Public Notice Details

Planning Application Details

Application No	DA2500043

Property Details

Property Location	188 Tin Pot Marsh Road Woodsdale

Application Information

Application Type	Discretionary Development Application
Development Category	Subdivision
Advertising Commencement Date	2/4/2025
Advertising Closing Period If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.	16/4/2025

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

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

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

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

SMC - KEMPTON
RECEIVED
14/3/25

SOUTHERN MIDLANDS COUNCIL

APPLICATION FOR PLANNING PERMIT

DEVELOPMENT / USE

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

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

Subdivision

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

188 Tin Pot Marsh Road
Woodsdale

Certificate of Title/s Volume Number/Lot Number:

114579/1

Land Owners Name:

Gavin Peter Kelly
Full Name/s or Full Business/Company Name

Applicant's Name:

Rogerson + Birch Surveyors
Full Name/s or Full Business/ Company Name (ABN if registered business or company name)

Contact details:

Postal address for correspondence:
Unit 1/2 Kennedy Dr, Cambridge
Telephone or Mobile:
6248 5898
Email address:
admin@rbsurveyors.com
(Please note it is your responsibility to provide your correct email address and to check your email for communications from the Council.)

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

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

Print email address
gavin@blackbirdpowerracing.com

ABN

What is the estimated value of all the new work proposed

$

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14/3/25

SOUTHERN MIDLANDS COUNCIL

For Commercial Planning Permit Applications Only

Signage:

Is any signage proposed?	Yes	No
		X

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

Business Details:

Existing hours of operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Proposed hours of new operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Number of existing employees:

Number of proposed new employees:

Traffic Movements:

Number of commercial vehicles serving the site at present		Approximate number of commercial vehicles servicing the site in the future	

Number of Car Parking Spaces:

How many car spaces are currently provided		How many new car spaces are proposed	

Is the development to be staged:

Please tick ✓answer

Yes		No	X

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

Signed Declaration

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

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

Applicant Signature (If not the Title Owner)	Applicant Name (*please print*)	Date
	ROGERSON & BIRCH SURVEYORS	14-3-25

Land Owner(s) Signature	Land Owners *Name (please print)*	Date

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

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14/3/25

300m 225m 150m 75m 0m
1:3,000

Overlay Legend:

Bushfire-prone Area: Entire Site

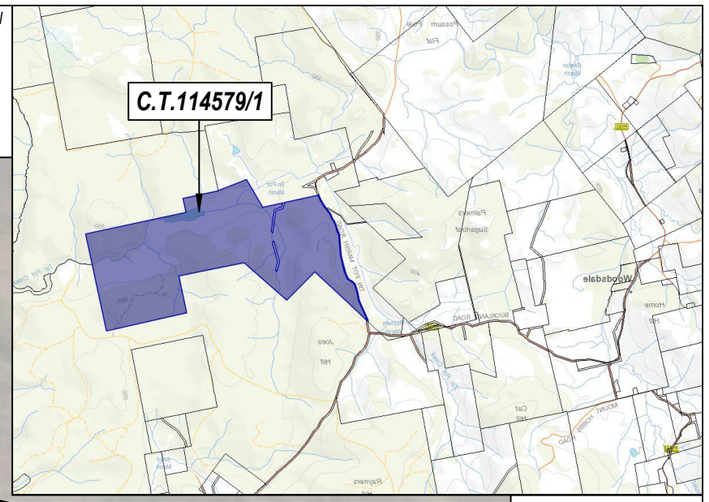
Low landslip hazard band:

Waterway and coastal protection area

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

All measurements and areas are subject to the final survey.

Base image by NEARMAP (https://www.nearmap.com/au), © Nearmap 2024
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



LOCATION PLAN

TIN POT MARSH ROAD

Existing Access for Lot 1

Existing Dwelling

Existing Access for Balance Lot

1
8.68ha±

Balance
320.56ha±

Reserved Road

318.63
37.95
60.71
66.11
18.18
10.32
73.10
153.82
65.06
56.72
36.48
127.35
202.38
83.81
65.30
116.07
42.09
39.88
386.37

Southern Midlands Council
21.0 Agriculture
21.5 Development Standards for Subdivision

21.5.1 Lot Design

A1

(c)- Be for the excision of a use or development existing at the effective date that satisfies all of the following:

(i)- The balance lot provides for the operation of an agricultural use, having regard to:
a. not materially diminishing the agricultural productivity of the land;
b. the capacity of the balance lot for productive agricultural use;
c. any topographical constraints to agricultural use; and
d. current irrigation practices and the potential for irrigation;

(ii)- An agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot;

(iii)- Any existing buildings for a sensitive use must meet the setbacks required by clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and

(iv)- All new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.

A2- All lots comply - 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.

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

ROGERSON & BIRCH SURVEYORS
UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

OWNER: GAVIN P. KELLY
TITLE REFERENCE: C.T.114579/1
LOCATION: 188 TIN POT MARSH ROAD, **WOODSDALE**

Proposed Subdivision

Date:	Reference:
18/12/2024	KELLG02 15892-01
Scale: 1:3000 (A3)	**Municipality:** SOUTHERN MIDLANDS

Agricultural assessment report

188 Tin Pot Marsh Road, Woodsdale TAS 7120

FEBRUARY 2025

pinion
ADVISORY

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Phone: 1300 746 466

Email: admin@pinionadvisory.com

www.pinionadvisory.com

Report author: Jason Lynch BAppSc(Hort) CPAg

An appropriate citation for this report is: Pinion Advisory, February 2025, Agricultural assessment report, 188 Tin Pot Marsh Road, TAS, 7120.

Document status:

Date	Status /Issue number	Reviewed by	Authorised by	Transmission method
13/3/25	Draft	JL	JL	Email
13/3/25	Final	JL	JL	Email

Contents

Table index

Image index

Executive summary

This agricultural assessment report has been prepared on behalf of the proponent, Gavin Kelly, and covers the various aspects of the agricultural land activities associated with and surrounding the property at 188 Tin Pot Marsh Road and the potential to be negatively impacted by the proposed development.

The proponent wishes to subdivide the subject property to produce two lots, as per Lot 1 with a residential dwelling and small parcel of land, and Lot 2 covering the balance of the property.

Under the Tasmanian Planning Scheme, the property is zoned as Agriculture.

The property is covered by ground with a land capability of Class 4, 5, 5+6 and 6 land and is used for a small non-commercial grazing livestock enterprise. No prime agricultural land is present on the subject property.

The proposed subdivision of the subject property would produce two lots, as per Lot 1 being a small lifestyle block and the balance of the property, as per Lot 2 would continue to be used for agricultural land use activity.

The proponent would enter into a section 71 agreement which would prevent any future residential dwelling from being building on the proposed Lot 2.

Lot 1 does not contain any infrastructure and/or resources which would diminish the use and management of the proposed Lot 2, and vice versa.

The adjacent agricultural use, as per forestry and limited areas of the pastureland could continue to be used for this purpose with no expectation of a negligible impact in terms of either diminishing the current and/or future potential nature of use and/or productivity of this land.

The proposed development can be undertaken without expectation of creating conflict with and/or limiting the current and future agricultural land use on adjacent and nearby agricultural land.

The proposed development could be undertaken with a negligible impact on the current future agricultural land use activities which can and could be undertaken on the adjacent and nearby properties.

1 Purpose

This report has been undertaken on behalf of Gavin Kelly (the proponent) in order to support an application for a planning development application on the property at 188 Tin Pot Marsh Road, Woodsdale.

The document provides an agricultural assessment of the property in question and reviews the current and future agricultural usage of the property and the surrounding area in relation to the Land Capability and Land Classification.

This includes soils, aspect, topography, water resource, economic feasibility, and impact of the proposed development in relation to agricultural activities.

1.1 Land Capability

The currently recognised reference for identifying land capability is based on the class definitions and methodology described in the Land Classification Handbook, Second Edition, C.J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

Most agricultural land in Tasmania has been classified by the Department of Primary Industries and Water at a scale of 1:100,000, according to its ability to withstand degradation. A scale of 1 to 7 has been developed with Class 1 being the most productive for agriculture and resilient to degradation and Class 7 the least suitable to agriculture. Class 1, 2 and 3 is collectively termed "prime agricultural land". For planning purposes, a scale of 1:100,000 is often unsuitable and a re-assessment is required at a scale of 1:25,000 or 1:10,000. Factors influencing capability include elevation, slope, climate, soil type, rooting depth, salinity, rockiness and susceptibility to wind, water erosion and flooding.

In providing the opinion enclosed here, it is to be noted that Jason Lynch possesses a Bachelor of Applied Science (horticulture) and is a certified practising agriculturalist (CPAg) and has over 25 years' experience in the agricultural industry in Tasmania. Jason is skilled to undertake agricultural and development assessments as well as land capability studies. He has previously been engaged by planning authorities, property owners, independent planners, and surveyors to undertake assessments within the, Break O'Day, Burnie, Central Coast, Circular Head, Clarence, Devonport, Dorset, George Town, Glamorgan Spring Bay, Kentish, King Island, Latrobe, Launceston, Meander Valley, Northern Midlands, Southern Midlands, Sorell, Tasman, West Tamar, Waratah-Wynyard and West Coast municipalities. Most of these studies have involved the assessment of land for development purposes for potential conflict with the Tasmanian and various council based interim planning schemes.

1.2 Tasmanian Planning Scheme – South Midlands provisions

The Southern Midlands municipality declared the Tasmanian Planning Scheme (TPS) to be active in June 2022 and this sets out the requirements for use and development of land in the municipality.

2 Property details

2.1 Location

The property at 188 Tin Pot Marsh Road property is owned by Gavin Kelly and consists of a single title and is located approximately 4km east of Woodsdale. Table 1 and Image 1.

Table 1 Property location identification details

Address	Property ID	Title Reference	Hectares *(Approx.)*
188 Tin Pot Marsh Road, Woodsdale, 7120	7881971	114579/1	329

The 188 Tin Pot Marsh Road property is covered by gently sloping and undulating ground on the northern and eastern areas, with more rolling and hilly ground on elevated land which extends across the southern and western areas. Image 2.

The infrastructure present includes a residential dwelling various sheds, internal and paddock fencing, hay shed, an irrigation dam and various small stockwater dams.

The vegetation present on the property us dominated by open pasture land on the western, and central northern and eastern areas, with extensive areas of native vegetation present on the southern elevated high ground, far north east and nearby to the east of the residential dwelling. The native vegetation has been identified as various threatened native vegetation communities, including *Eucalyptus globulus* dry forest and woodland, *Eucalyptus amygdalina* forest and woodland on sandstone and *Eucalyptus ovata* forest and woodland. Image 3

Land tenure on the subject property and adjacent land as private freehold land to the west and north west, with Permanent Timber Production zone land adjacent to the south and east, Future Potential Production Forest and Commonwealth land further to the east.[1] Image 4.

The subject property and adjacent land to the south west as Agriculture zoned land, with Rural zoned land located adjacent to the north, south, east and west.[2] Image 5.

[1] The LISTMap dataset.
[2] The LISTMap dataset.

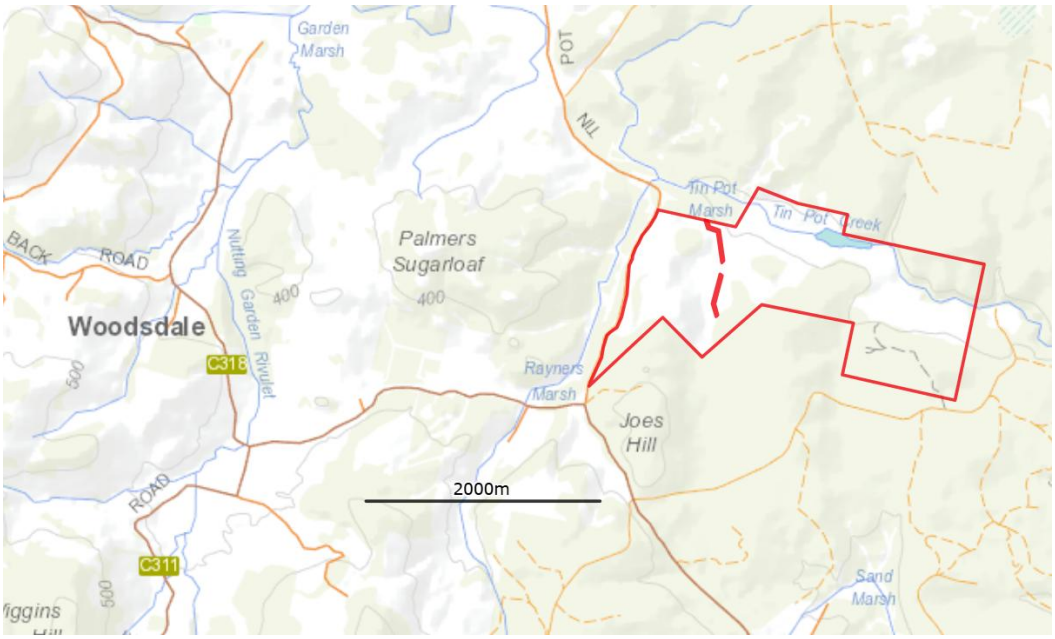


Image 1 188 Tin Pot Marsh Road property (outlined in red) located east of the Woodsdale locale. (source the LIST)

