



Jesse Walker
Unit Manager (Assessments)

SMC - KEMPTON

RECEIVED

23/6/2026

Agricultural Report – Proposed Subdivision

971 CLIFTON VALE ROAD, DYSART

JANUARY 2026



66 Richmond Valley Road, Richmond, Tasmania, 7025

Email: lee@nicholbrook.com.au Mobile: 0418 141 762

Author: Dr Lee Peterson

This report has been prepared in accordance with the scope of services described in the contract or agreement between Nicholbrook and the Client. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Nicholbrook accepts no responsibility for its use by other parties.

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Introduction

This report, by Dr Lee Peterson, Principal Consultant, Nicholbrook Pty Ltd, has been prepared to provide an expert agricultural assessment of the property 971 Clifton Vale Road Copping.

This report reviews the current land usage of the present land title and the surrounding region in relation to the Land Capability and Land Classification. This includes soils, aspect, topography, water resource, and potential in relation to agricultural activities.

Qualifications and Experience

Dr Lee Peterson is an agricultural science graduate from the University of Tasmania with 35 years of experience in primary industry production, research and consulting. Dr Peterson has worked with a variety of farming enterprises throughout Tasmania and other mainland states. A detailed outline of experience and qualifications is attached in Appendix A.

Location

971 Clifton Vale Road, PID 3041668 title reference 224809/3 is currently split zoned Rural and Agriculture under the Tasmanian Planning Scheme – Southern Midlands Local Provisions Schedule. The total area is 249 ha, the area zoned Agriculture is 36 ha, the balance is zoned Rural, Appendix A.

The property has Agriculture zoned property to the north and east, Environmental Management Zone to the west and Rural Zoned properties to the south.

The property has a complex topography transected by Waddles Creek draining from the west into the Jordan River that also transects the property north to south. Elevation ranges from 130 to 270 metres.

Proposal

The current title of 249 ha is proposed to be subdivided into two title lots of 44 ha, Lot 1, and 205 ha, Lot 2, Appendix B.

Lot 1 would encompass the eastern portion of the current title that is transected by Clifton Vale Road and the Jordan River. Lot 2 encompasses the existing residence and dams.



Proposed boundary between Lot 1 and 2 on existing fenceline

Land Classification - Agriculture

Land capability of the property was assessed according to the Tasmanian Land Capability Classification System (Grose, 1999). Land is ranked according to its ability to sustain a range of agricultural activities without degradation of the land resource. Class 1 land is the best land and Class 7 land is the poorest. A wide range of limitations are considered, and the most significant limitation determines its final classification, or ranking. Limitations in relation to soils include stoniness, topsoil depth, drainage and erosion hazard. Limitations to topography include slope and associated erosion hazard. Limitations relating to climate include low rainfall and frost.

A full explanation of the Land Capability System is available in the *DPIPWE Tasmanian Land Capability Handbook*.

The classification system assumes an average standard of land management and that production will be sustainable if the land is managed according to the guidelines of its Class. The system does not take into account the economics of production, distance from markets, social or political factors, all of which can change over time.

Class 4 land is described as follows:

Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimize degradation.

Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent, during 'normal' years to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited.

Class 5 land is described as follows:

Land with slight to moderate limitations to pastoral use but which is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

Class 6 land is described as follows:

Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use.

Class 7 land is described as follows:

Land with very severe to extreme limitations which make it unsuitable for agricultural use

A detailed, site specific assessment of land classification of the property was undertaken by the author on 16th January 2026.

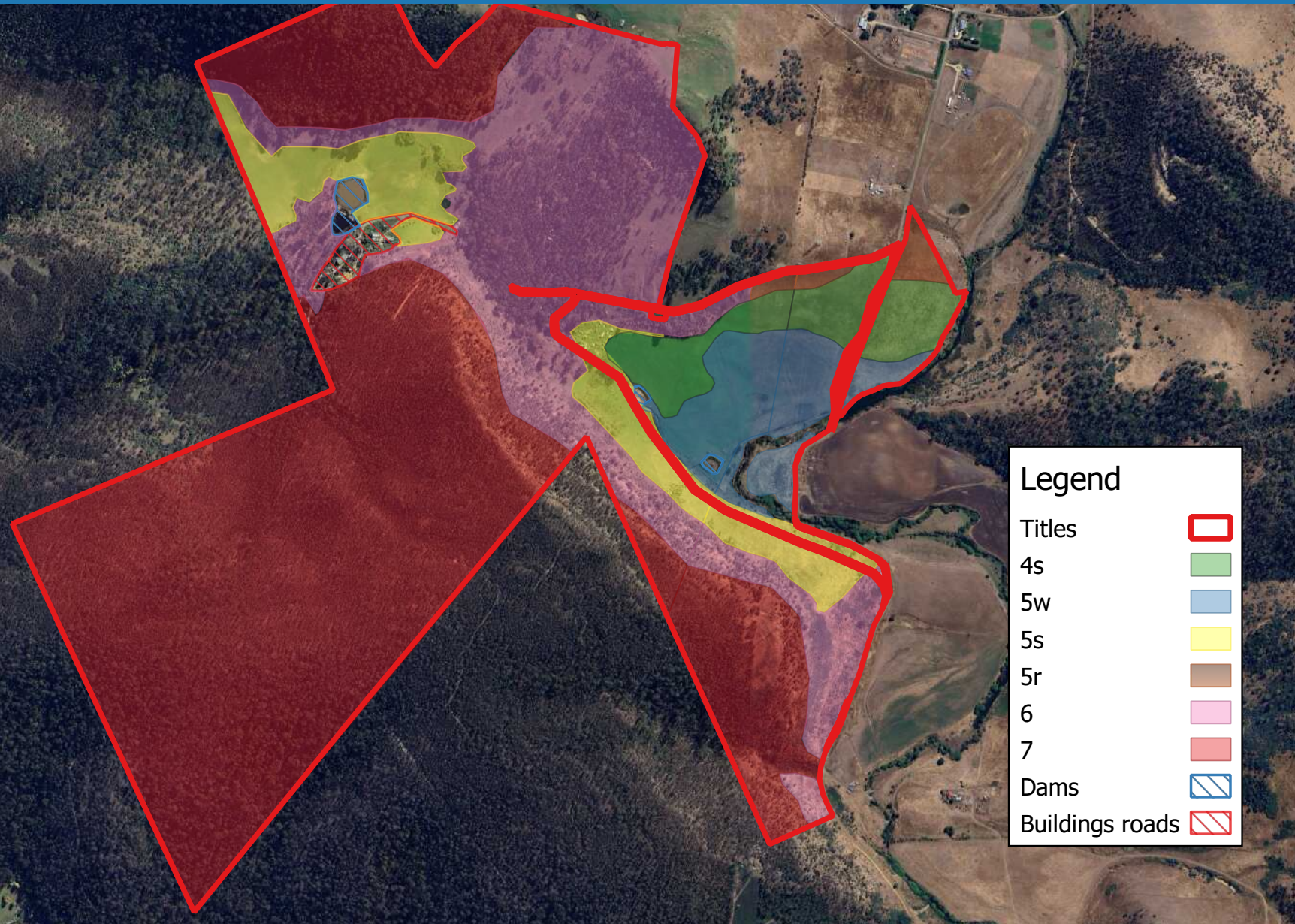
The attached maps illustrate the extent of each land capability class within the properties.

Table 1 provides a detailed description of each land capability class of the overall property.

Table 3 and 4 demonstrate the land capability of each proposed Lot.

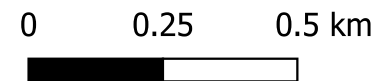
971 Clifton Vale Road Land Capability

23/6/2026



Legend	
Titles	
4s	
5w	
5s	
5r	
6	
7	
Dams	
Buildings roads	

Dr Lee Peterson
Phone: +61418 141 762
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Office: 66 Richmond Valley Road Richmond Tasmania 7025



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Table 1: Land Capability Summary – 971 Clifton Vale Road Dysart

Land Capability Class ¹	Area (ha)	Limitation	Soil Description	Cropping Suitability Rating ²	Land Use Types ³	Cropping Frequency ⁴
4s	11.6	Soil structure	Imperfectly drained Podzols to undifferentiated alluvium (5-10%)	Moderate	ISD, DS, IP, DP	1 year in 5
5w	13.5	Waterlogging and flooding	Imperfectly drained texture contrast Podzols consisting of sandy loam topsoil over sandstone (0-5%)	Moderate to Low	DP, IP	Annual
5s	20	Organic matter and drainage	Sandy loams over sandstone (5-10%)	Not suitable	DP	Annual but low stocking rates due to potential erosion risk
5r	2.2	Stoniness	Sandy loams over sandstone (5-15%) with surface rock and stone inclusions	Not suitable	DP	Annual but at low stocking rate
6	61.5	Native pasture and vegetation	Shallow Podzols on sandstone subject to aeolian movement if cultivated (5-10%)	Not suitable	NA	NA
7	134.7	Dry sclerophyll forest	Shallow podzols and sandstone outcrops (5-20%)	Not suitable	NA	NA

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Table 2: Land Capability Summary – Proposed Lot 1, 44 ha, 971 Clifton Vale Road Dysart

Land Capability Class ¹	Area (ha)	Limitation	Soil Description	Cropping Suitability Rating ²	Land Use Types ³	Cropping Frequency ⁴
4s	6.6	Soil structure	Imperfectly drained Podzols to undifferentiated alluvium (5-10%)	Moderate	ISD, DS, IP, DP	1 year in 5
5w	6.8	Waterlogging and flooding	Imperfectly drained texture contrast Podzols consisting of sandy loam topsoil over sandstone (0-5%)	Moderate to Low	DP, IP	Annual
5s	4.8	Organic matter and drainage	Sandy loams over sandstone (5-10%)	Not suitable	DP	Annual but low stocking rates due to potential erosion risk
5r	1.8	Stoniness	Sandy loams over sandstone (5-15%) with surface rock and stone inclusions	Not suitable	DP	Annual but at low stocking rate
6	7.4	Native pasture and vegetation	Shallow Podzols on sandstone subject to aeolian movement if cultivated (5-10%)	Not suitable	NA	NA
7	14.3	Dry sclerophyll forest	Shallow podzols and sandstone outcrops (5-20%)	Not suitable	NA	NA

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Table 3: Land Capability Summary – Lot 2, 205 ha, 971 Clifton Vale Road Dysart

Land Capability Class ¹	Area (ha)	Limitation	Soil Description	Cropping Suitability Rating ²	Land Use Types ³	Cropping Frequency ⁴
4s	5	Soil structure	Imperfectly drained Podzols to undifferentiated alluvium (5-10%)	Moderate	ISD, DS, IP, DP	1 year in 5
5w	6.7	Waterlogging and flooding	Imperfectly drained texture contrast Podzols consisting of sandy loam topsoil over sandstone (0-5%)	Moderate to Low	DP, IP	Annual
5s	15.2	Organic matter and drainage	Sandy loams over sandstone (5-10%)	Not suitable	DP	Annual but low stocking rates due to potential erosion risk
5r	0.4	Stoniness	Sandy loams over sandstone (5-15%) with surface rock and stone inclusions	Not suitable	DP	Annual but at low stocking rate
6	54.1	Native pasture and vegetation	Shallow Podzols on sandstone subject to aeolian movement if cultivated (5-10%)	Not suitable	NA	NA
7	120.4	Dry sclerophyll forest	Shallow podzols and sandstone outcrops (5-20%)	Not suitable	NA	NA

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¹ Land Capability Class

Land capability was assessed according to the Tasmanian Land Capability Classification System (Grose, 1999). Land is ranked according to its ability to sustain a range of agricultural activities without degradation of the land resource. Class 1 land is the best land and Class 7 land is the poorest. A wide range of limitations are considered and the most significant limitation determines its final classification, or ranking. The classification system assumes an average standard of land management and that production will be sustainable if the land is managed according to the guidelines of its Class. The system does not take into account the economics of production, distance from markets, social or political factors, all of which can change over time.

Cropping Suitability Rating

- High - Soils with no or only slight limitations to use. Can support a wide range of intensive cropping and grazing activities. Cropping can occur almost continuously with only occasional pasture breaks.
- Moderate - Soils with moderate limitations to use. Conservation practices and sound management are needed to overcome limitations. Regular short-term pasture breaks are also required.
- Low - Soils suited to occasional cropping through severe limitations. Major conservation treatments and/or careful management required to minimise degradation.
- Very low - Very limited cropping with long pasture breaks (greater than 8 years).
- Unsuitable - No cropping should be undertaken.
-

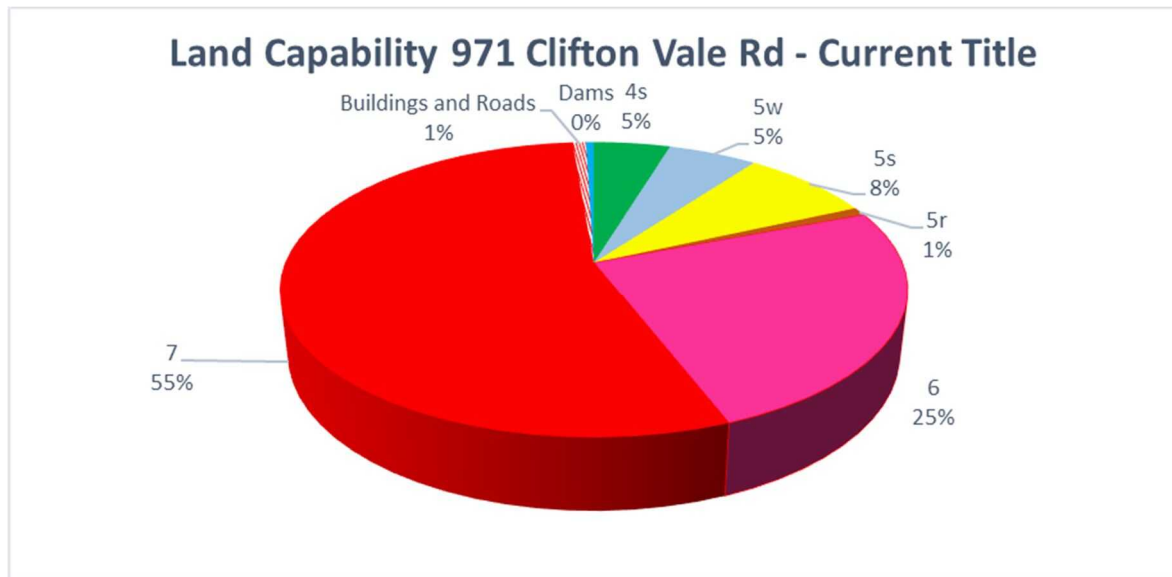
³ Land Use Types

- DP (Dryland pasture)
- IP (Irrigated pasture)
- DS (Dryland surface cropping; i.e. cereals and poppies)
- ISD (Irrigated surface cropping – dry harvest; i.e. cereals, poppies, carrot seed and grass seed)
- ISW (Irrigated surface cropping – wet harvest; i.e. peas, beans and broccoli)
- IRC (Irrigated root cropping; i.e. potatoes and carrots)
- H (Horticulture; i.e. grapes, olives and fruit)
- F (Forestry)
- NA (Not suitable)

⁴ Cropping Frequency is given as an approximate range only. It assumes that best practices are being implemented in relation to soil management, sustainable crop rotations undertaken, and that seasonal and long term climatic conditions are favourable for cropping activities. Best practice soil management includes cultivation at an appropriate soil moisture level so as to maintain soil structure, management of cropping residues to assist in maintaining soil structure, and implementation of the most appropriate cultivation techniques. The lower range pertains to a more intensive cropping rotation (i.e. typically including irrigated root cropping) and/or less favourable seasonal/growing conditions. The upper range pertains to non-intensive cropping rotations (i.e. cereals and poppies) and/or more favourable seasonal/growing conditions (see Appendix 1). Cropping frequency does not include irrigated pasture which can be irrigated annually.

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Chart of assessment of current title are presented below as percentages of each land capability:



The property is predominantly Class 6 and 7 which account for 80% of the title. There is only 5% of the title that is suitable for cropping but the actual croppable area is less due to the irregular shape of the Class 4 land.



