

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval under the Land Use Planning and Approvals Act 1993, for the following development(s):

NUMBER:	SA 13 / 2025
ADDRESS:	130 Newmans Creek Rd, Koonya (CT: 114891/1)
DESCRIPTION:	Subdivision – Subdivision of One (1) Lot into Two (2)

All plans and documents submitted with the application can be inspected at the Tasman Council Office, Monday to Friday from 8:30am to 4:30pm. In addition to the statutory requirements, some documents, relevant to the assessment of the application are available on the council website by following this link:

<https://tasman.tas.gov.au/advertised-applications/>, by using the QR Code below, or they are available in hard copy upon request by calling Council on (03) 6250 9200 or email tasman@tasman.tas.gov.au during the period for which representations may be made, until **06 February 2026**.

Any person may make a representation relating to the application. Representations are to be made in writing addressed to the General Manager, Tasman Council, 1713 Main Road, Nubeena TAS 7184 or by email to tasman@tasman.tas.gov.au and will be received no later than **06 February 2026**. Late representations will not be considered.

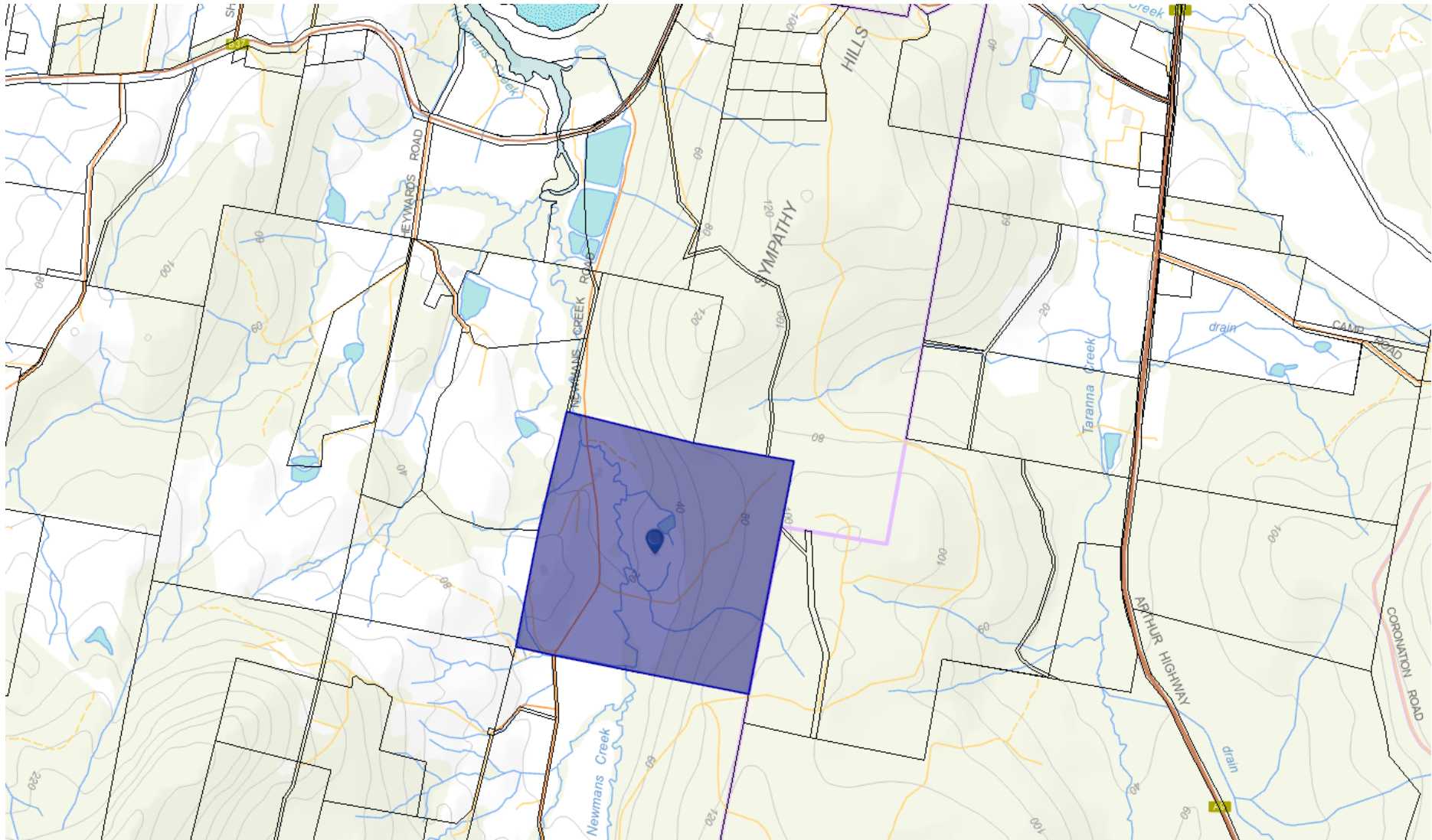


A handwritten signature in black ink, appearing to read 'Blake Repine'.

Blake Repine
General Manager
Date: 23 January 2026

SA 13 / 2025, 130 Newmans Creek Rd, Koonya (CT: 114891/1) – The relevant plans and documents can be inspected at the Council Office at 1713 Main Road, Nubeena during normal office hours, or the plans may be viewed on Council's website at www.tasman.tas.gov.au until the date representations close 06 February 2026.