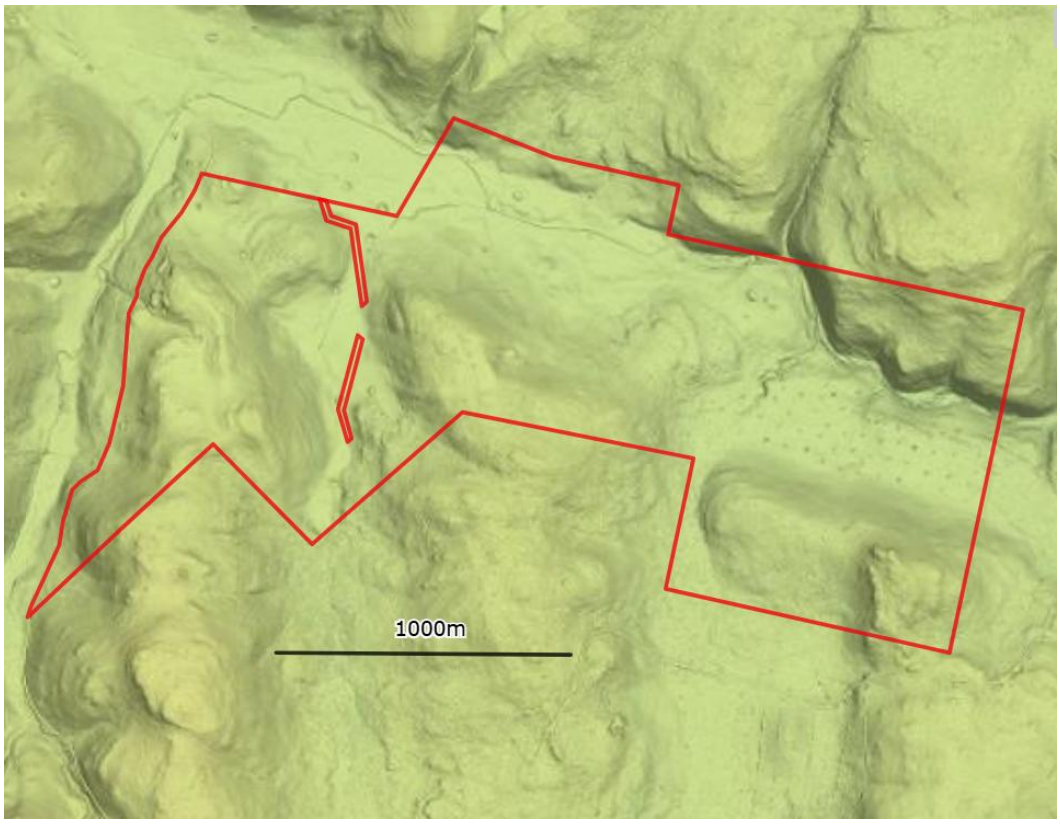


Image 2 Topography of the subject property. (source the LIST)

Image 3 Threatened native vegetation communities present on the subject property, with "14" as *Eucalyptus amygdalina* forest and woodland on sandstone "17" as *Eucalyptus globulus* dry forest and woodland, and "20" as *Eucalyptus ovata* forest and woodland

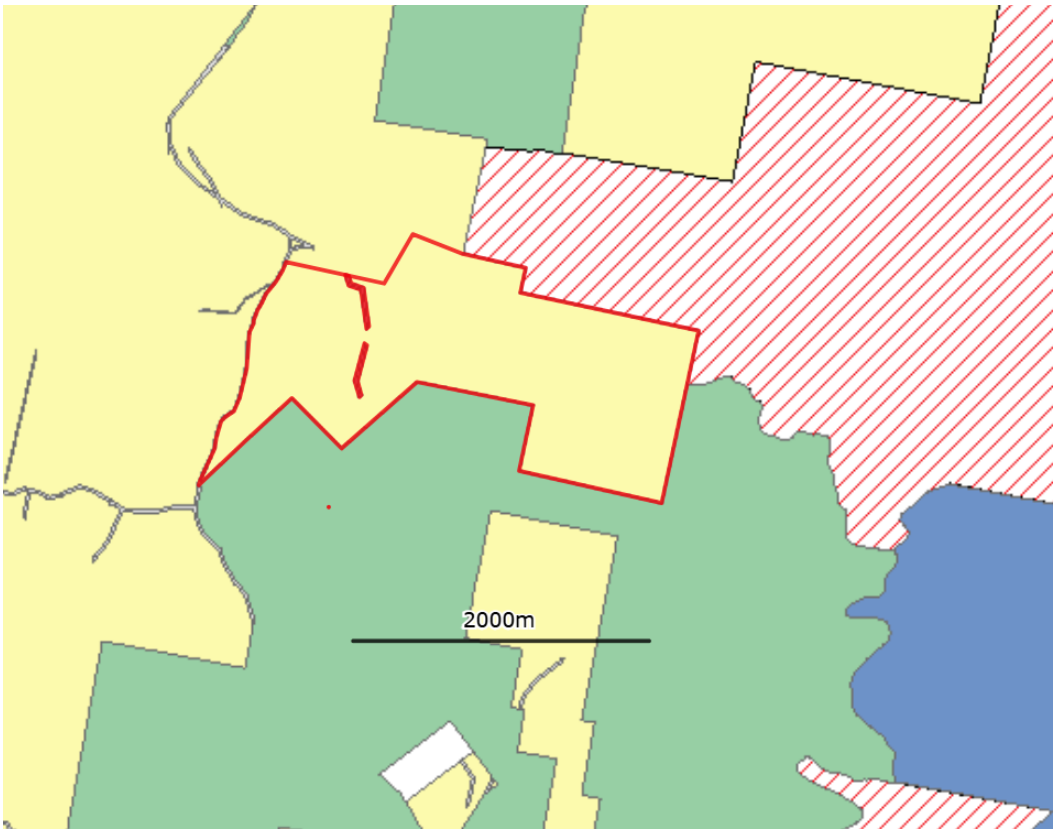


Image 4 Land tenure on the subject property (outlined in red) and adjacent land as private freehold land (yellow shaded) to the west and north west, with Permanent Timber Production zone land (green shaded) adjacent to the south and east, Future Potential Production Forest (red and white diagonal hatched) and Commonwealth land (blue shaded) further to the east. (source the LIST)

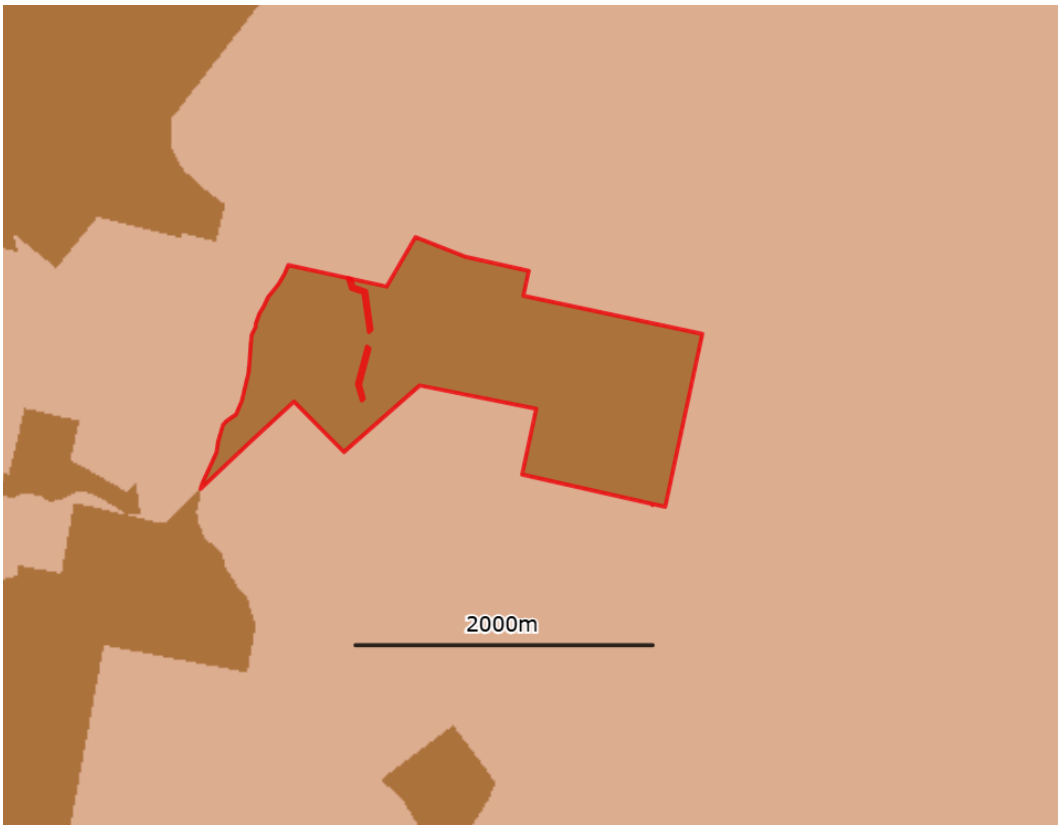


Image 5 The subject property (outlined in red) and adjacent land to the south west as Agriculture zone (brown shaded), with Rural (beige shaded) zoned land located adjacent to the north, south, east and west. (source the LIST).

3 Land capability

The official land capability map for the area was modelled by DPIWE in 2002 at a scale of 1:100,000 and reported in their Little Swanport map[3]. On the subject lot, DPIWE modelled the property to be covered by Class 4, 5 and 6 land[4].

A detailed inspection of the property was undertaken by the author in February 2025, and determined the majority of the property is covered by Class 5 and 5+6 land, with a smaller areas of class 4 and 6 land. (**Error! Reference source not found.**).

Class 4 land is described as:

> *Land well suited to grazing but which is limited to occasional cropping or to a very restricted range of crops. The length of cropping phase and/or range of crops are constrained by severe limitations of erosion, wetness, soils or climate. Major conservation treatments and/or careful management is required to minimise degradation.*
>
> *Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent 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:

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

Class 5+6 land is described as:

> *At least 60% Land unsuited to cropping and with slight to moderate limitations to pastoral use, up to 40% Land marginally suitable to grazing because of severe limitations.*

Class 6 land is described as:

> *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.*

[3] Lynch, S, 2002, Modelled Land Capability Classes of Tasmania, Little Swanport 1:100,000 map. Department of Primary Industries Water and Environment, Tasmania.

[4] Lynch, S, 2002, Modelled Land Capability Classes of Tasmania, Little Swanport 1:100,000 map. Department of Primary Industries Water and Environment, Tasmania.

The key land capability limitations associated with the property are:

- Soils (s) associated with the texture contrast nature of the soils that are present throughout the majority of the property with a shallow topsoil and a heavy clay subsoil which are predisposed to waterlogging and are unsuitable for anything more than surface cultivation.
- Erosion (e) associated with the risk rill and sheet erosion caused by surface water movement and wind scouring on bare and exposed soil, and potential for degraded soil structural due to pugging from livestock movement on waterlogged soils and/or inappropriate and excessive ground cultivation activities. The risk of soil erosion is as a result of the light textured sandy and sandy loam soils.

The "E" refers to the irrigation dam (covering approximately 5 hectares) has been exempt from the property wide land capability assessment.

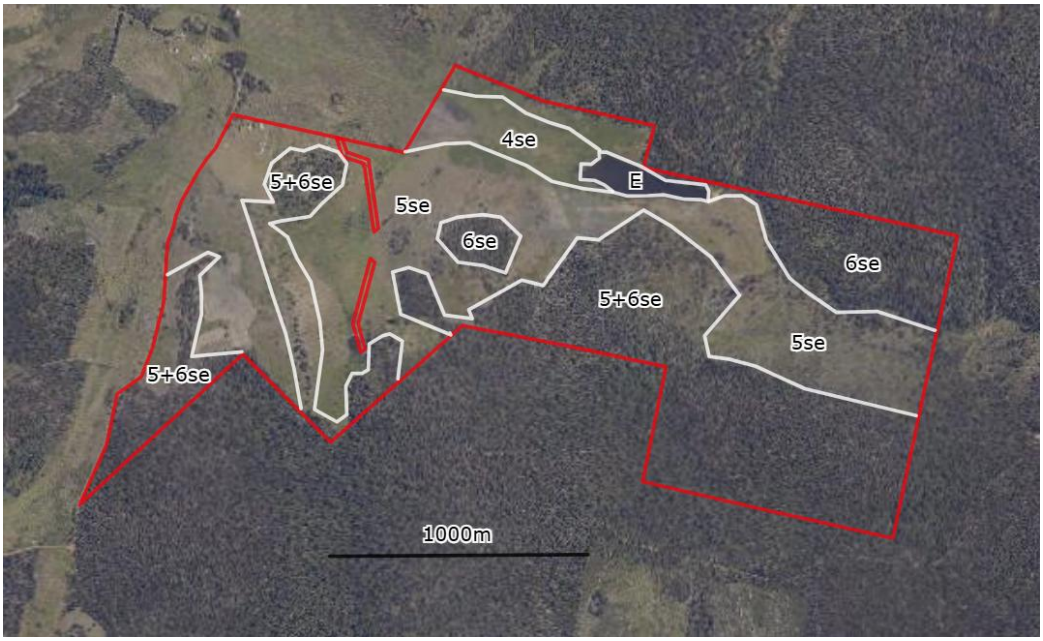


Image 6 Land capability areas present on the property.

Table 2 Land capability assessment over titles.

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
4se (approx. 15 ha)	Texture contrast duplex soil, as per the podzolic soil type derived from sandstone geology. Grey/brown sandy loam topsoil over an orange/brown clay subsoil.	0-3%	Flat to very gently undulating ground. 300-303m above sea level.	Moderate/high risk. Rill and sheet erosion due to surface water movement and wind scouring of bare and exposed soils, and structure decline due to excessive and inappropriate soil cultivation.	Moderate climatic limitations. This area experiences cold winters and warm summer conditions. Receives an average approximately 660mm annual rainfall, experiences up to approximately 45 frosts, 800 GDD (October – April) and receives up to 1,330 chill hours (May – August).	Imperfectly drained. Topsoil depth up to 20-30cm. Low/moderate soil moisture holding capacity.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging.	This land is suitable for cropping on a 2 in 10 year rotation. In reality due to the climate and the erosion prone nature of the soils the any cropping would be a risky proposition. This land is suitable for grazing with moderate limitations, including reduced grazing pressure when the soils are waterlogged and/or when soil moisture is limiting, and pasture covers are much reduced.

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
5se (approx. 153 ha)	Texture contrast duplex soil, as per the podzolic soil type derived from sandstone geology. Grey/brown sandy and sandy loam topsoil over an orange/brown clay subsoil.	3-18%	Varies from lower elevation gently sloping and undulating ground to elevated rolling hilly ground. 300-360m above sea level.	Moderate/high risk. Rill and sheet erosion due to surface water movement and wind scouring of bare and exposed soils, and structure decline due to excessive and inappropriate soil cultivation.	Moderate climatic limitations. This area experiences cold winters and warm summer conditions. Receives an average approximately 660mm annual rainfall, experiences up to approximately 40 frosts, 800 GDD (October – April) and receives up to 1,330 chill hours (May – August).	Imperfectly drained. Topsoil depth up to 20-30cm. Low/moderate soil moisture holding capacity. Occasional surface stone as well as rock fragment and stone present in the soil profile.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging.	This land is unsuitable for cropping. This land is suitable for grazing with moderate limitations, including only supporting a low carrying capacity, including further reduced grazing pressure when the soils are waterlogged and/or when soil moisture is limiting, and pasture covers are much reduced.