Class 4 land adjacent to the Jordan River

23/6/2026



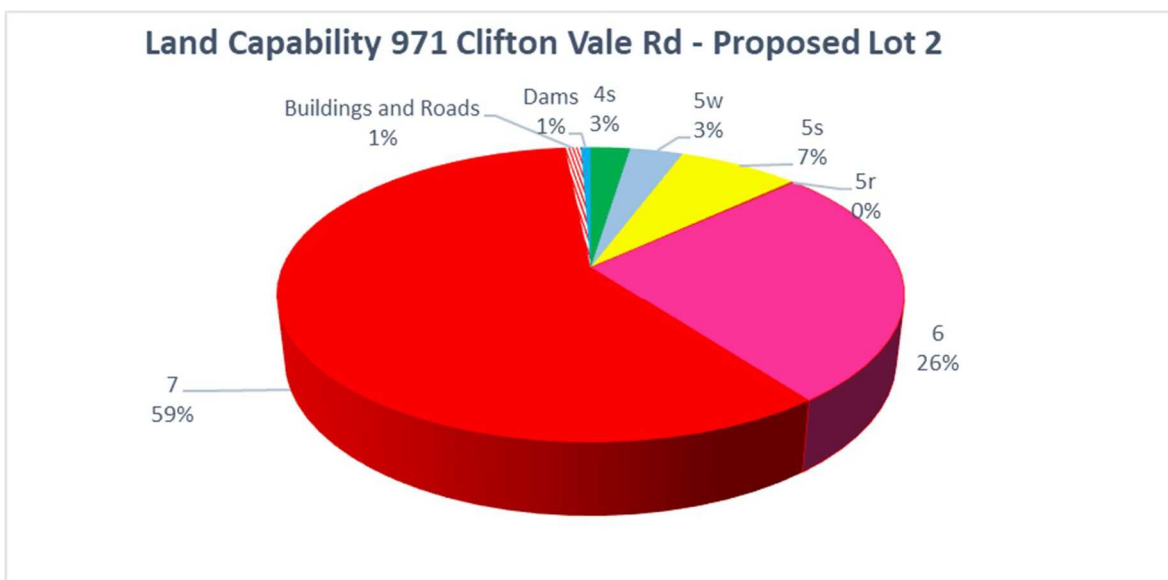
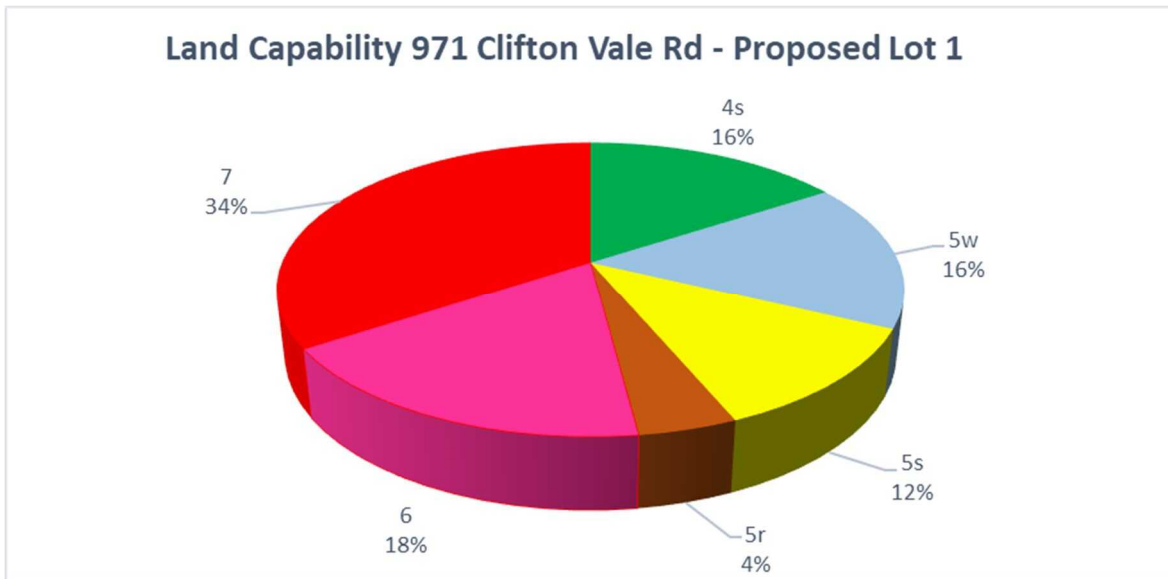
Jordan River and Class 5w land prone to flooding



Class 5r – rock outcrops prevalent

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The land capability assessments of the proposed lots are shown below.



Soils

The soils of the property are predominantly sandy loams that overlay sandstone (Podzols) and are poorly structured with low organic matter and low pH. These soils are relatively freely draining in the A Horizon but overlay less permeable B Horizons of clayey sands. They are suitable for infrequent cropping but careful soil management practices are required. Due to the nature of these soils to susceptibility to compact, runoff when irrigated will be excessive and cause surface erosion.

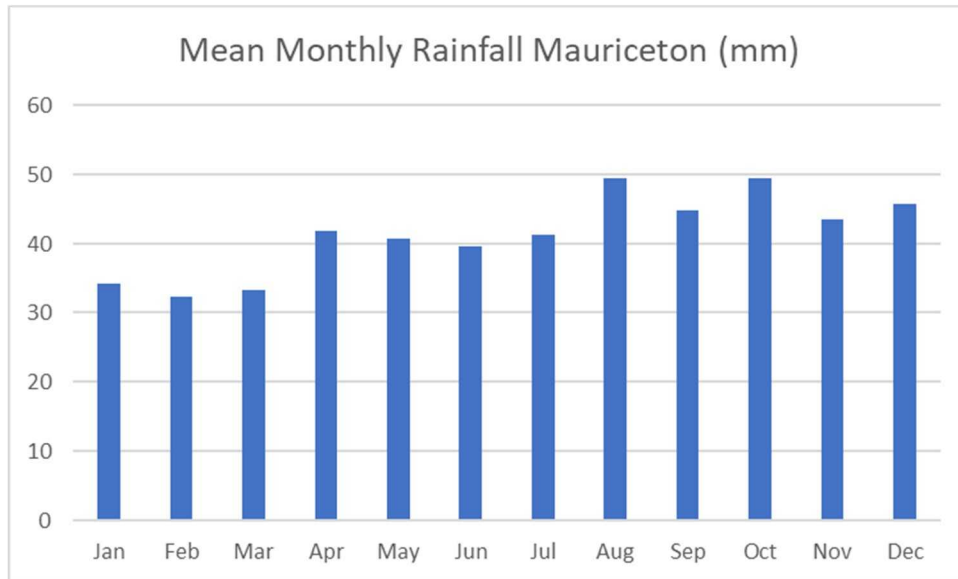
There is a area of soils that are within the flood plain of the Jordan River. These are moderately fertile but would be at significant risk of erosion during a flood event if recently cultivated and therefore are only suitable for perennial pasture.

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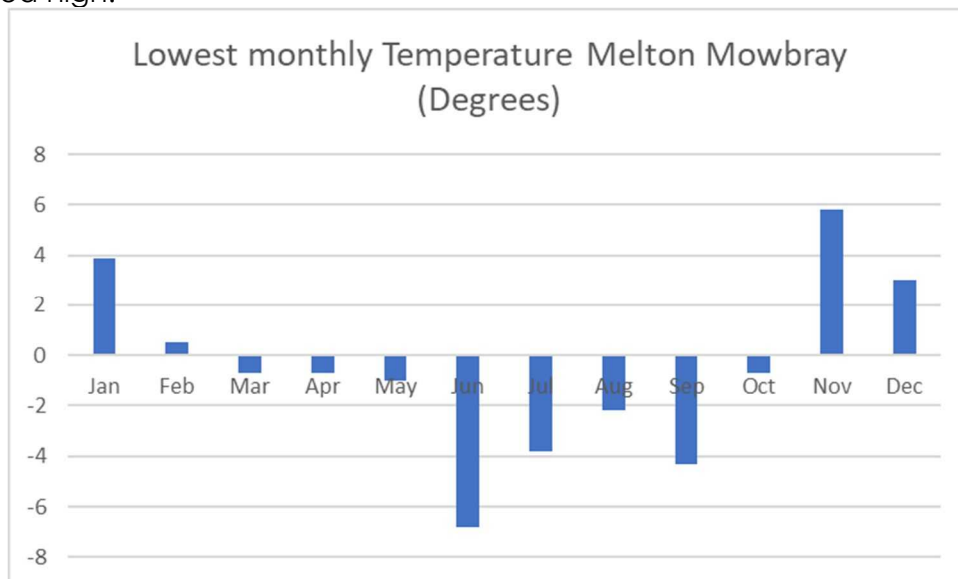
Climate

The climate of the region is described as generally cool maritime climate, favourable for agricultural production. This maritime influence decreases with distance inland from the coast, and with an increase in altitude. The property is situated at a low elevation but is influenced due to being well inland from coastal waters.

The closest rainfall information is Mauriceton where the long term mean annual rainfall is 514mm, 1 in 10 wet year is 681mm and the 1 in 10 dry year is 384mm. The rainfall is reasonably evenly distributed throughout the year, with summer monthly rainfalls of approximately 30mm per month and spring rainfall peaking at slightly more at 50mm per month.



Frost risk for perennial horticulture is during flowering periods, predominantly August and September. The lowest monthly temperatures during this period indicate frost risk is deemed high.



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Water Resources

The property has 3 dams, all are within the Waddle Creek catchment. These dams are small and have limited irrigation potential.

The property is not currently within an Irrigation District however the Greater South East Irrigation Scheme that recently received funding approval will be servicing the title. A 10 ML irrigation right has been contracted for the property for future use. This will service proposed Lot 2 but as the pipeline will traverse the property, water rights will be available for Lot 1 in the future.

Current Land Use

The property is currently utilised for grazing. DSE stocking rates are moderately low due the climate and the current inability to irrigate as well as the large area of native forest that makes up 55% of the title with a further 25% Class 6 land that is marginally suitable for grazing.

Infrastructure

The current title has a residential dwelling and associated outbuildings. No irrigation infrastructure is present. There is a fording of the Jordan River for Clifton Vale Road that cannot be fenced and limits grazing in this vicinity.

Agricultural Suitability

Whilst the climate is suitable for a limited range of agricultural activities, the climate, topography and flood risk limits the areas suitable for cropping or horticulture. The majority of the property is Class 6 and 7, the Class 4 land has small areas suitable for cropping but scale is marginal in respect to economic returns.

The proposed subdivision does not significantly impact on the current use or suitability for further development.

Tasmanian Planning Scheme - Constraints Analysis

Land within the region has been assessed for zoning Agriculture based on a range of criteria under the "Agricultural Land Mapping Project" 2017 (ALMP). The resulting assessments then assigned the current zoning as shown in the Tasmanian Planning Scheme – Southern Midlands Local Provisions Schedule.

The current title is split zoned. There has been an adherence of a previous portion of land bounded by the Jordan River and the two reserve roads on the current title in or around the time of the ALMP. This portion of land has been zoned Agriculture while the remainder of the current title has been zoned Rural.

The southern boundary of the area currently zoned Agriculture within the title is a reserve road which does not exist and is unlikely to exist given the steepness of the terrain. Given that the Planning Commission was reluctant to entertain split zoning, it may have been a mapping error that utilised the reserve road as a boundary not the title boundary.

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The Land Potentially Suitable for Agriculture was based on a constraints analysis, under which the entire title was determined as unconstrained. However, the title has ended up split zoned.

The following is an assessment of the current title using the Enterprise suitability requirements.

Criteria 1 – Enterprise Suitability of Current Title

Enterprise Suitability Cluster	Minimum Area Requirement (ha)	Suitable Area Assessed (ha)	Irrigation Required	Irrigation Available	Overall Assessment
ES1 (Irrigated Perennial Horticulture)	10	Less than 10 due to frost risk and topography	Yes	Not currently	Constrained
ES2 (Vegetable Production)	25	Less than 25 due to topography	Yes	Not currently	Constrained
ES3 (Irrigated Grazing – Dairy)	40	Less than 40 due to topography	Yes	Not currently	Constrained
ES4 (Broadacre – Cropping and Livestock)	133	Less than 133 due to topography	No	No	Constrained
ES5 (Dryland Pastoral)	333	Maximum of 108.8	No	No	Constrained

The Enterprise Suitability Analysis data utilised for the ALMP indicates that the current title complies with Rural zoning.

The “decision tree” process involved further assessment if amalgamation with adjacent titles resulted in connectivity of areas suitable for agriculture sufficient to meet the criteria areas. There is some connectivity to the property to the north and south but is limited by topography and the Jordan River. The adjoining titles have the same soil types and constrictions. The adjacent titles have similar constraints to the property and are predominantly only suitable for grazing.

Given the current title should be zoned Rural and not split zoned, the proposed subdivision into two Lots should also each be zoned Rural as they will also not satisfy the enterprise criteria.

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Tasmanian Planning Scheme – Southern Midlands Local Provisions Schedule: Agriculture

<p>21.5.1 Lot Design P1 Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) provide for the operation of an agricultural use, having regard to:</p> <ul style="list-style-type: none">(i) not materially diminishing the agricultural productivity of the land;(ii) the capacity of the new lots for productive agricultural use;(iii) any topographical constraints to agricultural use; and(iv) current irrigation practices and the potential for irrigation;	<p>Response</p> <p>21.5.1 (a) Proposed Lots 1 and 2 provide for continuation of current agricultural use. However the area available currently is constrained and consideration should be given to zoning both lots as Rural.</p> <p>(i) No land is diminished in respect to current agricultural productivity;</p> <p>(ii) Proposed Lots 1 and 2 have potential for increased productivity once irrigation is available, however there is insufficient agricultural land to meet the unconstrained criteria;</p> <p>(iii) topographical constraints are addressed by the proposed Lot design as the subdivision follows existing fence lines;</p> <p>(iv) there is no current irrigation practices however there is potential once the Greater South Eastern Irrigation pipeline is constructed through the title;</p>
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23/6/2026

Tasmanian Planning Scheme – Southern Midlands Local Provisions Schedule: Rural

<p>20.5.1 Lot Design P1 Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have sufficient useable area and dimensions suitable for the intended purpose, excluding Residential or Visitor Accommodation, that:</p> <p>(i) requires the rural location for operational reasons;</p> <p>(ii) minimises the conversion of agricultural land for a non-agricultural use;</p> <p>(iii) minimises adverse impacts on non-sensitive uses on adjoining properties; and</p> <p>(iv) is appropriate for a rural location;</p> <p>(c) be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <p>(i) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</p> <p>(ii) the topography of the site;</p> <p>(iii) the functionality and useability of the frontage;</p> <p>(iv) the anticipated nature of vehicles likely to access the site;</p> <p>(v) the ability to manoeuvre vehicles on the site;</p> <p>(vi) the ability for emergency services to access the site; and</p> <p>(vii) the pattern of development existing on established properties in the area.</p>	<p>Response</p> <p>20.5.1 (a) Lots 1 and 2 retain land currently zoned Rural, much of which is Class 7, not suitable for grazing.</p> <p>(i) Not applicable, no change in operation;</p> <p>(ii) No conversion of agricultural for non-agricultural use is proposed;</p> <p>(iii) compliant, no impact;</p> <p>(iv) compliant, lot design is appropriate;</p> <p>(c) Compliant;</p> <p>(i) The proposed Lot 1 retains the existing right of carriageway, Lot 2 is transected by Clifton Vale Road and does not require a right of carriageway;</p> <p>(ii) Compliant, the Lot design utilises existing fenceline;</p> <p>(iii) Compliant, no change to access;</p> <p>(iv) Compliant, no change to access to any existing paddocks;</p> <p>(v) Compliant, no change to access to any existing paddocks</p> <p>(vi) Compliant, no change to access to any existing paddocks</p> <p>(vii) Compliant, proposed Lot sizes are present within the property vicinity.</p>
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23/6/2026

References

Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania

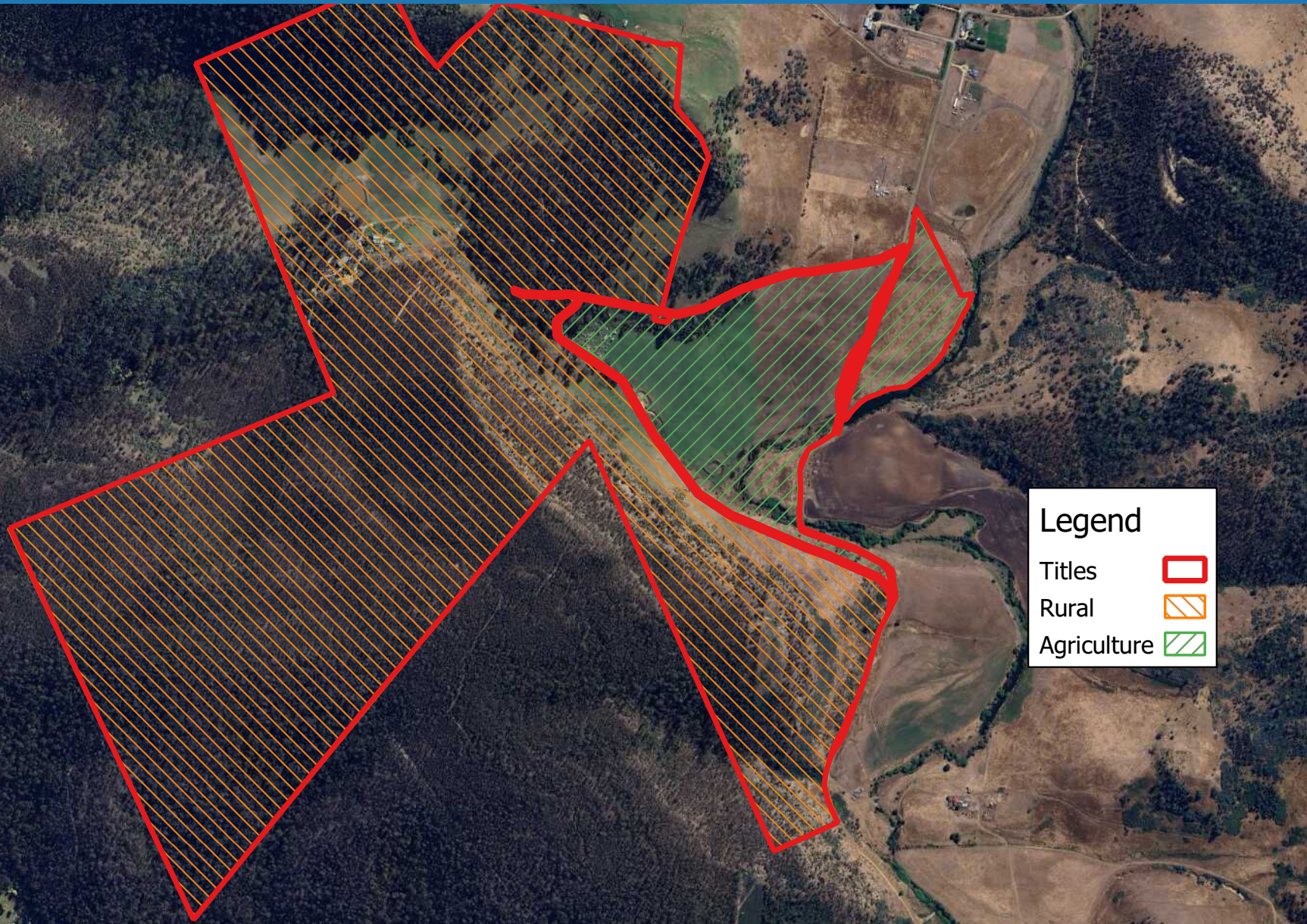
Declaration

I declare that I have made all the enquiries which I consider desirable or appropriate, and no matters of significance which I regard as relevant have, to my knowledge, been withheld.