The below image was sourced from The List: <https://maps.thelist.tas.gov.au/listmap/app/list/map>



TASMAN COUNCIL

A Natural Escape

Application for Planning Permit

The personal information requested on this form is being collected by council for purpose set out in the title of the form. The personal information will be used solely by council for the primary purpose or directly related purposes. The applicant understands that personal information is provided for the above mentioned function and that he/she may apply to council for access to and/or amendment of the information. If an application is made under Section 57 of the Land Use Planning and Approvals Act 1993, a copy of the lodgement documents must be made available for any person to inspect during public notification. Please note that any information, reports and plans submitted with an application are treated as public documents and may be reproduced for representors, referral authorities and any other persons/bodies interested in the proposal.

Requests for access or correction should be made to Tasman Council's Customer Service Officer.

* Indicates mandatory field

APPLICANT DETAILS*

FULL NAME	Brooks Lark and Carrick		
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE:	
EMAIL			

NOTE: All Council correspondence will be emailed to the applicant unless otherwise specified.

OWNERS DETAILS (IF DIFFERENT TO APPLICANT DETAILS)*

ENSURE OWNER DETAILS MATCH THE CURRENT CERTIFICATE OF TITLE

FULL NAME			
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE	

DESCRIPTION OF PROPOSED DEVELOPMENT*

<input type="checkbox"/> New Dwelling	<input type="checkbox"/> Extension/ Addition	
<input type="checkbox"/> New Shed/ Outbuilding	<input type="checkbox"/> Demolition	
<input checked="" type="checkbox"/> Subdivision/ Boundary Adjustment	<input type="checkbox"/> Visitor Accommodation	
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Other (please specify – right)	
<input type="checkbox"/> Commercial/ Industrial Building		

Are any of the components in this application seeking retrospective approval?*

E.g. Use and/or development that has commenced without a planning permit.

(If yes, please specify the relevant components)

☐ Yes

☒ No

PRESENT USE OF LAND/ BUILDING(S)*

Agriculture

LOCATION OF PROPOSED DEVELOPMENT*

ADDRESS	130 Newmans Creek Road Koonya 7187		
CERTIFICATE OF TITLE: FOLIO NUMBER	114891/1	LOT NUMBER	1

FLOOR AREA*	
Existing floor area (square metres):	Proposed floor area (square metres):
CAR PARKING*	
Number existing	Number proposed

SITE CONTAMINATION*	
Have any potentially contaminating uses been undertaken on this site? (Refer to list provided on page 5)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
TASMANIAN HERITAGE OR ABORIGINAL HERITAGE REGISTER*	
Is this property on the Tasmanian Heritage or Aboriginal Heritage Register?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
VEGETATION REMOVAL*	
Does the proposal require any vegetation removal? If yes, provide details on the site plan.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
VALUE*	
Value of work (inc. GST)	\$1157.45

Please complete both declarations if you are making the application but not the owner

DECLARATION BY APPLICANT*

I/ we declare that the information given is a true and accurate representation of the proposed development; and I/ we am/ are liable for the payment of Council application processing fees, even in the event of the development not proceeding; and I/ we authorise Tasman Council to provide a copy of my documents relating to this application to any person for the purpose of assessment and public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.	
SIGNATURE OF APPLICANT	Abdkenley.
NAME OF APPLICANT (PLEASE PRINT)	Brooks, Lark and Carrick.
DATE	10-12-2025

DECLARATION IF APPLICANT IS NOT THE OWNER

I hereby declare that I am the applicant for the development at the address detailed in this application for a planning permit, and that I have notified the owner/s of the land for which I am making this application, in accordance with Section 52(1a) of the <i>Land Use Planning and Approvals Act 1993</i> .	
SIGNATURE OF APPLICANT	Abdkenley.
NAME OF APPLICANT (PLEASE PRINT)	Brooks, Lark and Carrick
DATE	11-12-2025
NAME/S OF OWNER/S NOTIFIED	
DATE	

DECLARATION IF LAND IS COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Tasman Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Tasman Council, or their delegate (as specified in Subsections 52(1d-1g) of the <i>Land Use Planning and Approvals Act 1993</i>).	
DECLARATION	<p>I, _____</p> <p>being responsible for the administration of land at _____</p> <p>declare that I have given permission for the making of this application.</p>
SIGNATURE OF MINISTER/ GENERAL MANAGER	
DATE	

NON-RESIDENTIAL DEVELOPMENTS

Note: This section must be completed for all applications for non-residential uses, home occupations and domestic/ residential businesses or other managed/ commercial residential uses (e.g. hostel or motel).