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
5+6se (approx. 123ha)	Texture contrast duplex soil, as per the podzolic soil type derived from sandstone geology. Grey/brown sandy and sandy loam topsoil over an orange/brown clay subsoil.	3-18%	Varies from elevated gently sloping and undulating ground to rolling hilly ground. 310-360m above sea level.	Moderate/high risk. Rill and sheet erosion due to surface water movement and wind scouring of bare and exposed soils, and structure decline due to excessive and inappropriate soil cultivation.	Moderate climatic limitations. This area experiences cold winters and warm summer conditions. Receives an average approximately 660mm annual rainfall, experiences less than 15 frosts, 800 GDD (October – April) and receives up to 1,330 chill hours (May – August).	Imperfect to moderately well drained. Topsoil depth up to 20-30cm. Low/moderate soil moisture holding capacity. Occasional surface stone as well as rock fragment and stone present in the soil profile.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging.	This land is unsuitable for cropping. This land is suitable for grazing with moderate/severe limitations, including only supporting a low/very low carrying capacity, and further reduced grazing pressure when the soils are waterlogged and/or when soil moisture is limiting, and pasture covers are much reduced. It should be noted that the majority of this land is covered by native vegetation, as pre threatened native vegetation communities, and it would not be possible to clear and covert this land to pasture.

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
6se (approx. 33 ha)	Texture contrast duplex soil, as per the podzolic soil type derived from sandstone geology. Grey/brown sandy and sandy loam topsoil over an orange/brown clay subsoil.	3-18%	Gently sloping and undulating ground and rolling hilly ground. 310-360m above sea level.	High risk. Rill and sheet erosion due to surface water movement and wind scouring of bare and exposed soils, and structure decline due to excessive and inappropriate soil cultivation.	Moderate climatic limitations. This area experiences cold winters and warm summer conditions. Receives an average approximately 660mm annual rainfall, experiences ess than 10 frosts, 800 GDD (October – April) and receives up to 1,310 chill hours (May – August).	Imperfect to moderately well drained. Topsoil depth up to 20-30cm. Low/moderate soil moisture holding capacity. Occasional surface stone as well as rock fragment and stone present in the soil profile.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging.	This land is unsuitable for cropping. This land is suitable for grazing with severe limitations, including only supporting a very low carrying capacity, and further reduced grazing pressure when the soils are waterlogged and/or when soil moisture is limiting, and pasture covers are much reduced. It should be noted that the majority of this land is covered by native vegetation, as pre threatened native vegetation communities, and it would not be possible to clear and covert this land to pasture.

Image 7 Grey/brown texture contrast sandy loam topsoil over a compact brown/orangey clay subsoil, as per a podzolic soil type present throughout the subject property. (taken on the site assessment 19/2/2025)

Image 8 Northern view across the central area over the subject property. (taken on the site assessment 19/2/2025)

Image 9 Westerly view over the native vegetation present throughout the elevated southern boundary areas on the subject property. (taken on the site assessment 19/2/2025)

Image 10 Southerly view over the central southern area of the subject property. (taken on the site assessment 19/2/2025)

Image 11 Northerly view across the residential dwelling and various sheds and adjacent land to the south, as would be located on the proposed Lot 1. (taken on the site assessment 19/2/2025)

Image 12 Easterly view over the central northern area of the subject property. (taken on the site assessment 19/2/2025)

4 Proposed development

The proponent wishes to subdivide the subject property to produce two lots, as per:

- Lot 1
  - Covers approximately 8.7 hectares of land.
  - Include the residential dwelling and various sheds.
  - Would be considered as a lifestyle block and capable of supporting small non-commercial scale agricultural use, as per grazing livestock.
  - The residential dwelling and various outbuildings are surplus to the operational and management requirements of the balance of the property, as per the proposed Lot 2.
  - Represents approximately 2.6% of the total area of the subject property.
- Lot 2
  - Covers approximately 320.5 hectares of land.
  - Covered by a mixture of native vegetation (as per the threatened native vegetation) and open pastureland.
  - The loss of the land, residential dwelling and associated infrastructure as would be located on the proposed Lot 1 are not required and would have no negative impact on the operation and management of agricultural land use activities on the balance of the subject property.
  - Would continue to be used for agricultural land use activity.

The proposed layout of the subdivision of the subject property is attached in Appendix A Image 15.

The residential dwelling boundary setback distances on the subject property are outlined in Table 3 and shown in Image 13 .

Table 3 Residential dwelling on the proposed Lot 1 approximate boundary setback distances.

Map identified (as per Image 13)	Boundary of the proposed Lot 1	Approximate boundary setback distance (m)
A	North	90
B	East	110
C	South	185
D	West	50

Image 13 Residential dwelling proposed boundary setback distances on the proposed Lot 1.

5 Land use

The property in question is currently used for agriculture, with a limited number of sheep and breeding cows and calves grazing on the block.

The pastures present on the property are generally degraded and not in good condition.

5.1 Potential agricultural activities conducted

5.1.1 Pastoral Use

The property in question can be used for grazing purposes, such as cattle or sheep breeding.

The suitable pastoral area present on the subject property covers approximately 165 hectares and would be anticipated to have a total potential annual carrying capacity of approximately 1,780 DSE[5]. The balance of the property not considered suitable for grazing include all land covered by threatened native vegetation communities, ground covered by buildings and amenities and the irrigation dam.

1,780 DSE would be considered sufficient to run approximately 85 breeding cows and 25 replacements (rising 1 and 2 year old heifers), although it would be reasonable to expect supplementary feeding and/or destocking may be required during winter to avoid soil pugging and when pasture growth feed is limited.

An 85 breeding cow enterprise would equate to an annual gross margin return of approximately $38,000 from the sale of weaner calves and cull cows, however depending upon the market conditions and time of year when cattle are sold the gross margin would be expected to vary.

Based on the current condition of the pastures present on the property the current carrying capacity would be approximately 500 DSE, and this would sustainably support running approximately 30 cow/calf breeding units.

In order to lift the current carrying capacity of the property up to its potential it would likely require an investment of approximately $1,500/ha (e.g. application of fertiliser, pasture renovation, weed control, and new fencing) for a potential total of roughly $250,000.

5.1.2 Cropping use

The suitable cropping ground on the property, as per the class 4 land, covers approximately 15 hectares and this represents a sustainable cropping rotation of only 3-4 hectares on an annual basis.

[5] A dry sheep equivalent (DSE) is a standard unit used to compare the feed requirements of different classes of livestock to assess the carrying capacity of a farm or paddock. One DSE is defined as the amount of feed required by a two-year-old 50 kg 'dry' Merino sheep (wether or non-lactating, non-pregnant ewe) to maintain its weight.

In reality due to the small amount of available land, limited cropping season (impacted by late season frosts) and small available rotation it would be unreasonable to consider that cropping would be a viable option for the property.

5.1.3 Perennial horticulture use

Due to a combination of the land capability (soil type and predisposition) and prevailing climate (e.g. higher incidence of frost events) the subject property is unsuitable for the production of perennial horticultural crops such as wine grapes, pome fruit, cherries or olives.

5.1.4 Agroforestry

The subject property is suitable for agroforestry, with adjacent and nearby properties used for and/or set aside for future land use activity.

Softwood and hardwood plantations have and are being grown on adjacent and nearby properties and more broadly throughout the Woodsdale locale.

5.2 Adjacent land use activities

Adjacent and surrounding land has very limited uses and is principally used for either plantation forestry and/or land set aside for timber harvesting or future timber harvesting land use activity, and limited areas of dryland pasture used for grazing livestock.

Two residential dwellings present on small blocks as per titles CT 172508/2 (0.4 hectares) and CT 172508/1 (1 hectare) are located nearby to the north west of the subject property.

Adjacent land properties and associated land use activities includes:

- North and north east
  - Property title CT 155315/1 (approximately 312 hectares), Rural zoned land, set aside for future potential forestry use and no residential dwelling is present.
- North and west
  - Property title CT 158701/2 (approximately 210.5 hectares), Rural zoned land, recently harvested for timber from a forestry plantation, currently covered by a mixture of rough grazing land and areas replanted back to a softwood pine plantation, and no residential dwelling is present. The western portion of this property is separated from the subject property by the approximately 10m wide Tin Pot Marsh Road.
- South and south east
  - Property ID 3385751 (approximately 1,140 hectares), Rural zoned land, set aside for forestry land use activity and no residential dwelling is present.
- South west
  - Property title CT 210259/1 (approximately 100 hectares), Agricultural zoned land, covered by pastureland (approximately 55 hectares) and native vegetation (approximately 45 hectares) and no residential dwelling is present. This property forms part of the larger "Sunnyside" property land holdings which are located adjacent to the south and west.

5.3 Impact on primary production activities and residential amenity

The proposed development on the subject property has been planned in order to minimise any potential negative impact or constraint on the adjacent properties used for forestry land use activity, as per to the north, south and east and low intensity dryland grazing on pasture land to the north and further to the south west.

The interaction of the subject property with the adjacent and nearby properties would not change subsequent to the proposed subdivision.

After the recent site assessment, it has been concluded that the proposed re-zoning of the subject property would have a negligible impact on the agricultural activities and/or residential amenities and vice versa on neighbouring properties.

5.3.1 Impact of agricultural activity on neighbouring land on the proposed development

Primary production (forestry and grazing) activities are undertaken on the land adjacent the subject property.

An assessment of the key risks to the proposed Lot 1 are summarised in Table 4.

Table 4 Potential risk from agricultural land use on neighbouring land

Potential Risk from Neighbouring Agricultural Land Activity	Extent of Risk & Possible Mitigation Strategy
1. Spray drift and dust	Risk = low. Ground spraying is most commonly used in agricultural production systems whilst spot spraying is a practical and mostly used alternative. The very limited area and low intensity use pattern of pasture and complete absence of cropping land in the vicinity of the subject property would be expected to involve only small and infrequent use and application of agricultural chemicals. At times agricultural chemicals can be applied to forestry plantations, although this activity occurs very infrequently (for example two to three times over the 20 year life cycle of a plantation). Spraying events should be communicated in a timely manner to the inhabitants of dwellings on adjacent properties. The use and application of agricultural sprays must abide by the Tasmanian Code of practice for ground and aerial spraying 2014 and any applicable agricultural chemical label requirements.
2. Noise from machinery, livestock and dogs.	Risk = low. The property is located in rural area and at times some noise involved with the use farm and forestry machinery and associated infrastructure and potentially livestock would occur. The nature of the primary production activities in the vicinity of the subject property would be considered as low/very low intensity and therefore the associated noise emission would be considered minimal.
3. Irrigation water over boundary	Risk = low. No irrigated agricultural land use activity is not undertaken on the adjacent properties.
4. Stock escaping and causing damage.	Risk = low. Provided that boundary fences are maintained in sound condition. It should be noted that only small areas of pasture are present in the vicinity of the subject property and very few livestock would be anticipated to be present.
5. Electric fences	Risk = low. Mitigated by the proponent attaching appropriate warning signs on boundary fencing.

5.3.2 Impact of proposed development on agricultural activity of neighbouring land

These potential impacts are usually manifested as complaints that could be made by residents of nearby dwellings. Other risks to neighbouring agricultural activity are outlined in Table 5. Some of these risks rely on an element of criminal intent.

Table 5 Potential risk from proposed development to neighbouring agricultural land use and activity

Potential Risk to Neighbouring Agricultural Land Activity	Extent of Risk & Possible Mitigation Strategy
1. Trespass	Risk = low. Mitigation measures include installation and maintenance of sound boundary fencing, if applicable lockable gates and appropriate signage to warn inhabitants and visitors about entry onto private land; where possible and appropriate report unauthorised entry to police.
2. Theft	Risk = low. Ensure there is good quality boundary fencing on the boundary to neighbouring properties and appropriate signage to deter inadvertent entry to property; limit unauthorised vehicle movements, report thefts to police.
3. Damage to property	Risk = low/medium. As for theft.
4. Weed infestation	Risk = low. Weed control should be undertaken by the proponent on the balance of the subject property and ensure that weeds are managed appropriately and in a timely manner.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of outside barbeques and disposal of rubbish and adherence to all applicable local and state government bushfire regulations.
6. Dog menace to neighbouring livestock	Risk = low. Mitigated by ensuring that all dogs would be managed as per the guidelines determined by the Southern Midlands council.
7. Noise	Risk = to be determined. The subject property and the associated Lot 1 are located in a lightly populated area of the Woodsdale locale with only two residential dwellings located in this area of the Woodsdale locale. There is no expectation of changes in noise emissions from the proposed Lot 1 and the associated interaction with adjacent and nearby agricultural land.

5.4 Residential amenity

The subject property is located in a lightly populated area of the Woodsdale locale and within a 1,000m radius (yellow circle in Image 14) there are approximately two residential dwellings.

These nearby residential dwellings are located to the north west of the subject property, as per the proposed Lot 1.

The nearest residential dwelling, as per located on property title CT 158701/1 would be located approximately 390m to the north west of the existing residential dwelling and approximately 235m of the nearest boundary of the proposed Lot 1 on the subject property.

The interaction between the subject property and the subsequent proposed Lot 1 and Lot 2 to neighbouring residential dwellings would not change as a result of the subdivision development.