Dr Lee Peterson B. Agri. Sci (Hons), ISHS, MAICD, CPag
Principal Consultant
Nicholbrook Horticultural Consulting
January 2026

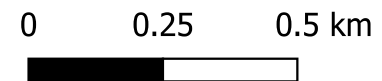
971 Clifton Vale Road Zoning

23/6/2026



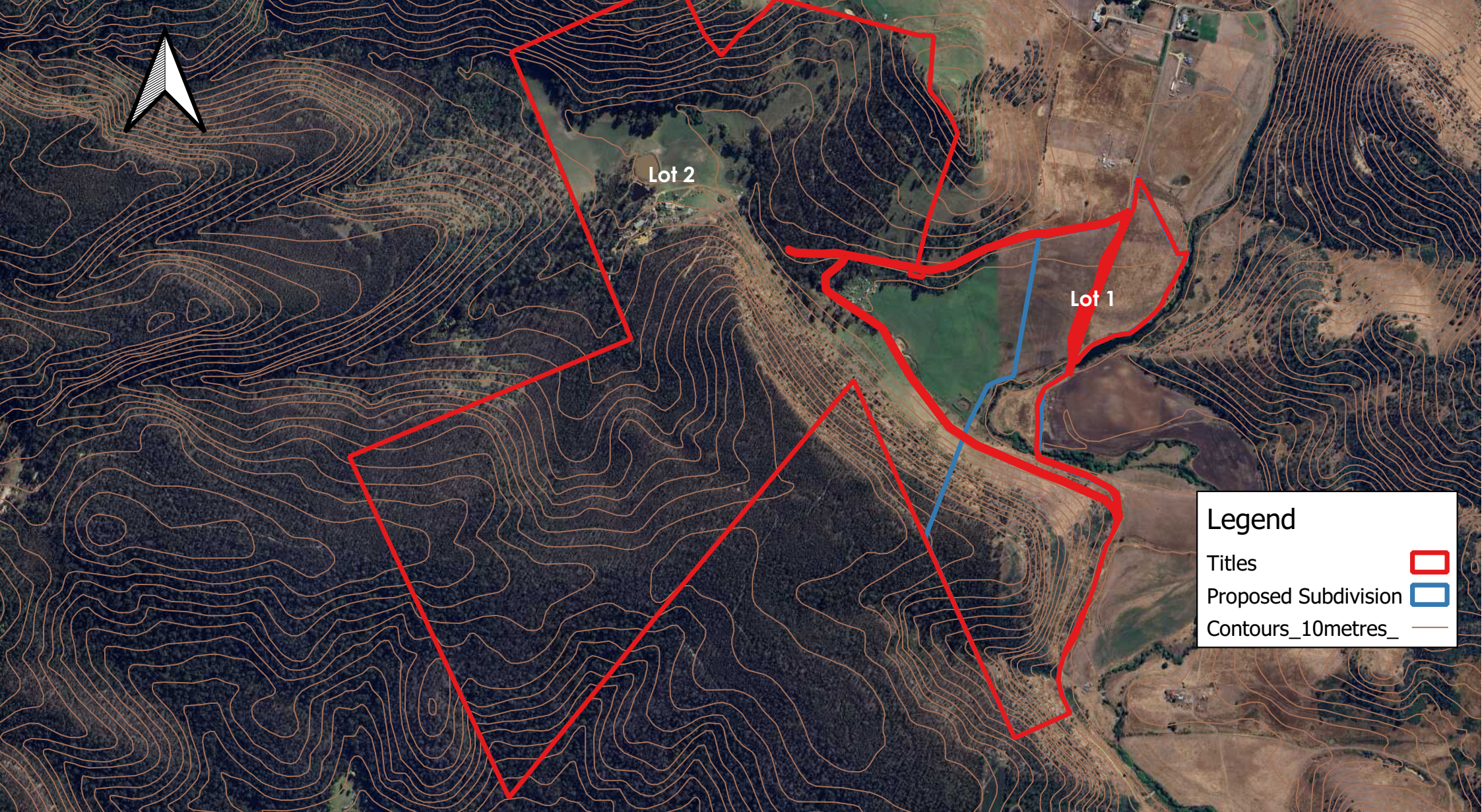
Legend

- Titles 
- Rural 
- Agriculture 






971 Clifton Vale Road Proposed Subdivision

23/6/2026



Legend

Titles	
Proposed Subdivision	
Contours_10metres_	



Lee Peterson

Principal Consultant

Qualifications:

B Ag Sc (Hons) University of Tasmania

PhD (Ag Science) Horticultural Research Group University of Tasmania

Professional Associations:

Certified Practicing Agriculturalist (CPAg)

Company Directors Graduate Diploma 2007

Member of the International Society of Horticultural Science

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Richmond

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Introduction

Dr Lee Peterson is an agricultural professional with extensive expertise in many aspects of agricultural production gained over a period of 39 years in industry, consulting and research. Lee has considerable experience in the areas of land capability and planning for agriculture, new crop development, horticultural production systems, plant extracts and waste stream management in agricultural.

Professional Experience

- 2020-present Director Nicholbrook Horticultural Consulting
- 2018-2020: National Technical Manager BerryWorld
- 2011–2018: Principal Consultant Macquarie Franklin
- 2005-2011: Executive Director – Agribusiness
Agricultural Resource Management (AGRM Pty Ltd)
- 2000- 2004: Agricultural Resource Management Group
- 1998- 1999: Serve-Ag Senior Project Agronomist
- 1996-1997: Private agricultural consultancy and contract research provider
- 1993- 1995: General Manager of Essential Oils of Tasmania
- 1989- 1993: Production Manager of Essential Oils of Tasmania
- 1985- 1989: Post-Graduate at the University of Tasmania
- 1984- 1985: Agricultural Officer with the Tasmanian Department of Agriculture, Pasture and Field Crops Branch

Project Examples

- Land capability assessments for numerous rural properties to support agricultural development, subdivision of non-agricultural land and expert witness reporting for legal representation when required
- Soil surveys, land capability, enterprise assessment reporting for developments ranging from irrigation schemes through to wind farm developments

Areas of Expertise

- New crop development including essential oils, culinary herbs, medicinals and leafy vegetables
- Design of innovative harvest systems for new crops
- Waste water and effluent reuse
- Agricultural research and development
- Sustainable agricultural system design and implementation
- Environmental monitoring
- Land capability assessment
- Group training
- Agribusiness and financial management
- Socio and economic impact assessment

Nicholbrook Expertise

- Economic studies
- Business and farm management
- Feasibility studies
- State and regional development
- Irrigation and water development
- Land capability and mapping
- Natural resource management
- Training and extension
- Technical agricultural consulting
- Legal representations

- Development of the Farm Water Access Plan framework for Tasmanian Irrigation – individual property requirements assessing soils, land capability and enterprises requirements prior to the granting of water licenses
 - Review of Industrial Hemp as a commercial cropping opportunity
 - Review of pyrethrum industry strategic plan and industry development officer program
 - Economic and socio analysis of the impact of blueberry rust incursion to the Tasmanian blueberry industry
 - Production system economic assessment and inputs for TI business case developments – Musselrow, Great Forester, Southern Midlands, Tamar and Greater South East irrigation schemes
 - Market, production and feasibility study of medicinal cannabis production for Tasmanian Alkaloids
 - Importation of new varieties and coordination and production system development for BerryWorld Australia in Tasmania and Queensland
 - Technical advisor to Fresh Cut Salad producers including production system development, variety assessment, market research, crop scheduling, pesticide strategies, IPM program and representation of the industry in respect to technical issues such as biosecurity and IPM
 - Agricultural assessment and stakeholder survey for future Hunter Valley irrigation development post power station and mining closures
 - Independent advisor and author to the “Environmental Guidelines for Recycled Water Use in Tasmania”.
 - Expert reporting for a range of broad acre and horticultural litigation cases
 - Assessment of impact of Robbins Island Renewable Energy Park on Agricultural Land Use
- Technical advisor to South Pacific Sandalwood, essential oil production and extraction company, Vanuatu – Sandalwood production and research

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VEGETATION COMMUNITY MAPPING



FEBRUARY
2026

PROPOSED 2 LOT SUBDIVISION - 971 CLIFTON
VALE RD, DYSART

CLIENT: CHARLIE WHITE

Report version 1.0

Date: March 2026

Field Survey and report: Ben Poortenaar (BSc) and Hein Poortenaar

Project management, mapping and report review: Hein Poortenaar (BE, civil)

POORTENAAR CONSULTING PTY LTD

77 Banksia Road, Mountain River, TAS 7109 | 0448 440 346 | hein@poortenaarconsulting.com.au

23/6/2026

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VEGETATION COMMUNITY MAPPING

PROPOSED 2 LOT SUBDIVISION - 971 CLIFTON VALE RD, DYSART

2. EXECUTIVE SUMMARY

In response to the development application for the property 971 Clifton Vale Rd, the council's RFI required the threatened *Eucalyptus amygdalina* woodland (DAS) on the property to be mapped. This field investigation reports on the extent of the DAS community. Tasveg 4 shows the DAS community following the steep east facing slopes of Sand Hill. The field survey confirmed the eastern boundary of the DAS community along the 160m contour but discovered that the community extends west along the plateau to include the whole northern watershed.

The development application is for the subdivision of a new 44Ha lot on the eastern Jordan River frontage so does not impact the DAS community will be undertaken. The development therefore satisfies the requirements of C7.7.2 of the Natural Assets Code.

3. INTRODUCTION

2.1. Purpose of Report

Southern Midlands Council has requested additional information in relation to Development Application DA2500173 for a proposed 2-lot subdivision at 971 Clifton Vale Road, Dysart.

Council has advised that the property contains a mapped area of Threatened Native Vegetation Community – *Eucalyptus amygdalina* forest or woodland on sandstone, and has requested:

- Confirmation of the location of the native vegetation community; and
- A response to Clause C7.7.2 P1.1 and P1.2 of the Natural Assets Code.

This Natural Values Assessment has been prepared to address that request.

2.2. Scope of Assessment

The scope of this report is to:

- Review available desktop mapping of threatened native vegetation.
- Assess whether the proposed subdivision affects mapped native vegetation.
- Confirm, via site inspection, the presence or absence of the mapped community.
- Respond to the Performance Criteria of Clause C7.7.2 of the Natural Assets Code.

This report comprises:

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- A desktop assessment based on LIST mapping and aerial imagery; and
- A field inspection (undertaken by a suitably qualified person).

3.SITE DESCRIPTION

Table 1. Site details (Source: LISTmap¹)

Title references and PIDS	170766/1 and 3437400
Planning Scheme	Southern Midlands Council
Zoning	Rural and agricultural
Planning Scheme codes and overlays	<ul style="list-style-type: none"> • Bushfire-prone Areas Code • Natural Assets Code • Flood-prone Area Code • Landslip Hazard Code • Electricity Transmission Infrastructure Protection Code
Site area	249 Ha
Existing	Existing dwelling and rural improvements on the balance lot (visible on Figure. 2)
Elevation	Approximately 120m to 270m AHD
Aspect	Predominantly east to north-east facing slopes towards the Jordan River corridor
Slope	Moderate to steep slopes on the sandstone ridges and hills (upper site); gentler slopes on the eastern floodplain and river flats.
Geology	Quaternary alluvial sediments (river flats) and sandstone (rear slopes)
Water courses and water bodies	Jordan River along eastern boundary; Waddles Creek through northern portion; farm dams present within broader property
Catchment	Jordan River catchment (Derwent River system)

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4. DEVELOPMENT PROPOSAL

The proposal involves a 2-lot subdivision of the existing 249-hectare title.

The subdivision will create:

- Lot 1 (Excision Lot): Approximately 44 hectares, located on the eastern portion of the property.
- Balance Lot: Approximately 205 hectares, retaining the existing dwelling and rural improvements.

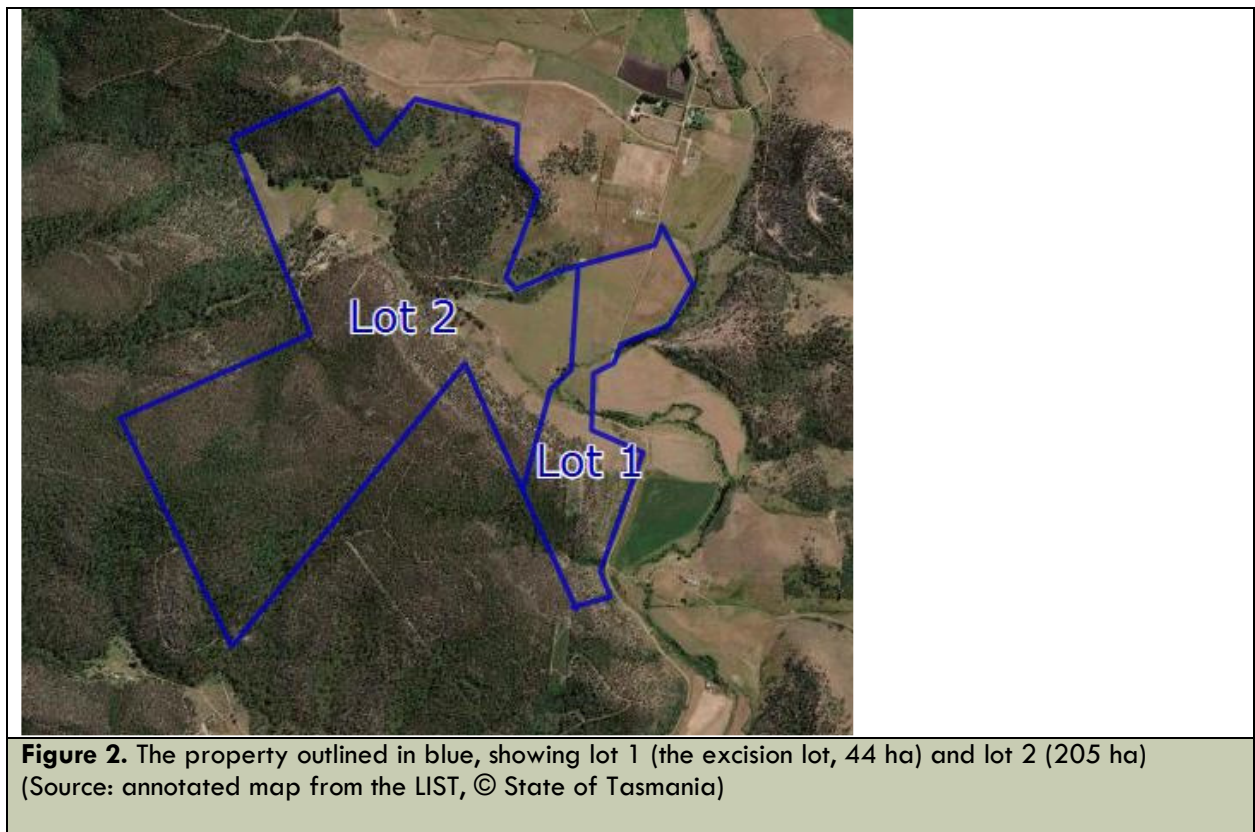
The subdivision is limited to the creation of a new cadastral boundary.

No vegetation clearance, earthworks, or construction is proposed as part of the subdivision application. Any future development of the excision lot, including construction of a dwelling or associated infrastructure, would be subject to separate development approval and assessment under the applicable planning scheme provisions.



Figure 1. Regional location of the site with the property outlined in blue. (Source: annotated map from the LIST, © State of Tasmania).

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5. DESKTOP NATURAL VALUES ASSESSMENT

5.1. Mapped Native Vegetation

A review of tasveg 4 on LISTmap indicates that part of the subject land contains the Threatened Native Vegetation Community *Eucalyptus amygdalina* forest and woodland on sandstone (DAS).

This community is listed as a threatened native vegetation community under the Nature Conservation Act 2002 and is regulated under the Natural Assets Code of the Tasmanian Planning Scheme.

The mapped DAS community is predominantly located on the sandstone ridges and slopes within the parent title (figure 3a).

5.2. Relationship to the Proposed Subdivision

The proposed 44-hectare excision lot is located in the eastern portion of the property, adjacent to the Jordan River. Most of its area is in the cleared floodplain, but the DAS community does occur on the ridge in the south west of the lot.

5.3. Limitations of Desktop Mapping

Vegetation mapping available on the LIST is indicative and may not precisely reflect on-ground conditions. Accordingly, a site inspection was required to:

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- Confirm the presence or absence of the mapped threatened native vegetation community within the proposed subdivision area.
- Confirm the condition and extent of native vegetation.

A suitably qualified person has undertaken a field survey.

6. FIELD ASSESSMENT

6.1. Survey Methodology

The survey was carried out on the 25th of February 2026. The perimeter of the DAS community was mapped using GPS. In addition to the council's requests, a rough assessment of vegetation condition was undertaken.

6.2. Vegetation Communities Present

The DAS community was present, and its range was far wider than predicted by Tasveg 4 (figure 3). It extended west into the flat plateau and northern slopes mapped as *Eucalyptus tenuiramis* woodland on sediments (DTO). The true boundary between DAS and DTO generally occurred at the top of the south facing slopes, although in some places the community boundary was indistinct due to hybridization between *E. amygdalina* and *E. tenuiramis*.

Although the extent of the DAS was much greater than expected, it extended in the opposite direction of the excision lot, and thus does not affect the proposed subdivision.