HOURS OF BUSINESS			
CURRENT		PROPOSED	
Monday to Friday		Monday to Friday	
Saturday		Saturday	
Sunday		Sunday	
NUMBER OF EMPLOYEES			
CURRENT		PROPOSED	
Total Employees		Total Employees	
Employees on Site		Employees on Site	
PLANT/ MACHINERY			
Is there any large plant or machinery that would need to be installed or used on site such as refrigeration units and generators? (If yes, please list below the type of machinery and ensure location, dimensions etc are clearly marked on your plans.)			<input type="checkbox"/> Yes <input type="checkbox"/> No
OUTDOOR STORAGE/ SEATING/ NUMBER OF BEDS			
Is outdoor storage proposed? (If yes, please ensure that your plans show where the outdoor storage areas are and what type of goods are stored. This information will help us assess the impact of the proposal on the amenity.			<input type="checkbox"/> Yes <input type="checkbox"/> No
If you are proposing a night club, café or the like, what is the number of seats proposed including the capacity at any bar area?		Please ensure that the arrangements are shown on your plans. This information enables us to assess the car parking arrangements.	
If you are proposing a hotel, motel, visitor accommodation, hostel or the like, what is the number of beds proposed?		Please ensure the beds are clearly indicated on your plans. This information enables us to assess the car parking arrangements.	
GOODS DELIVERIES			
Will there be any goods deliveries to and from the site? (If yes, please estimate the number and type of vehicles and how often they will make trips.)			<input type="checkbox"/> Yes <input type="checkbox"/> No
Type and Size of Vehicle		Number of Vehicles on Site	

PLANNING PERMIT – APPLICATION CHECKLIST – MANDATORY

To ensure that we can process your application as quickly as possible, please read the following checklist carefully to ensure that you have provided the following at the time of lodging the application.

If you are unclear on any aspect of your application, please phone (03) 6250 9200 to discuss or arrange an appointment concerning your proposal. Note that, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, Council may require additional information.

Please note that the following information is required by Clause 6.1 of the State Planning Provisions. An application will not be considered to be a valid application and will not be processed without the required information as detailed below.

Please complete the below checklist



Completed Application Form - Required

All sections and filled out correctly and owner details match those listed on the title documents
Application form includes a detailed cost estimate of the proposal



Written Submission - Required

Description of the proposed development
Justification addressing the Performance Criteria (if applicable)



Title Documents - Required

Current copy of the Certificate of Title (Folio Plan and Text Page)
Copies of any restrictive covenants, easements, or other relevant documents.



Site Plan - Required

Drawn to scale
Shows the location of the proposed development including setback distances from boundaries
Includes existing structures, property boundaries, access points, driveways, parking areas, rainwater tanks and any natural features (vegetation and waterways)



Floor Plan and Elevations - Required

Detailed floor plans of the proposed development
Elevations showing the height and external appearance



Stormwater and Servicing Plan - Required

Details on how stormwater will be managed on-site
Information about connections to utilities (water, sewer, electricity)
Elevations showing the height and external appearance of all water tanks



Landscaping Plan - if applicable

Details of existing vegetation to be retained or removed



Supporting Reports and Assessments - if applicable

Bushfire Hazard Management Plan and Report
Traffic Impact Assessment
Natural Values Assessment
Onsite Wastewater Assessment

Dated: 10.12.2025

Signed: 

Please note the following:

Application fees will be invoiced upon initial assessment, this is within 4 business days of submission.
If this application results in building works occurring on the property, applicant and/or owner information including name and contact details will be provided to the Office of the Valuer General for the purpose of undertaking a valuation inspection of the property / building works.

POTENTIALLY CONTAMINATING ACTIVITIES	
Agricultural Fertiliser Manufacture	Metal Founders
Asbestos Production and Manufacture	Metal Sprayers
Battery Manufacture and Recycling	Metal Treatments and Picklers
Chemical Manufacture or Formation	Mining and Extractive Industries
Defence Establishments and Training Areas	Pest Controllers (being areas where pest control chemicals are stored or vehicles and tanks used in connection with pest control are washed.)
Drum Reconditioning Wastes	Petroleum and Petrochemical Industries
Dry Cleaning Establishments	Pharmaceutical Manufacture or Formation
Electroplating	Printers
Explosives Production and Storage	Railway Yards
Fuel Depots and Storage Areas	Sanitary and Refining
Galvanisers	Scrap Yards
Gas Works	Service Stations
Gun, Pistol and Rifle Clubs	Smelting and Refining
Hazardous Waste Landfills	Tannery or Fellmongery or Hide Curing Works
Industrial Cleaners	Wood Treatment and Preservation Sites
Lime Burners	

SEARCH OF TORRENS TITLE

VOLUME 114891	FOLIO 1
EDITION 7	DATE OF ISSUE 02-May-2017

SEARCH DATE : 10-Dec-2025

SEARCH TIME : 10.46 am

DESCRIPTION OF LAND

Parish of TARANNA, Land District of PEMBROKE

Lot 1 on Plan [114891](#)

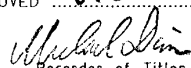
Derivation : Lot 12056 & 3A-3R-20P Gtd. to (