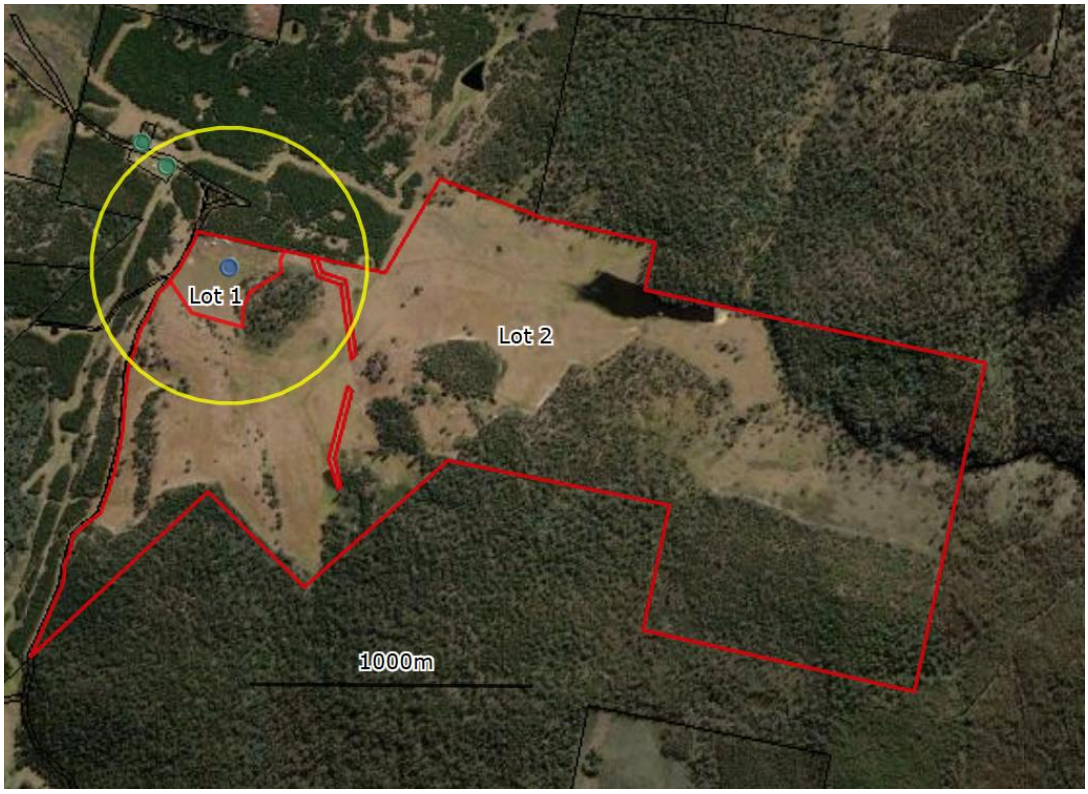


Image 14 Residential dwellings (green dots) located within a 1,000 radius (yellow circle) to the north west of the proposed Lot 1 and associated existing residential dwelling (blue dot).

6 Water resources

The subject property has a 30 ML irrigation dam (dam ID 5247) located on the central north boundary area.

Tin Pot Creek (identified as an artificial watercourse) flows through the central north area in a west to east direction) and is fed by a number of minor tributaries which flow across the subject property. No waterways are present within the boundaries of the proposed Lot 1, and the Tin Pot Creek and associated tributaries are entirely located within the proposed Lot 2.

No groundwater bores have been identified on the subject property.

The property is not located in an irrigation district.

The subject property is not serviced by TasWater for the supply of drinking water.

7 Tasmanian Planning Scheme – South Midlands Provision

7.1 21.1 Zone purpose

Zone Purpose	Response
21.1.1 To provide for the use or development of land for agricultural use. 21.1.2 To protect land for the use or development of agricultural use by minimising: (a) conflict with or interference from non-agricultural uses; (b) non-agricultural use or development that precludes the return of the land to agricultural use; and (c) use of land for non-agricultural use in irrigation districts. 21.1.3 To provide for use or development that supports the use of the land for agricultural use.	21.1.1 The subject property is currently used for agricultural land use activity, that being as a small scale low intensity livestock grazing enterprise. Both the proposed Lot 1 and Lot 2 would continue to be used for agricultural land use activity. The proposed Lot 1 and its associated land would continue to be used for grazing purposes albeit at a lifestyle scale operation, and the balance of the property (as per Lot 2) used for grazing livestock with a future opportunity to diversify into agroforestry. The proposed Lot 1 does not contain any infrastructure and/or resources which would diminish the use and management of the proposed Lot 2, and vice versa. 21.1.2 (a) The proposed development could be undertaken with a negligible impact on the current future agricultural land use activities which can and could be undertaken on the adjacent and nearby properties. Section 5.3.1 provides extensive details on the potential for negatively impacting adjacent and nearby agricultural land use activities. (b) The proposed development will not result in the loss of land available and/or be used for agricultural land use activity. The overall carrying capacity of the subject property would be maintained. (c) The subject property is not located within an irrigation district. 21.1.3 The subject development would still allow for the proposed Lot 1 and Lot 2 to continue to be used for agricultural land use activity. The proposed Lot 1 and its associated land would continue to be used for grazing purposes albeit at a lifestyle scale operation, and the balance of the property (as per Lot 2) used for grazing livestock with a future opportunity to

Zone Purpose	Response
	diversify into agroforestry. No agricultural land would be lost as a result of the proposed development. The proposed Lot 1 does not contain any infrastructure and/or resources which would diminish the use and management of the proposed Lot 2, and vice versa.

7.2 21.4.2 Setbacks

Objectives
To provide for subdivision that: (a) relates to public use, irrigation infrastructure or Utilities; and (b) protects the long term productive capacity of agricultural land. **Response:** The proposed subdivision is not compliant with A1, and hence the concentration on the response to performance criteria P2.

Performance criteria	Response
P2 Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to: (a) the size, shape and topography of the site; (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) the location of existing buildings on the site; (d) the existing and potential use of adjoining properties; (e) any proposed attenuation measures; and (f) any buffers created by natural or other features.	(a) The topography of the subject property can be characterised as having gently rolling land on the far western area (as would be the proposed Lot 1) with hilly rolling ground and high ground present along the south boundary area with flatter and gently undulating ground on the northern, central and western areas. The proposed Lot 1 would be separated by the high ground nearby to the south and east which provides a clear physical separation to the balance of the property (as per the proposed Lot 2). The subject property is a long rectangular shaped property with approximate dimensions of 3km long (east to west) and 1km wide (north to south direction). The proposed Lot 1 would be located on the far north west area of the subject property and therefore this presents as having a minimal interaction with the balance of the subject property. (b) The existing residential dwelling on the proposed Lot 1 would be located approximately 375m at the nearest point to the existing residential on property title CT 158701/1. Subsequent to the subdivision there would be no change in the interaction of the existing residential dwelling on the proposed Lot 1 with the nearby residential dwellings.

Objectives
To provide for subdivision that: (a) relates to public use, irrigation infrastructure or Utilities; and (b) protects the long term productive capacity of agricultural land. **Response:** The proposed subdivision is not compliant with A1, and hence the concentration on the response to performance criteria P2.

Performance criteria	Response
	(c) A number of sheds and out buildings are located adjacent to the north (approximately 15m) and north west (70-90m) of the existing residential dwelling on the proposed Lot 1. The presence of these sheds buffers the residential dwelling to the north and north west. (d) Adjacent land use activity is dominated by a forestry land, used for either recently established softwood plantation to the north, native forestry set aside forestry. A limited area of pasture (combination of long term pasture or ex-plantation forestry land), used for grazing purposes in located on adjacent and nearby properties. Subsequent to the subdivision there would be no change in the interaction of the existing residential dwelling on the proposed Lot 1 with the adjacent properties used for grazing purposes and/or forestry. The proposed development would be anticipated to have no negative impact and/or interference on the forestry land and/or the pastureland. (e) No attenuation measure would be required and subsequently undertaken. (f) The proposed Lot 1 would be separated by the high ground nearby to the south which would form the eastern boundary and provides a clear physical separation to the balance of the property (as per the proposed Lot 2). A 6.6 hectare block of native vegetation would be adjacent to the eastern boundary of the proposed Lot 1 and provide a substantial buffer to the land

Objectives
To provide for subdivision that: (a) relates to public use, irrigation infrastructure or Utilities; and (b) protects the long term productive capacity of agricultural land. **Response:** The proposed subdivision is not compliant with A1, and hence the concentration on the response to performance criteria P2.

Performance criteria	Response
	further to the east. An area of remnant native vegetation is present along the Tin Pot Marsh Road reserve and this would be adjacent to the northern corner of the proposed Lot 1 and further enhance the privacy of the existing residential dwelling on the proposed Lot 1 and buffer to the adjacent property title CT 158701/2.

7.3 21.5.1 Lot design

Objectives	
To provide for subdivision that: (c) relates to public use, irrigation infrastructure or Utilities; and (d) protects the long term productive capacity of agricultural land. **Response:** The proposed subdivision is not compliant with A1, is in support of an agricultural use of the and hence the concentration on the response to P1 (c).	
Performance criteria	**Response**
P1 Each lot, or a lot proposed in a plan of subdivision, must: (e) be for the excision of a use or development existing at the effective date that satisfies all of the following: (i) the balance lot provides for the operation of an agricultural use, having regard to: a. not materially diminishing the agricultural productivity of the land; b. the capacity of the balance lot for productive agricultural use; c. any topographical constraints to agricultural use; and d. current irrigation practices and the potential for irrigation; (ii) an agreement under section 71 of the Actis entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot; (iii) any existing buildings for a sensitive use must meet the setbacks required by clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and (iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.	(c) (i) (a) The subject property is currently used for agricultural land use activity, that being as a small scale low intensity livestock grazing enterprise. Subject to the proposed subdivision the balance of the property, as per Lot 2 would continue to be used for agricultural land use activity, as per a livestock enterprise and opportunity to diversity for agroforestry. The proposed Lot 1 would cover approximately 8.7 hectares, and this represents approximately 2.5% of the total area of the subject property and therefore would have a minor impact on the subsequent productivity of the proposed Lot 2. (b) The balance of the property, as per the property Lot 2, would still cover approximately 320.3 hectares of land, and could support a sustainable carrying capacity of 1,700 DSE which represents approximately 96% of the potential total carrying capacity of the entire subject property (prior to the proposed subdivision). c. The topography of the subject property can be characterised as having gently rolling land on the far western area (as would be the proposed Lot 1) with hilly rolling ground and high ground present along the south boundary area with flatter and gently undulating ground on the northern, central and western areas. The proposed Lot 1 would be separated by the high ground nearby to the south and east and provide a clear physical separation to the balance of the property (as per the proposed Lot 2). On the

Objectives
To provide for subdivision that: (c) relates to public use, irrigation infrastructure or Utilities; and (d) protects the long term productive capacity of agricultural land. **Response:** The proposed subdivision is not compliant with A1, is in support of an agricultural use of the and hence the concentration on the response to P1 (c).

Performance criteria	Response
	balance of the property whilst there is elevated hilly ground present along the southern area of the property, the actual limitation to current future agricultural use is the presence of the native vegetation on this land, that which is identified as threatened native vegetation communities. d. No irrigated agricultural land use activity is currently conducted on the property. The proposed subdivision will have no impact on the irrigation dam present on the proposed Lot 2, nor the area of land which is associated with the catchment and/or waterways which directs surface water into this irrigation dam. The class 4 land (theoretically suitable for cropping) and would not be diminished and/or materially impacted by the layout of the proposed subdivision. (ii) The proponent is willing to enter a section 71 agreement which would prevent any future residential dwellings to be built on the proposed Lot 2. (iii) Please refer to section 7.2 for the response to clause 21.4.2 P2. (iv) Both the proposed Lot 1 and Lot 2 would have frontage to Tin Pot Marsh Road.

8 Conclusion

1. The subject property is located at 188 Tin Pot Marsh Road and consists of a single title, as per CT 114579/1.

1. The majority of the property is covered by class 5 and 5+6 land with small amounts of class 4 and 6 land present. No prime agricultural land is present on the subject property.

2. The property is currently used for agricultural land use activity, that being for grazing livestock on dryland pasture at a non-commercial scale.

3. The proposed development is based of subdivision of the subject property to produce Lot 1 (covering 8.7 hectares) and Lot 2 (covering 320.3 hectares) which represents the balance of the block.

4. Adjacent land use is dominated by includes land used for forestry purposes, and limited areas of dryland pasture, with two residential dwellings located within a 1000m radius of the existing residential dwellings on the subject property.

5. The proposed development will have no impact on irrigation dam nor waterways present on the balance of the property, as per the proposed Lot 2. No irrigated land use activity and/or irrigation assets (e.g. dams) are located on neighbouring properties.

6. The proposed re-zoning could be undertaken without expectation of creating conflict with and/or limiting the current and future agricultural land use on adjacent and nearby agricultural land.

7. The proposed development is sensitive to the adjacent land use activity and is not anticipated to create any negative impacts and/or constraint on the capability/capacity of the neighbouring properties to be actively managed and used for agricultural land use activity.

9 References

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

Lynch, S. (2002) Modelled Land Capability Classes of Tasmania, Little Swanport 1:100,000 map. Department of Primary Industries Water and Environment, Tasmania.

National Committee on Soil and Terrain (2009) 'Australian soil and land survey field handbook (3rd edn).' (CSIRO Publishing: Melbourne).

NRE (formerly DPIPWE). Groundwater Information Access Portal Information Guide.

Matthews W, Latinovic M (2006) South East Tasmanian Groundwater Map. Department of Infrastructure and Energy.

The LIST Map datasets.

Tasmanian Planning Scheme – Southern Midlands provisions 2022.

10 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.

