Public Notice Details

Application Details

Application No	DA2600060

Property Details

Property Location	29 Lowes Street Tunbridge

Application Information

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

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

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

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

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

Dear Sir / Madam

RE: Application for 2 lot subdivision

29 Lowes Street, Town of Tunbridge, Lot 2 on Plan 124972

This application is for a two (2) lot subdivision over land described as Lot 2 on Plan 124972 situated at 29 Lowes Street, Tunbridge submitted on behalf of Wendy Wilkinson the owner.

A Planning Permit for the subdivision is sought in accordance with *Section 57* of the *Land Use Planning & Approvals Act 1993,* and the Performance Standards of the *Tasmanian Planning Scheme – Southern Midlands Local Provisions.*

The application comprises:

- Completed and signed Town Planning Application Form
- Proposed Subdivision Plan and Town Planning Submission addressing Planning Scheme requirements
- Title Plan and Folio
- Town Planning Report - Lot Size Relaxation
- Bushfire Assessment Report

Please confirm receipt of this application and forward an invoice for the Development Application fee made out to Wendy Wilkinson, and it will be provided to the client for prompt payment. At the same time the land owner will be notified of lodgement in accordance with Sect 52(1)(c) of the *Land Use Planning and Approvals Act 1993.*

Please do not hesitate to contact me should you require any additional information or clarification.

Yours Faithfully

Bill Wilkinson

1. The Existing Site

The subject land is described as Lot 2 on Plan 124972 (Prior CTS 247714 / 10,11 & 12), Town of Tunbridge. The site is owned by Wendy Wilkinson who is also the applicant.

The site is freehold, regular in shape, has an area of 5185m2, 100m full frontage to Lowes Street, which is sealed, 51m full frontage to Scott Street, contains a dwelling and carport, and a derelict building, and adjoins grazing land to the east and old unused sheep yards to the south. The site sits on some of the highest land in Tunbridge township, well above the floodplain, and is located 300m from a rail corridor and 450m from a state road corridor. The land is classified as Land Capability Class 5 – land unsuited to cropping and with slight to moderate limitations to pastoral uses. In relation to State government vegetation mapping, the site is mapped as Vegetation Community Group - Agriculture, urban and exotic vegetation (Tas Veg 3.0) and Modified land, (FAG) Agricultural land (Tas Veg 4.0).

The derelict cottage located onsite was built circa 1860 but is now in a state of non-repair. Up until three years ago, the site was heavily infested with African Boxthorn (*Lycium ferocissimum*) with all trees up to 5m high and 150 years old (see Figures 1 & 2). This is a weed of state and national significance. The applicant has spent considerable time and money, with assistance from the Southern Midlands Shire Council and Landcare, in removal of the boxthorn, and ongoing follow-up regrowth control. The site is now cleared of the noxious weed, and the southern and western boundaries have been planted to trees native to the locality (see Figure 3 & 4).

Figure 1: Aerial image (2022) of site – source TasLISTMap.

Figure 2: Boxthorn vegetation before removal in 2020 and after removal in 2025.

Figure 3: Mature African Boxthorn before treatment and removal.

Figure 4: Native vegetation replant along southern boundary with Landcare assistance.

Figure 5: Site topography (source TasLISTMap).

2. The Proposed Development

It is proposed that the land at 29 Lowes Street, Tunbridge, be subdivided into two (2) lots.

The site is located at 29 Lowes Street and is described as Lot 2 on Volume 124972. The subject land is freehold title, regular in shape, has an area of 5185m^2 according to the Title Survey Plan, and 5145m^2 according to the cadastre in TasLISTMap. It contains a derelict building on its eastern side, and a new residential dwelling with detached carport shed on its western side.

The proposed subdivision comprises two (2) allotments (see Figures 6 and 7):

1. **Proposed Lot 1 –** as vacant residential land.
2. **Balance of the Lot** - where existing residential dwelling and garage exist.

The areas of the proposed lots are:

Proposed Lot 1	2447.8m^2
Balance of Lot	2737.5m^2

Each lot has full frontage to Lowes Street which is a sealed road.
The Balance Lot also maintains full frontage to Scott Street.

The site is connected to all available water and power services, with the proposed new Lot 1 able to be connected to all available services and so can be provided with the necessary services as well.

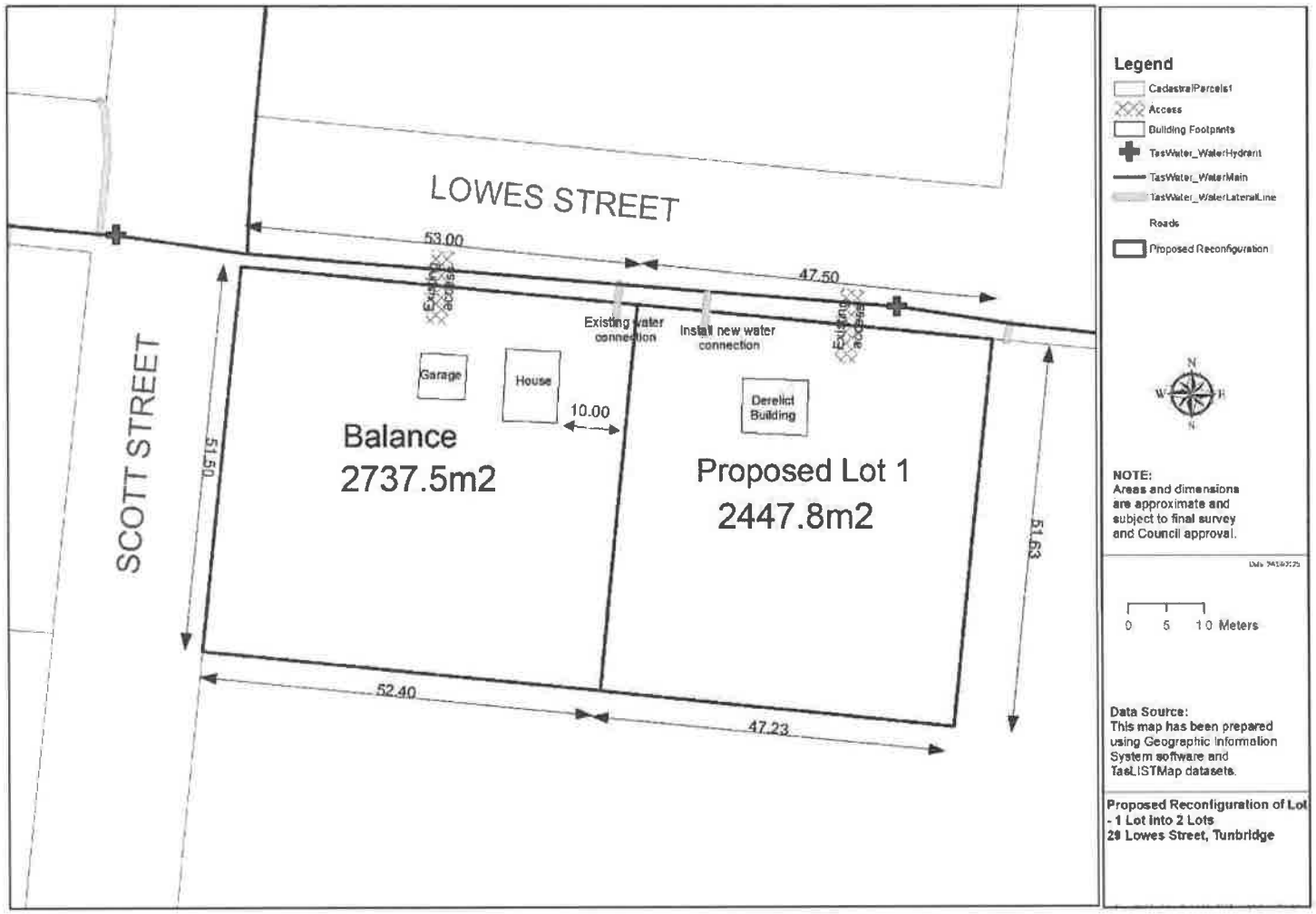


Figure 6: Proposed subdivision plan

Figure 7: Proposed subdivision plan with aerial image taken 2022

3. Planning Assessment

This proposal is a subdivision in accordance with section 57 of the Land Use Planning and Approvals Act 1993 and clause 6.8 of the Tasmanian Planning Scheme.

3.1 Zoning

The subject land is zoned Village as defined by the Tasmanian Planning Scheme - Southern Midlands Town Planning Scheme. The site is located on the southern edge of the Township area, and is surrounded to the north and west by land also zoned Village, and to the east and south with land zoned Rural.

The site is overlaid by a Specific Area Plan – SOU S4.0 Tunbridge Township Specific Area Plan which contains local area objectives and planning controls specific to Tunbridge Township. The provisions of the Specific Area Plan substitute for the Tasmanian Planning Scheme Village Zone standards clause 12.5.1 Lot design - A1 and P1.

3.1.1. Zone Standards - Village

Clause 12.5.1 Lot Design

Objective:	*That each the subdivision of land provides services for the future use and development of the land*
Acceptable Outcomes	*Performance Outcome*
A2 *Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 10m.*	***P2*** *Each lot, or a lot proposed in a plan of subdivision, must 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:* *(a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;* *(b) the topography of the site;* *(c) the functionality and useability of the frontage;* *(d) the anticipated nature of vehicles likely to access the site;* *(e) the ability to manoeuvre vehicles on the site;* *(f) the ability for emergency services to access the site; and* *(g) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.*

Response

Compliance with the acceptable solutions for the following reasons:

(a) Each lot has full frontage to Lowes Street, which is a sealed road. The proposed Lot 1 has 47.5m frontage to Lowes Street. The Balance Lot has 53m frontage to Lowes Street and maintains full frontage of 51.5m to Scott Street.

(b) The topography of the land has been considered for the location of future building needs, and the utilisation of the most favourable access opportunities for each lot. See Figure 6 Proposed subdivision plan showing existing access points.
(c) There are no natural or landscape values identified on the subject land.

A3 *Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority*	***P3*** *Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:* *(a) the topography of the site;* *(b) the distance between the lot or building area and the carriageway;* *(c) the nature of the road and the traffic; and (d) the pattern of development existing on established properties in the area.*

Response

Compliance with the acceptable solutions for the following reasons:

(a) There are two existing accesses and these are shown in Figures 6 & 7 - one to the proposed Lot 1, and one to the Balance Lot.
(b) Both provide direct access to Lowes Street, which is a sealed bitumen road.

Clause 12.5.2 Roads

Objective:	*That the arrangement of new roads within a subdivision provides: (a) safe, convenient and efficient connections to assist accessibility and mobility of the community;* *(b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and* *(c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.*

Acceptable Outcomes	*Performance Outcome*
A1 *The subdivision includes no new roads.*	***P1*** *The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to:* *(a) any relevant road network plan adopted by council;* *(b) the existing and proposed road hierarchy;* *(c) the need for connecting roads and pedestrian paths to common boundaries with adjoining land to facilitate future subdivision potential;* *(d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;* *(e) access to public transport;* *(f) the topography of the site; and* *(g) the future subdivision potential of any balance lots on adjoining or adjacent land.*

Response

Compliance with the acceptable solutions for the following reasons:

(a) No new roads are proposed as part of this subdivision.