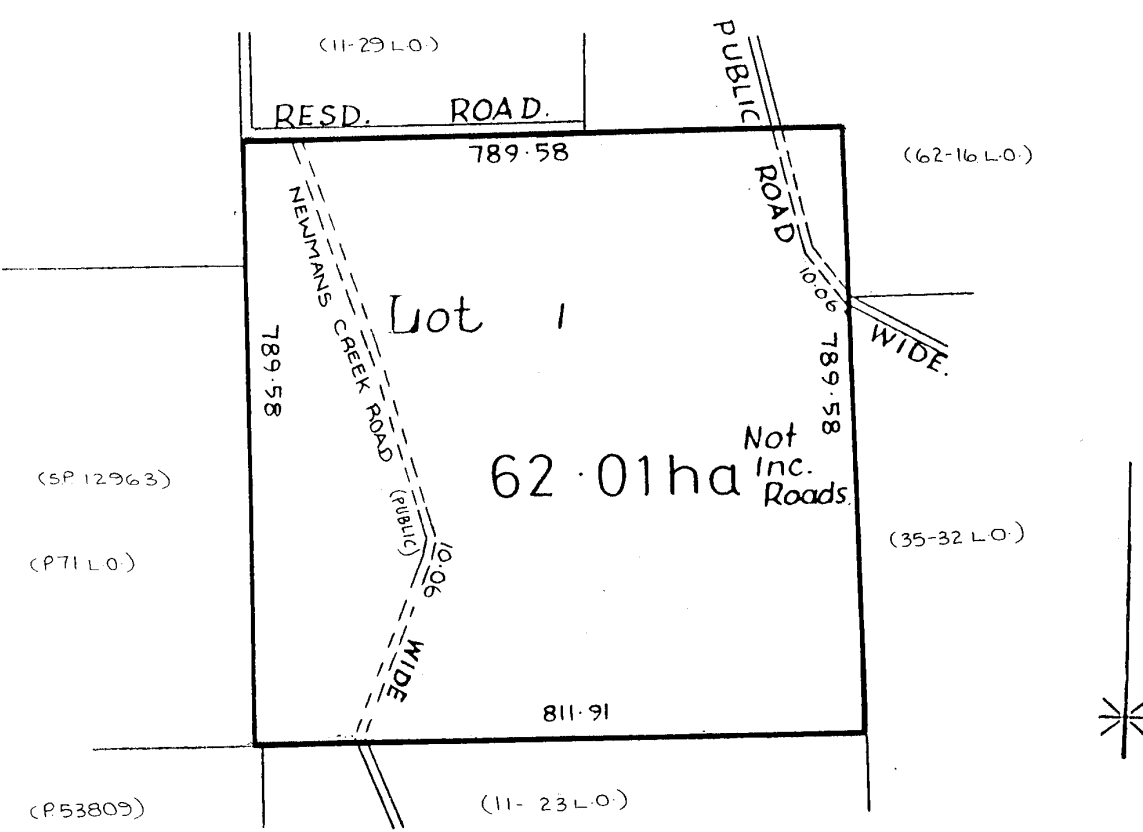
Prior CT [2375/48](#)SCHEDULE 1[B689543](#) ASSENT toSCHEDULE 2

Reservations and conditions in the Crown Grant if any

[C321172](#) MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 04-Sept-2001 at 12.01 pm[E86649](#) MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 02-May-2017 at noonUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER</p> <p>FOLIO REFERENCE C.T. 2375-48</p> <p>GRANTEE</p>		<p>PLAN OF TITLE</p> <p>LOCATION PEMBROKE ~ TARANNA</p> <p>FIRST SURVEY PLAN No. 11-23 L.O.</p> <p>COMPILED BY LTO</p> <p>SCALE 1:6000 LENGTHS IN METRES</p>		<p>REGISTERED NUMBER P114891</p> <p>APPROVED <u>01 DEC 1994</u></p> <p> Recorder of Titles</p>	
MAP SHEET MUNICIPAL CODE No. 32 (126)	LAST UPI No. 213	LAST PLAN No. 11-23 L.O.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



The diagram shows a rectangular lot labeled 'Lot 1' with an area of '62.01ha'. The lot is bounded by several roads and survey lines. To the north is 'RESD. ROAD.' with a width of '789.58'. To the east is 'PUBLIC ROAD' with a width of '789.58'. To the south is a boundary line with a width of '811.91'. To the west is 'NEWMANS CREEK ROAD' with a width of '789.58'. The lot is also labeled 'Not Inc. Roads.' and 'WIDE'. Surrounding the lot are various survey references: '(11-29 L.O.)' to the north, '(62-16 L.O.)' to the east, '(35-32 L.O.)' to the south, and '(11-23 L.O.)' to the south. Other references include '(5P 12963)', '(P71 L.O.)', and '(P53809)'.

A 143

LAND & ENGINEERING SURVEYORS

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

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

SORELL
TELEPHONE: (03) 6265 2208

E-mail: admin@rbsurveyors.com

Ref: KINGI01/DM
10th December, 2025

Tasman Council
1713 Main Road
NUBEENA TAS 7184

Dear Sir/Madam,

RE: PROPOSED SUBDIVISION – 130 NEWMANS CREEK ROAD, KOONYA FOR

Further to our clients' instructions, please find attached:

1. A copy of the above-named Plan of Subdivision.
2. A copy of the relevant title.
3. Council's development application form.
4. Bushfire Hazard Report prepared by Rebecca Green & Associates version 1 dated 27th October 2025.
5. Planning Report prepared by Red Seal Planning.

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

The following matters are relevant to the application:

The intent of the application is to subdivide the existing title as shown on the Plan of Subdivision. Lot 1 contains the existing dwelling/residence and lot 2 is a new vacant lot.

The land is zoned Agriculture under the Tasmanian Planning Scheme.