Jason Lynch

Mr Jason Lynch BAppSci (Hort) CPAg
Senior Consultant
Pinion Advisory Pty Ltd
February 2025

Appendix A

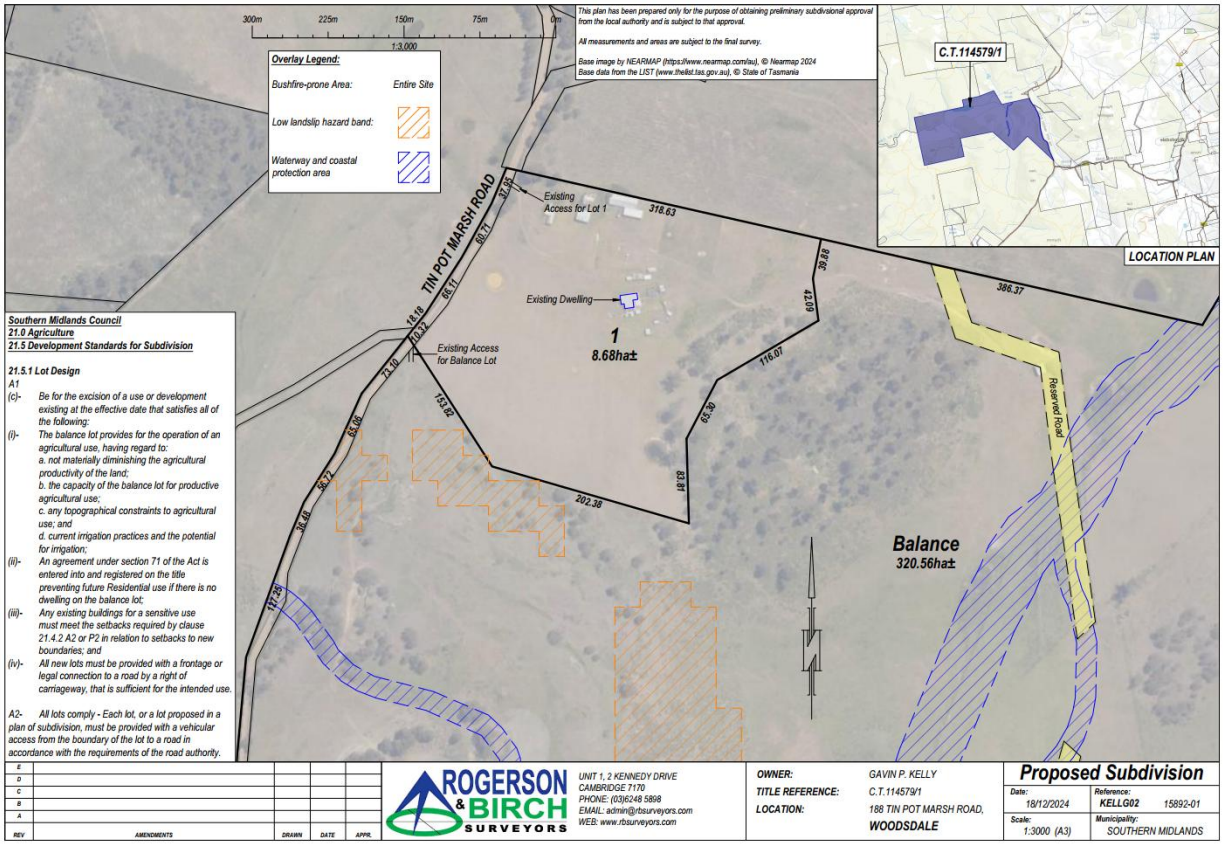


Image 15 Proposed layout of the subdivision of the subject property (source Rogerson and Birch Surveyors)

JR BUSHFIRE ASSESSMENTS

ROGERSON & BIRCH SURVEYORS

BUSHFIRE ASSESSMENT REPORT

Proposed Two Lot Subdivision

Address: 188 Tin Pot Marsh Road, Woodsdale TAS 7120

Title Reference: C.T.114579/1

Prepared by James Rogerson, Bushfire Hazard Practitioner
(BFP-161)
VERSION – 1.0
Date: 26/02/2025

Contents

Disclaimer: The information contained within this report is based on the instructions of AS 3959-2018 the standard states that *"Although this Standard is designed to improve the performance of building when subjected to bushfire attach in a designated bushfire-prone area there can be no guarantee that a building will survive a bushfire event of every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions." (Standards Australia Limited, 2011)*

INTRODUCTION

1.1 Background

This Bushfire Assessment Report and associated Bushfire Hazard Management Plan (BHMP) has been prepared by James Rogerson of JR Bushfire Assessments (for Rogerson and Birch Surveyors) on behalf of the proponent to form part of supporting documentation for the proposed two lot subdivision of 188 Tin Pot Marsh Road, Woodsdale. Under the Tasmanian Planning Scheme – Southern Midlands (TPS) and C13.0 Bushfire-Prone Areas Code it is a requirement that a subdivision application within a bushfire-prone area must accomplish a minimum Bushfire Attack Level (BAL) rating of BAL-19 for all future dwellings on newly formed allotments. This report also includes an associated BHMP which is also a requirement under C13.0.

The proposed development is within a Bushfire-Prone Area overlay and there is bushfire-prone vegetation within 100m from the site. Therefore, this site is within a bushfire-prone area.

1.2 Scope

This Bushfire Report offers an investigation and assessment of the bushfire risk to establish the level of bushfire threat and vulnerability on the land for the purpose of subdivision. This report includes the following:

- A description of the land and adjacent land, and description of the use or development that may be at threat by a bushfire on the subject site;
- Calculates the level of a bushfire threat and offers opinions for bushfire mitigation measures that are consistent with AS3959:2018 and C13.0.
- Subdivision Proposal Plan (Appendix B)
- Bushfire Hazard Management Plan (Appendix C)
- Planning Certificate (Appendix D)

1.3 Scope of BFP Accreditation

I, James Rogerson, am an accredited Bushfire Practitioner (BFP-161) to assess bushfire hazards and endorse BHMP's under the the *Chief Officers Scheme for the Accreditation of Bushfire Hazard Practitioners.* I have successfully completed the *Planning for Bushfire Prone Areas Short Course* at the University of Technology Sydney.

1.4 Limitations

The site assessment has been conducted and report written on the understanding that:

- The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report;
- The report only classifies the size, volume and status of the vegetation at the time the site assessment was conducted;
- Impacts on future development and vegetation growth have not been considered in this report. No action or reliance is to be placed on this report, other than which it was commissioned.

1.5 Proposal

The proposal is for the subdivision of the current title C.T.114579/1 into 2 resultant titles including balance. See proposal plan (Appendix B).

2 PRE-FIELD ASSESSMENT

2.1 Site Details

Table 1

Owner Name(s)	Gavin P. Kelly
Location	188 Tin Pot Marsh Road, Woodsdale TAS 7120
Title Reference	C.T.114579/1
Property ID	7881971
Municipality	Southern Midlands
Zoning	Agriculture
Planning Overlays	13 – Bushfire-prone Areas Code and 7 – Natural Assets Code, 15 – Landslip Hazard Code
Water Supply for Firefighting	The property is not serviced by reticulated water. Static water supply tanks will be required for both lots
Public Access	Access to the development is off Tin Pot Marsh Road.
Fire History	Recorded fires within and surrounding the site in 1981-1982, 1992-1993, 1997-1998, 2013-2014, 2014-2015, 2017-2018.
Existing Development	All-weather gravel private driveways.

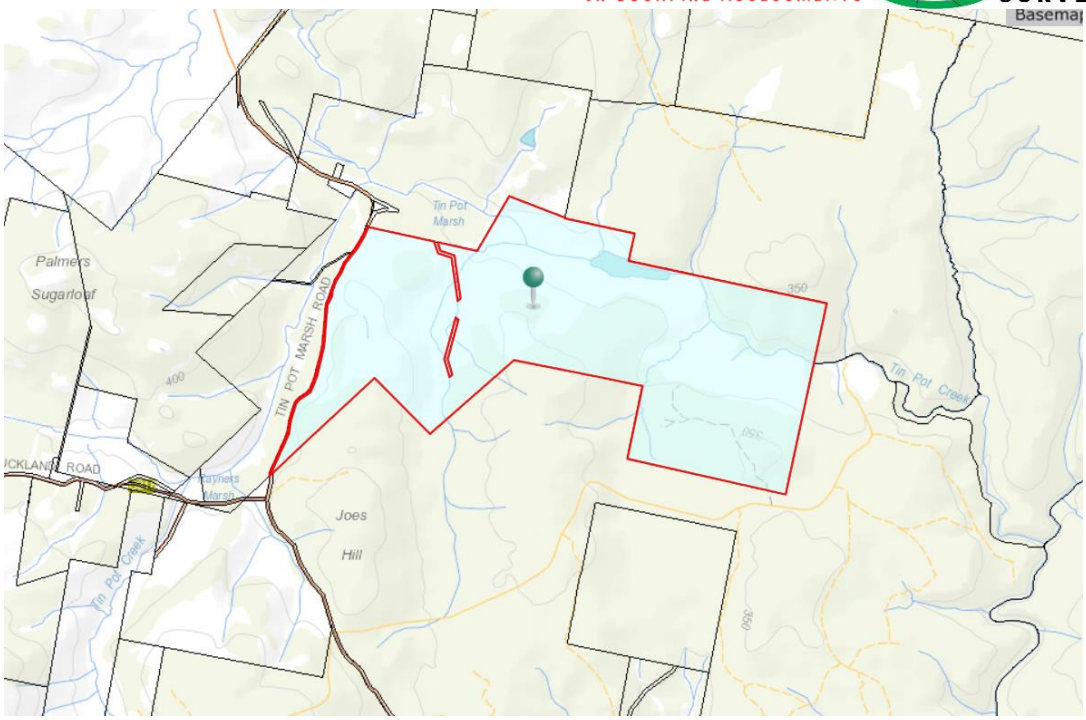


Figure 1 - Location of subject site. Source: The LIST, © State of Tasmania

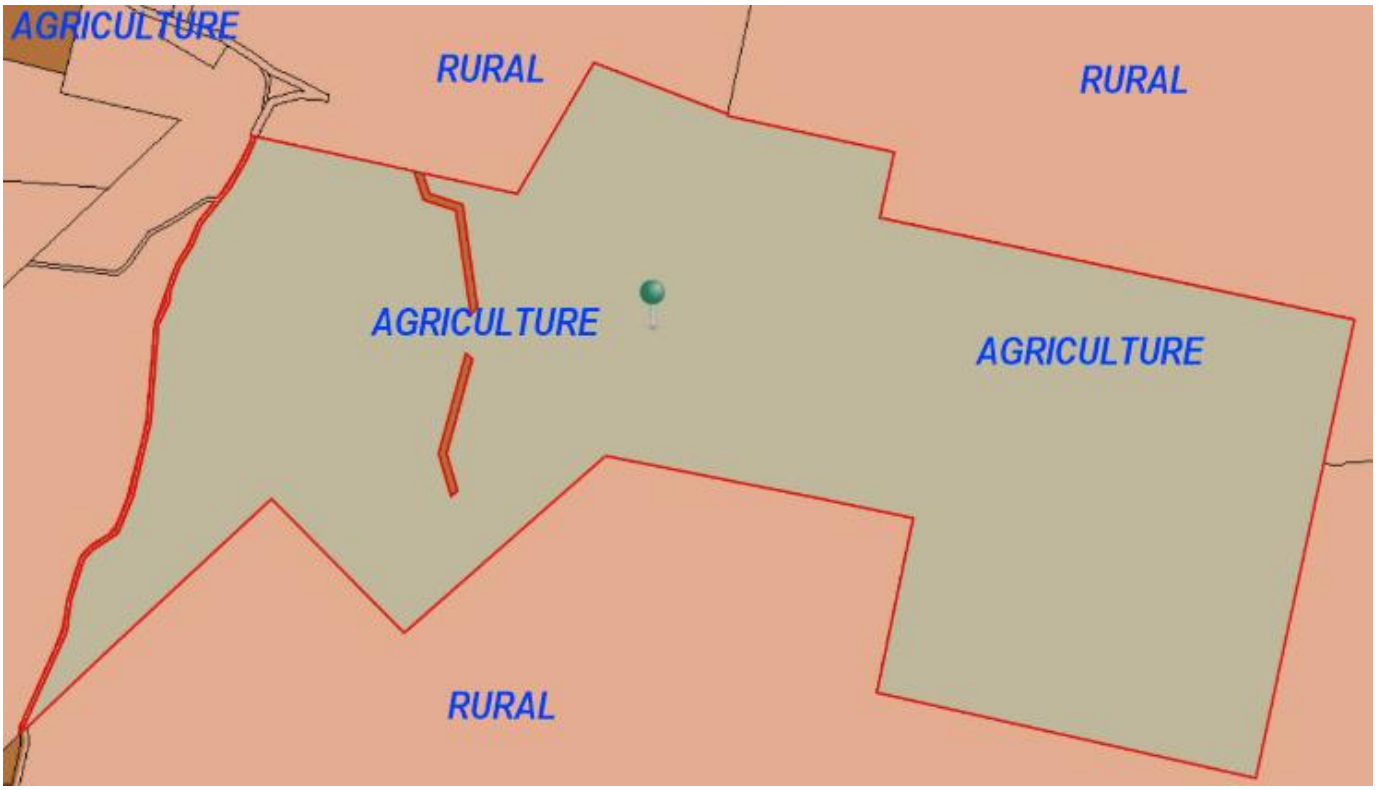


Figure 2 - Planning Scheme Zoning of site and surrounding properties. Source: The LIST, © State of Tasmania

2.2 TasVeg 4.0

There are 7 classified vegetation communities on the subject site, and 4 additional communities on the surrounding land and parcels. Figure 3 below shows the classified vegetation from TASVEG4.0(Source: The LIST).

Please note that TASVEG4.0 classification does not necessarily reflect ground conditions.