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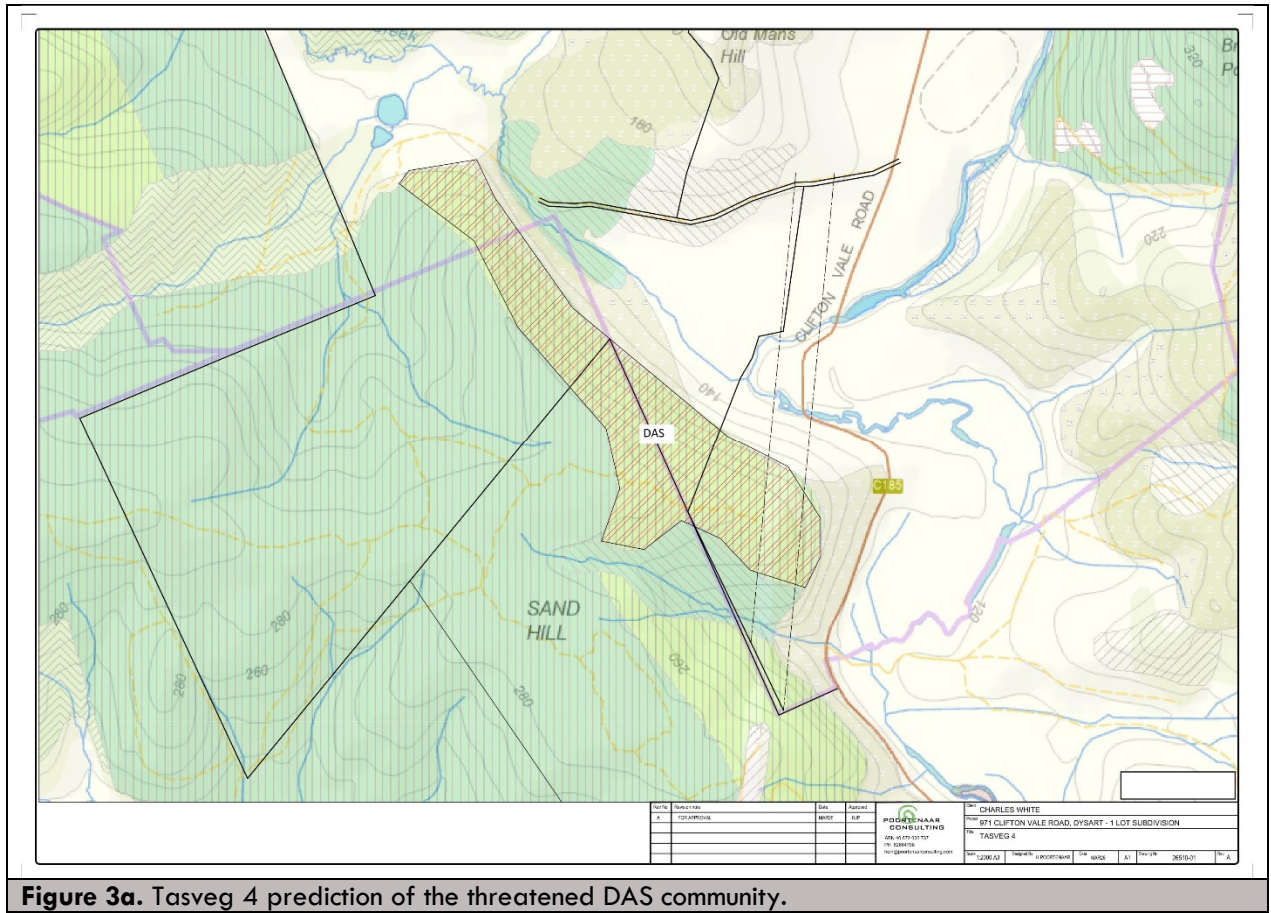


Figure 3a. Tasveg 4 prediction of the threatened DAS community.

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6.6. Photographic Record



Figure 4a. *E. amygdalina* over scrub.

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Figure 4b. Open *E. amygdalina* woodland.

7.RESPONSE TO NATURAL ASSETS CODE

The council have asked for a response in relation to C7.7.2 P1.1 and P1.2 of the planning scheme. However, the proposed subdivision instead satisfies the acceptable solutions (C7.7.2 A1) because no works are proposed. This is addressed in table 2. However, to meet the councils request, the subdivision has also been evaluated in response to P1.1 and P1.2.

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Table 2. Response to the natural assets code.

C7.6.2 Requirement / Performance Criteria	Site-Specific Response / Notes
<p>A1: Each lot proposed in a plan of subdivision, within a priority vegetation area must: (a) be for the purposes of creating separate lots for existing buildings, (b) be required for public use by a council or State authority, (c) be required for the provision of Utilities, (d) be for the consolidation of a lot, or (e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area.</p>	<p>The proposal satisfies condition (e), as the subdivision is currently limited to the creation of a new cadastral boundary. Any future works (ie. making a dwelling) will be addressed under a separate development approval and assessment.</p>
<p>P1.1: Each lot proposed in a plan of subdivision, within a priority vegetation area must be for:</p>	
<p>(a-e): (a) an existing use on the site, (b) the construction of a single dwelling or an associated outbuilding, (c) is within a General Residential Zone or Low Density Residential Zone, (d) use or development that will result in significant long term social and economic benefits, or (e) pre-existing management cannot ensure the survival of the priority vegetation.</p>	<p>None of these are applicable.</p>
<p>(f): subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.</p>	<p>Applicable. There are no proposed works, thus no priority vegetation will be cleared.</p>
<p>P1.2: Works association with a subdivision in a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</p>	
<p>(a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards.</p>	<p>No design has been created. Any dwelling and associated access or bushfire management area are likely to be on the flood plain away from the priority woodland, but this will be addressed in a different planning application.</p>
<p>(b): any particular requirements for the works and future development likely to be facilitated by the subdivision.</p>	<p>There are no particular requirements for this subdivision.</p>
<p>(c): the need to minimise impacts resulting from bushfire hazard management measures through siting</p>	<p>No bushfire hazard management plan has been created, although one has been requested by the council.</p>

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Bushfire Hazard Report



Cover photo: view to north from the location of the building area proposed for lot 1.

One Lot and Balance Subdivision

971 Clifton Vale Road, Dysart

25 May 2026

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Overview

Project Detail

Project: One Lot and Balance Subdivision

Site Address: 971 Clifton Vale Road, Dysart

PID: 3437400

CT Reference: 170766/1

Client: Charles White

Author: Adam Smee, Bushfire Hazard Practitioner

Accreditation No.: BFP-120

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

Email: adam@southernplanning.com.au

Phone: 0404 439 402

Date: May 2026

Version: v1.0

Executive Summary

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

Introduction

Purpose

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

Scope

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

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

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

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Limitations

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

Disclaimer

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

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

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

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

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

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

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

The Author

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

Site Visit

A site visit was conducted on 19 May 2026.

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Proposal

The proposal is to subdivide the property into two lots. Proposed lot 1 would have an area of 44ha and would contain land within the eastern part of the property, generally adjacent to Clifton Vale Road. The proposed balance lot would contain the remainder of the property so would have an area of approximately 205ha. Proposed lot 1 would contain vacant land while the proposed balance lot would contain the dwelling and associated outbuildings on the property. Proposed lot 1 would have frontage and access to Clifton Vale Road. The balance lot would retain the existing access to the dwelling which is partly within a road reserve.

A building area would be created for lot 1 within the north-eastern part of the lot, on the eastern side of Dysart Road. A building area would be created around the dwelling that would be retained upon the balance lot. Reticulated services are not available in the area, so the proposal relies upon the provision of on-site services. The proposed development is not for a Vulnerable Use or Hazardous Use as defined in the Bushfire Prone Areas Code.

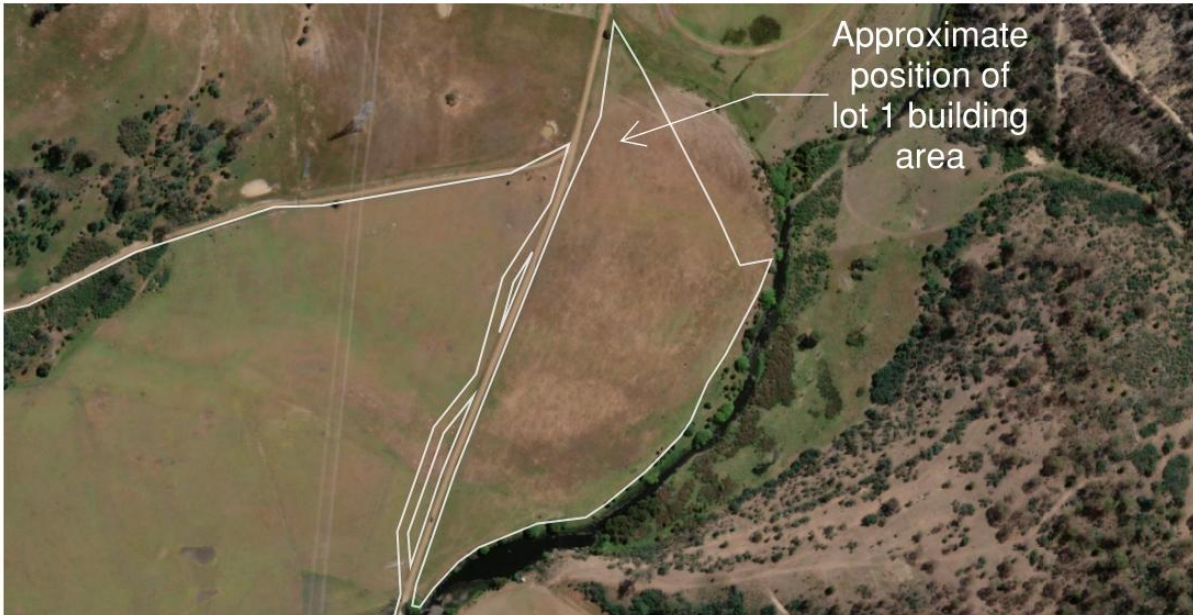
Site Description

The subject property an irregular shaped rural property within the Dysart locality. The property has an area of over 249ha and is mostly bushland, although there are cleared areas within the eastern part closest to Clifton Vale Road and in the north-western part, in the area around the dwelling. The dwelling is at the southern edge of this latter area, on the northern face of Sand Hill, the summit of which is approximately 1.3km to the SSE. The dwelling overlooks the cleared paddocks immediately to the north. There are two large dams to the north-west of the dwelling and a large storage shed to the south-west. There is bushland to the south and east of the site. The site is mapped within the Bushfire Prone Areas Overlay of the *Tasmanian Planning Scheme – Southern Midlands*.



Aerial view of subject property (outlined in white) and surrounding land (source: ESRI accessed via LISTmap 21/5/2026).

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Closer aerial view of location of lot 1 building area (subject property outlined in white) and surrounding land (source: ESRI accessed via LISTmap 21/5/2026).



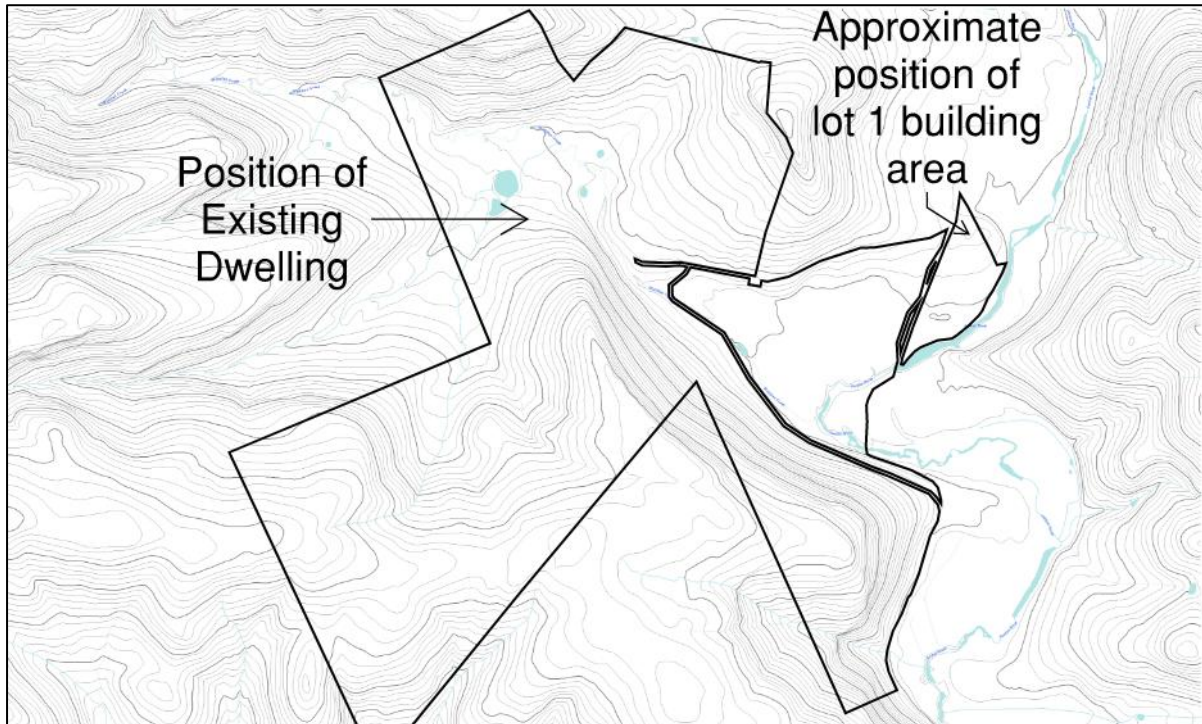
Closer aerial view of location of balance lot building area (subject property outlined in white) and surrounding land (source: ESRI accessed via LISTmap 21/5/2026).

Topography

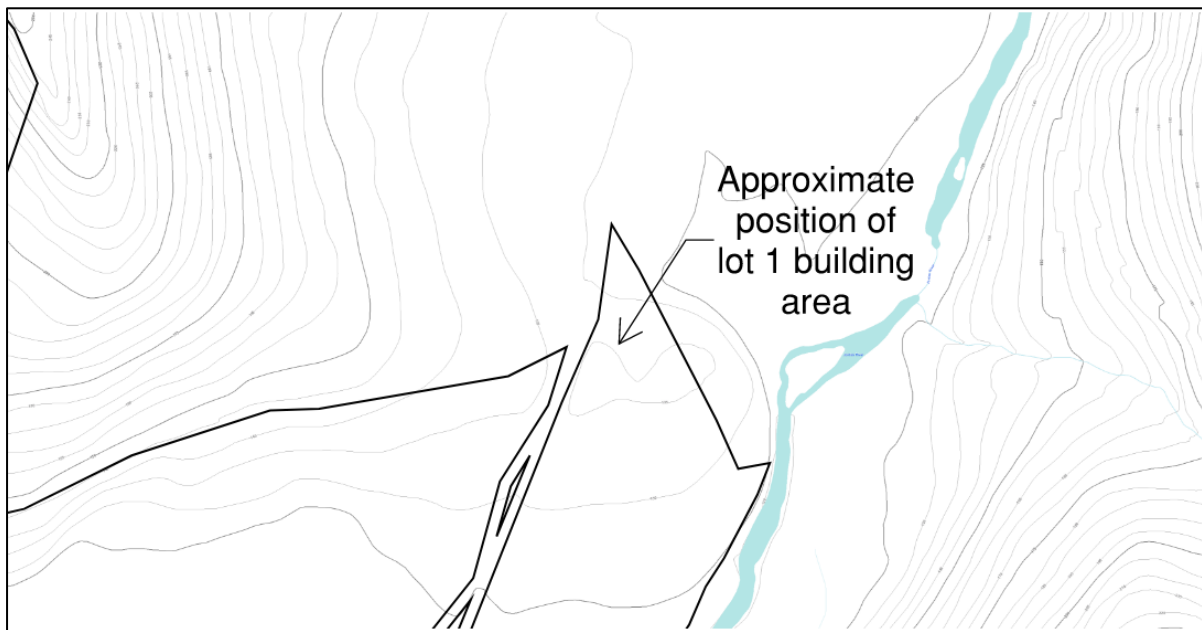
The proposed lot 1 building area would be located within the part of the property that is to east of Clifton Vale Road. The Jordan River is contiguous with the eastern and south-eastern boundaries of this part of the property. The land to the south and east, between where the building area would be located and the river, slopes downward. The building area would also be above the level of the nearby land to the north and south-west, as the land in these directions is closer to the level of the river. The land to the west and north-west of the lot 1 building area rises toward Old Mans Hill. The summit of this hill is approximately 600 to the north-west of where the proposed building area would be located.

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As noted above, the dwelling on the property is on the northern face of Sand Hill and therefore below the level of the land to the south, south-east, and south-west. The land to the north of the dwelling falls toward Waddles Creek. The dwelling is at a similar level as the land immediately to the east but the land in this direction also falls toward the creek at a point approximately 100m from the site. While the land close to the dwelling to the west falls toward an unnamed creek that flows into Waddles Creek, it then rises toward the hills found further to the west.

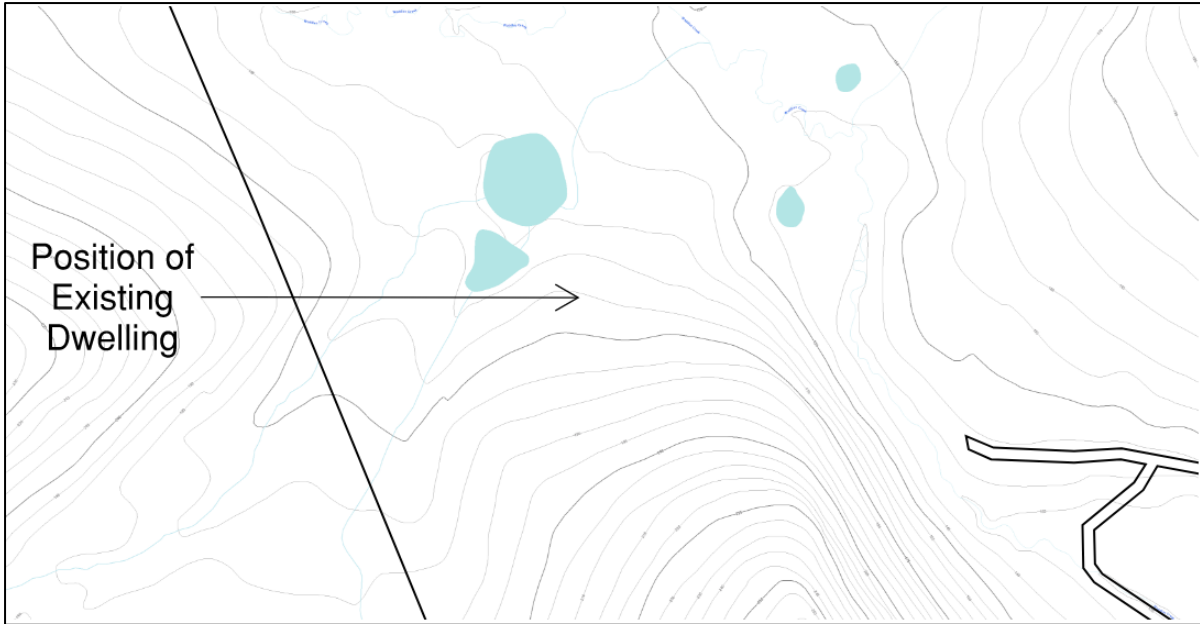


Topographical relief (5m contours) of subject property (outlined in black) and surrounding land (source: LISTmap accessed 21/5/2026).