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

21.0 Agriculture Zone

See attached planning report by Red Seal Planning.

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

C7.0 Natural Assets Code**C7.7.1****A1**

(e) Complies no works are proposed within the waterway and coastal protection area.

C13.0 Bushfire-Prone Areas Code

See attached bushfire report prepared by Rebecca Green & Associates.

C15.0 Landslip Hazard Code

C15.7.1

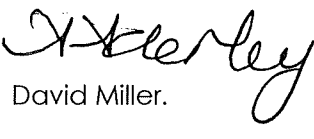
A1

(a) Complies see plan.

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

We await your further advice.

Yours Faithfully


for David Miller.

Date: 19/05/2025	Reference: KINGI01 16073-01
Scale: 1:5,000 (A3)	Municipality: TASMAN



RED SEAL
Urban & Regional Planning

8271

PLANNING REPORT

Development Application to Tasman Council pursuant to
Section 57 Land Use Planning and Approvals Act 1993

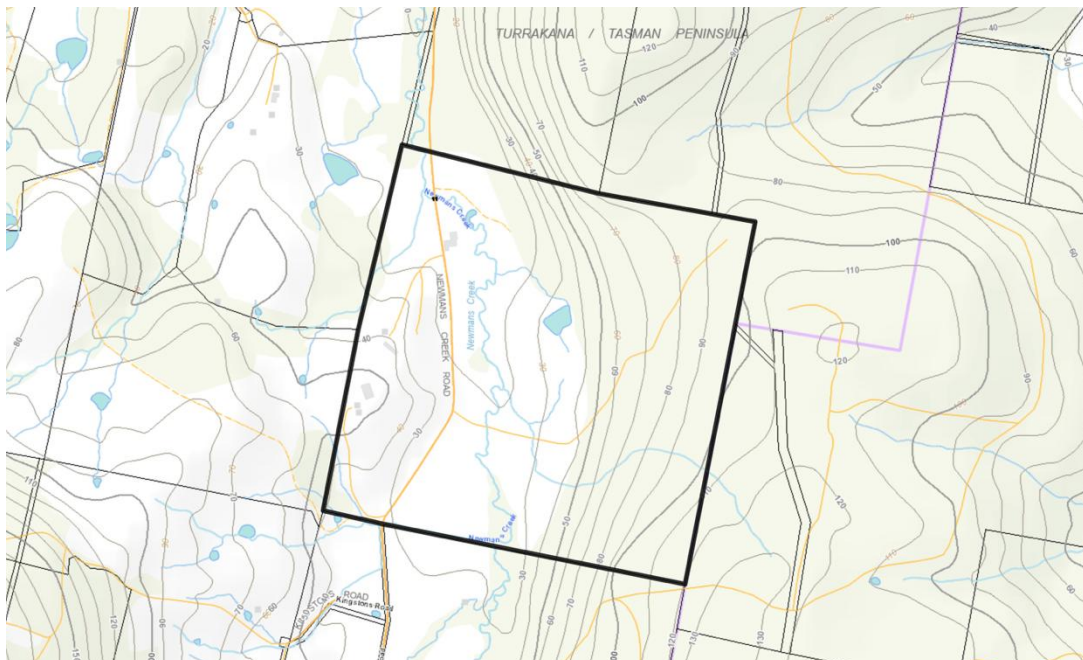
for

Subdivision

at:

130 Newmans Creek Road, Koonya

(PID: 6000722, CT: 114891 / 1)



For:

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

This Planning Report has been prepared by:

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

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

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SUMMARY

Clients:	
Property Owner:	
Project:	Subdivision (two lots)
The Site:	130 Newmans Creek Road, Koonya
Property ID:	6000722
Certificate of Title:	Volume. 114891 Folio. 1
Planning Authority:	Tasman Council
Planning Scheme:	Tasman Planning Scheme – Tasman
Zone:	Agriculture (Part - 21)
Overlay Areas:	Natural Assets Code (C.7) Bushfire-Prone Areas Code (C.13) Landslip Hazard Code (C15.0)
Development Code:	Parking & Sustainable Transport Code (C.2) Road & Railway Assets Code (C.3)
Local Provisions:	Tasman Local Provisions Schedule
Specific Area Plan:	N/A
Site Specific Qualifications:	N/A
Development:	Subdivision
Current Site Area:	59.84 hectares
Current Use Class:	Resource Development & Residential
Proposal:	<p>Subdivision to separate the existing dwelling and sheds from the balance land.</p> <p>The subdivision of Volume. 114891 Folio. 1, will result in:</p> <ul style="list-style-type: none"> - Lot 1 with an area of 12.86ha, and - Lot 2 with an area of 46.98ha. <p>The existing dwelling and sheds are to be retained on Lot 1.</p> <p>Newmans Creek Road will form the boundary between the two lots except for an area of 1.99ha around the existing sheds.</p>
Documents:	<p>the following documents have been sourced for this application:</p> <ul style="list-style-type: none"> - Certificate of Title CT: Volume 114891 / Folio 1 - Proposed Subdivision Plan by <i>Brooks, Lark & Carrick Surveyors</i>,

INTRODUCTION

Red Seal Urban & Regional Planning has been engaged by property owner to prepare a Planning Submission to address the Agricultural Zone's Clause 21.5.1 P1 of the Tasmanian Planning Scheme - Tasman for the subdivision of land known as 130 Newmans Creek Road, Koonya (PID: 6000722, CT: 114891 / 1).