Clause 12.5.3 Services

Objective:	*That each the subdivision of land provides services for the future use and development of the land*
Acceptable Outcomes	*Performance Outcome*
A1 *Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:* *(a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or* *(b) be connected to a limited water supply service if the frontage of the lot is within 30m of a connection to a limited water supply service.* *Unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.*	***P1*** *No Performance Criterion.*

Response

Compliance with the acceptable solutions for the following reasons:

(a) The site is within a reticulated water supply area and can be connected to all available water and power services (see Figures 6 & 7). There is a TasWater main and a Taspower overhead power line that run along the Lowes Street frontage of both lots. Both the water main the power lines are on the same side of the road as the Balance lot and proposed Lot 1, and are located less then 6m from the lot boundaries.
(b) The Balance Lot has an existing water and power connection directly off Lowes Street.
(c) The proposed Lot 1 is able to be connected to same services and so can be provided with the necessary services as well.

A2	***P2***
Each lot or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	*Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an onsite wastewater treatment system adequate for the future use and development of the land.*

Response

Compliance with the acceptable solutions for the following reasons:

(a) The land is not within a reticulated sewerage serviced area.
(b) The existing residence on the Balance lot has an onsite approved waste water treatment system (see Council development application and final Certificate of Occupancy issued 15/11/2022 Permit No H210371). JD Consulting provided the 'Onsite Wastewater Disposal

Assessment' which was completed in 2021, and included three soil drill logs and design of a septic system and associated absorption trench. The soils across the block are considered relatively uniform - gravelly clay overlying gravelly sand to 1.5m with no impervious layer encountered in the drill logs. Some stone and cobbles were found in the profiles. The site is not prone to flooding, does not have a high-water table, and has good surface drainage.

(c) Based on the licenced plumbing design for the Balance lot, the proposed Lot 1 has a sufficient area for any future residence building footprint plus the necessary wastewater treatment unit and application area required for the collection, treatment and disposal of wastewater.

3.2 Specific Area Plan Standards - Tunbridge Township Specific Area Plan (SOU-S4.0)

The purpose of the Tunbridge Township Specific Area Plan is:

- To maintain historic settlement pattern and density of Tunbridge.
  (SOU-S4.1.1)
- To encourage a mixture of residential, commercial and community development in an un-sewered township.
  (SOU-S4.1.2)
- To ensure sustainable on-site wastewater management for new lots.
  (SOU-S4.1.3)
- To ensure residential, commercial and community development does not place undue burden on the council and infrastructure providers, and service providers.
  (SOU-S4.1.4)
- To maintain the amenity of a rural village through low density lot sizes.
  (SOU-S4.1.5)
- To encourage the development of commercial and community services in the Main Road and in close proximity to existing commercial and community use and development.
  (SOU-S4.1.6)

3.2.1. Development Standards for Subdivision – Tunbridge Township Specific Area Plan

Objective:	That each the subdivision of land provides services for the future use and development of the land
Acceptable Outcomes	Performance Outcome

A1	P1
Each lot, or a lot proposed in a plan of subdivision, must: *(a) have an area of not less than 5,000m² and:* *(i) be able to contain a minimum area of 10m x 15m, with a gradient of not more than 1 in 5, clear of:* *a. all setbacks required by clause 12.4.3 A1 and A2; and* *b. easements or other title restrictions that limit or restrict development; and* *(ii) existing buildings are consistent with the setback required by clause 12.4.3 A1 and A2; or* *(b) be required for public use by the Crown, a council or a State authority; or* *(c) be required for the provision of Utilities; or* *(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.*	*Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to:* *(a) the relevant requirements for development of existing buildings on lots;* *(b) the intended location of buildings on the lots;* *(c) the topography of the site;* *(d) the presence of any natural hazards* *(e) adequate provision of private open space;* *(f) the pattern of development existing on established properties in the area; and* *consistency with the purpose of the specific area plan.*

Response

Compliance with the acceptable solutions for the following reasons:

(a) The applicant is seeking a relaxation on the rule that requires *each lot, or a lot proposed lots have an area of not less than 5000m²*. A separate report has been prepared by Consultant Bill Wilkinson that outlines justification for Councils in its decision-making process to support relaxation of the rule in this instance.

In response to the remaining requirements:

(b) The proposed subdivision meets setback and site cover provisions. Any future development associated with the proposed Lot 1 will be subject to a development application. Currently, it holds a derelict building that will need be demolished and removed before any new residence can be built.

(c) The proposal preserves heritage and streetscape features and does not impinge on existing heritage sites and places – which are predominantly located in Sutton Street and Main Road west to the Midland Highway.

(d) The eventual removal of the derelict cottage from the proposed Lot 1 site, and its replacement with a new residence, will largely maintain the existing country look and feel of Lowe Street, and Tunbridge's historical values will remain virtually unchanged.

(e) The pattern of development is in keeping with the established neighbouring properties and surrounding area

(f) The proposal is consistent with the purpose and objectives of the Tunbridge Township Specific Area Plan.

3.3 Codes

The subject land is overlaid by the Bushfire-prone Areas Code of the Tasmanian Planning Scheme. The proposed development is considered to generally comply with the Code.

A Bushfire Report (Report No: B2021-58) including Bushfire Hazard Management Plan was prepared by Tammy Smith (Bushfire Assessor, Accreditation 126) on 25/3/2021 for 29 Lowes Street (see Council development application and final Certificate of Occupancy issued 15/11/2022 Permit No H210371). The applicant has adhered to and implemented the recommendations in the Bushfire Report.

The Bushfire Report has been submitted as part of this development application as likely compliance with the planning scheme requirements in support of the proposed subdivision. The Bushfire Hazard Management Plan / Report is attached in Appendix 3.

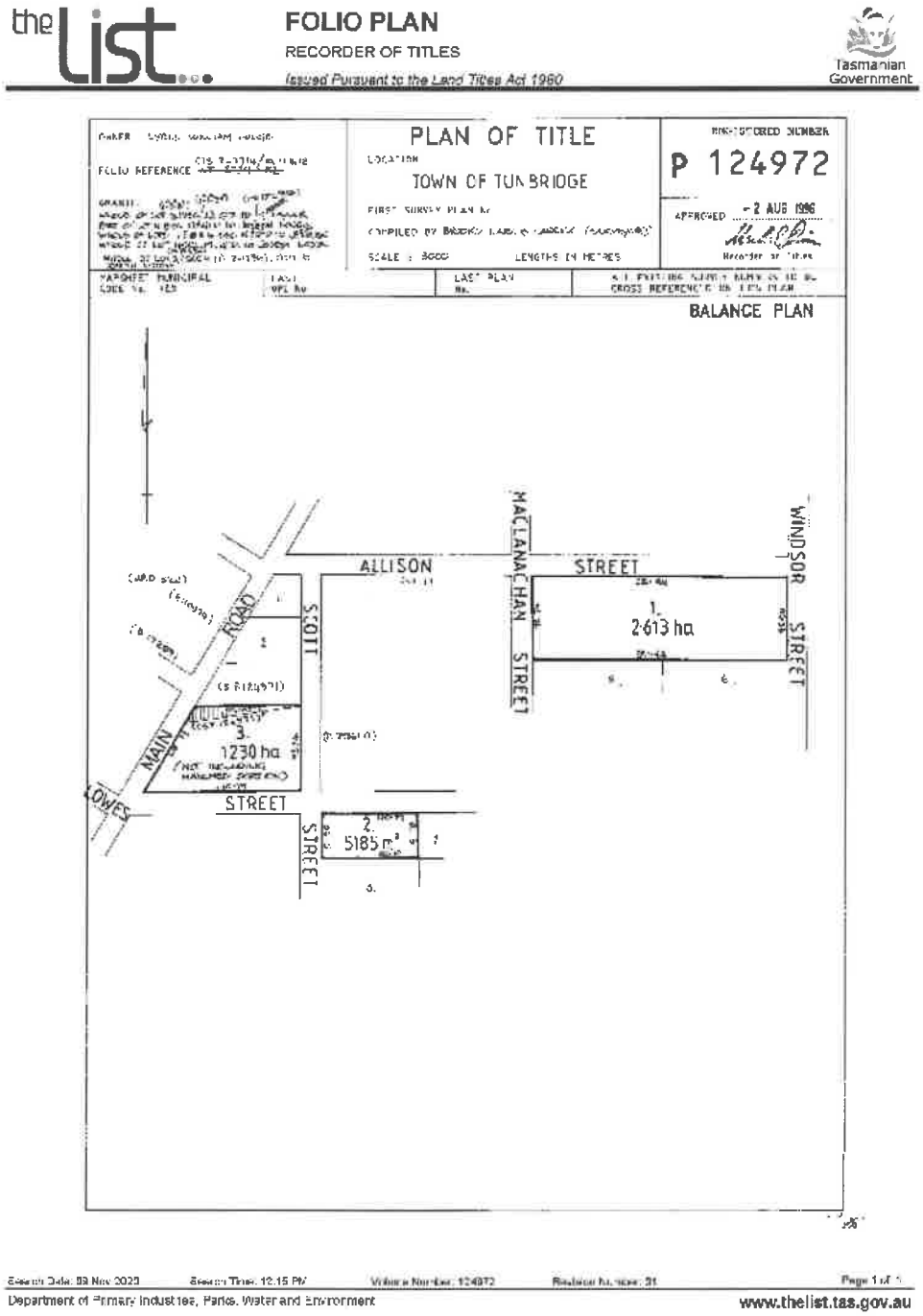
4. Conclusion

The planning assessment and supporting documentation provided, demonstrates that the development proposal for a two (2) lot subdivision at 29 Lowes Street, Tunbridge, meets all requirements of the Tasmanian Planning Scheme – Southern Midlands. Further, the development application supports the broader strategy by the Tasmanian Government and Local Government to plan for residential growth and increase affordable housing solutions within existing regional urban area footprints. Whilst Tunbridge is a very important heritage village with important heritage streetscapes and landscapes, it is important to ensure such villages remain viable and attractive liveable towns. Careful evolution of the townscape character is needed to support a stable not a declining population into the future.

Yours Faithfully

Bill Wilkinson

Appendix 1 – Title Plan & Folio



CERTIFICATE OF TITLE

LAND TITLES ACT 1980

TASMANIA

TORRENS TITLE

VOLUME	FOLIO
124972	2
EDITION	DATE OF ISSUE
3	15-Jan-2021
Page 1	of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles

REGISTRAR OF TITLES TASMANIA

DESCRIPTION OF LAND

Town of TUNBRIDGE
Lot 2 on Plan 124972
Derivation : Whole of Lot 1 Section M. Gtd. to Joseph Lodge.
Prior CT 247714/11

SCHEDULE 1

M862867 TRANSFER to WENDY ANNE WILKINSON Registered 15-Jan-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

Appendix 2 – Town Planning Report - Lot Size Relaxation 29 Lowes Street

1. Introduction

1.1. Purpose of this Report

This report provides information relevant to the proposed two (2) lot subdivision at 29 Lowes Street, Tunbridge. The site is located within the Tunbridge Specific Area Plan of the Southern Midlands Planning Scheme.

Southern Midlands Planning Scheme has a Specific Area Plan (SAP) over Tunbridge village. The SAP requires that any new lots within the SAP are to be a minimum of 5000m^2 in size.

The purpose of the SAP is:

- To maintain the historic settlement pattern and density of Tunbridge.
- To encourage a mixture of residential, commercial and community development in an un-sewered township.
- To ensure sustainable on-site wastewater management for new lots.
- To ensure residential, commercial and community development does not place undue burden on the council and infrastructure providers, and service providers.
- To maintain the amenity of a rural village through low density lot sizes.
- To encourage the development of commercial and community services in the Main Road and in close proximity to existing commercial and community use and development

The proposed subdivision triggers discretionary consideration. Council has the discretion to refuse or permit use or development.

This report provides supporting justification for approval of the proposed subdivision.