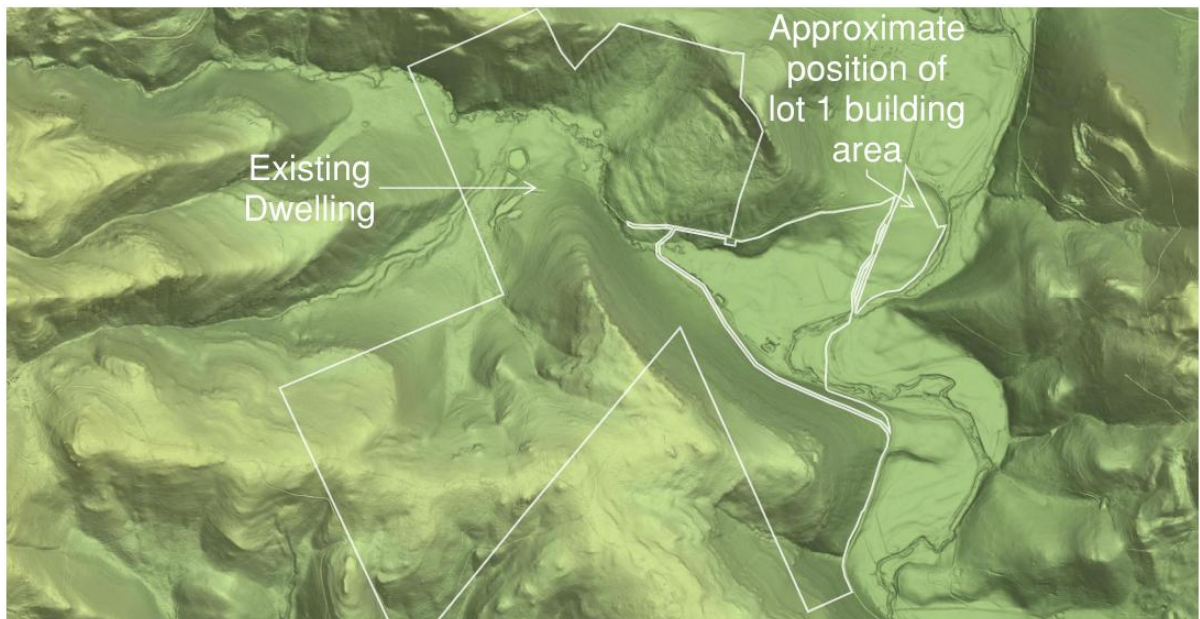


Closer topographical relief (5m contours) of the location of the proposed lot 1 building area (subject property outlined in black) and surrounding land (source: LISTmap accessed 21/5/2026).

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Closer topographical relief (5m contours) of the location of the proposed lot 1 building area (subject property outlined in black) and surrounding land (source: LISTmap accessed 21/5/2026).



Hillshade relief of subject property (outlined in white) and surrounding land (source: LISTmap accessed 21/5/2026).

Site Assessment

Vegetation

The proposed lot 1 building area would be located within a cleared paddock and surrounded by pasture. Therefore, the vegetation surrounding this building area is classified within the Group G Grassland classification in accordance with Table 2.3 of the Australian Standard.

While there is bushland generally all around the dwelling on the property, there is cleared land immediately to the north, north-east, and north-west to a distance of 250m. Therefore, the vegetation to the north, north-east, and north-west of the balance lot building area is classified as

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Group G Grassland in accordance with Table 2.3. There is bushland closer to the dwelling in the remaining directions. This bushland is native forest that is dominated by Eucalypt species. Therefore, the vegetation in the remaining directions around the balance lot building area is classified within Group A Forest in accordance with Table 2.3.

Slope

The land to the north, east, south, and south-west of where the proposed lot 1 building area would be located slopes downward toward the Jordan River or to land at a similar level. The effective slope in these directions is downslope and between 5° and 10° to the north and east but less than 5° to the south and south-west. The land to the west and north-west of the building area would be upslope so would have an effective slope of 0°.

The slope to the north and north-west of where the balance lot building area would be located is not significant as the land between it and Waddles Creek slopes only gradually. The effective slope to the north and north-west is therefore downslope and less than 5°. The gradient to the north-east and east between the building area and the creek would also be downslope and slightly higher at 8°. The effective slope in the remaining directions of this building area would be upslope and 0°.

Distances

Adequate separation from bushfire prone vegetation would be provided for the proposed building areas within the respective lot boundaries.

Bushfire Attack Level

Table 2.6 within the Australian Standard prescribes Bushfire Attack Levels for buildings in bushfire prone areas based upon the relevant Fire Danger Index, the distance from unmanaged vegetation, the type of bushfire prone vegetation, and the gradient beneath the vegetation. A BAL assessment must be based upon the highest BAL posed to a site. As demonstrated in the attached Hazard Management Areas Table, the Bushfire Attack Level posed to the building areas within the proposed lots would be BAL12.5.

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Bushfire-Prone Areas Code

Provision of Hazard Management Areas

C13.6.1 Subdivision: Provision of hazard management areas

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

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

Public and Fire Fighting Access

C13.6.2 Subdivision: Public and fire fighting access

The proposal complies with the acceptable solution A1(b) for this clause because the attached BHMP demonstrates that the property access to each proposed lot will comply with Table C13.2. Table C13.1 is not relevant as a new road is not proposed. Table C13.3 is not relevant as a fire trail is not proposed. As access is required to a fire fighting water point, property access to each lot must comply with the following requirements prescribed by Element B in Table C13.2:

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

In addition, the access to the balance lot building area must comply with the requirements prescribed by Element C in Table C13.2, as the length of the access to the building area on this lot would be greater than 200m. Element C requires "passing bays of 2m additional carriageway width and 20m length provided every 200m".

The existing access to the dwelling on the site generally complies with the above requirements (see attached site photos). The access has a gravel surface with the required carriageway width that is likely to have the required load capacity. The access includes a bridge over Waddles Creek

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approximately 280m from the end of the driveway. The load capacity of this bridge should be checked to ensure that it has the required load capacity. While the access partly passes through bushland, it has the required vertical and horizontal clearances. The driveway is undulating for the most part, although there is an increase in gradient between the bridge over the creek and the end of the driveway. The gradient of this part of the driveway is below 10°, so the access complies with the maximum gradient prescribed for unsealed roads. There are no sharp dips or tight curves within the driveway. The driveway includes a T shaped turning area suitable for fire fighting vehicles, adjacent to the fire fighting water point for the static water supply that would be provided for the balance lot.

The design of access to the building area proposed for lot 1 would be finalised together with any future habitable development proposed within the area. However, the indicative access design shown on the attached BHMP is considered to demonstrate that access may be provided to the building area in accordance with the requirements of Element B.

Provision of Water Supply for Fire Fighting Purposes

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

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

Distance between building area to be protected and water supply

- (a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and,*
- (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.*

Static Water Supplies

A static water supply:

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

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

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

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

Signage for static water connections

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

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

Hardstand

A hardstand area for fire appliances must be:

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

One of the large dams to the north-west of the dwelling would be provided a static water supply for the building area proposed for the balance lot. This dam has an area of approximately 1900m² and is feed by a creek that comes from the valley to the south of the site, so is likely to ensure that the required water volume is available. There is a vehicle access across the north-eastern wall of the dam, so a hardstand would be provided within the required distance of the supply (see below site photo). There is a small amount of the Cumbungi (*Typha domingensis*) growing at the eastern corner of the dam which must be removed if it is to provide the required water supply for the balance lot.

The location of a static water supply for fire fighting for the building area proposed for lot 1 would be finalised together with the design of any future habitable development proposed within the area. However, the indicative location shown on the attached BHMP is considered to demonstrate that a water supply for fire fighting may be provided for the building area in accordance with the requirements of Table C13.5.

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Site photo showing vehicle access on the wall of the dam to the north-west of the dwelling on the site.



Site photo showing vehicle access to the dam to the north-west of the dwelling on the site.

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Recommendations

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

Construction Requirements

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

Property Access

- 1) Property access to the proposed lots must comply with the property access requirements prescribed in Table C13.2 of the Bushfire Prone Areas Code (see the above section Public and Fire Fighting Access).
- 2) Property access must be provided in accordance with the relevant requirements of Table C13.2 to the boundary of lot 1 prior to the sealing of the title for that lot.
- 3) Property access must be provided in accordance with the requirements of Table C13.2 and verified prior to occupancy of any future habitable development upon lot 1.
- 4) Property access must be provided in accordance with the requirements of Table C13.2 and verified prior to the sealing of the title for the balance lot.

Water Supply for Fire Fighting

- 1) A static water supply for fire fighting must be provided for each lot in accordance with the requirements prescribed in Table C13.5 of the Bushfire Prone Areas Code (see the above section Provision of Water Supply for Fire Fighting Purposes)
- 2) The provision of a static water supply for fire fighting must be verified prior to occupancy of any future habitable development upon lot 1.
- 3) The provision of a static water supply for fire fighting must be verified prior to the sealing of the title for the balance lot. If the existing dam is to provide this supply, as shown on the attached BHMP, the Cumbungi (*Typha domingensis*) growing at the eastern corner of the dam must be removed.

Hazard Management Areas

- 1) The Hazard Management Areas (HMA) shown on the attached BHMP for the balance lot must be established and verified prior to the sealing of the title for the lot. The HMA must be maintained by the property owner once the title is sealed.
- 2) The HMA shown on the attached BHMP for lot 1 must be established and verified prior to occupancy of any future habitable development upon this lot.
- 3) HMA must be established substantially in accordance with the attached BHMP such that fuels are reduced sufficiently and other hazards are removed such that the fuels and other hazards do not significantly contribute to bushfire attack. For example:
 - Grass must be short cropped to no more than 100mm and maintained during the declared fire permit period,
 - All leaves and vegetation debris must be removed at regular intervals during the declared fire permit period,

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- No unenclosed fuel sources or timber is to be stored within 10m of any buildings,
 - Plants greater than 100mm in height must not be placed within 3m of a window or glass feature of the building,
 - The canopy of each tree within the HMA must be separated by at least 2m,
 - Individual and clumps of shrubs must not exceed 5m² in area and must be separated by at least 5m,
 - Trees must not overhang or touch any elements of any buildings, and,
 - There must be a clearance of at least 2m between the lowest tree branches and ground level.
- 4) The HMA must be maintained in such condition throughout the life of habitable development upon the lots.

Conclusion

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

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

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



ADAM SMEE
BUSHFIRE HAZARD PRACTITIONER (BFP-120)

23/6/2026

Appendix (1) Hazard Management Areas Tables

Lot 1 Building Area

	North	East	South	West
Vegetation Type:	Group G Grassland			
Relationship to site:	Downslope			Upslope
Effective slope:	>5° to 10°	>5° to 10°	>5° to 10°	0°
Separation distance available*:	+/-100m	37m	>100m	50m
Assessed BAL:	BAL12.5	BAL12.5	BAL12.5	BAL12.5
Proposed BAL:	BAL12.5			
HMA required:	19m	19m	19m	14m

Notes: *to property boundary.

Balance Lot Building Area

	North-West	North	North-East	East	South	West
Vegetation Type:	Group G Grassland			Type A Forest		
Relationship to site:	Downslope				Upslope	
Effective slope:	<5°	<5°	8°	8°	0°	0°
Separation distance^:	36m	30m	65m	50m	36m	65m
Assessed BAL:	BAL12.5	BAL12.5	BAL12.5	BAL12.5	BAL12.5	BAL12.5
Proposed BAL:	BAL12.5					
Minimum HMA required:	16m	16m	19m	46m	32m	32m

Notes: ^to edge of existing managed area.

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Appendix (2) Site Photos

Lot 1 Building Area



Photo 1: view to north-east from site.



Photo 2: view to south-east from site.

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Photo 3: view to south-west from site.



Photo 4: view to north-west from site.

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Balance Lot Building Area



Photo 5: view to east from site.



Photo 6: view to south-east from site.

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Photo 7: view to south from site.



Photo 8: view to south-west from site.

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Photo 7: view to west from site.



Photo 8: view to north-west from site, including dam (note Cumbungi at edge of dam).

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Photo 9: view to north from site.



Photo 10: view to north-east from site.

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Existing Access



Photo 11: view to south-east of existing access between dwelling and Waddles Creek.

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Photo 12: view to south-east of existing access including bridge over Waddles Creek.

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Photo 13: view to east of existing access through bushland.

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Photo 14: view to east of existing access through bushland.

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Photo 14: view to north-east of existing access through cleared land.

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Photo 15: view to north-east of existing access through cleared land.

23/6/2026



Photo 16: view to north-east of existing access through cleared land.

23/6/2026



Photo 16: view to north-east of existing access through cleared land.

23/6/2026



Photo 17: view to north-east of existing access through cleared land.

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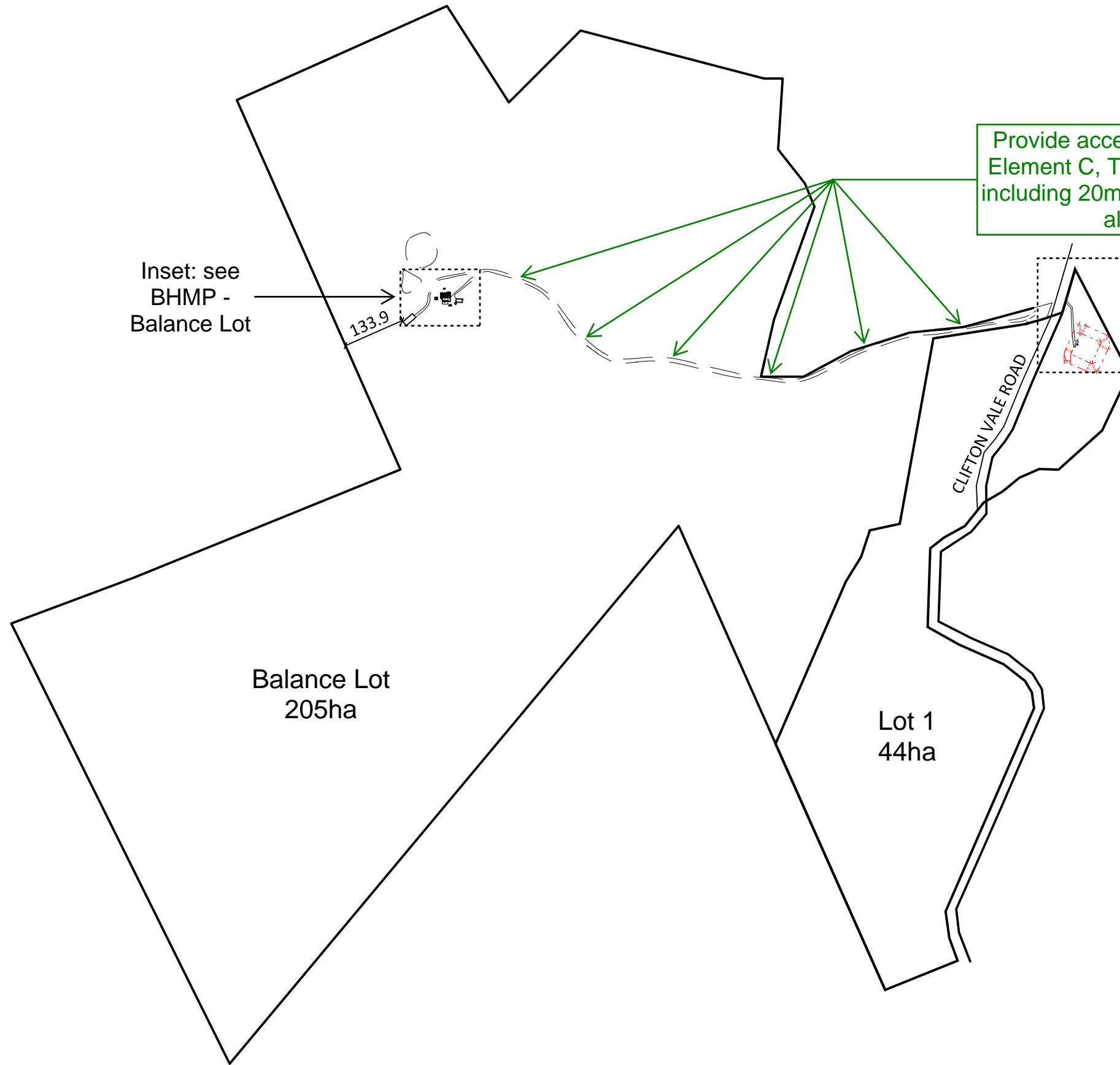
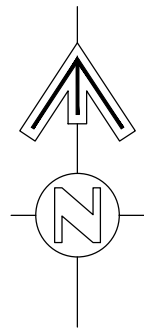
Photo 18: view to south-west of existing access to site from Clifton Vale Road.

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Appendix (3) Proposed Subdivision Plan

23/6/2026

Appendix (4) Bushfire Hazard Management Plan



Provide access to the balance lot in accordance with Element C, Table C13.2, Bushfire Prone Areas Code, including 20m long, 6m wide passing bays every 200m along the length of the access.