1. PROJECT OVERVIEW

1.1 The Proposal

130 Newmans Creek Road, Koonya is a square lot covering 59.84 hectares, with the road crossing the site from north to south. The proposal seeks to divide the site along the alignment of Newmans Creek Road except for around the existing shed located on the eastern side of the road.

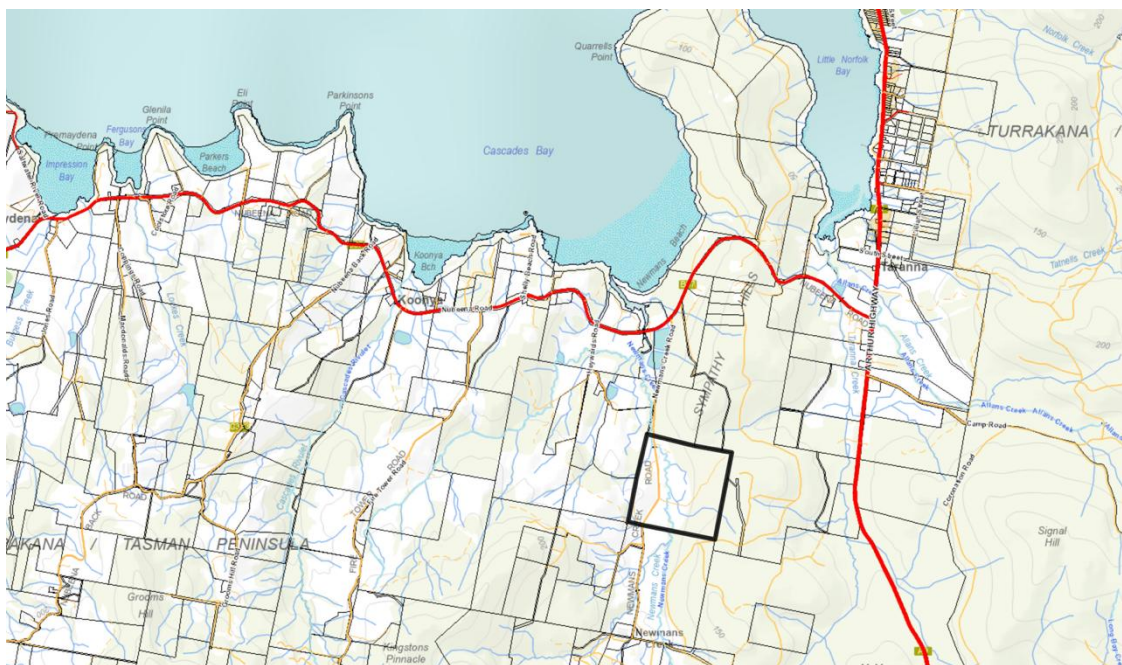


Figure 1.1a – The site, 130 Newmans Creek Road, Koonya, is shown with the thick outline. (Source LIST Map)

The proposed subdivision separates Lot 1, which contains the houses and buildings and pump shed (situated in Newmans Creek), a small section of forest and riparian land, approximately 7ha of agricultural land from Lot 2. Lot 2 contains approximately 18ha of agricultural land with the remainder of the riparian land, frontage to Newmans Creek and forest vegetation.

The property is the operational base for Tasman Honey, which is to remain operating from the property.

1.2 Project Scope

Subdivision to separate the existing dwelling and sheds from the balance land. The subdivision of 130 Newmans Creek Road, Koonya, will result in:

- Part (Lot) 1 with an area of 12.86ha, and

- Part (Lot) 2 with an area of 46.98ha.

The existing dwelling and sheds are to be retained on Lot 1.

Newmans Creek Road will form the boundary between the two lots except for an area of 1.99ha around the existing sheds

There is no change of use proposed as part of this application.

The existing accesses are to remain the same.