1.2. Proposal

It is proposed that the land at 29 Lowes Street, Tunbridge, be subdivided into two (2) appropriately sized residential lots, that complement the existing character of the Tunbridge village area. 29 Lowes Street is not a greenfield development site. There is an existing derelict cottage on the proposed new lot, and a recently built new residence on the balance lot.

- Proposed Lot 1 (2447.8m^2) - vacant residential land. Has derelict cottage on it.
- Balance of the Lot (2737.5m^2) - has existing residential dwelling and garage.

Table 1: Site details

Address	29 Lowes Street
Property ID No	5846531
Certificate of Title (Volume / Folio)	124972/2
Locality	Tunbridge
Municipality	Southern Midlands

2. Existing Townscape

2.1. Heritage

Tunbridge is an historic coaching town that came into existence in 1809. Its origins are linked to agricultural settlement. In the early 1800's, the Crown encouraged the population to spread outwards from Hobart, and granted land to encourage development and cultivation of land to increase food production. Tunbridge like a number of the towns in the Southern Midlands became an important node and coaching stop along the developing road network. It was located in an area considered to have good agricultural soils and potential and as a result, the area was developed rapidly. Many of the iconic sandstone buildings and bridges in the region including the township of Tunbridge, were part of this development and tied to the ready availability of convict labour. There are a number of historic buildings located in Tunbridge, including Tunbridge Wells Inn, Victoria Inn and York Inn. An historic convict-built road bridge that crosses the Blackman River at the northern entrance to the town is said to be the oldest timber-decked bridge in Australia.

Tunbridge is located approximately half way between Launceston and Hobart on the Midland Highway. In 1982, the town was by-passed by the Midland Highway which has enabled it to retain its quiet rural charm and historic character. There are no tourist shops, food outlets or tourist accommodation.

There are a number of properties and sites that have been listed on the Heritage register for Tunbridge (see Table 2). These are located mainly along either side of Main Road, the original north-south highway through the township before Midland Highway bypassed the town. Figure 1 illustrates the area of town containing the predominance of heritage and historic buildings and places. Outside this area are much more modern buildings.

Figure 1: Primary location of heritage values, and historic buildings and places.

Table 2: Heritage properties - Tunbridge

Address	Description	Heritage Reference
160 Ballochmyle Road	Ballochmyle, Complex of Old Colonial farm buildings including sandstone homestead. Located outside Tunbridge SAP.	SOU C6.1.379 5584
6 John Street	Victorian Georgian weatherboard cottage. Specific extent: Cottage only.	SOU C6.1.382
Main Road	Tunbridge Bridge, Road Reserve, Rare early Sandstone Bridge.	SOU C6.1.380 5585
Main Road	Former Methodist Church & Cemetery, Vernacular brick church.	SOU C6.1.374 5576
39 Main Road	Victorian Georgian Cottage Specific extent: 10m radius of house. Exclusions: Outbuildings.	SOU C6.1.386
47 Main Road	Old Colonial Stone Cottage. Exclusions: Rear outbuildings.	SOU C6.1.381
48 Main Road	Rosemere & Shop, Weatherboard Victorian Georgian Residence / former shop. Exclusions: Rear outbuildings.	SOU C6.1.377 5582
61 Main Road	Weatherboard Federation Queen Anne Residence. 10m radius of house, excludes Outbuildings.	SOU C6.1.387
73 Main Road	Sawdust burning kiln, Iconic sawdust burning kiln. Specific extent: 25m radius of kiln	SOU C6.1.370
75 Main Road	Victorian Georgian cottage. Specific extent: 10m radius of house. Exclusions: Outbuildings.	SOU C6.1.388
90 Main Road	St Oswalds Church Anglican Church, 20th century chuch	SOU C6.1.389
99 Main Road	Tunbridge Hall, Weatherboard Community Hall	SOU C6.1.390
103 Main Road	Victoria Inn (former), Two Storey stone Victorian Regency building with outbuildings, stables & unique remnants.	SOU C6.1.375 5579
124 Main Road	Relatively in-tact weatherboard Victorian Georgian cottage with rear skillion. Exclusions: Outbuildings.	SOU C6.1.383
125 Main Road	Old Colonial stone Cottage.	SOU C6.1.373 10203
128 Main Road	Weatherboard Victorian Georgian cottage. Exclusions: Outbuildings.	SOU C6.1.384
130 Main Road	Tidy Federation Queen Anne Residence. Specific extent: House only.	SOU C6.1.385
132 Main Road	Former Police & Convict Road Station, Site of the former Convict Road station and former police station. The former police station was demolished and replaced with the current residence.	SOU C6.1.372 10202
Midland Highway	Old Colonial Farm Cottage. 10m radius of cottage.	SOU C6.1.391 8375
66 Scott Street	Former school (burnt down 2009) Site and ruins of a former School building.	SOU C6.1.378
Tunbridge Tier Road	Western Tiers Convict Road Party Site, Convict Road Party site ruins and site of archaeological potential	SOU C6.1.371 10198
11 Victoria Street	Tunbridge Wells Inn, Unique 1820s former Inn constructed of rubble stone.	SOU C6.1.376 5580

2.2. Settlement Pattern & Lot Sizes

An analysis (see Table 3 and Figures 2 & 3) of existing lot sizes within the Tunbridge SAP footprint shows that:

- Nearly fifty percent (50%) of the parcels are less than 2,600m^2 in size
- Nearly seventy percent (70%) of properties are less than 5,200m^2

Table 3: Existing Lot size distribution Tunbridge SAP (excluding road and rail parcels).

No of Properties (Lots)	Lot Size (m^2)	Percentage of Total Lots in SAP (%)
41	<2,600	49.4
16	2,601 – 5,200	19.3
7	5,201 – 7,500	8.4
1	7,501 – 10,000	1.2
18	10,001 – 31,000	21.7

The size of the existing parcel of land at 29 Lowes Street is 5,185m^2.
The proposed subdivision will create two lots – Lot 1 comprising 2,447.8m^2 and the balance Lot comprising 2737.5m^2. This will change the lot size distribution marginally (see Table 4).

Table 4: Lot size distribution if development approval granted.

No of Properties (Lots)	Lot Size (m^2)	Percentage of Total Lots in SAP (%)
42	<2,600	50.0
16	2,601 – 5,200	19.0
7	5,201 – 7,500	8.3
1	7,501 – 10,000	1.2
18	10,001 – 31,000	21.4

2.3. Lowes Street Streetscape

Historic towns need to remain as 'liveable' towns that can support the health and well-being of the community. This is an important consideration for Council in its decision making – how to balance growth, liveability, protection of heritage and character, and demographic changes.

The existing residential developments along Lowes Street are mostly modern dwellings. Driving east to west, the streetscape transitions from a higher density residential housing to larger land parcels accommodating farming residences, sheds and equipment. The proposed sub-division is not out of character for this particular street.

Figure 4: Existing Lowes Street development (Imagery source TasLISTMap)

2.4. Existing Infrastructure & Services

The site at 29 Lowes Street has access to all services – power and water. These utilities are located within 6m of the site. Fire hydrants are also in close proximity. The site is very well serviced.

3. Relevant Policies, Strategies & Projections

3.1. Population & Growth Projections

The Southern Midlands Shire has been growing slowly – in 2015, the estimated resident population was 6,096 people. In 2025, it had grown to 6,987 people. Much of the development and growth activity has been in towns in the southern part of the shire, closer to Hobart.

The 2021 census by the Bureau of Statistics indicates that Tunbridge locality had a population of 123 people with 75 private dwellings. The median age group was 55years, with a predominant age of 60 to 69 years.

This contrasts a population of 145 people recorded in the 2016 census. This suggests a declining trend in the Tunbridge area population in recent Census years.

Data suggests that smaller villages such as Tunbridge which require travel to neighbouring centres for essentials and work, need strategic thought on how to support long term sustainable settlement and a healthy community going forward as much as protecting the unique heritage value and character.

This in part will require sufficient land being available for housing.

3.2. Regional Land Use & Settlement Strategies

New Tasmanian Planning Policies (TPP's) will come into effect on the 1 July 2026. These will guide the review of Regional Land Use Strategies.

The current Southern Tasmanian Regional Land Use Strategy is designed to facilitate and manage change, growth, and development within Southern Tasmania over the next 25 years. Strategies include planning for regional growth at a regional level, recognising that settlement patterns have a direct impact on infrastructure and service requirements and outcomes, and that where possible, use and development should align with and maximise the use of available capacity in existing infrastructure and services.

Population growth is a focus. Growth at particular locations and existing settlements can be strongly influenced by: availability and cost of residential development opportunities; practical versus theoretical availability of land; planning constraints; new or declining employment opportunities; and the relative attractiveness of locations associated with lifestyle, physical setting, and social status.

The subdivision proposal meets the objectives and strategies of the Regional Land Use documents.

Similarly, it addresses two target key actions in the Southern Midlands Council Strategic Plan:

Action Item 2.1.1.1 Seek opportunities to increase the number of subdivisions providing affordable land in areas that can utilise the existing water, sewer and road infrastructure within the framework of the Planning Scheme.

Action Item 2.1.1.3 Investigate and pursue innovative responses to residential developments whilst maintaining an appropriate townscape context including rural and heritage character where appropriate

4. Conclusion

This development application is seeking a relaxation to subdivide only. The applicant acknowledges that any future development such as the building of a new residence on the proposed lot 1, would need to be in accordance with the Southern Midlands Planning Scheme and require full town planning approval.

It is considered that the proposed subdivision meets the planning scheme objectives, along with broader intent and objectives of the recent Tasmanian Planning Policies:

- It does not impinge on the existing heritage sites and places - these are predominantly located along Main Road and west to the Midland Highway.

- It maintains the historic settlement pattern and density of Tunbridge. Tunbridge is a low-density residential area and the proposal does not change that.
- Given the existing buildings (derelict cottage and the residence) on 29 Lowes Street, the look and feel of Lowes Street, and even greater Tunbridge, will remain virtually unchanged as a result of the sub-division as there is already a building on both of the proposed lots. Any future development application, made to replace the derelict cottage with a new residence, will not change the general look and feel.
- The proposal meets setback and site cover requirements for waste water treatment and disposal. The balance lot already has an approved waste water treatment system. The proposed new lot 1 has similar soils and land slope, and adequate Land Application Area for an onsite waste water treatment.
- The site can fully utilise existing services – water, power and roads.
- The land has already been cleared. The proponent has worked hard over the last few years removing noxious weeds and reinstating native vegetation and grasses. The proponent has mitigated the risk of bushfire impacts on the property and established safe emergency exit / entry access points into each lot.
- It avoids further fragmentation of larger parcels that are supporting farming enterprises. As a proposed infill development, it balances an increase in supply with the real costs of greenfield developments, which can lead to further fragmentation and loss of good quality agricultural land.
- The application supports the broader strategy by the Tasmanian Government and Local Government to plan for residential growth and increase affordable housing solutions within existing regional urban area footprints.
- It is desirable for Council to consider and even pursue innovative residential developments that maintain the character of historic villages. As the Tasmanian population continues to grow, the pressure to deliver diverse and affordable housing solutions will intensify. Some smaller allotments are a key to the solution as they will allow for more dwellings in already serviced urban areas, hence reducing the need to extend infrastructure into undeveloped land areas. From a planning perspective, providing new land and housing in established areas with existing services makes good use of infrastructure. It also supports the labour market, by making more housing land available in local work areas.
- Additional residential land will support opportunity for some population growth, which in turn will contribute to strengthening the small, but ageing Tunbridge community.
- Smaller properties are typically lower maintenance then a traditional house on larger acreage. Ease of maintenance is increasingly attractive not only for an ageing population, but also for households with tight budgets. Tidy allotments are also what maintain good streetscapes and reduce bushfire risk.
- Tunbridge is a commuter community to larger centres and surrounding agricultural enterprises. It is a township within commutable distance. Upgrades to the Midlands Highway and advances in hybrids and electric cars have increasingly supported the ability for workers to commute efficiently. This proposal provides an alternative housing location for those choosing the midlands for work and lifestyle. Land in Tunbridge will most likely be more affordably priced than neighbouring larger centres.