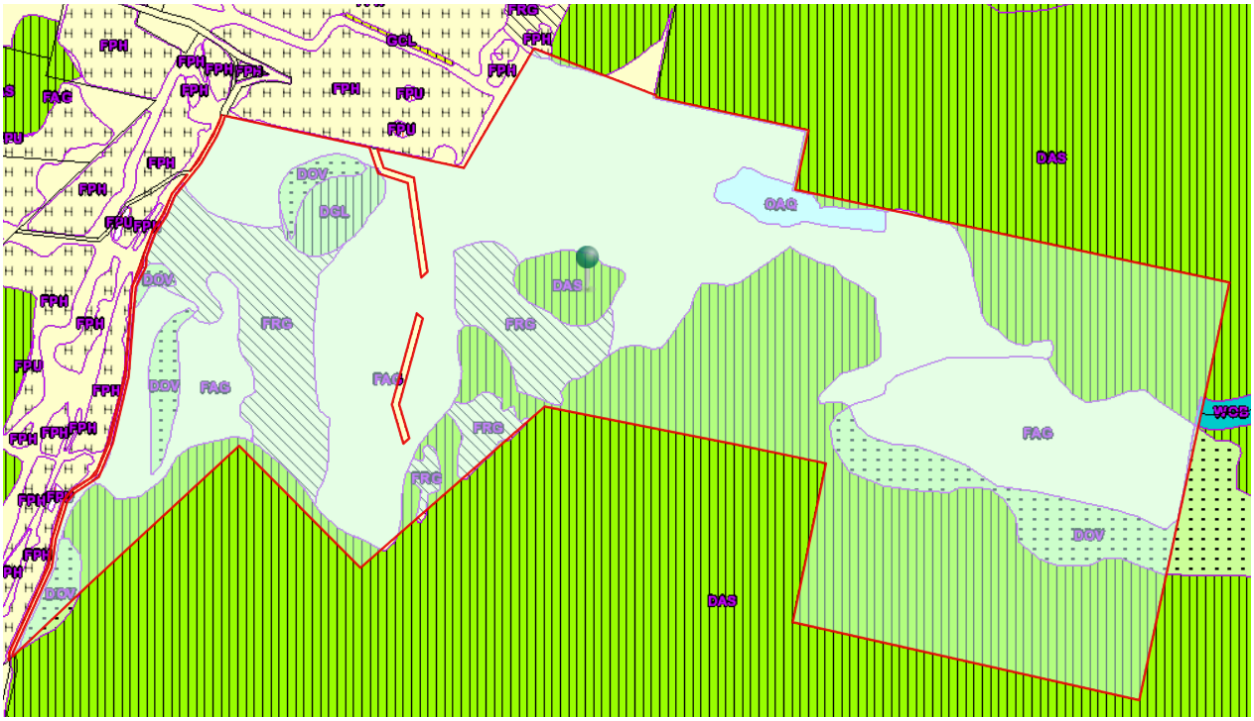


Figure 3 - TASVEG4.0 communities on subject site and surrounding land. Please refer to TASVEG Live and TASVEG Live Outline and Labels on the LIST for names of species.

3 SITE ASSESSMENT

The site assessment was conducted by James Rogerson (BFP-161) on the 1st of February 2025.

3.1 Bushfire Hazard Assessment

C13.0 Bushfire Prone Areas Code defines Bushfire-prone areas as follows;

> *a) Land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or*
>
> *b) Where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on such map, land that is within 100m of an area of bushfire –prone vegetation equal or greater than 1ha.*

The subject site is within a bushfire-prone areas overlay for the TPS, and the subject site is within 100m of an area of bushfire-prone vegetation equal or greater than 1ha. Therefore, this proposed subdivision is within a bushfire-prone area as per the TPS.

For the purposes of the BAL Assessment, vegetation within 100m of the proposed subdivision site was assessed and classified in accordance with AS3959:2018 Simplified Procedure (Method 1) (relevant fire danger index: 50-which applies across Tasmania).

BUSHFIRE THREAT DIRECTION

The Bushfire threat to this development is from the **GRASSLAND FUEL** within and surrounding the property. Additional threat is from some WOODLAND FUEL within the Balane Lot.

Prevailing Winds: The prevailing winds for this site are primarily westerly, north westerly.

3.2 Vegetation and Effective Slope

Vegetation and relevant effective slopes within 100m of the proposed subdivision have been inspected and classified in accordance with AS 3959:2018. Effective Slope refers to the slope of the land underneath the classified bushfire-prone vegetation relative to the building site and not the slope between the vegetation and the building site. The effective slope affects a fires rate of spread and flame length and is an acute aspect of bushfire behaviour.

WITHIN THE TITLE BOUNDARY (BDY) & PROPERTY DESCRIPTION

The property is a large sized, developed, Agriculture zoned property that is located east of the small, rural township of Woodsdale. The property is north of Jones Hill, east of Palmers Sugarloaf and is on the eastern side of Tin Pot Marsh Road. The property is orientated in a north-south, east-west aspect. The terrain within the property varies. Due to the large size of the property, there are various hills and valleys and flat areas. The property consists of a Class 1a dwelling, in addition to various Class 10a sheds, fenced paddocks, creeks, dams and all-weather driveways. (See Figure 4 for slopes).

The land directly surrounding the dwelling and sheds is used as private open space (POS) and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The majority of the remainder of the property is pasture grass, appearing in an unmanaged condition due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. There are some patches of vegetation in the property that is standing Eucalyptus trees that are <10m high with a clear understory and is therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018. Other areas of vegetation are also Eucalyptus; however, these are denser with a foliage cover of >30% and understory of smaller trees and shrubs and are therefore classed as GROUP A FOREST per Table 2.3 of AS3959:2018.

(Due to the size of the property, only the existing dwelling in Lot 1 and the indicative* building area within the Balance are being assessed)

(* denotes that Agriculture zoned lots cannot be built on, the indicative building area shown is only for a box ticking purpose for this Bushfire Report to comply with the Code)

LOT 1 – EXISTING DWELLING

NORTH, NORTHWEST ASPECT

To the north, northwest (across slope & downslope >0°-5°) of the existing dwelling is various Class 10a sheds and all-weather access tracks. The land directly surrounding the sheds is used as POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The rest of this aspect is grassed, appearing in an unmanaged condition, due to the minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

EAST, NORTHEAST ASPECT

To the east, northeast (downslope >0°-5°, across slope & upslope) of the existing dwelling is various Class 10a sheds and all-weather access tracks. The land directly surrounding the sheds is used as POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The rest of this aspect is grassed, appearing in an unmanaged condition, due to the minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

SOUTH, SOUTHEAST ASPECT

To the south, southeast (across slope & upslope) of the existing dwelling is various Class 10a sheds and all-weather access tracks. The land directly surrounding the sheds is used as POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. Additionally, there is an area of Eucalyptus that is <10m high, with a foliage cover of <30% and an understory of grass is therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018. The rest of this aspect is grassed, appearing in an unmanaged condition, due to the minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

WEST, SOUTHWEST ASPECT

To the west, southwest (across slope) of the existing dwelling is grass, appearing in an unmanaged condition, due to the minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

BALANCE – INDICATIVE BUILDING AREA

NORTH ASPECT

To the north (downslope >0°-5°) of the indicative building area is the existing access and grass, appearing in an unmanaged condition, due to the minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

EAST ASPECT

To the east (downslope >0°-5°) of the indicative building area is grass, appearing in an unmanaged condition, due to the minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

SOUTH ASPECT

To the south (upslope) of the indicative building area is grass, appearing in an unmanaged condition, due to the minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

WEST ASPECT

To the west (upslope) of the indicative building area is grass (either side of Tin Pot Marsh Road) appearing in an unmanaged condition, due to the minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

Figure 4 below shows the relationship between the subject site and the surrounding vegetation.

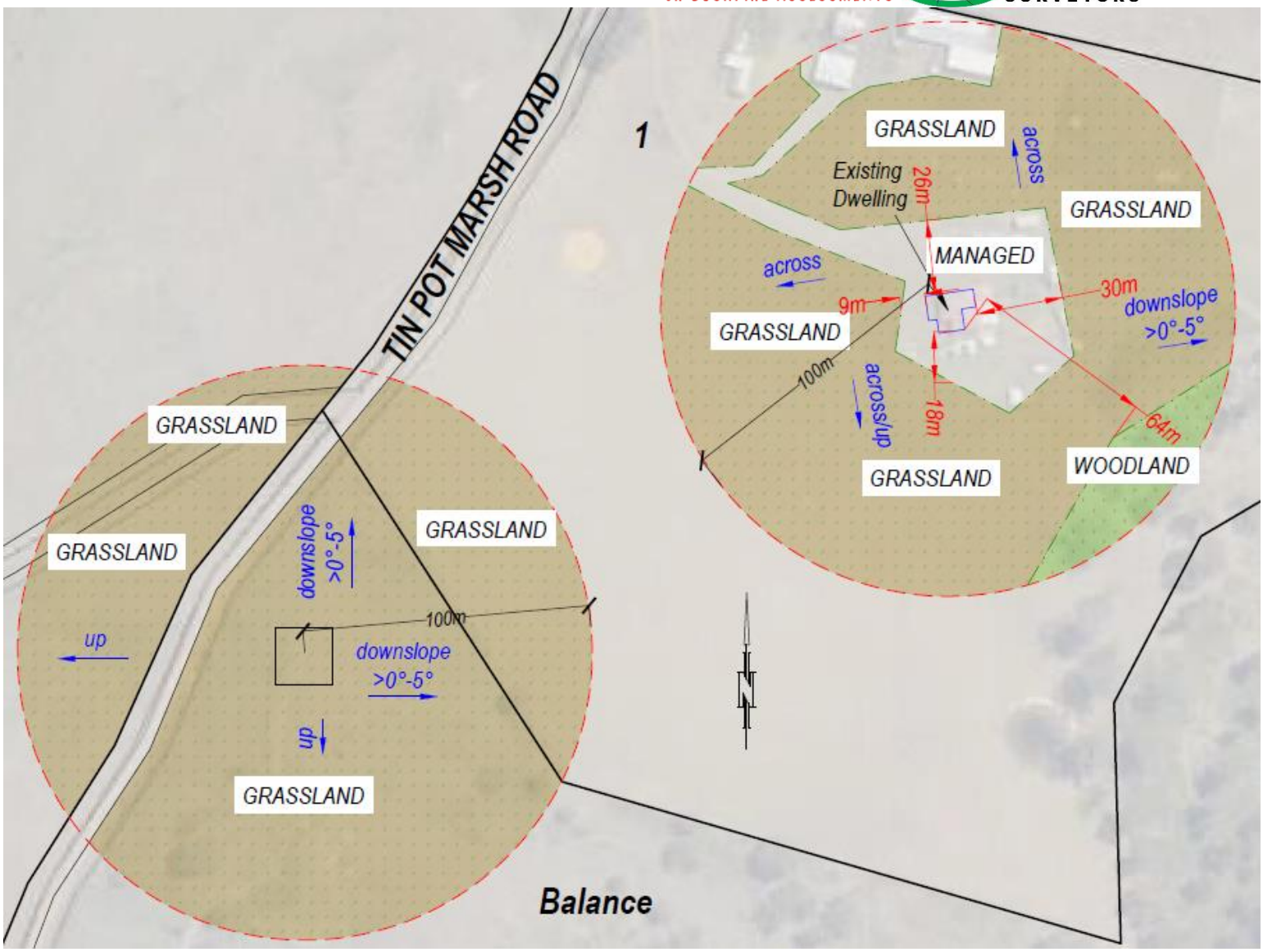


Figure 4 - classified vegetation (within 100m of site) and existing separation from bushfire-prone vegetation (not to scale)

3.3 Bushfire Attack Level (BAL)

Table 2 - BAL rating for each lot and required separation distances

LOT 1 – Existing Dwelling (Existing separation)				
DIRECTION OF SLOPE	**N, NW**	**E, NE**	**S, SE**	**W, SW**
Vegetation Classification	MANAGED GRASSLAND	MANAGED GRASSLAND	MANAGED GRASSLAND WOODLAND	MANAGED GRASSLAND
Existing Horizontal distance to classified vegetation	26m-75m (G)	30m-100m (G)	18m-100m (G) 64m-100m (B)	9m-100m (G)
Effective Slope under vegetation	Across slope	Downslope >0°-5°	Across slope	Across
Exemption				
Current BAL value for each side of the site	BAL-12.5	BAL-12.5	BAL-12.5	BAL-29
Separation distances to achieve BAL-19				
Separation distances to achieve BAL-12.5	10m	11m	10m	10m
Current BAL rating	BAL-29			

BALANCE – VACANT (Indicative Building Area)				
DIRECTION OF SLOPE	**N**	**E**	**S**	**W**
Vegetation Classification	GRASSLAND MANAGED	GRASSLAND	GRASSLAND	GRASSLAND
Existing Horizontal distance to classified vegetation	0m-51m & 66m-100m (G)	0m-100m (G)	0m-100m (G)	0m-30m & 42m – 100m (G)
Effective Slope under vegetation	Downslope >0°-5°	Downslope >0°-5°	Upslope	Upslope
Exemption				
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	11m	11m	10m	10m
Separation distances to achieve BAL-12.5	16m	16m	14m	14m
Current BAL rating	BAL-FZ			

3.4 Definition of BAL-LOW

Bushfire Attack Level shall be classified BAL-LOW per Section 2.2.3.2 of AS3959:2018 where the vegetation is one or a combination of any of the following Exemptions:

a) Vegetation of any type that is more than 100m from the site.
b) Single areas of vegetation less than 1 hectare in area and not within 100m of other areas of vegetation being classified.
c) Multiple areas of vegetation less than 0.25 ha in area and not within 20m of the site, or each other.
d) Strips of vegetation less than 20m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20m of the site or each other, or other areas of vegetation being classified.
e) Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
f) Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100mm).

The BAL level will also be classified as BAL-LOW if Grassland fuel is >50m from the site for any effective slope per Table 2.6 of AS3959:2018.

Due to some existing developed and managed land, some separations distances are already achieved.

Where there were multiple fuel classifications and effective slopes, the predominant fuel and slope have been used in the BAL table above.

BAL ratings are as stated below:

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

4 BUSHFIRE PROTECTION MEASURES

4.1 Hazard Management Areas (HMA)

Hazard Management Area as described in the Code "*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".* Also as described from Note 1 of AS3959:2018 Clause 2.2.3.2 "*Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm)".*

Compliance to C13.6.1

The building areas within both lots require a Hazard Management Area (HMA) to be established and maintained between the bushfire vegetation and the area at a distance equal to, or greater than specified for the Bushfire Attack Level in Table 2.6 of AS3959:2018.

Due to the sizes of the lots, only the building areas are to be maintained as HMA's. Currently, the majority of the building area within Lot 1 is kept in a managed condition and must continue to do so in perpetuity. The HMA for Lot 1 to be implemented prior to sealing of titles and prior to occupancy of future habitable dwellings for the Balance.

Requisite fuel removal is required for both lots to achieve BAL-19 compliance.

Minimum separation distances for each lot are stated below.