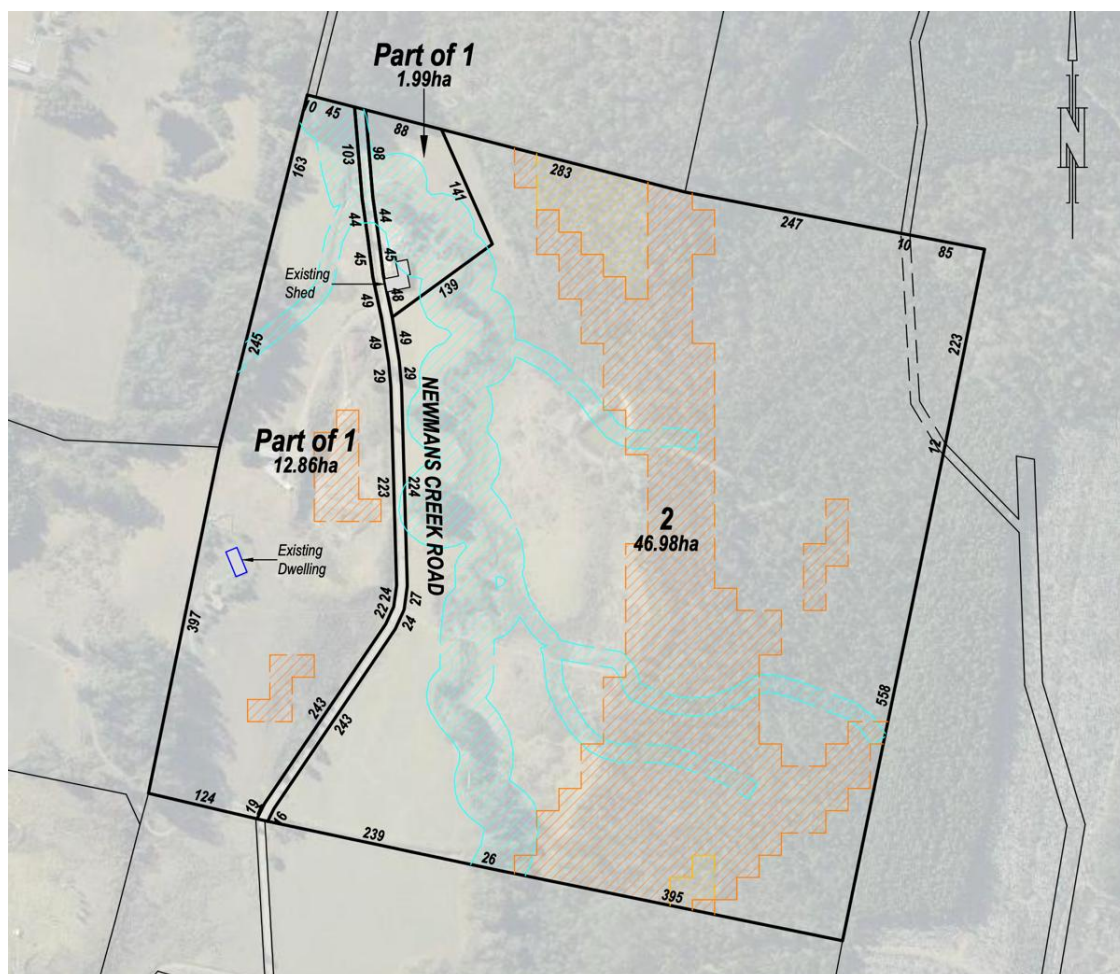


Figure 1.2a – Proposed subdivision plan. (Source: client)

1.3 Policy & Strategic Requirements

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

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

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

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

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

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

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

The "*Tasman Region Draft Structure Plan*" seeks to protect agricultural land and small business, by:

"Promote the diversification of agricultural uses to competitive high value products and promote innovation in agribusiness to increase the productivity of underutilised agricultural and rural land. Ensure any diversification or innovation is responsive to climate change. (p.30)

Therefore, our position is that not only does the subdivision not inhibit the objectives of the State Policies, but the proposal is also consistent with Tasman Region Draft Structure.

1.4 Certificate of Title

Works associated with this project are restricted to certificate of title Volume 114891 Folio 1.

There are no restrictive covenants associated with this title that inhibit this proposal.

2 SITE ANALYSIS

2.1 The Site

The property is just under 60 hectares and is located along Newmans Creek Road approximately 1km south of the junction with Nubeena Road.

Topography of the site has Newmans Creek bisect the square lot roughly through the middle with Newmans Road aligned along the western bank (Figure 2.1a). The land around Newmans Creek is at the 20m and 30m contour level rising to the 100m contour level on the eastern boundary of the site. A small knoll with a contour of 50m is in the southwestern corner of the site. The existing dwelling and sheds are located on the northern slope of this knoll, west of the road. On the valley floor between the road and the creek is the existing farm sheds housing the bee hives and associated equipment.



Figure 2.1a – Aerial image of 130 Newmans Creek Road, Koonya. Newmans Creek Road is aligned north to south through the site. The dwelling located on the knoll near the western boundary. Contours are set at 10m. (Source State LIST Map)

The aerial image and the LiDAR imagery (Figure 2.1b) of the area reveals that the property can be regarded in three distinct zones: the eastern hillside covered in native vegetation, the flat valley floor, and the small rise of land on the western side of the road.