5. References

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https://economy.id.com.au/tasmania/population

How has our population changed? | Department of State Growth
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Appendix 3 – Bushfire Report

Tammy Smith Energy

Bushfire Report

Lot 29 Lowes Street, Tunbridge

Prepared for Wendy Wilkinson

By: Tammy Smith

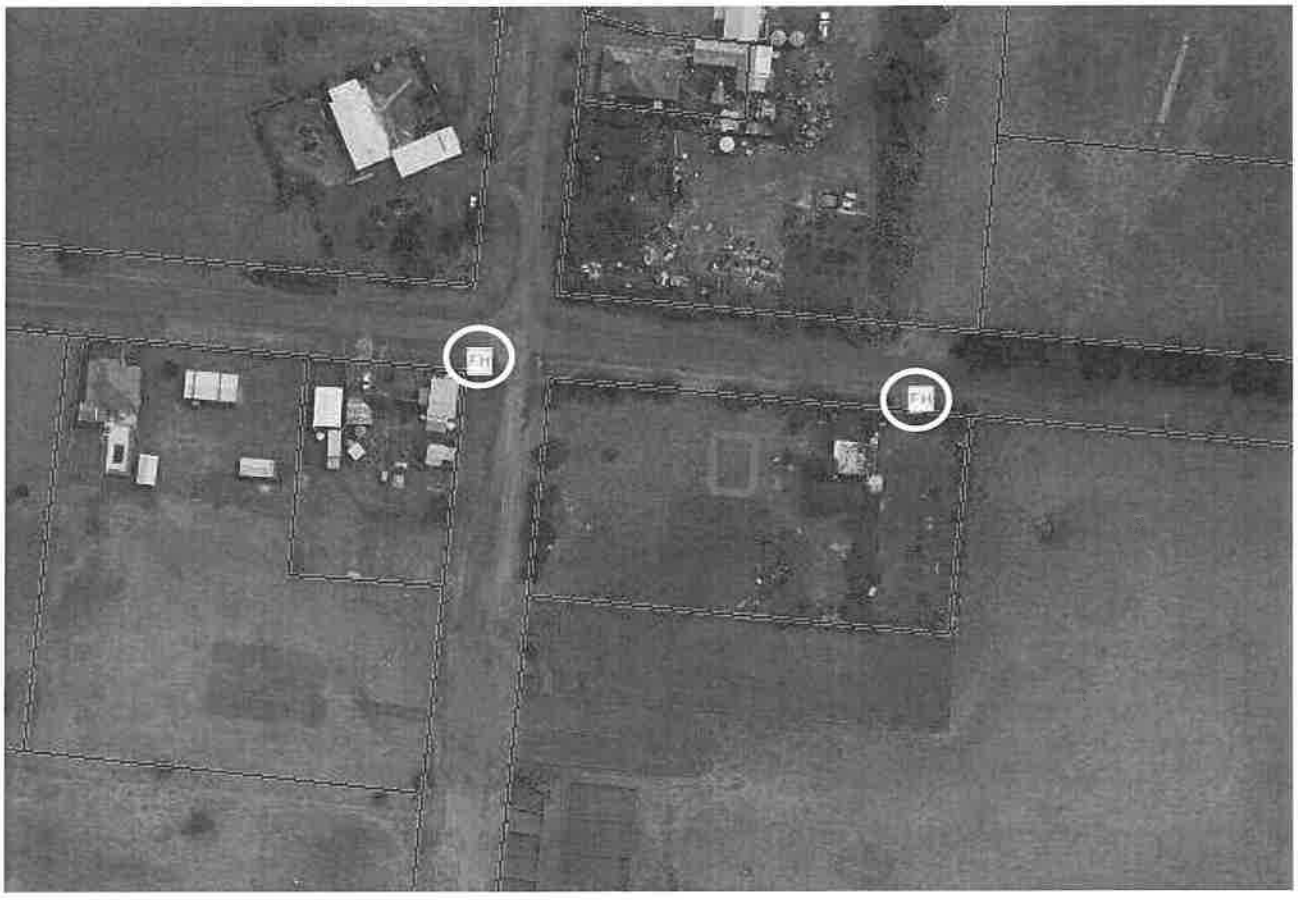
Date: 25th March 2021

Report No: B2021-58

Contents/Index

Property Details:

Property Address:	29 Lowes Street, Tunbridge
Certificate of Title:	124972/2
Land Area:	5185 m2
Type Of Building/Construction:	New dwelling
NCC Classification:	Class 1
Zoning:	Village
Planning Scheme:	Southern Midlands Interim Planning Scheme 2015



Approx. Location of proposed new Dwelling & Shed.

Location of nearest fire hydrants

Description of the Area

Climate

The climate in the Tunbridge area is cool/temperate; the growing season for vegetation is during April/May (autumn) & October/November (spring).The Tunbridge area has an average rainfall of 800 to 1100 mm per year. In general the fire season is in the dryer months during January through to the end of March, with winds predominately prevailing from the West. Due to the topography of the land the land, this new build may be affected from the prevailing westerly weather.

Land Topography: Vegetation/Contours

TOPOGRAPHY: The gradient of the land the proposed new dwelling is to be built on is predominately flat. This was determined by a site inspection, made on the 26th February 2021, also a site plan provided by the client.

Reference to Tasmanian Vegetation Monitoring & Mapping Program (TASVEG) indicates the land surrounding this new build (within the boundaries) is generally of grassland. The site this building is proposed for construction on is cleared of any tall vegetation and has sparse grassland present.

Southern Midlands Interim Planning Scheme 2105

Village

Rural Resource

Tas Veg

(FAG) Agricultural land

(GTL) Lowland Themeda triandra grassland

General Site description:

This is a village corner allotment, located amongst other village allotments, in the small rural township of Tunbridge. Access to this allotment is via Lowe Street from a Northern direction. The vegetation on this allotment surrounding the new build area is grassland. The new proposed dwelling is a single storey dwelling, consisting of Kitchen/Living area, 2 bedrooms, and associated wet rooms.

NORTH The proposed new dwelling is located 9.0 metres from the Northern boundary. The immediate vegetation is grassland. Lowes Street is parallel to this boundary, and provides separation from the neighbouring property. The land located beyond Lowes Street is over a hectare in total and contains grassland. A wire fence provides separation between these two allotments. The neighbouring allotment is currently undeveloped and contains grassland. This neighbouring vegetation is located **29 metres** from this new dwelling. The vegetation on this allotment will be required to be maintained to the boundary.

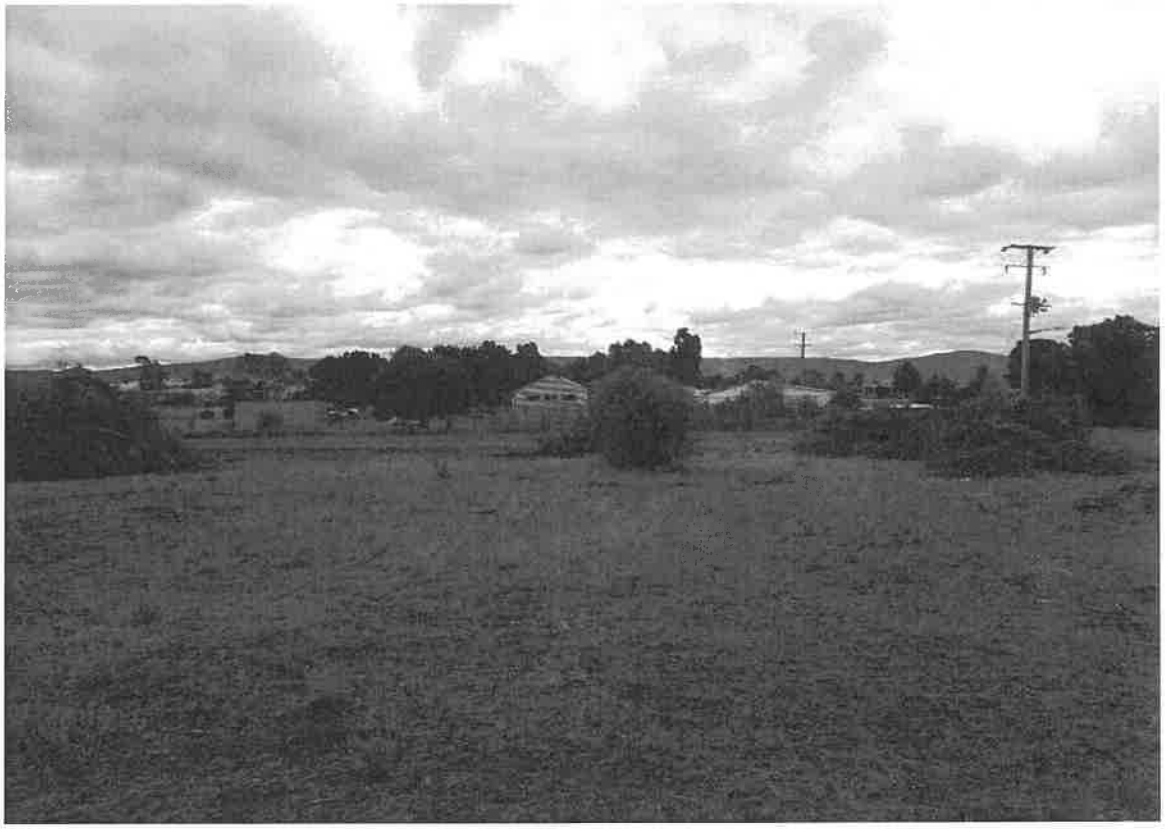
WEST In the Western direction the new dwelling is located 38.4 metres from the western boundary. Scott Street is parallel to this boundary. The allotment beyond Scott Street is a developed village allotment containing an existing dwelling. This neighbouring dwelling is surrounded by maintained gardens and lawns. The immediate vegetation will be required to be maintained for a distance of **16.0 metres** in this direction.

SOUTH The distance from the proposed new dwelling to this Southern boundary is 33.8 metres. Rural resource land is located beyond this boundary. This neighbouring allotment contains grassland and is over a hectare in volume. The land is downslope in this direction. The neighbouring allotment contains grassland vegetation. A post and rail fence provides separation from this neighbouring allotment. The vegetation will be required to be managed for a distance of **16.0 metres** in this direction.

EAST The new dwelling is located 55.4 metres from the Eastern boundary. The immediate vegetation has the capacity to become maintained. An existing building is located in this direction and will remain. The land is upslope in this direction. The neighbouring allotment contains grassland vegetation. The immediate vegetation will be required to be maintained for a distance of **14.0 metres** in this direction.

PHOTOS of SITE and VEGETATION

NORTH View from centre of the building site showing the immediate vegetation as grassland. The neighbouring allotment is grassland vegetation.



WEST View showing grassland in the foreground. Managed vegetation is located on the neighbouring property, Scott's Street is parallel to this boundary

PHOTOS of SITE and VEGETATION cont.