LOT 1 – Separation Distances (Existing Dwelling)				
Aspect	**N, NW**	**E, NE**	**S, SE**	**W, SW**
BAL-19	10m	11m	10m	10m

BALANCE – Separation Distances (Indicative Building Area)				
Aspect	**N**	**E**	**S**	**W**
BAL-19	11m	11m	10m	10m

The Tasmanian Fire Service provides the following advice regarding the implementation and maintenance of Hazard management areas:

- Removing of fallen limbs, sticks, leaf and bark litter
- Maintaining grass at less than a 100mm height
- Removing pine bark and other flammable mulch (especially from against buildings)
- Thinning out understory vegetation to provide horizontal separation between fuels
- Pruning low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers
- Pruning larger trees to maintain horizontal separation between canopies
- Minimize the storage of flammable materials such as firewood
- Maintaining vegetation clearance around vehicular access and water supply points
- Use of low-flammability species for landscaping purposes where appropriate
- Clearing out any accumulated leaf and other debris from roof gutters.

Additional site-specific fuel reduction or management may be required. An effective hazard management area does not require removal of all vegetation. Rather, vegetation must be designed and maintained in a way that limits opportunity for vertical and horizontal fire spread in the vicinity of the building being protected. Retaining some established trees can even be beneficial in terms of protecting the building from wind and ember attack

4.2 Public and Fire Fighting Access

Public Access

The proposed development fronts Tin Pot Marsh Road. Tin Pot Marsh Road is of all-weather gravel material and is maintained by Council. Tin Pot Marsh Road has a nominal carriageway width of 5.5m.
No upgrades are required to the public road and the public road complies with public access road requirements.

Property Access

Current Conditions:

Lot 1 – Existing dwelling

The existing private access to the existing dwelling within Lot 1 is an all-weather gravel material driveway, which runs perpendicularly off Tin Pot Marsh Road, then turns southeast, then east before terminating adjacent to the dwelling. Additional access vehicle tracks exist around the property. The total approximate length of the access is 180m for a nominal width of 3m.

Balance – Vacant

There is existing access dedicated to the Balance Lot. This access runs perpendicularly off Tin Pot Marsh Road and runs south (past the indicative building area) and continues. The total approximate length of the access is to meet adjacent with the indicative building area is 60m for a nominal width of 3m.

Figure 5 – Existing access in Lot 1

Figure 6 – Existing access in the Balance

Compliance to C13.6.2

Lot 1 – Existing dwelling

Access to the existing dwelling in Lot 1 is >30m but <200m and access is required for a fire appliance. Therefore, the access requires some upgrades (width to min. 4m wide, construct turning head and hardstand) so the access will comply with Acceptable Solution A1 and Table 13.2 (B) of C13.6.2 demonstrated below in Table 3.

Upgrades to existing access, construction of hardstand and turning head for Lot 1 to be constructed prior to sealing of titles.

Balance

Access to the indicative building area within the Balance is >30m but <200m and access is required for a fire appliance. Therefore, the access requires some upgrades (width to min. 4m wide, construct turning head and hardstand) so the access will comply with Acceptable Solution A1 and Table 13.2 (B) of C13.6.2 demonstrated below in Table 3.

Upgrades to existing access, construction of hardstand and turning head for the Balance to be constructed prior to occupancy of a future habitable dwelling.

Table 3 - Requirements for access length greater than 30m and less than 200m per Table C13.2 (B)

Access Standards: Table C13.2 (B) (access length >30m, <200m)

a) All-weather construction;
b) Load capacity of at least 20 t, including 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 less than 3 degrees (1:20 or 5%)
g) Dips less than 7 degrees (1:8 or 12.5%);
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 road; 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.

4.3 Water Supply for Fire Fighting

Current Conditions:

Site assessment confirmed the property is not serviced by reticulated water. An existing tank for domestic use only exists within the Balance.

Compliance to C13.6.3

Both lots

Both lots **must** be provided with a firefighting water supply that meets the requirements for Acceptable Solution A2 of section C13.6.3 and Table C13.5.

Firefighting water supply requirements for Lot 1 **must** be provided prior to sealing of titles and prior to occupancy of a future habitable dwellings for the Balance.

Static water supply requirements are outlined in Table 4 below which is per C13.6.3 and Table C13.5

Table 4 – Requirements for Static Water Supply per C13.6.3 and Table C13.5

A. 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

B. Static Water supplies
   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 3959-2009 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.

C. Fittings, pipework and accessories (including stands and tank supports)
Fittings and pipework associated with a fire fighting water point for a static water supply must:

   (a) have a minimum nominal internal diameter of 50mm;
   (b) be fitted with a valve with a minimum nominal 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 [S1];
   (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.

D. Signage for static water connections
The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:
   a) comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or
   b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.

E. 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.

4.4 Construction Standards

Existing and future habitable dwellings within the specified building areas on each lot must be designed and constructed to the minimum BAL ratings specified in the BHMP (Appendix C) and to BAL construction standards in accordance with AS3959:2018 or subsequent edition as applicable at the time of building approval.

The BAL-19 building setback lines on the BHMP define the minimum setbacks for habitable buildings.

The BAL-19 building area for the Balance is indicative, and they can be varied in location. **However, the BAL-19 HMA setback distances must be adhered to and the HMA is fully contained with the Balance**

Future Class 10a buildings within 6m of a Class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.

5 STATUTORY COMPLIANCE

The applicable bushfire requirements are specified in State Planning Provisions C13.0 – Bushfire-Prone Areas Code.

Clause	Compliance
C13.4 Use or development exempt from this code	N/A
C13.5 Use Standards	
C13.5.1 Vulnerable Uses	N/A
C13.5.2 Hazardous Uses	N/A
C13.6 Development Standards for Subdivision	
C13.6.1 Provision of Hazard Management Areas.	To comply with the Acceptable Solution A1, the proposed plan of subdivision must; • Show building areas for each lot; and • Show hazard management areas between these building areas and that of the bushfire vegetation with the separation distances required for BAL 19 in Table 2.6 of *Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas.* The BHMP demonstrates that both lots can accommodate a BAL rating of BAL-19 with on-site vegetation managing and clearing for both lots. The HMA for Lot 1 (existing dwelling) to be implemented prior to sealing of titles and prior to occupancy of future habitable dwellings for the Balance. Subject to the compliance with the BHMP the proposal will satisfy the Acceptable Solution C13.6.1(A1)
C13.6.2 Public and firefighting access; A1	The BHMP (through reference to section 4 of this report) specifies requirements for private accesses are consistent with Table C13.2. Existing access to Lot 1 requires minor upgrades to meet the min. 4m width and construction of a turning head, in addition to a passing bay. The new or upgrades to existing the access, turning heads and hardstand to be constructed prior to sealing to sealing of titles for Lot 1 and prior to occupancy of a future habitable dwellings for the Balance. Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.2(A1).
C13.6.3 A2 Provision of water supply for firefighting purposes.	Static water supply is required for both lots per C13.6.3 A2. Firefighting water supply requirements for Lot 1 **must** be provided prior to sealing of titles and prior to occupancy of a future habitable dwellings for the Balance. Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.3

6 CONCLUSION & RECOMMENDATIONS

The proposed subdivision is endorsed that each lot can meet the requirements of Tasmanian Planning Scheme – Southern Midlands and C13.0 Bushfire-prone Areas Code for a maximum BAL rating of BAL-19. Providing compliance with measures outlined in the BHMP (Appendix C) and sections 4 & 5 of this report.

Recommendations:

- The HMA's within the subdivision be applied in accordance with section 4.1 of this report and the BHMP (Appendix C).
- Bushfire protection measures outlined in Sections 4.1, 4.2 and 4.3 to be implemented/constructed/installed prior to sealing of titles for Lot 1, and prior to occupancy of future habitable dwellings for the Balance.
- The indicative BAL-19 building area within the Balance can be varied in location. **However, the BAL-19 HMA setback distances must be adhered to and the HMA is fully contained with the respective lots.**
- As denoted on page 8, Agriculture zoned lots cannot be built on, the indicative building area, access and HMA shown is only for a box ticking purpose for this Bushfire Report to comply with the Code
- Southern Midlands Council condition the planning approval on the compliance with the BHMP (as per Appendix C).

7 REFERENCES

Department of Primary Industries and Water, The LIST, viewed February/March 2025, www.thelist.tas.gov.au

Standards Australia, 2018, *AS 3959:2018 – Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney.

Tasmanian Planning Commission, 2015, *Tasmanian Planning Scheme – Southern Midlands* viewed February/March 2025, www.iplan.tas.gov.au

Building Act 2016. The State of Tasmania Department of Premier and Cabinet. https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet. https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110

8 APPENDIX A – SITE PHOTOS

Figure 7 – Grassland fuel within Lot 1 (view facing S,SW)

Figure 8 – Grassland fuel within Lot 1 & Woodland fuel within both lots (view facing SE)

Figure 9 – Grassland fuel within the Balance and Lot 1, (view facing NE)

Figure 10 – Grassland fuel in the Balance, (view facing S)

Figure 11 – Existing managed land and dwelling within Lot 1, (view facing NE)

Figure 12 – Existing managed land and dwelling within Lot 1, (view facing SE)

9 APPENDIX B – SUBDIVISION PROPOSAL PLAN

SMC - KEMPTON
RECEIVED
14/3/25

300m 225m 150m 75m 0m
1:3,000

Overlay Legend:

Bushfire-prone Area: Entire Site

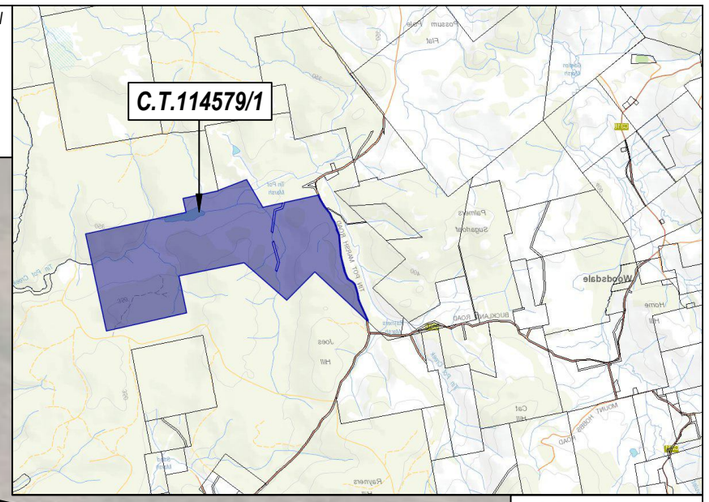
Low landslip hazard band:

Waterway and coastal protection area

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

All measurements and areas are subject to the final survey.

Base image by NEARMAP (https://www.nearmap.com/au), © Nearmap 2024
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



LOCATION PLAN

TIN POT MARSH ROAD

Existing Access for Lot 1

Existing Dwelling

Existing Access for Balance Lot

1
8.68ha±

Balance
320.56ha±

Reserved Road

318.63
37.95
60.71
66.11
18.18
10.32
73.10
153.82
65.06
56.72
36.48
127.35
202.38
83.81
65.30
116.07
42.09
39.88
386.37

Southern Midlands Council
21.0 Agriculture
21.5 Development Standards for Subdivision

21.5.1 Lot Design

A1

(c)- Be for the excision of a use or development existing at the effective date that satisfies all of the following:

(i)- The balance lot provides for the operation of an agricultural use, having regard to:
a. not materially diminishing the agricultural productivity of the land;
b. the capacity of the balance lot for productive agricultural use;
c. any topographical constraints to agricultural use; and
d. current irrigation practices and the potential for irrigation;

(ii)- An agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot;

(iii)- Any existing buildings for a sensitive use must meet the setbacks required by clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and

(iv)- All new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.

A2- All lots comply - 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.

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

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OWNER: GAVIN P. KELLY
TITLE REFERENCE: C.T.114579/1
LOCATION: 188 TIN POT MARSH ROAD, **WOODSDALE**

Proposed Subdivision

Date:	Reference:
18/12/2024	KELLG02 15892-01
Scale: 1:3000 (A3)	**Municipality:** SOUTHERN MIDLANDS

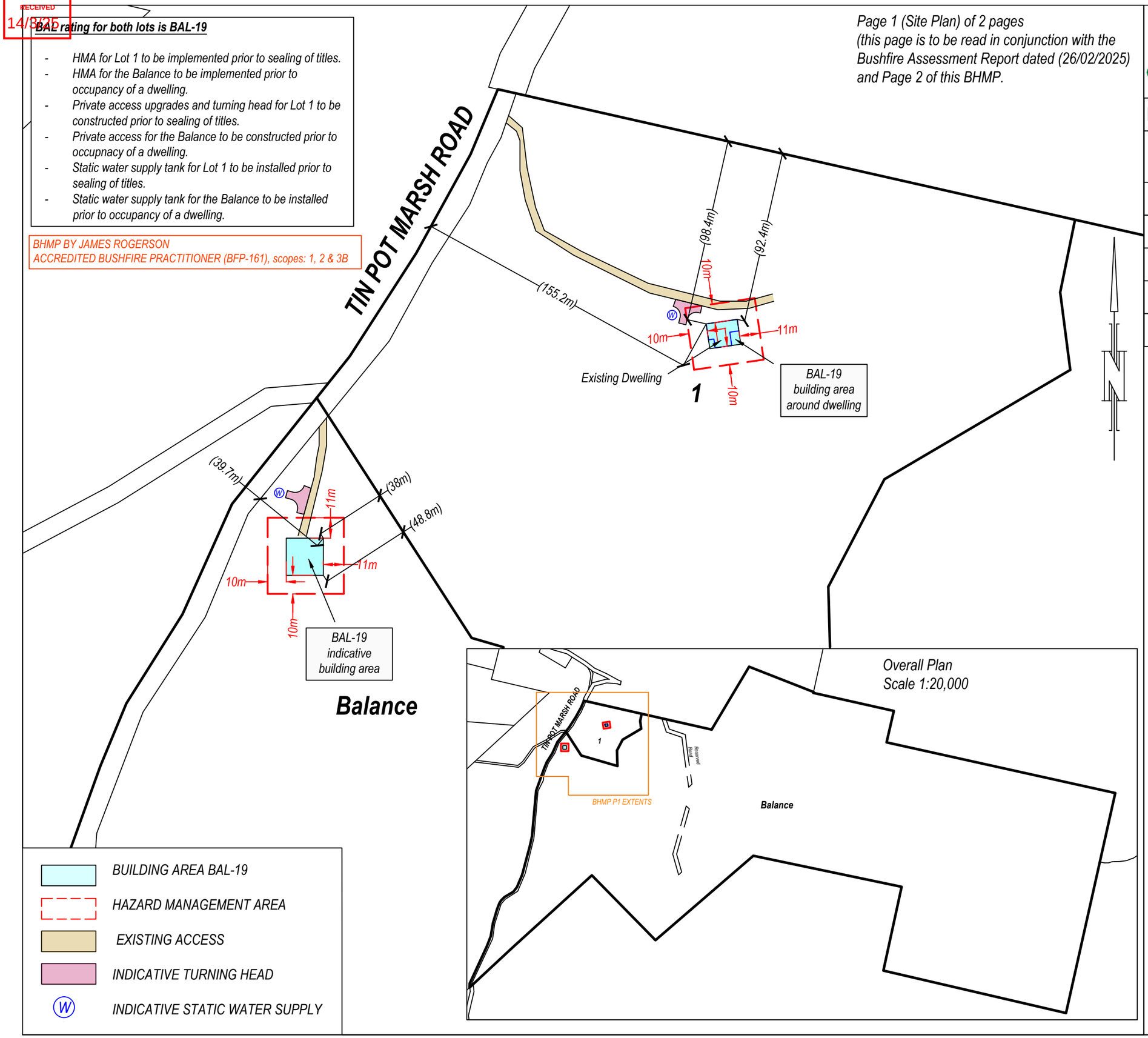
10 APPENDIX C – BUSHFIRE HAZARD MANAGEMENT PLAN