Inset: see BHMP - Balance Lot

133.9

Inset: see BHMP - Lot 1

Balance Lot
205ha

Lot 1
44ha

CLIFTON VALE ROAD

E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.



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

OWNER: Mr Charles White
TITLE REFERENCE: CT 170766/1
LOCATION: 971 Clifton Vale Road, Dysart

BHMP- Location Plan

Date: 25-5-2026	Version: v1.0
Scale: 1:10000 (A3)	Municipality: Southern Midlands

Notes:

- 1) This plan must be read in conjunction with the Bushfire Hazard Report (BHR) prepared for the proposed subdivision (dated 25/5/2026). The BHR is a schedule to this BHMP.
- 2) Future residential development within the building area upon the lot 1 must comply with the construction requirements prescribed for BAL12.5, AS3959:2018.
- 3) The HMA shown must be established (please refer to the recommendations regarding Hazard Management Areas in the BHR for further information) and verified prior to occupancy of any future habitable development upon this lot. The HMA is to be measured from the external walls of any future habitable development constructed within the respective building area, including the external walls of any future additions. For additions that do not have external walls (such as decks or carports for example) the HMA is to be measured from the outside of any supporting structure (such as posts or columns).
- 4) Property access must be provided in accordance with the relevant requirements of Table C13.2, Bushfire Prone Areas Code (BPAC), and verified prior to occupancy of any future habitable development upon this lot (please refer to the Public and Fire Fighting Access section of the BHR for further information).
- 5) A static water supply for fire fighting must be provided for the lot in accordance with the requirements prescribed in Table C13.5, BPAC (please refer to the Provision of Water Supply for Fire Fighting Purposes section of the BHR for further information) and verified to occupancy of any future habitable development upon this lot.

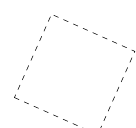


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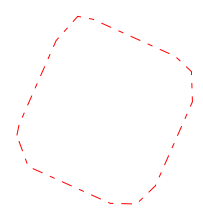
Project Name and Address	
971 Clifton Vale Road, Dysart TAS 7030	
Drawing Title	BHMP - Lot 1
Client	Mr Charles White
SCALE	1:750 at A3

Key

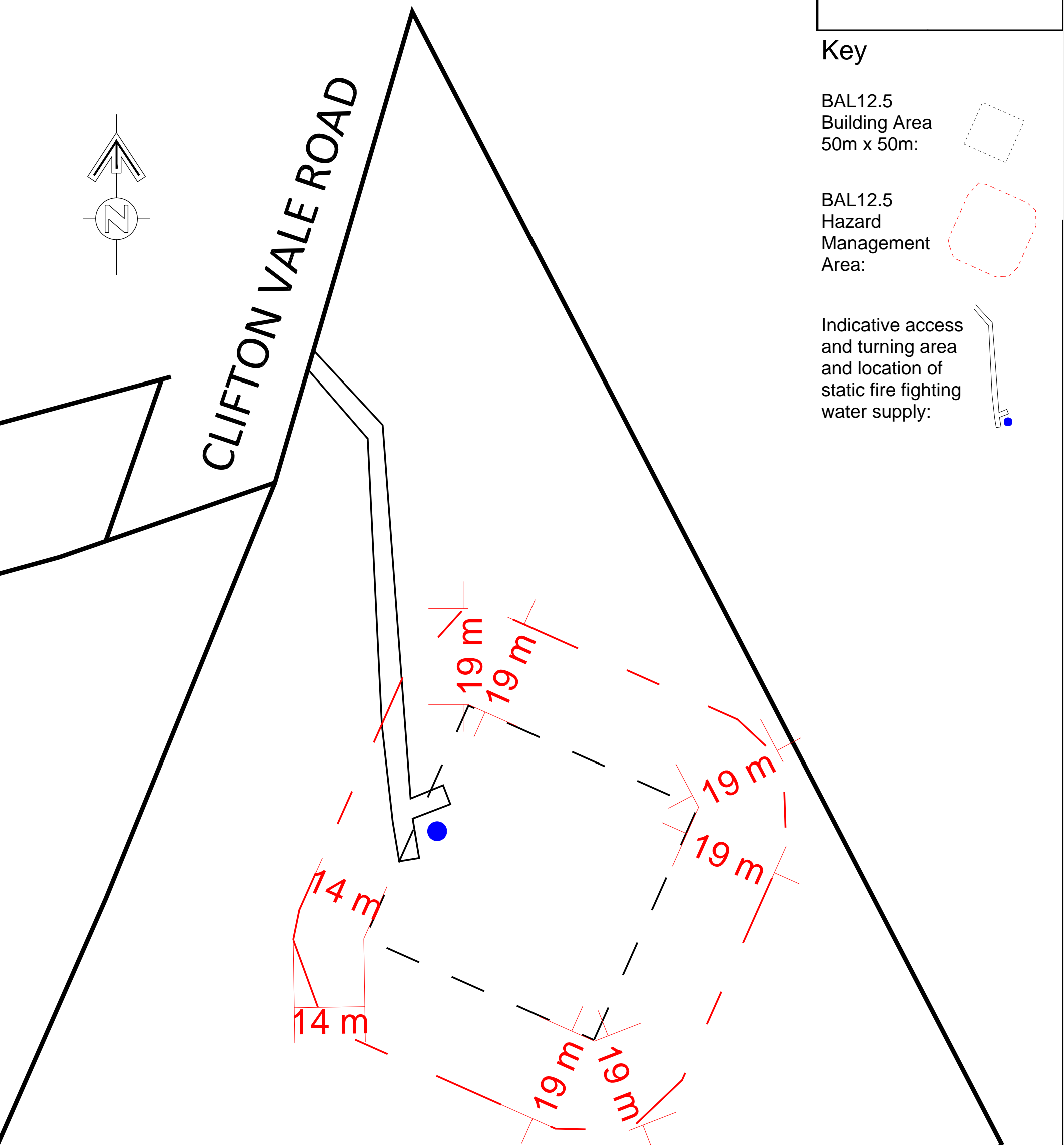
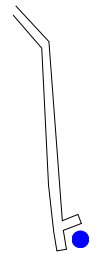
BAL12.5
 Building Area
 50m x 50m:



BAL12.5
 Hazard
 Management
 Area:



Indicative access
 and turning area
 and location of
 static fire fighting
 water supply:



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Dam to provide static fire fighting water supply - existing access and turning area (including hardstand) to be maintained and Cumbungi (*Typha domingensis*) to be removed

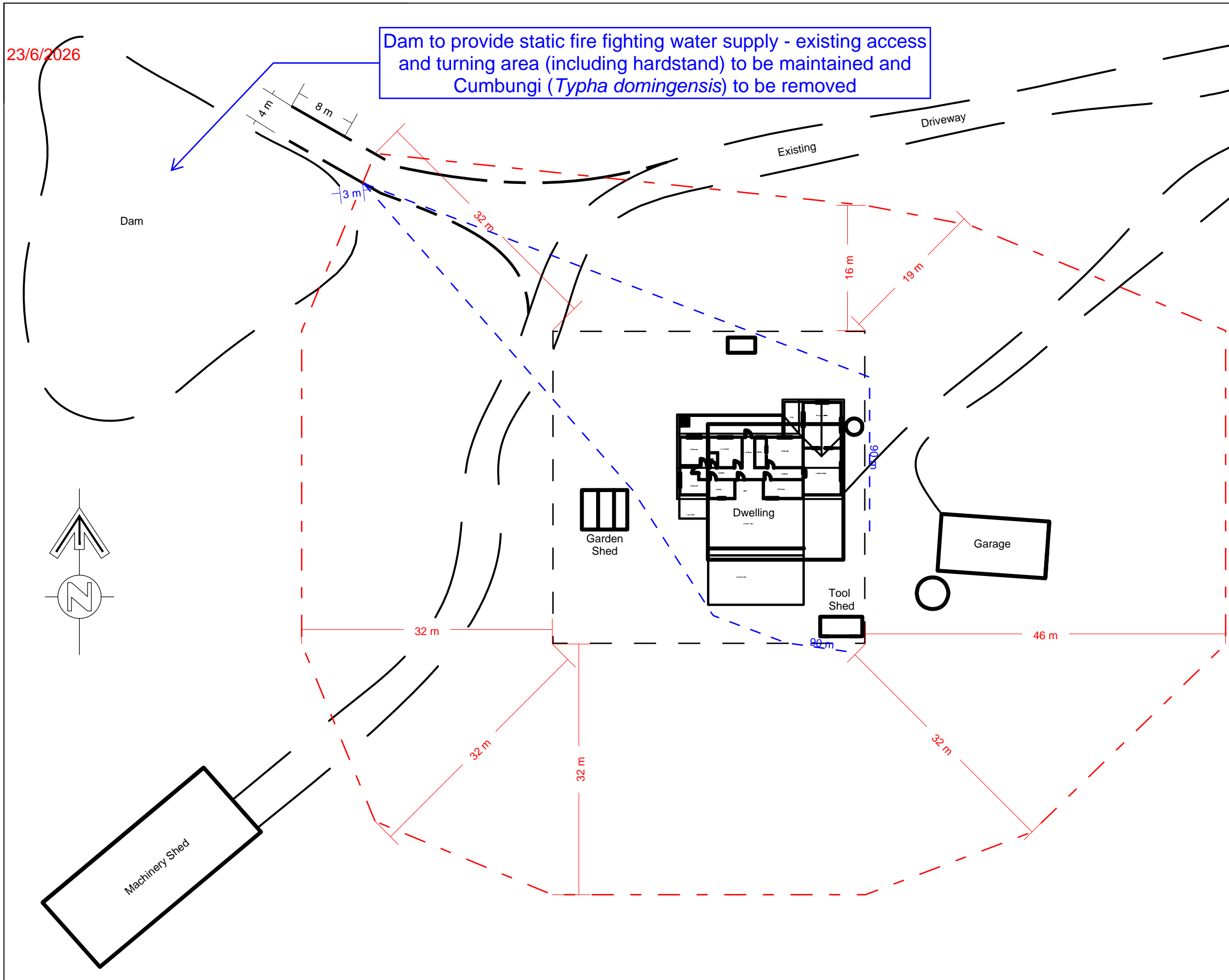
Key

BAL12.5 Building Area
40m x 40m:

BAL12.5 Hazard Management Area:

Hose-lay from minimum water level:

- Notes:
- 1) This plan must be read in conjunction with the Bushfire Hazard Report (BHR) prepared for the proposed subdivision (dated 25/5/2026). The BHR is a schedule to this BHMP.
 - 2) Future residential development within the building area upon the balance lot must comply with the construction requirements prescribed for BAL12.5, AS3959:2018.
 - 3) The HMA shown must be established (please refer to the recommendations regarding Hazard Management Areas in the BHR for further information) and verified prior to the sealing of the title for the balance lot. The HMA is to be measured from the external walls of any future habitable development constructed within the respective building area, including the external walls of any future additions. For additions that do not have external walls (such as decks or carports for example) the HMA is to be measured from the outside of any supporting structure (such as posts or columns).
 - 4) Property access must be provided in accordance with the relevant requirements of Table C13.2, Bushfire Prone Areas Code (BPAC), and verified prior to the sealing of the title for the balance lot (please refer to the Public and Fire Fighting Access section of the BHR for further information).
 - 5) A static water supply for fire fighting must be provided for the lot in accordance with the requirements prescribed in Table C13.5, BPAC (please refer to the Provision of Water Supply for Fire Fighting Purposes section of the BHR for further information) and verified prior to the sealing of the title for the balance lot.



E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.



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

OWNER: Mr Charles White
TITLE REFERENCE: CT 170766/1
LOCATION: 971 Clifton Vale Road, Dysart

BHMP- Balance Lot

Date: 25-5-2026	Version: v1.0
Scale: 1:500 (A3)	Municipality: Southern Midlands

23/6/2026



FLOOD HAZARD REPORT



16th
February
2026

PROPOSED 2 LOT SUBDIVISION
971 CLIFTON VALE RD, DYSART

CLIENT: CHARLIE WHITE

Version Control				
Ver. No.	Report reference	Author	Status	Date
1		Hein Poortenaar	Issued for approval	16/02/2026

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FLOOD HAZARD REPORT

PROPOSED 2 LOT SUBDIVISION 971 CLIFTON VALE RD, DYSART

1. INTRODUCTION

1.1. Purpose of the Report

Southern Midlands Council has requested additional information in relation to Development Application DA2500173 for a proposed 2-lot subdivision at 971 Clifton Vale Road, Dysart.

Council has identified that part of the land is mapped as affected by 1% AEP riverine flooding and has requested a written response to the Flood Prone Areas Code C12.7.1 (Subdivision within a flood-prone hazard area), and where required, a Flood Hazard Report prepared by a suitably qualified person.

This report has been prepared to address that request.

1.2. Author

This report has been prepared by:

Hein Poortenaar – BE (Civil)
Principal
Poortenaar Consulting Pty Ltd

Hein Poortenaar is a qualified civil engineer with over 30 years of professional experience in civil engineering, including flood assessments, risk assessments and planning reports.

1.3. Scope of Assessment

The scope of this report is to:

- Review the extent of mapped 1% AEP riverine flooding affecting the subject land
- Assess whether the proposed subdivision increases flood risk to other land
- Assess whether a future dwelling can achieve and maintain a tolerable risk
- Address the requirements of Clause C12.7.1 of the Flood Prone Areas Code

This report is based on publicly available flood mapping and topographic information. It does not include hydrologic or hydraulic modelling.

1.4. Information Reviewed

The following information has been reviewed:

- Southern Midlands Council Request for Additional Information (2 January 2026).
- Subdivision proposal plan showing the proposed excision lot and balance lot.
- The LIST (LISTmap) flood mapping: “1.0 Percent AEP Depth Riverine Flooding [Climate Change]”
- Available topographic contours visible on mapping (LIST basemaps/proposal plan).

2. THE SITE

Table 1. Property summary (Source: the LIST)

Landowner	Charlie White
Location	971 Clifton Vale Road, Dysart
Municipality	Southern Midlands Council
Title references	170766/1
PID	3437400
Planning controls	Tasmanian Planning Scheme
Zoning	Rural and Agriculture Zone
Property size	206.44 ha
Existing buildings	Existing dwelling and rural improvements on the balance lot (<i>visible on aerial imagery</i>)
Planning overlays	Flood-prone areas (1% AEP depth riverine flooding + CC) Priority vegetation, Heritage code
Geology	Quaternary alluvial sediments (river flats) and sandstone (rear slopes)



Figure 1. Aerial view of the site (properties boundary blue). (↑N) (Source: annotated aerial photo from the LIST, © State of Tasmania).

3. PROPOSED DEVELOPMENT

The proposal is for a 2-lot subdivision of the existing 206.44 ha title.

The subdivision will create:

- Lot 1 (Excision Lot): Approximately 44 hectares, located on the eastern portion of the property adjacent to the Jordan River.
- Balance Lot: Approximately 205 hectares, retaining the existing dwelling and rural improvements.

No earthworks, filling, levees or flood mitigation works are proposed as part of the subdivision.

The subdivision does not involve the construction of a dwelling. Any future dwelling on the excision lot would be subject to a separate development application and assessment against the applicable planning controls.

4. FLOOD MAPPING AND DESIGN EVENT

4.1. Flood Mapping

Flood mapping for the site has been reviewed using the LIST (LISTmap) layer titled: "1.0 Percent AEP Depth Riverine Flooding [Climate Change]" This layer represents the predicted depth of inundation during a 1% Annual Exceedance Probability (AEP) riverine flood event, including climate change allowance. This considered the Jordan River and Waddles Creek.

The mapping indicates that part of the proposed 44 ha excision lot is affected by 1% AEP riverine flooding adjacent to the Jordan River. Flood waters are up to 2.1m deep in and adjacent to the river.

Flooding from Waddles Creek spills out the broad flood plain but is generally shallow (0.1-0.2m).

Flood mapping for '1% AEP depth Overland flooding CC' has also been considered. This is flooding that occurs off adjacent slopes rather than from rivers. This is also shallow sheet flow (0.1m).

The balance lot containing the existing dwelling is located on elevated land and is outside the area affected by Jordan River but is subject to local flooding along creek lines. The buildings are outside the mapped flood-prone area but the access road crosses Waddles Creek and would be under water.

4.2. Flood Behaviour

Flood velocities in the floodplain environments such as the Jordan River are typically low outside the immediate river channel. The deeper inundation (approximately 2.1 m) occurs in proximity to the river channel. The Jordan River is a meandering river with a flat grade. The river has 20m fall to Elderslie 15km downstream. This is a grade of 0.13%.

Waddles Creek is steeper and will have high velocities within the channel.

5. RISK ASSESSMENT

5.1. Impact of the Subdivision on Flood Behaviour

The proposed subdivision does not involve:

- Filling of floodplain land
- Construction of levees or flood barriers
- Earthworks within the mapped flood-prone area
- Alteration of riverbanks or flow paths

The subdivision is a cadastral boundary adjustment only. Vehicle access to the proposed excision lot is not proposed to be upgraded as part of the subdivision and will be addressed at any future development stage.

Accordingly, the proposal will not alter flood storage capacity, flow conveyance, flood levels, or velocities within the Jordan River floodplain.

The subdivision does not increase flood risk to adjoining or downstream properties.

5.2. Future Development Potential

Approximately 7.6Ha of the 44Ha property is affected by 1% AEP riverine flooding. 27Ha is steep. This leaves 9Ha of flat area not affected by flood. Once setbacks are applied there are some choices suitable for dwellings unaffected by any overlays. (refer attached drawing)

Any future dwelling would be subject to separate development approval and would be required to comply with the Flood Prone Areas Code at that time.

5.3. Tolerable Risk

The Flood Prone Areas Code requires that a habitable building achieve and maintain a tolerable risk from a 1% AEP flood event.

In this case:

- Flood-prone land remains as a rural floodplain.
- Higher ground exists outside the mapped hazard area.
- A future dwelling can be located wholly outside the flood extent.
- No flood mitigation works are required to enable safe development.