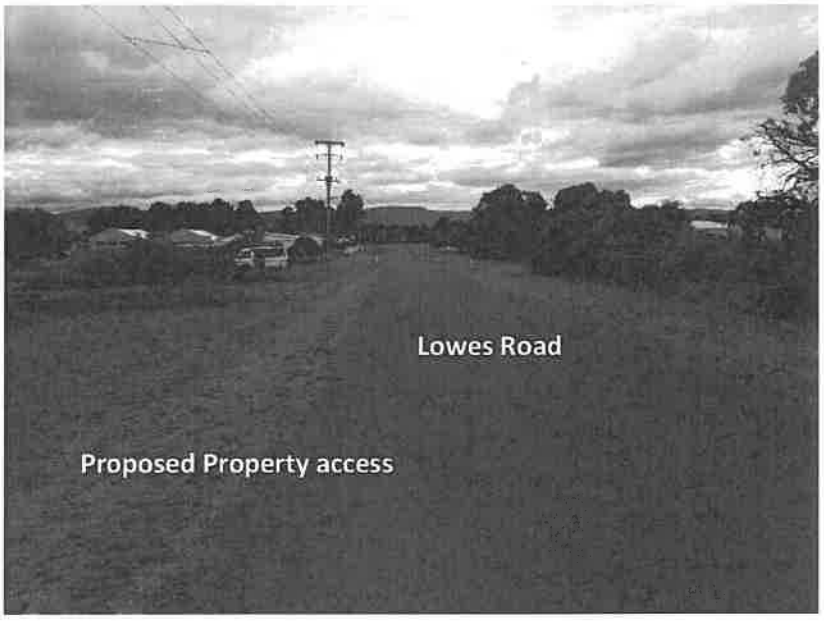
SOUTH View showing a vacant neighbouring allotment, the vegetation on this neighbouring allotment is grassland.

EAST View from the proposed house site. An existing building is located in this direction and will remain.

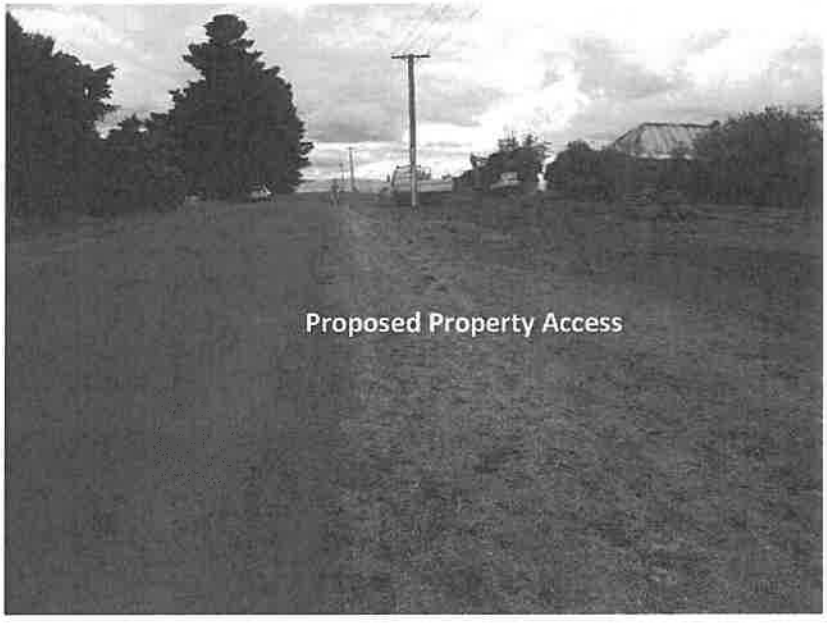
Property Access

This property access is from Lowes Road in a Northern direction. This driveway is yet to be constructed. Once completed this driveway will be approx. 9.0 metres in length, and as such no specific design construction will be necessary.

Lowes Road is a sealed road that travels in a west-east direction. To the east Lowes Road provides access to land further in this direction. To the West Lowes Road connects to further major road networks allowing occupants safe egress, away from fire danger. The design and construction of Lowes Street allows the safe passing and manoeuvring of large emergency vehicles and is compliant with the Directors Determination "Road Access"



Lowes Road West direction



Lowes Road East direction

Table E4 Requirements for Reticulated Water Supply for Fire Fighting

The location of the nearest fire hydrants are shown on page 4 of this report.

The closest fire hydrant is located 52.0 metres East of this new dwelling. This fire hydrant has been located onsite.

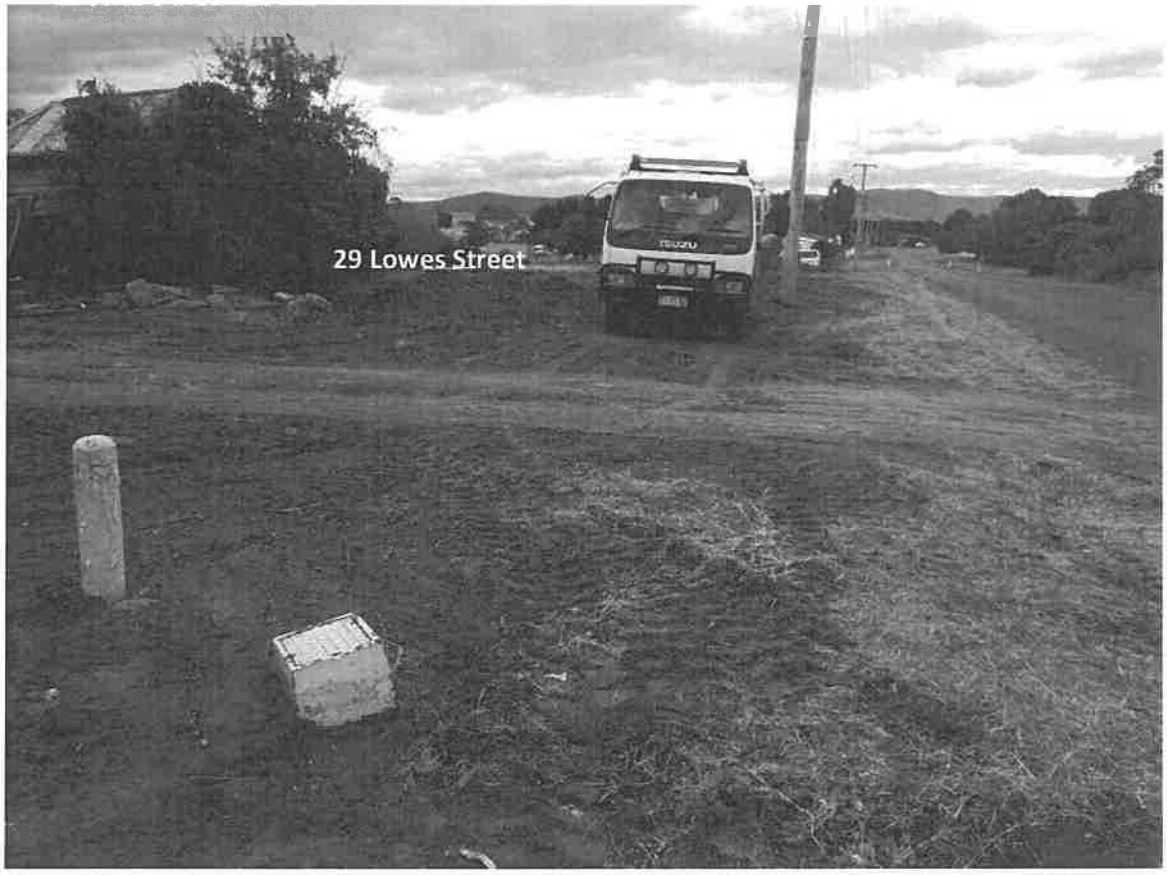
A second fire hydrant has been located to the west of this property.

Both These fire hydrants are located within 120 metres hoselay to all elevations of the new dwelling. These fire hydrants comply with table E4 "Reticulated Water Supply for firefighting".

Hardstands are available on Lowes Street.

It should be recognised that although water supply as specified above may comply requirements of the Building Code of Australia, the supply may not be adequate for all firefighting situations.

No additional water supply for firefighting will be required to be installed to this property.



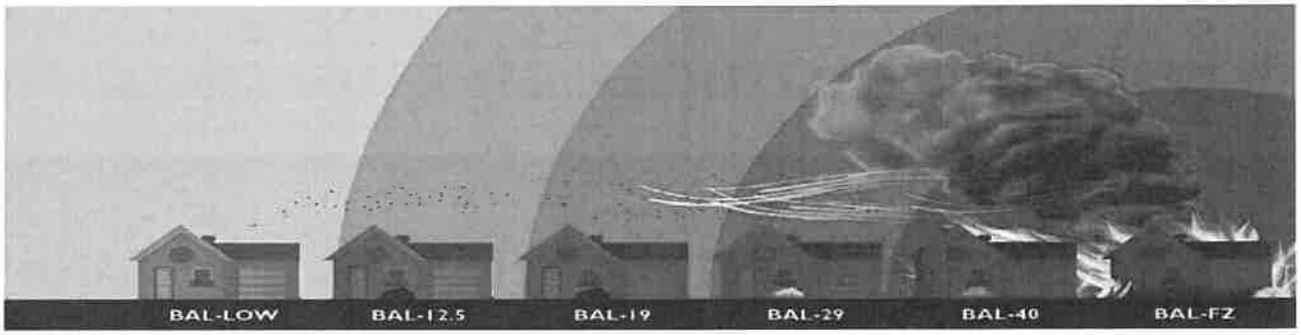
Fire Hydrant located off Lowes Street

Fire Danger Index (FDI) of 50 (1090) for Tasmania

Vegetation Classification	North		West		South		East	
Group A - Forest								
Group B - Woodland								
Group C - Shrubland								
Group D - Scrub								
Group E - Mallee/Mulga								
Group F - Rainforest								
Group G - Grassland	X		X		X		X	
Exclusions (refer to pg. 12)								
Distance to Classified Vegetation	**29.0** metres		**16.0** metres		**16.0** metres		**14.0** metres	
Effective Slope under classified vegetation	**Upslope**							
	0 degrees	X	0 degrees		0 degrees		0 degrees	X
	Downslope							
	> 0 to 5		> 0 to 5	X	>0 to 5	**X**	> 0 to 5	
	> 5 to 10		> 5 to 10		> 5 to 10		> 5 to 10	
	> 10 to 15		> 10 to 15		> 10 to 15		> 10 to 15	
	> 15 to 20		> 15 to 20		> 15 to 20		> 15 to 20	
BAL Rating for each orientation on the site	**BAL 12.5**		**BAL 12.5**		**BAL 12.5**		**BAL 12.5**	

Determination of Bushfire Attack Level: BAL 12.5

In this assessment the BAL applicable to the new dwelling is BAL 12.5 in all directions



BAL 12.5 is primarily concerned with protection from ember attack and radiant heat up to and including 12.5 kW/m2 where the site is less than 100 m from the source of bushfire attack

Summary/Recommendations

The owner has the capacity to maintain the vegetation surrounding this proposed new dwelling in minimal fuel condition.

The risk of fire is greater in the Southern direction from the proposed new dwelling, due to the type, volume and topography. This vegetation is under the direction of others.

A fire in this neighbouring vegetation maybe fuelled by prevailing winds, and as such may produce an ember attack on this new dwelling.

Grass fires are often underestimated and are generally not recognized as a bushfire issue. These types of fires spread rapidly and quickly threatened lives and property. Grass fires produce far fewer embers than forest fires but are incredibly hot (radiant heat) and fast. The greatest risk is being caught in the open or in a car with little to no protection from the radiant heat. Mowing, slashing or grazing is the easiest way to prevent a grassfire threat. If you have large areas of grassland around you, give yourself sufficient distance between the threat and / or appropriately screen yourself and your property from the exposure.