BAL rating for both lots is BAL-19

- *HMA for Lot 1 to be implemented prior to sealing of titles.*
- *HMA for the Balance to be implemented prior to occupancy of a dwelling.*
- *Private access upgrades and turning head for Lot 1 to be constructed prior to sealing of titles.*
- *Private access for the Balance to be constructed prior to occupnacy of a dwelling.*
- *Static water supply tank for Lot 1 to be installed prior to sealing of titles.*
- *Static water supply tank for the Balance to be installed prior to occupancy of a dwelling.*

BHMP BY JAMES ROGERSON
ACCREDITED BUSHFIRE PRACTITIONER (BFP-161), scopes: 1, 2 & 3B

Page 1 (Site Plan) of 2 pages
(this page is to be read in conjunction with the Bushfire Assessment Report dated (26/02/2025) and Page 2 of this BHMP.



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BUSHFIRE HAZARD MANAGEMENT PLAN

LOCATION:	188 Tin Pot Marsh Road, Woodsdale TAS 7120
TITLE REFERENCE:	C.T.114579/1
PROPERTY ID:	7881971
MUNICIPALITY:	Southern Midlands
DATE:	6th of March (v1.0)
SCALE: 1:2000 @ A3	REFERENCE: KELLG02

REQUIREMENTS

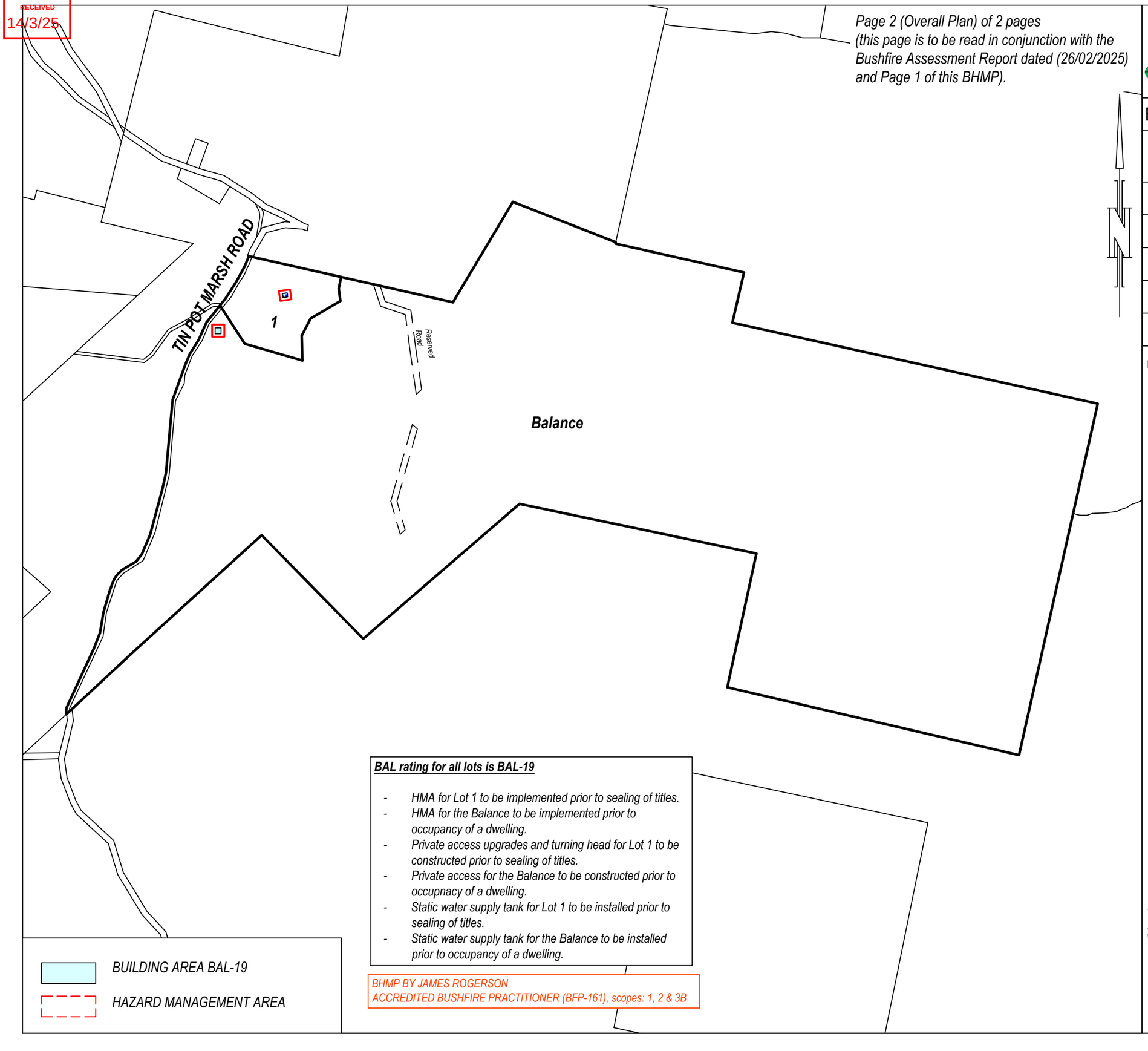
1. HAZARD MANAGEMENT AREAS (HMA)
   - 1.1. HMA to be established to distances indicated on this plan and as set out in Section 4.1 of the Bushfire Hazard Report.
   - 1.2. Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future dwellings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of wind borne sparks and embers reaching buildings; and to halt or check direct flame attack.
   - 1.3. Some trees can be retained provided there is horizontal separation between the canopies; and low branches are removed to create vertical separation between the ground and the canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.
   - 1.4. No trees to overhang houses to prevent branches or leaves from falling on the building.
   - 1.5. Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
   - 1.6. Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).
2. CONSTRUCTION STANDARDS
   - 2.1. Future dwellings within the specified building areas to be designed and constructed to BAL ratings shown on this plan in accordance with AS3959:2018 at the time of building approval
   - 2.2. Future outbuildings within 6m of a class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.
3. PUBLIC AND FIRE-FIGHTING ACCESS REQUIREMENTS
   - 3.1. Access to all lots must comply with the design and construction requirements specified in Section 4.2 of the Bush Fire Report.
4. STATIC FIRE-FIGHTING WATER SUPPLY

4.1 New habitable dwellings and existing dwellings must be supplied with a static water supply that is;
- Dedicated solely for fire fighting purposes;
- Minimum capacity of 10,000L;
- is accessible by fire fighting vehicles and within 3.0m of a hardstand area; and
- Consistent with the specifications outlined in section 4.3 of the Bushfire Report.

This plan is to be read in conjunction with the preceding *Bushfire Assessment Report "Proposed 2 Lot Subdivision 188 Tin Pot Marsh Road, Woodsdale" dated 26/02/2025.*

JR BUSHFIRE ASSESSMENTS
JAMES ROGERSON
BFP-161
PHONE: 0488 372 283
EMAIL:
jr.bushfireassessments@gmail.com

Page 2 (Overall Plan) of 2 pages
(this page is to be read in conjunction with the Bushfire Assessment Report dated (26/02/2025) and Page 1 of this BHMP).



BAL rating for all lots is BAL-19

- *HMA for Lot 1 to be implemented prior to sealing of titles.*
- *HMA for the Balance to be implemented prior to occupancy of a dwelling.*
- *Private access upgrades and turning head for Lot 1 to be constructed prior to sealing of titles.*
- *Private access for the Balance to be constructed prior to occupnacy of a dwelling.*
- *Static water supply tank for Lot 1 to be installed prior to sealing of titles.*
- *Static water supply tank for the Balance to be installed prior to occupancy of a dwelling.*

BUILDING AREA BAL-19

HAZARD MANAGEMENT AREA

BHMP BY JAMES ROGERSON
ACCREDITED BUSHFIRE PRACTITIONER (BFP-161), scopes: 1, 2 & 3B

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

BUSHFIRE HAZARD MANAGEMENT PLAN

LOCATION:	188 Tin Pot Marsh Road, Woodsdale TAS 7120
TITLE REFERENCE:	C.T.114579/1
PROPERTY ID:	7881971
MUNICIPALITY:	Southern Midlands
DATE:	6th of March 2025 (v1.0)
SCALE: 1:12,500 @ A3	REFERENCE: KELLG02

REQUIREMENTS

1. HAZARD MANAGEMENT AREAS (HMA)
   - 1.1. HMA to be established to distances indicated on this plan and as set out in Section 4.1 of the Bushfire Hazard Report.
   - 1.2. Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future dwellings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of wind borne sparks and embers reaching buildings; and to halt or check direct flame attack.
   - 1.3. Some trees can be retained provided there is horizontal separation between the canopies; and low branches are removed to create vertical separation between the ground and the canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.
   - 1.4. No trees to overhang houses to prevent branches or leaves from falling on the building.
   - 1.5. Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
   - 1.6. Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).
2. CONSTRUCTION STANDARDS
   - 2.1. Future dwellings within the specified building areas to be designed and constructed to BAL ratings shown on this plan in accordance with AS3959:2018 at the time of building approval
   - 2.2. Future outbuildings within 6m of a class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.
3. PUBLIC AND FIRE-FIGHTING ACCESS REQUIREMENTS
   - 3.1. Access to all lots must comply with the design and construction requirements specified in Section 4.2 of the Bush Fire Report.
4. STATIC FIRE-FIGHTING WATER SUPPLY

4.1 New habitable dwellings and existing dwellings must be supplied with a static water supply that is;
- Dedicated solely for fire fighting purposes;
- Minimum capacity of 10,000L;
- is accessible by fire fighting vehicles and within 3.0m of a hardstand area; and
- Consistent with the specifications outlined in section 4.3 of the Bushfire Report.

This plan is to be read in conjunction with the preceding *Bushfire Assessment Report "Proposed 2 Lot Subdivision 2168 Buckland Road, Woodsdale" dated 13/03/2024.*

JR BUSHFIRE ASSESSMENTS

11 APPENDIX D – PLANNING CERTIFICATE

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:	**188 Tin Pot Marsh Road, Woodsdale TAS 7120**
Certificate of Title / PID:	**C.T.114579/1 / 7881971**

2. Proposed Use or Development

Description of proposed Use and Development:	**Two Lot Subdivision of C.T. 114579/1**
Applicable Planning Scheme:	**Tasmanian Planning Scheme – Southern Midlands**

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
SUBDIVISION PROPOSAL PLAN	ROGERSON & BIRCH SURVEYORS	18/12/2024	01
BUSHFIRE ASSESSMENT REPORT – 188 TIN POT MARSH ROAD, WOODSDALE	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	26/02/2025	1.0
BUSHFIRE HAZARD MANGAEMENT PLAN– 188 TIN POT MARSH ROAD, WOODSDALE	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	06/03/2025	1.0

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

4. Nature of Certificate

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

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

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

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

☐	**E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.1 P1 / C13.6.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	

☐	**E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.2 P1 / C13.6.2 P1	
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

☐	**E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water complies with the relevant Table.
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	

5. Bushfire Hazard Practitioner

Name:	JAMES ROGERSON	**Phone No:**	0488 37 2283
Postal Address:	UNIT 1-2 KENNEDY DRIVE, CAMBRIDGE PARK	**Email Address:**	JR.BUSHFIREASSESSMENTS@GMAIL.COM
Accreditation No:	BFP – 161	**Scope:**	1, 2, 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 for lot 3.

Signed: *certifier* JRogerson

Name: JAMES ROGERSON **Date:** 6/3/2025

Certificate Number: 161

(for Practitioner Use only)

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
114579	1
EDITION	DATE OF ISSUE
8	01-Dec-2020

SEARCH DATE : 14-Mar-2025
SEARCH TIME : 02.24 PM

DESCRIPTION OF LAND

Town of WOODSDALE
Lot 1 on Sealed Plan 114579
Derivation : Portion of 284 Acres Gtd. to R. Morgan, Lots 7159 and 9580 Gtd.to G. Palmer, Lot 24555 Gtd. to G.R. Palmer and Lots 32032 and 24686 Gtd. to S.H. Palmer
Prior CT 103742/2

SCHEDULE 1

M677943 TRANSFER to GAVIN PETER KELLY Registered 15-Mar-2018 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 103742 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OWNER

FOLIO REFERENCE C.T. 103742/2

GRANTEE

PLAN OF TITLE

LOCATION PEMBROKE
WOODSDALE

FIRST SURVEY PLAN No. (3A/72) L.O.

COMPILED BY D.G.J. POTTER

SCALE 1: 12500 LENGTHS IN METRES

REGISTERED NUMBER
P 114579

APPROVED 25 JUL 1995

Recorder of Titles

MAPSHEET MUNICIPAL CODE No. ~~25~~ 125	LAST UPI No 2514145	LAST PLAN No. SP 103742	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

BALANCE PLAN

CAUTION — COUNCIL APPROVAL REQUIRED FOR FURTHER SUBDIVISION