Accordingly, the subdivision is capable of achieving and maintaining a tolerable risk from flood.

6. RESPONSE TO C12.7.1

Clause C12.7.1 of the Flood Prone Areas Code applies to subdivision within a flood-prone hazard area.

The Performance Criteria require that subdivision:

- Not increase the level of flood risk to other land.
- Ensure that any future use or development can achieve and maintain a tolerable risk from flood.

The proposal satisfies these requirements for the following reasons.

6.1. Flood Risk to Other Land

The proposed subdivision:

- Does not involve filling, excavation, levees or obstruction of floodplain land.
- Does not alter riverbanks, flow paths or overbank flood storage.
- Does not intensify development within the mapped flood-prone area.

The subdivision is limited to the creation of a cadastral boundary.

Accordingly, the proposal will not increase flood levels, velocities, or flood hazard to adjoining or downstream properties.

6.2. Future Development

Flood mapping confirms that part of the proposed 44 ha lot is subject to 1% AEP riverine flooding.

However:

- There is sufficient area for a future dwelling to be located entirely outside the mapped flood-prone hazard area, transmission easements and setbacks.
- The access is located entirely outside the mapped flood hazard area.
- The flood-prone portion of the lot is not affected by any development.

As a result, a future habitable building can achieve and maintain a tolerable risk from flood without requiring specific flood protection measures.

7. CONCLUSION

This report has been prepared in response to Southern Midlands Council's request for additional information regarding flood risk for the proposed 2-lot subdivision at 971 Clifton Vale Road, Dysart.

Review of the LIST 1% AEP Depth Riverine Flooding (Climate Change) mapping confirms that:

- A portion of the proposed 44 hectare excision lot adjacent to the Jordan River is subject to mapped 1% AEP flooding.
- There is sufficient area for a future dwelling to be located entirely outside the mapped flood-prone hazard area, transmission easements and setbacks.
- The balance lot containing the existing dwelling is located outside the mapped flood-prone area.

The proposed subdivision:

- Does not involve filling, earthworks, or modification of the floodplain.
- Will not alter flood storage, flood levels, or flow paths.
- Will not increase flood risk to other land.

The proposed excision lot contains sufficient land outside the mapped flood-prone area to enable a future dwelling to be located wholly outside the 1% AEP flood extent.

Accordingly, the proposed subdivision satisfies the requirements of Clause C12.7.1 of the Flood Prone Areas Code and is capable of achieving and maintaining a tolerable risk from flood.

9. LIMITATIONS AND DISCLAIMER

This report has been prepared for the purposes of responding to Southern Midlands Council's Request for Additional Information for Development Application DA2500173.

The assessment is based on publicly available flood mapping from the LIST (LISTmap) and information provided with the subdivision proposal.

This report does not include hydrologic or hydraulic modelling, nor does it confirm flood levels (AHD). Flood depths are based on the LIST depth mapping layer and may be updated in the future as flood studies are refined.

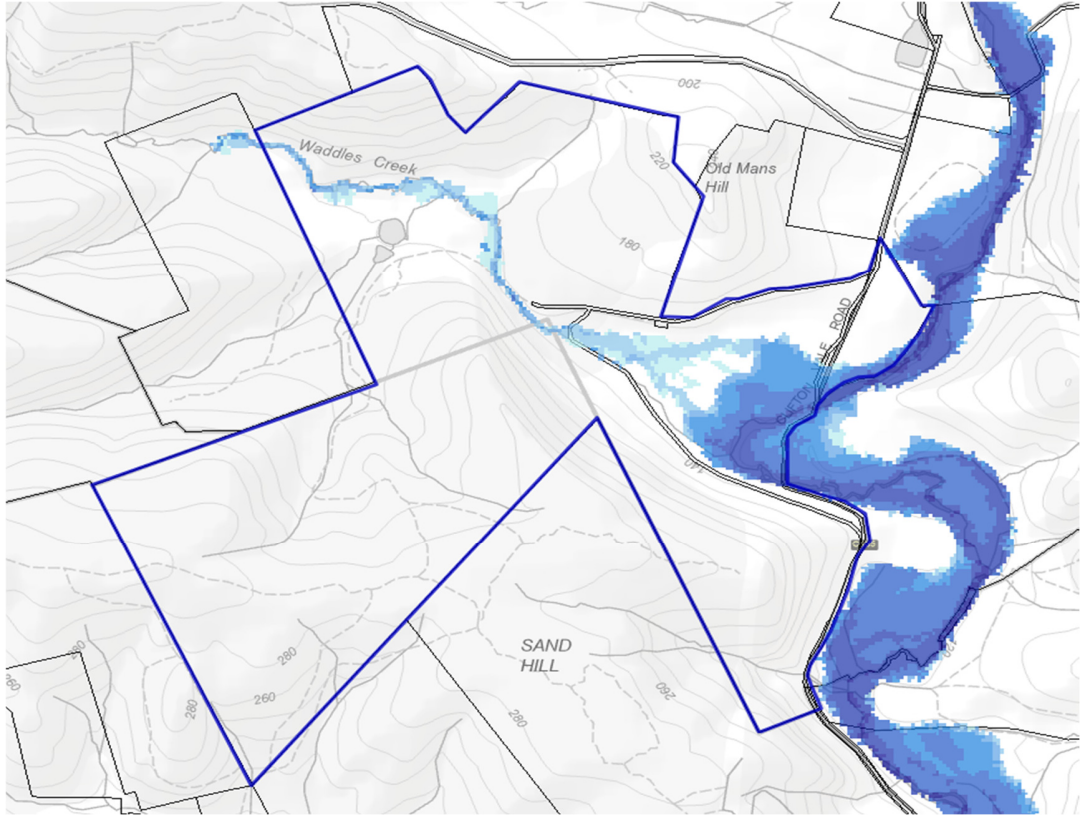
The conclusions of this report are limited to the proposed subdivision as described. Any future use or development of the land, including construction of a dwelling, will require separate assessment and approvals and may require additional supporting information.

10. ATTACHMENTS

- Attachment A: LIST flood layer legend
- Attachment B: Photos
- Attachment C: Drawing showing subdivided lot and potential building envelopes clear of flood

Attachment A: LIST flood layer legend

- 0.0 - 0.1m
- 0.1 - 0.25m
- 0.25 - 0.5m
- 0.5 - 1.0m
- 1.0 - 2.0m
- 2.0 - 4.0m
- >4.0m



Source: LISTmap (State of Tasmania), accessed February 2026.

Attachment B: Photos



View up Waddles Creek



Ford across Jordan River

23/6/2026

11



View of elevated area above flood on either side of the road



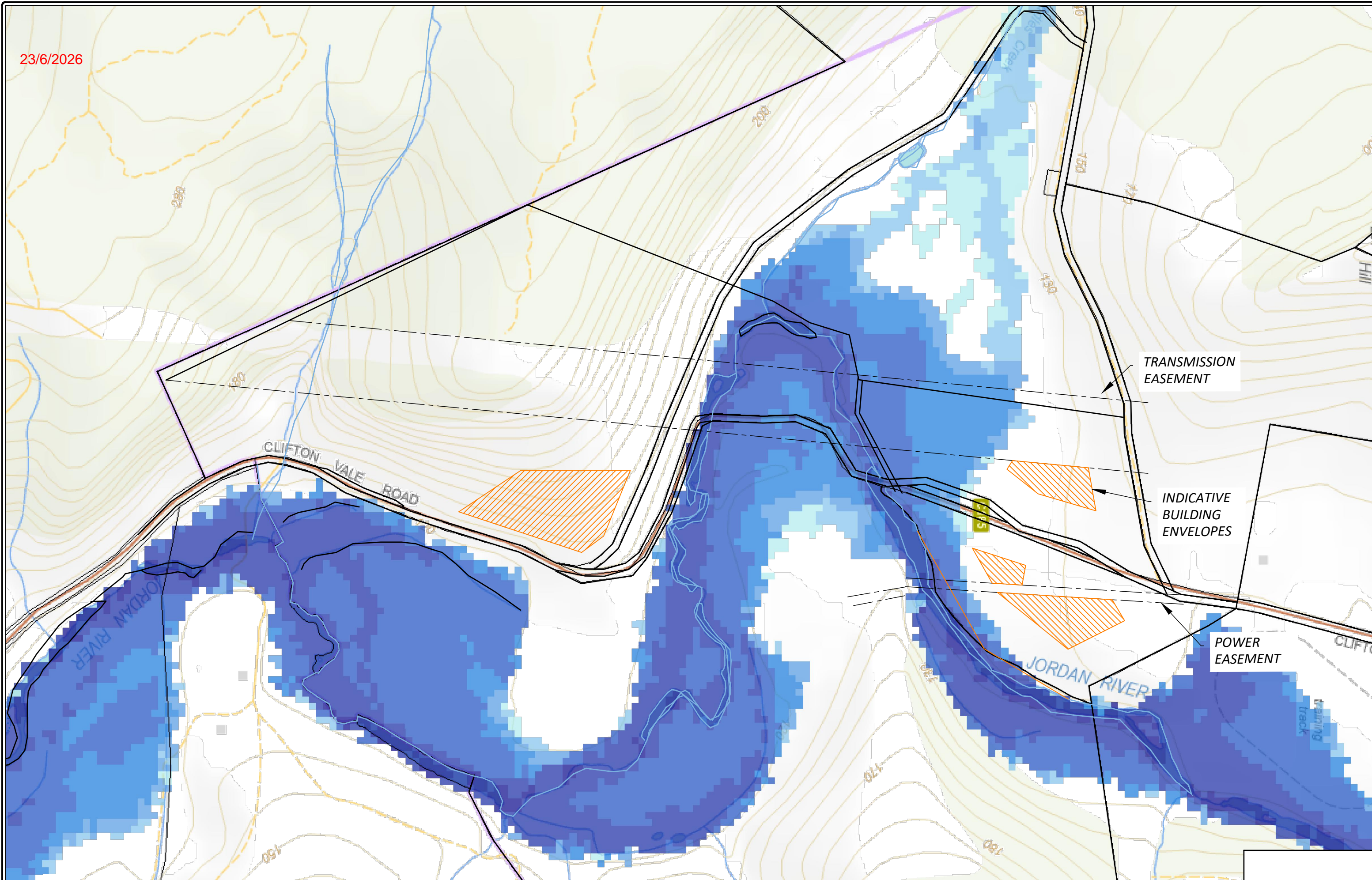
View from elevated area towards Waddles creek

23/6/2026
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Attachment C: Drawing of new lot with flood hazard, setbacks and easements showing potential building envelopes

23/6/2026



Rev No	Revision note	Date	Approved
A	FOR APPROVAL	MAR26	HJP

POORTENAAR CONSULTING
ABN 40 672 032 737
PH 62664708
hein@poortenaarconsulting.com

Client: CHARLES WHITE
Project: 971 CLIFTON VALE ROAD, DYSART - 1 LOT SUBDIVISION
Title: FLOOD
Scale: 1:2000 A3
Designed By: H.POORTENAAR
Date: MAR26
A1
Drawing No. 26510-01
Rev A

23/6/2026

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ 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:

971 Clifton Vale Road, Dysart

Certificate of Title / PID:

CT 170766/1, PID 3437400

2. Proposed Use or Development

Description of proposed Use and Development:

One Lot and Balance Subdivision

Applicable Planning Scheme:

Tasmanian Planning Scheme – Southern Midlands.

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report	Adam Smee Southern Planning	25/5/2026	v1.0
Subdivision Proposal Plan	D.G.J. Potter	25/11/2025	

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

23/6/2026

4. Nature of Certificate

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

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

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

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

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

23/6/2026

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

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

23/6/2026

5. Bushfire Hazard Practitioner

Name:

Adam Smee

Phone No:

0404 439 402

Postal Address:

22 Jerrim Place, Kingston Beach

Email Address:

adam@southernplanning.com.au

Accreditation No:

BFP-120

Scope:

1, 2, 3a, and 3b

6. Certification

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

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

Signed:
certifier



Name:

Adam Smee
Southern Planning

Date:

25/5/2026

Certificate
Number:

PC SP2026-14

(for Practitioner Use only)

SEARCH OF TORRENS TITLE

VOLUME 170766	FOLIO 1
EDITION 2	DATE OF ISSUE 21-Mar-2023

SEARCH DATE : 05-Dec-2025

SEARCH TIME : 03.53 pm

DESCRIPTION OF LAND

Parish of BEAUFORT Land District of MONMOUTH
 Parish of PELHAM Land District of MONMOUTH
 Parish of HUNTINGDON Land District of MONMOUTH
 Lot 1 on Sealed Plan [170766](#)
 Derivation : Parts of 500 Acres & 636 Acres Gtd to Francis
 Flexmore & Part of Lot 1, 525A-0R-26P Gtd to R H Chalmers.
 Prior CTs [160873/2](#) and [160873/4](#)

SCHEDULE 1

[C289963](#), [C950186](#), [M565218](#) & [N119932](#) TRANSFER to CHARLES
 DESMOND WHITE Registered 21-Mar-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP170766](#) EASEMENTS in Schedule of Easements
[SP170766](#) COVENANTS in Schedule of Easements
[SP133062](#) & [SP160873](#) COVENANTS in Schedule of Easements
[SP160873](#) WATER SUPPLY RESTRICTION
[SP160873](#) SEWERAGE AND/OR DRAINAGE RESTRICTION

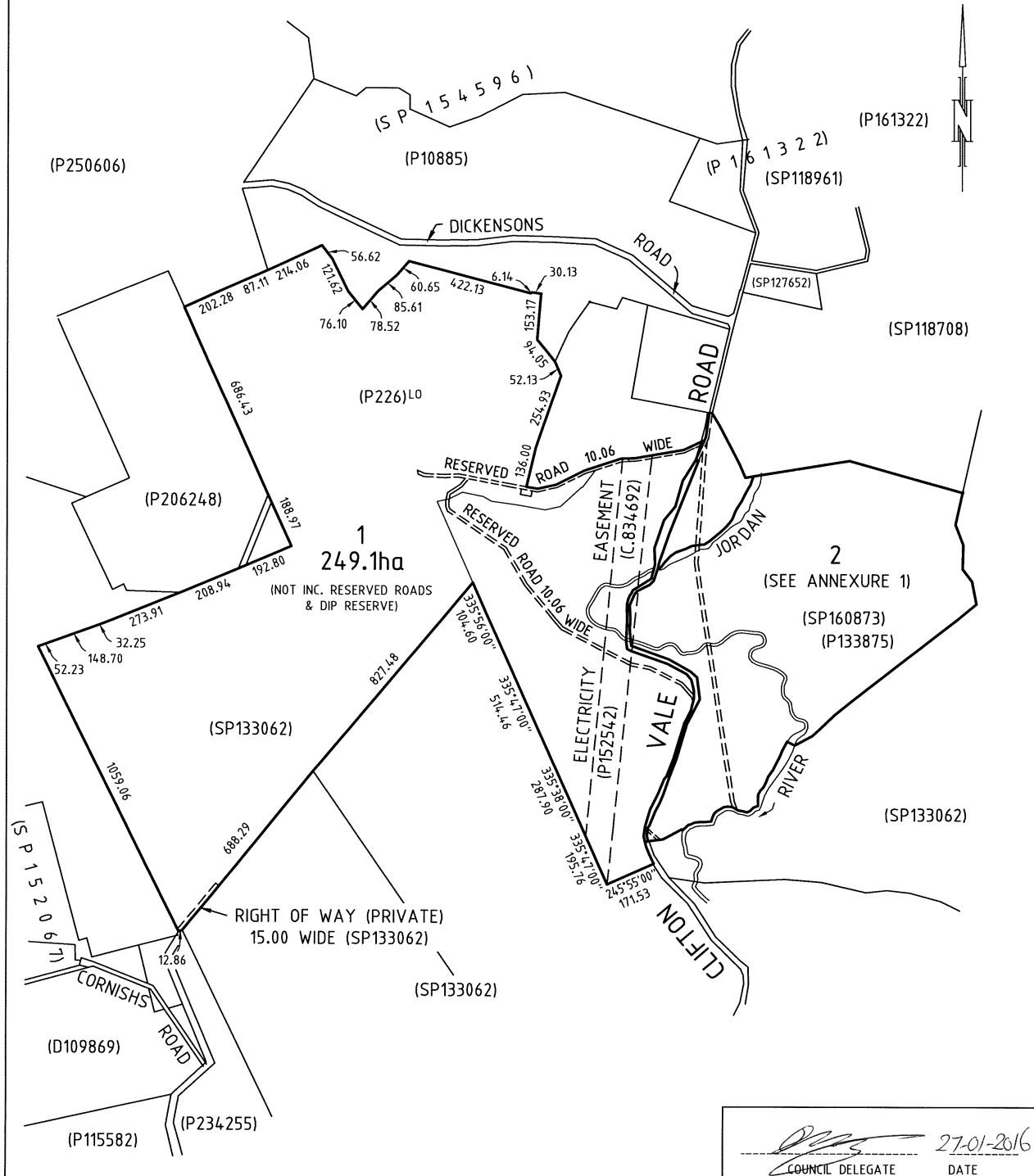
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER Clyde River Holdings Pty Ltd & Charles Desmond White and Kerry Lee Pennicott		PLAN OF SURVEY		REGISTERED NUMBER SP170766	
FOLIO REFERENCE FR 160873/2 & FR 160873/4		BY SURVEYOR J. T. WELCH of PDA Surveyors Surveying, Engineering & Planning 6 FREEMAN STREET, KINGSTON		APPROVED <u>26 APR 2016</u> EFFECTIVE FROM	
GRANTEE Part of 3925A-0R-7P, Gtd. to Harold Henry Desier Part of Lot 1 525A-0R-26P, Robert H. Chalmers pur. Part of 500 Acres Gtd. to Francis Flexmore & Part of 636 Acres of Francis Flexmore pur.		LOCATION Land District of MONMOUTH Parish of BEAUFORT, HUNTINGDON & PELHAM		APPROVED <i>Mice Kawa</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 125 (5028, 5029)		SCALE: 1: 12500		SURVEYORS REF: T677C	
LAST UPI No.		LENGTHS IN METRES		LAST PLAN No. SP160873	
				ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