In establishment of the landscaping it is recommended that low flammability plants be used surrounding this new dwelling. (*refer Fire resistant garden plants – attachment 04*) To be provided consistent with clause 2.2.3.2 of Australian Standard 3959). This allows the planting of trees with a discontinuous canopy and no understorey.

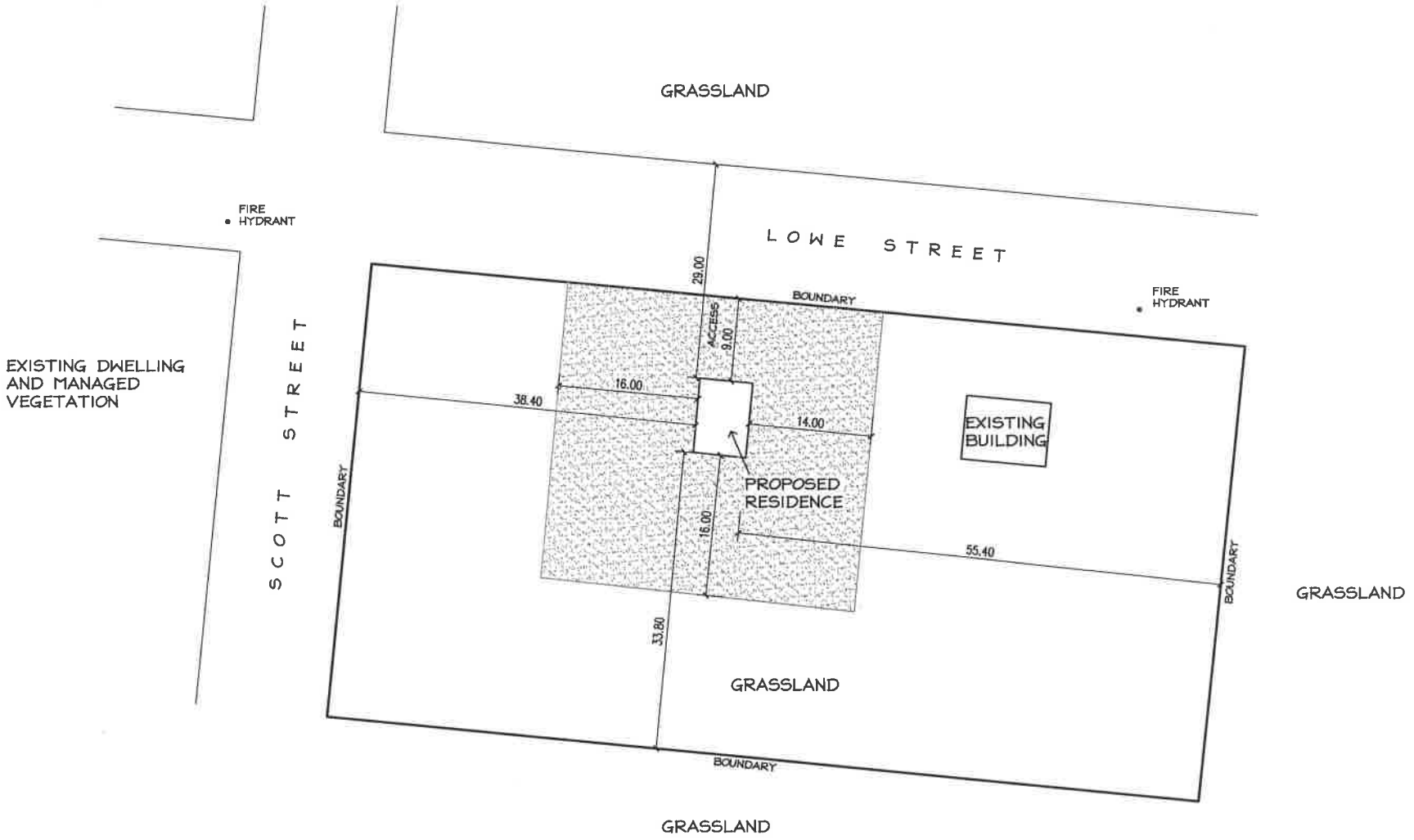
The assessment of the proposed site, and plans provided by the ownwe, has identified that the Bushfire Attack Level (BAL) for the proposed dwelling, BAL 12.5. The construction requirements are detailed in sections 3 and 5 of AS3959-2009

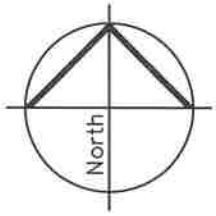
This rating has been determined by the proximity to the surrounding vegetation, and the topography of the land.

This BAL rating has been determined given the knowledge that the owners will continue to maintain the vegetation as defined on the bushfire hazard management plan in a minimal fuel condition.

It is a requirement the attached 'Bushfire Hazard Management Plan' be adhered to.

Access/egress to this allotment complies, and as such no further upgrades are required.





BUSH FIRE RATING
BAL 12.5

HAZARD MANAGEMENT AREA
THIS AREA OF THE PROPERTY IS TO CONSIST OF SHORT MAINTAINED LAWNS AND NON FLAMMABLE AREAS SUCH AS PATHS AND DRIVEWAYS.
VEGETABLE GARDENS AND EFFLUENT DISPOSAL AREAS CAN BE LOCATED HERE.
ALL FLAMMABLE ITEMS SUCH AS WOOD PILES, RUBBISH HEAPS AND STORED FUELS ARE TO BE KEPT CLEAR OF BUILDINGS.
HIGHLY FLAMMABLE PLANT SPECIES MUST BE AVOIDED IN THIS AREA

Tammy Smith
Energy
Accreditation. BFP-126
PO Box 1218 Devonport
Tasmania 7310
6428 6634
ABN – 84 530 588 051

Amendments:
01 FINAL 25-03-2021

Proposed Residence
29 Lowes Road
Tunbridge
Wendy Wilkinson
Bushfire Hazard Management Plan

Project No.:
B2021-058

Penton

Scale at A3:
1:500

Attachment
01 01 of 01

Attachment 02

Tammy Smith Energy

Bushfire Hazard Management Advice

Prepared for Wendy Wilkinson

Building Works at 29 Lowes Street, Tunbridge

This bushfire Hazard Management Advice is to be read in conjunction with the Bushfire Hazard Management Plan (attachment 01), and the Bushfire Report for this building work.

It is important to recognise that, particularly in extreme and major bushfires, no single option is likely to provide sufficient protection from bushfires. A range of options need to be implemented to reduce the bushfire risk to an acceptable level. While hazard reduction will reduce the severity of a bushfire and therefore improve the chance of survival; people, houses, and other assets. The owners/occupiers may have a better chance of survival from a bushfire if preventative measures have been implemented to make their dwellings less vulnerable to bushfire attack.

The following is recommended:

1) Continually maintain your dwelling and other assets in a minimal fuel condition this means a reduction in the amount and altering the arrangements of fuels. Most fine fuels are at or close to the ground, often as part of grass, litter or shrub layer, If these is enough fuel, when a fire approaches these fuels will ignite the trees above or set the bark alight. This may burn into the tree canopy causing a dangerous crown fire.

2) Locate flammable fuels away from the residence, and separate from each other

3) Road access to the property is to be maintained as an all-weather road, ensuring the height and width of vegetation remains cleared providing clear access for emergency vehicles

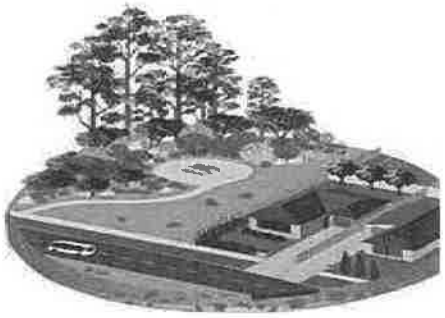
4) Minimise flammable materials around the home.

5) Regularly clean vegetation and debris from gutters.

6) Develop a household bush fire/evacuation plan and have available the necessary basic bush firefighting equipment.

7) Continually check screens on windows and doors are in good condition without breaks or holes in the flyscreen material, and frames are well fitting into sills and window frames

8) Ensure painted surfaces are in good condition with decaying timbers given particular attention to prevent the lodging of embers within the gaps.



Hazard Management Area:

To be read in conjunction with Bushfire Hazard Management Plan (att 1).

The *Building Act 2016*, requires a hazard management area to be established and maintained between the bushfire prone vegetation and the building at a distance equal to, or greater than the separation distance specified for the Bushfire Attack Levels (BAL) in *AS 3959-2009 Construction of Buildings in Bushfire Prone Areas*.
A Bushfire Hazard management area means the area, between a habitable building or building area and an area of bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.
The Hazard Management Area is within the existing boundaries of this allotment, surrounding this building and is required to ensure that potential fuel surrounding the dwelling is minimised. *(Minimal Fuel Condition)* Ensuring there is little or no material available to burn around the dwelling when bushfires approach.

The Hazard Management Area is achieved by:

- Use non-flammable mulch; do not use woodchips or bark especially against buildings
- Maintaining grass at less than 100mm height
- Include non-flammable areas such as paths and driveways
- Locating dams, orchards, vegetable gardens and effluent disposal areas (if possible) on the fire prone side of the building
- Using radiation shields and windbreaks such as non-combustible fences and hedgerows, avoiding highly flammable plants
- Selectively removing small trees and shrubs to create clumps, rather than a continuous wall separated by open areas
- Removing fire hazards such as wood piles rubbish heaps and stored fuels.
- The removal of fallen limbs, sticks and bark litter
- Thinning out understory vegetation to provide fuels to provide horizontal separation between fuels
- Replacing highly flammable plants with low flammable species.
- Active weed management – removing the fuel on the ground, around the base of the tree canopy and to a height of at least 2 metres (prune lower branches)
- Allow clear space from the dwelling of at least 4 times the mature height of any shrubs planted – no vegetation should be able to fall on the building.
- Pruning larger trees to maintain horizontal separation between canopies
- Maintaining vegetation clearance around vehicular access and water supply.

There is no need to remove all trees as they can be beneficial in trapping embers and reducing wind speeds and may not be involved in a bushfire once the fuels below (understorey) have been modified. Individual trees rarely cause houses to burn in bushfires.
A hazard management area has two important roles. It is much easier to defend your home when most flammable material close to your home has been removed. It also aids the protection of occupants and fire fighters who may be defending your home. The inclusion of this defendable space forms part of a consolidated approach, which together with building construction standards, provision of firefighting water supplies and good property access, are designed to make living in bushfire prone areas safer.

Fire Resisting Garden Plants

For the Urban Fringe and Rural Areas

Tammy Smith Energy

Introduction

All vegetation will burn in a bushfire and pose a hazard to people and their homes. However not all vegetation has the same flammability and there is great potential for people living in bushfire prone areas to reduce their fire hazard by changing the plants in their gardens.

Flammability Groups

In the following list:
E denotes an exotic plant.
TN a plant native to Tasmania,
AN a plant native to mainland Australia and
X a known environmental weed.

High Flammability

These plants have been shown to be highly flammable and should not be planted or allowed to remain inside your dwelling's Hazard Management Area. They should also be avoided in the Fuel Modified Zone. Move these plants away from your house and replace them with less flammable plants.