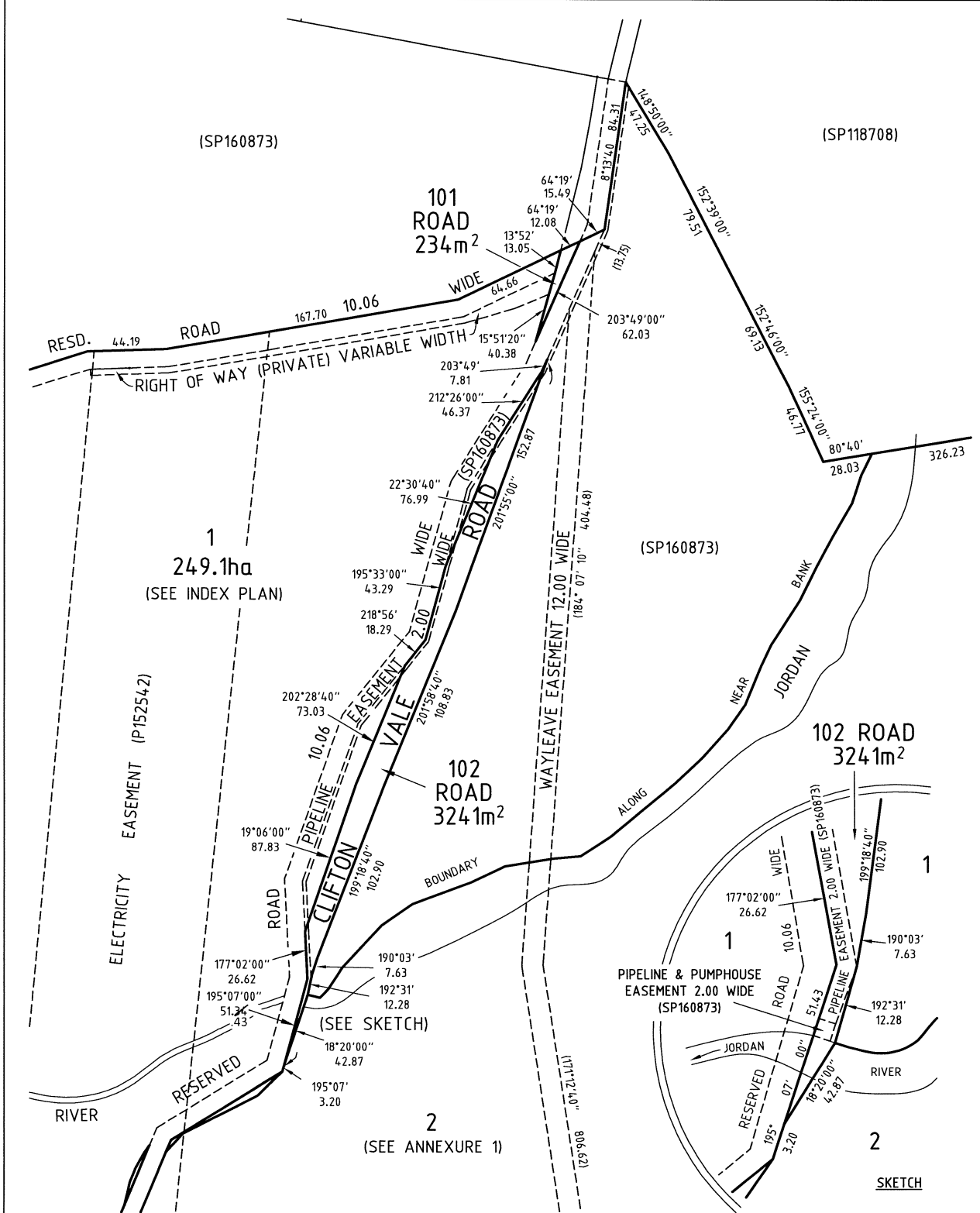
LOTS 1 & 2 ARE COMPILED FROM SP160873 & THIS SURVEY.

INDEX PLAN

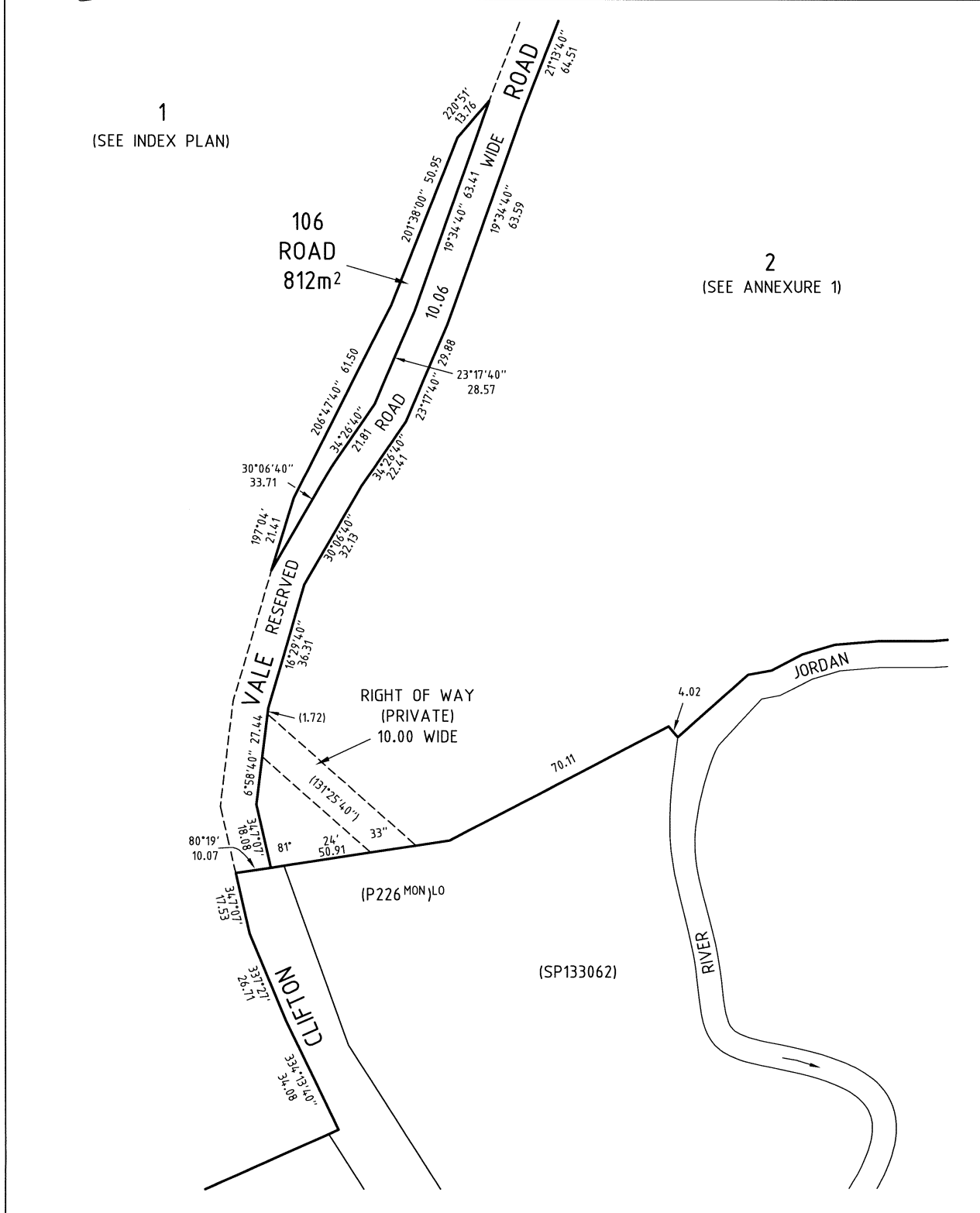


[Signature] 27-01-2016
 COUNCIL DELEGATE DATE

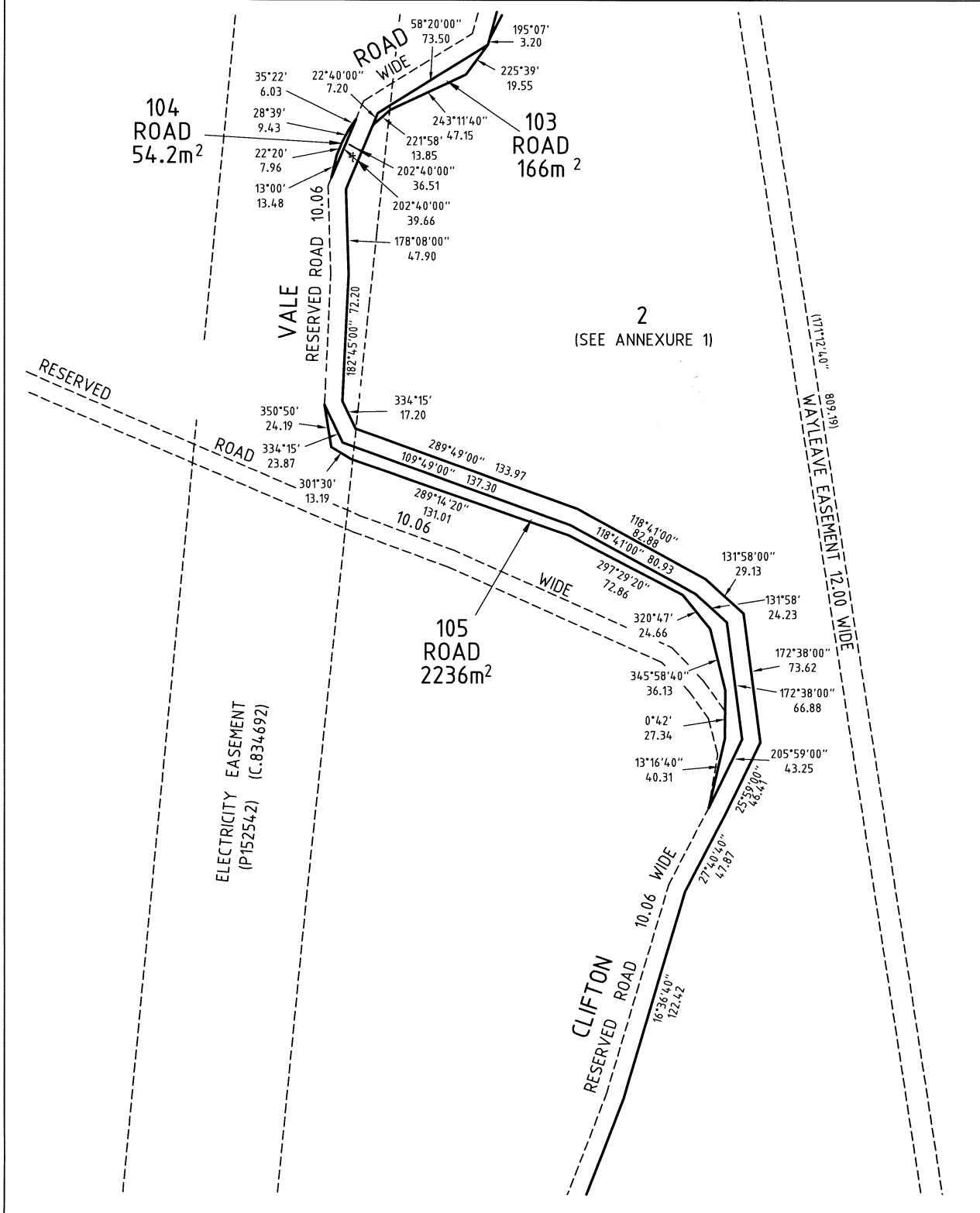
<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 4 SHEETS</p>	<p>OWNER Clyde River Holdings Pty Ltd & Charles Desmond White and Kerry Lee Pennicott FOLIO REFERENCE FR 160873/2 & FR 160873/4 SCALE 1: 2000 LENGTH IN METRES</p>	<p>Registered Number SP170766</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> 27-01-2016 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET <i>[Signature]</i> 27/10/2015 Registered Land Surveyor Date</p>	<p>APPROVED 26 APR 2016 EFFECTIVE FROM <i>[Signature]</i> Alice Kawa Recorder of Titles</p>



<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 4 OF 4 SHEETS</p>	<p>OWNER Clyde River Holdings Pty Ltd & Charles Desmond White and Kerry Lee Pennicott FOLIO REFERENCE FR 160873/2 & FR 160873/4 SCALE 1: 1000 LENGTH IN METRES</p>	<p>Registered Number SP170766</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> 27-01-2016 Counsell Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET <i>[Signature]</i> 27/10/2015 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 26 APR 2016 <i>[Signature]</i> Alice Kawa Recorder of Titles</p>



<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 4 SHEETS</p>	<p>OWNER Clyde River Holdings Pty Ltd & Charles Desmond White and Kerry Lee Pennicott FOLIO REFERENCE FR 160873/2 & FR 160873/4 SCALE 1: 2000 LENGTH IN METRES</p>	<p>Registered Number SP 170766</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> 27-01-2016 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET <i>[Signature]</i> 27/10/2015 Registered Land Surveyor Date</p>	<p>APPROVED 26 APR 2016 EFFECTIVE FROM <i>[Signature]</i> Recorder of Titles</p>



<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 3 PAGES</p>	<p>Registered Number</p> <p>SP 170766</p>
<p>SUBDIVIDER: CLYDE RIVER HOLDINGS PTY LTD, C D WHITE & K L PENNICOTT FOLIO REFERENCE: 160873/4 & 160873/2</p>	

DEFINITIONS

For the purpose of this Schedule “Wayleave Easement” means:

1. The full free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants agents and contractors (“Tas Networks”) at all times hereafter:
 - (a) To maintain, lay, erect and install anything used for, or in connection with the generation, transmission or distribution of electricity including powerlines (overhead or underground), substations for converting electricity, substations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity (“electricity infrastructure”) of such materials and type as Tas Networks may determine above, on or under the land respectively marked “Wayleave Easement” (“the servient land”).
 - (b) To enter into and upon the servient land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing electricity infrastructure without doing unnecessary damage to the servient land and making good all damage occasioned thereby.
 - (c) To erect fencing, signs, barriers or other protective structures upon the servient land if in the opinion of Tas Networks these are necessary for reasons of safety.
 - (d) To cause or permit electrical energy to flow or be transmitted or distributed through the electricity infrastructure.
 - (e) To enter into and upon the servient land for all or any of the above purposes with or without all necessary plant, equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the land in consultation with the registered proprietor/s for the purpose of access and regress to and from the servient land.
 - (f) Nothing herein contained shall prevent the registered proprietor/s for themselves and their successors in title from using the servient land provided that such use does not derogate from this grant or, in the opinion of Tas Networks, compromise the safe operation of Tas Networks electricity infrastructure located on, above or under the servient land.
2. The benefit of a covenant for Tas Networks and its successors with the registered proprietor/s for themselves and their successors in title of the servient land not to erect any buildings or place any structures or objects within the easement without the prior written consent of Tas Networks to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement hereinbefore described.

EXECUTED by **CLYDE RIVER HOLDINGS PTY LTD** as the registered proprietor of the land comprised in Folio of the Register Volume 160873 Folio 4 in accordance with Section 127 of the Corporations Act 2001:



(Sole Director/Secretary)

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 170766

PAGE 1 OF 3 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

That part of Lot 1 which formerly comprised Folio of the Register Volume 133062 Folio 1 is affected by the restrictive covenants set forth in Sealed Plan 133062.

Lot 1 is subject to a Right of Carriageway appurtenant to Folio of the Register Volume 133062 Folio 2 over the "Right of Way (Private) 15.00 Wide" shown on the Plan.
& 103, 104 & 105 (SP133062)

Lots 1 and 2 are each subject to an Electricity Easement with the benefit of a restriction as to user of land in favour of Tasmanian Networks Pty Ltd over the "Electricity Easement" shown passing through those Lots upon the terms described in C834692.

Lots 1 and 102 are each subject to Pipeline Rights over the "Pipeline Easement 2.00 Wide" appurtenant to Lot 1 on ~~Sealed~~ Plan 133875 upon the terms described in C232733.


Lot 102 is subject to Pipeline and Pumphouse Rights appurtenant to Lot 1 on ~~Sealed~~ Plan 133875 over the "Pipeline and Pumphouse Easement 2.00 Wide" shown on the Plan upon the terms described in C232733.

Lot 1 is subject to a Right of Carriageway appurtenant to Lot 2 on Sealed Plan 160873 over the "Right of Way (Private) Variable Width" shown on the Plan.

Lots 1 and 2 are each subject to a Wayleave Easement in favour of Tasmanian Networks Pty Ltd over the "Wayleave Easement 12.00 Wide" shown passing through Lots 1 and 2 on the Plan.

Lot 2 is subject to a Right of Carriageway appurtenant to the land comprised in Folio of the Register Volume 133062 Folio 5 over the "Right of Way (Private) ~~15.00~~ 10.00 Wide" shown passing through Lot 2 on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Clyde River Holdings Pty Ltd, CD White and KL Pennicott FOLIO REF: 160873/4 and 170873/2 SOLICITOR & REFERENCE: Will Edwards & Rae & Partners Lawyers	PLAN SEALED BY: Southern Midlands Council DATE: 27-01-2016 T3115313 REF NO. _____  Council Delegate
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP 170766
SUBDIVIDER: CLYDE RIVER HOLDINGS PTY LTD, C D WHITE & K L PENNICOTT FOLIO REFERENCE: 160873/4 & 160873/2	

EXECUTED by CHARLES DESMOND WHITE and KERRY LEE PENNICOTT as the registered proprietors of the land comprised in Folio of the Register Volume 160873 Folio 2 in the presence of:

(witness signature)

(witness full name)

(witness occupation)

Solicitor

(witness address)

5 HEATHFIELD AVENUE
HOBART TAS 7000

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.