Acacia dealbata	TN	Silver Wattle
Acacia stricta	TN	Hop Wattle
Acacia verticillata	TN	Prickly Moses
Acer palmatum	E	Japanese Maple
Acmena smithii	AN	Lilly Pilly
Aesculus hippocastanum	E	Common Horse Chestnut
Allocasuarina cunninghamiana	AN	River Sheoak
Angophora floribunda	E	Rough-barked Apple
Bambusa vulgaris	E	Bamboo
Banskia integrifolia	AN	Coast Banskia
Banskia marginate	TN	Honeysuckle
Betula pendula	E	Silver birch
Buddleia davidii	E	Butterfly Bush
Callistemon citrinus	AN	Common Red Bottlebrush
Callitris rhomboidea	TF	Oyster Bay Pine
Cassia javanica	E	Pink Cassia
Chanaecyparis lawsoniana	E	Lawson Cypress
Cinnamomum camphora	E	Camphor Laurel
Citrus limon	E	Lemon
Cortaderia argentea	EX	Pampus Grass
Corymbia maculta	AN	Spotted Gum
Cupressus funebris	E	Morning Cypress
Dodonaea viscosa	TN	Native Hop
Elaeocarpus reticilatus	TN	Blueberry Ash
Eucalyptus amygdalina	TN	Black Peppermint

Moderate Flammability

These plants should be avoided in the Hazard Management Area. They should not be allowed to dominate your garden and should be well maintained, being especially careful to remove dead material before it accumulates

Acacia baileyana	AN X	Cootamundra Wattle
Acacia decurrens	AN	Green Wattle
Acacia mearnsil	TN	Black Wattle
Acacia melanoxylon	TN	Blackwood
Acacia podalyrifolia	AN	Mt. Morgan Wattle
Actinidia chinensis	E	Kiwi Fruit
Araucaria heterophylla	AN	Norfolk Island Pine
Atherosperma moschatum	TN	Sassafras
Bedfordia salincina	TN	Blanket Bush
Beyeria viscosa	TN	Pinkwood
Brachychiton acerifolius	AN	Illawarra Flame Tree
Brachychiton discolour	AN	Lacebark
Brachychiton rupestris	AN	Bottle Tree
Calodendrum capense	E	Cape Chestnut
Canna indica	E	Canna Lily
Cassia floribunda	E	Smooth Cassia
Ceanothus papillosus	E	Pacific Blue
Chaenomeles japonica	E	Flowering Quince
Chrysanthemum indicum	E	Chrysanthemum
Citrus nobilis	E	Mandarin
Coleonema pulchrum	E	Diosma
Cotoneaster glaucophyllus	E X	Cotoneaster
Cucurbita maxima	E	Pumpkin
Cymbopogon citratus	E	Lemon Grass
Cyphomandra betacea	E	Tamarillo
Delonix regia	E	Poinciana
Dicksonia antarctia	T N	Man Fern
Diospryros sp.	E	Persimmon
Eriobotrya japonica	E	Loquat
Escallonia macrantha	E	Escallonia
Euryops pectinatus	E	Yellow Daisy Bush
Genista monspessulana	E X	Montpellier Broom
Koelreuteria paniculata	E	Golden Rain Tree
Lantana vamara	E	Lantana
Ligustrum lucidum	E	Large-leaved Privet
Liquidambar styraciflua	E	Liquidambar
Magnolia grandiflora	E	Magnolia
Morus sp.	E	Mulberry
Myoporum insulare	AN	Boobyalla
Nerium oleander	E	Oleander
Olearia argophylla	TN	Musk
Photinia glabra var. rubens	E	Chinese Fire Bush or Red-leafed photinia
Pittosporum bicolor	TN	Cheesewood
Pteridium esculentum	TN	Bracken Fern
Rhododendron sp	E	Rhododendron
Rosa sp	E X	Roses, Briars
Salix babylonica	E	Weeping Willow
Salix chilensis	E	Pencil Willow
Sorbus aucuparia	E	Rowan
Spathodea campanulata	E	African Tulip Tree
Syringa vulgaris	E	Lilac
Weigela florida	E	Fairy Trumpets
Zieria arborescens	TN	Stinkwood

Low Flammability

These plants are acceptable in the Hazard Management Area and will be valuable replacements for more flammable plants.

Acacia melanoxylon	TN	Blackwood
Acacia terminalis	TN	Southern Wattle
Allocasuarina monilifera	TN	necklace sheoak
Artemisia sp	E	Wormwood or Angels Hair
Amperea xiphoclada	TN	Broom Spurge
Banskia marginate	TN	Silver Banskia
Camellia sp	E	Camellias
Capsicum annum var.	E	Chilli
Carpobrotus rossii	TN	Native Pigface
Correa blackhouseana	TN	Coast correa
Coprosma hirtella	TN	Coffee berry
Daviesia latifolia	TN	Hop bitter-pea
Diplarrena moraea	TN	White Flag Iris
Gazania hybrid	E	Treasure Flower
Goodenia ovata	TN	Parrots foot
Goodia lotifolia	TN	Smooth goldtip
Grevillea Australis	TN	Southern grevillea
Hakea nodosa	TN	Yellow needlebush
Hebe speciosa	E	Veronica
Hemerocallis aurantiaca	E	Day Lilly
Hydrangea macrophylla	E	Hydrangea
Hymenocallis littoralis	E	Spider Lily or Spider Flower
Hymenosporum flavum	AN	Native Frangipanni
Kennedia prostrate	TN	Running postman
Lomandra longifolia	TN	Sagg
Lomatia tinctoria	TN	Guitar Plant
Lampranthus aurantiacus	E	Pigface or Iceplant
Lavendula angustifolia	E	English Lavender
Myoporum parvifolium	TN	Creeping boobialla
Micrantheum hexandrum	TN	River tridentbush
Notelaea ligustrina	TN	Native Olive
Oxylobium ellipticum	TN	Golden rosemary
Perlargonium austral	TN	Southern storksbill
Passiflora herbertiana	AN	Native Passionfruit
Pelargonium peltatum	E	Geranium
Platylobium obtusangulum	TN	Common flat-pea
Pomaderris apetala	TN	Dogwood
Pomaderris elliptica	TN	Yellow dogwood
Prunus sp	E	Plum
Solanum melongera	E	Eggplant
Veronica formisa	TN	Speedwell bush

Why Plant Flammability is Important?

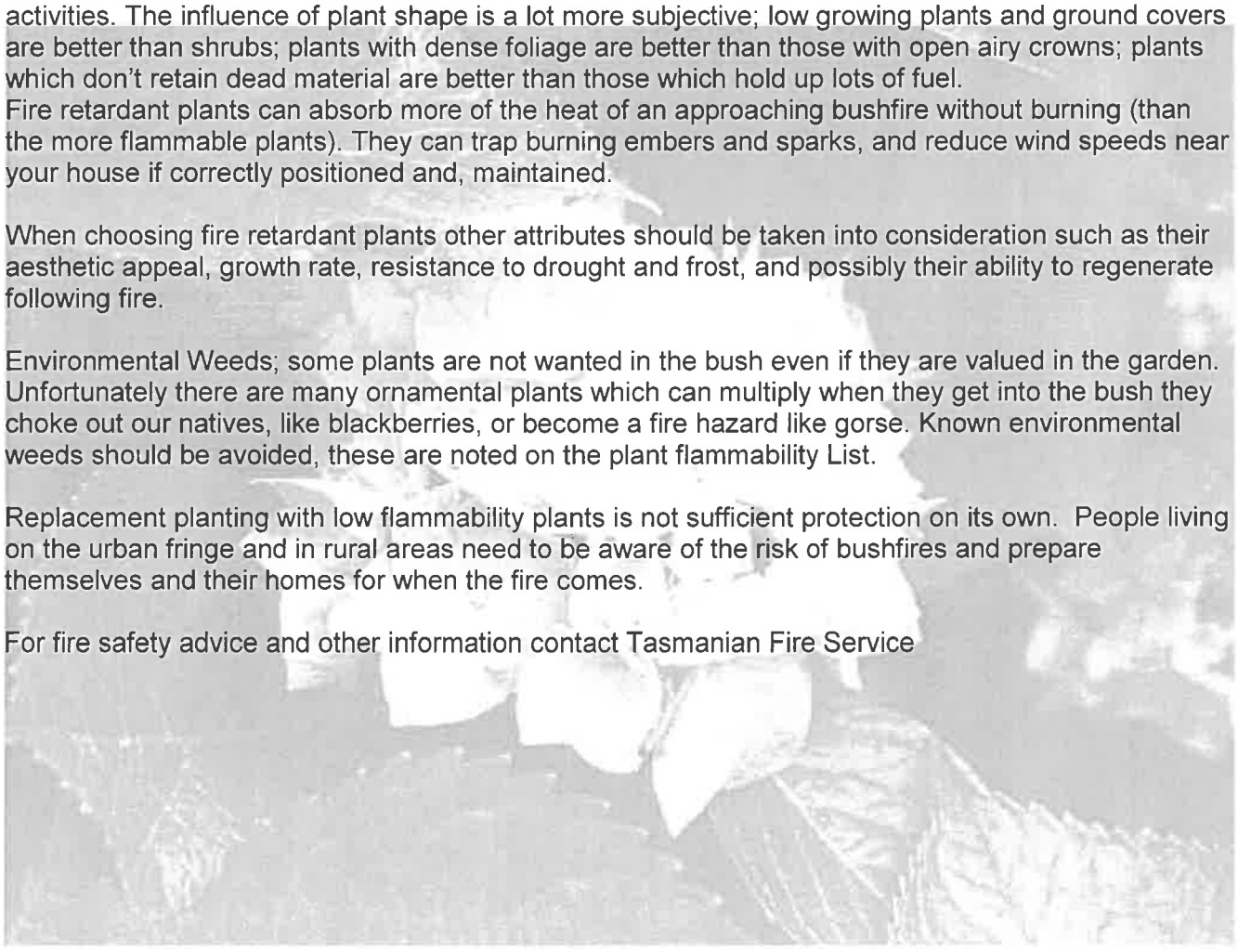
During a bushfire, the type and arrangement of vegetation is critically important for the survival of your house. The fuel for bushfires is the main danger factor that people can control. Hazard reduction activities such as clearing and fuel reduction burning, aim to lower the vegetation hazard to a safe level. Because some plants have a higher resistance to burning than others, we can use low flammability plants for added protection in addition to normal maintenance and hazard reduction activities. The influence of plant shape is a lot more subjective; low growing plants and ground covers are better than shrubs; plants with dense foliage are better than those with open airy crowns; plants which don't retain dead material are better than those which hold up lots of fuel.
Fire retardant plants can absorb more of the heat of an approaching bushfire without burning (than the more flammable plants). They can trap burning embers and sparks, and reduce wind speeds near your house if correctly positioned and, maintained.

When choosing fire retardant plants other attributes should be taken into consideration such as their aesthetic appeal, growth rate, resistance to drought and frost, and possibly their ability to regenerate following fire.

Environmental Weeds; some plants are not wanted in the bush even if they are valued in the garden. Unfortunately there are many ornamental plants which can multiply when they get into the bush they choke out our natives, like blackberries, or become a fire hazard like gorse. Known environmental weeds should be avoided, these are noted on the plant flammability List.

Replacement planting with low flammability plants is not sufficient protection on its own. People living on the urban fringe and in rural areas need to be aware of the risk of bushfires and prepare themselves and their homes for when the fire comes.

For fire safety advice and other information contact Tasmanian Fire Service



References Fire resistant Garden Plants – Tas fire service
Alan Gray -

BUSHFIRE CONSTRUCTION REQUIREMENTS
12.5 BAL

ALL CONSTRUCTION WORK TO COMPLY WITH
NCC - BCA 2013 &
BUSH FIRE CODE AS 3959
SPECIFIC NOTE TO THE FOLLOWING

WATER SUPPLY
ALL ABOVE GROUND WATER PIPES TO BE METAL

WINDOWS
WINDOW FRAMES TO BE METAL FABRICATIONS
WITH SCREENS TO ALL OPERTING SECTIONS
OF ALUMINIUM / STEEL / BRONZE MESH WITH
MAX OPENINGS OF 2MM
FRAMES TO BE OF ALUMINIUM
ALL SEALED GAPS
ALL GLAZING LESS THAN 400 ABOVE FINISHED
GROUND LEVEL OR PAVING TO BE SCREENED AS ABOVE
& GLASS TO BE 6MM A GRADE SAFETY GLASS

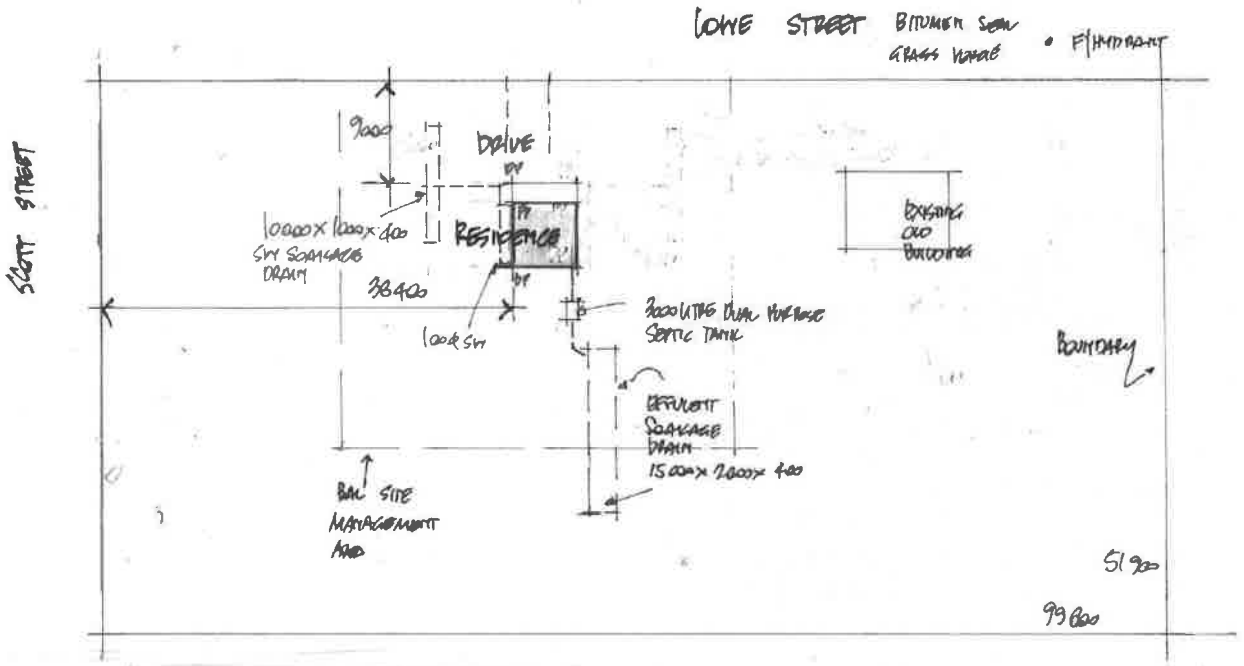
HINGED DOORS
PROVIDE WIRE SCREENS AS FOR WINDOWS
DOOR TO COMPLY WITH CODE - SOLID DOOR MIN 35MM
THICKNESS DOOR TO BE TIGHT FITTING & HAVE
WEATHER JAMBS & SILL STRIPS & SEALS ALL ROUND - REBATED HEAD
ROOFS
ENSURE MAX 3MM GAP TO ALL WALL / SOFFIT /
JUNCTIONS WITH SCREENED VENTS. METAL MESH AT RIDGE VENT
FULL SARK ROOF OVER FRAME (CAN BE UNDER BATTENS)
FILL ALL GAPS WITH INSULATION MIN GAP 3MM

EXTERNAL WALLS
TO BRICK VENTS TO BE SCREENED
CEMENT SHEET WALL LINING TO BE 6MM SHEETING
FLASHING TO PORCH ROOF TO GSI & EXTEND UP
FACE OF WALL 400 MM
FILL ALL JOINTS TO PROVIDE A MAX 3MM GAP

ENERGY REQUIREMENTS
ZONE 7 BCA / NCC 3.12 6STAR

INSULATION:
UNDER ROOF SHEETING / UNDER BATTENS VAPOUR
PERMEABLE SARKING CUT / VENTILATE
AT RIDGE
ABOVE CEILING R4.0 BATTS
EXTERNAL WALLS R2.5 BATTS & BUILDING PAPER
TO SPACING TO LINING FABRIC
UNDER FLOOR R2.0 - 75 THICK POLYSTYRENE

WET AREAS
TO ALL BCA DESIGNATED WET AREAS
WATERPROOF TO AS 3740
PROVIDE MEMBRANE SHEETING
- FIBRE GLASS OR EQUAL - AS
REQUIRED WITH DISHED FLOORS TO
OUTLETS AS INDICATED
SHEET WALLS IN VILLABOARD OR
WATER RESISTANT PLASTERBOARD
& LINE TO FITTINGS WITH IMPERVIOUS
SHEETING - LAMIPANEL - TILES OR
EQUAL - SILICON ALL JOINS &
JUNCTIONS MIN HEIGHT 1800 TO
SHOWERS & 150 HIGH SPLASH BACKS



SITE PLAN
SCALE 1:500

GENERAL NOTES
ALL WORKMANSHIP & MATERIALS
TO COMPLY WITH: BCA. COUNCIL
REQUIREMENTS & AS CODES

CONCRETE 3600 & 2870
MASONARY 3700 PLUMBING 3500
TIMBER 1684 & TABLE 9 TIE DOWN
WINDOWS 2047 GLAZING 1288
ROOFING 1562 STEELWORK 4100
ELECTRICAL 3000

SMOKE ALARM
PROVIDE & INSTAL SMOKE ALARM
DETECTORS ALL INTERCONNECTED TOGETHER
HARD WIRE TO BUILDING POWER
SUPPLY TO AS 3786 BCA 3.7.2

PROJECT DETAILS
TITLE REFERENCE 124972/2 SITE AREA 5185m²
SOIL CLASSIFICATION M MINORATING 113
ZONE 7 BAL 12.5
FLOOR AREA 36m² DECK AREA 10.8

PROJECT NUMBER	1648
SCHEDULE OF DRAWINGS	
SITE PLAN - TITLE PAGE	1
BUILDING PLANS	2

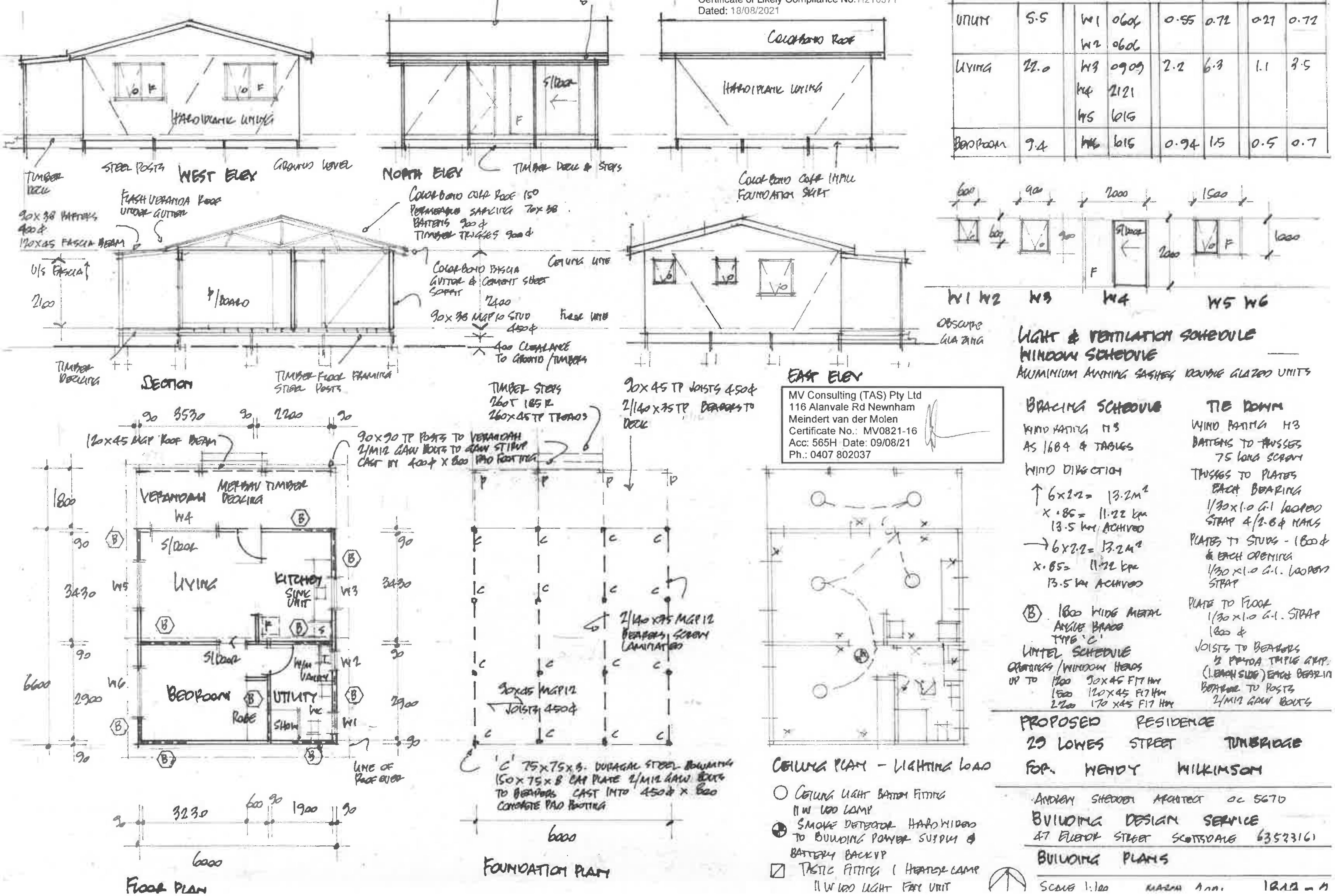
pitt&sherry Building Surveying
This is one of the documents referred to in the Certificate of Likely Compliance No: H210371
Dated: 18/08/2021

PROPOSED RESIDENCE
29 LOWES STREET TUNBRIDGE
FOR: WENDY WILLIAMSON

ANDREW SHERRY ARCHITECT CC 5670
BUILDING DESIGN SERVICE
47 ELIZABETH STREET SCOTTSDALE 63 523161

SITE PLAN - TITLE PAGE

UTILITY	5.5	W1	0606	0.55	0.72	0.27	0.72
		W2	0606				
LIVING	22.0	W3	0909	2.2	6.3	1.1	3.5
		W4	2121				
		W5	1615				
BEDROOM	9.4	W6	1615	0.94	1.5	0.5	0.7



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Meindert van der Molen
Certificate No.: MV0821-16
Acc: 565H Date: 09/08/21
Ph.: 0407 802037

LIGHT & VENTILATION SCHEDULE
WINDOW SCHEDULE
ALUMINIUM AWNING SASHES DOUBLE GLAZED UNITS

BRACING SCHEDULE
WIND RATING N3
AS 1684 & TABLES

TIE DOWN
WIND RATING N3

PROPOSED RESIDENCE
29 LOWES STREET TUNBRIDGE
FOR WENDY WILKINSON

ANDREW SHEDDEN ARCHITECT
BUILDING DESIGN SERVICE
47 ELEFOR STREET SCOTTSDALE 63523161
BUILDING PLANS
SCALE 1:100