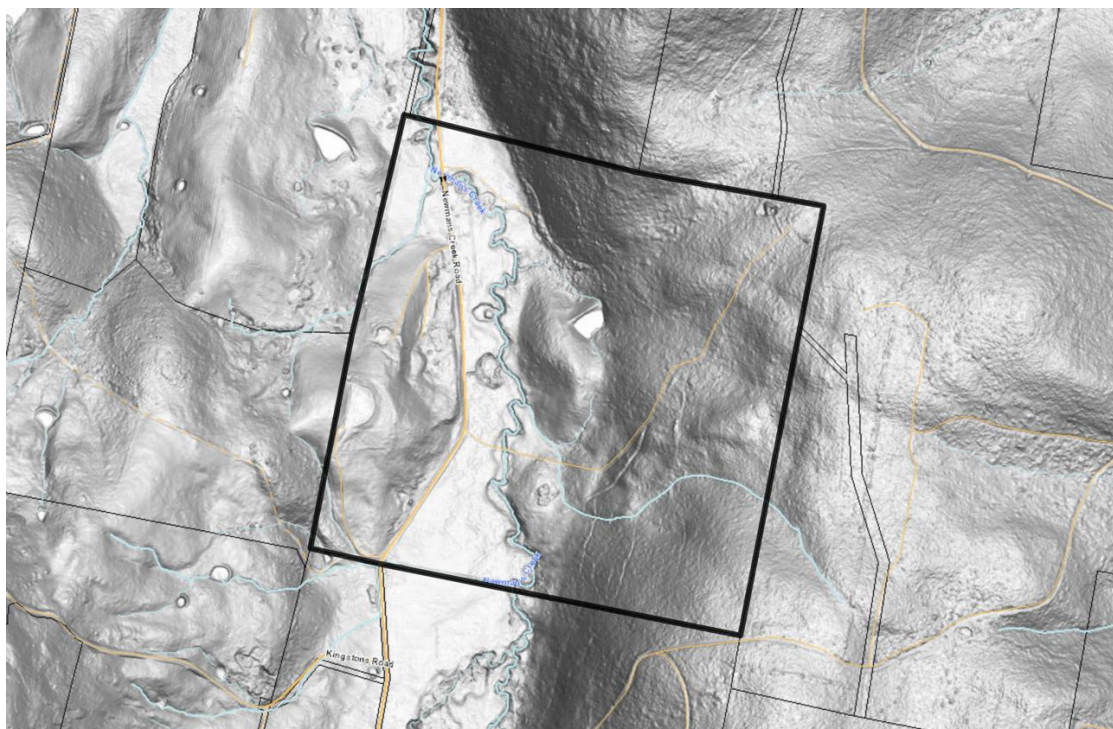


Figure 2.1 b – LiDAR image of 130 Newmans Creek Road, Koonya, showing the topography of the property. (Source LIST Map)

Under TasVeg Mapping, of the 60ha property approximately 25ha of the site is mapped as Agriculture Land (FAL) with an area in the centre mapped as Extra-urban miscellaneous (FUM). The native vegetation is along the eastern side of the property along the ridgeline is mapped by TasVeg as either:

- *Eucalyptus tenuiramis* forest and woodland on dolerite (DTD)
- *Eucalyptus amygdalina* forest and woodland on dolerite (DAD)
- *Eucalyptus obliqua* dry forest (DOB)
- *Eucalyptus obliqua* forest with broad-leaf shrubs (WOB)

Around the creek and tributaries Eastern riparian scrub (SRE) is mapped. In the southwestern corner a small area is mapped as *Eucalyptus globulus* wet forest (WGL). The quality of these vegetation communities and associated understory vegetation type to confirm community status of these vegetation type is outside the scope of this report, and not essential to address cl. 21.5.1.

Noting there is only 25ha of Agricultural Land on the property. Desktop investigation and consultation with the client suggests the cleared area has been used for livestock grazing and beekeeping; therefore, the productivity of the block is expected to have been modest.

With the northern aspect of the property, the site has been mapped within the “Enterprise Suitability Maps¹” by the State LIST Maps as climatically suitable for grape production (Figures 2.1 c (i)&(ii)). The micro-climate is considered to improve for grape production by 2050. The property has also been considered suitable for olive production.

¹ Note that this assessment takes no account of soil types, drainage and other requisites for successfully growing wine grapes, which cannot be assessed without visual inspection.

The property along with the surrounding area, is not within the “Land capability handbook: Guidelines for the classification of agricultural land in Tasmania”.

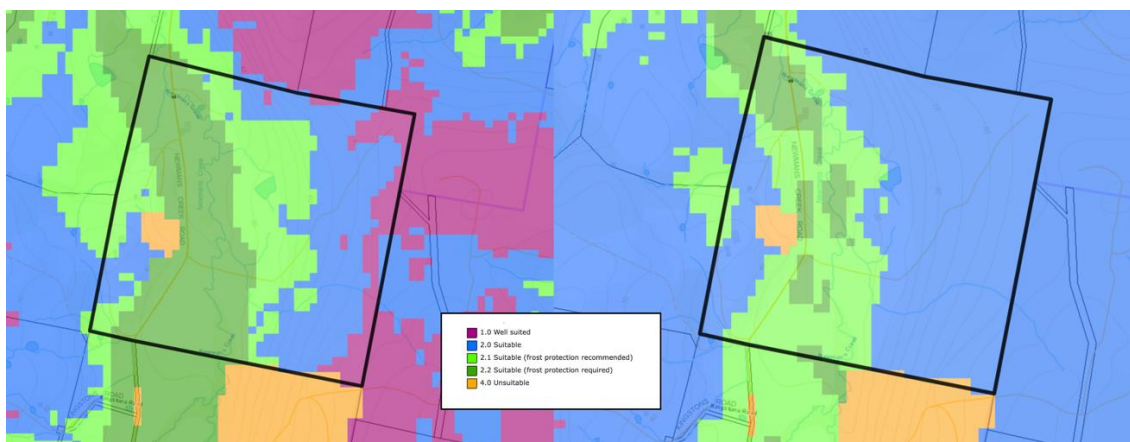


Figure 2.1c (i) – Sparkling Wine Grapes modelling RCP 8.5 scenario for years 2030 (left) and 2050 (right). The site is mapped as being suitable to well suited. (Source LIST Map)

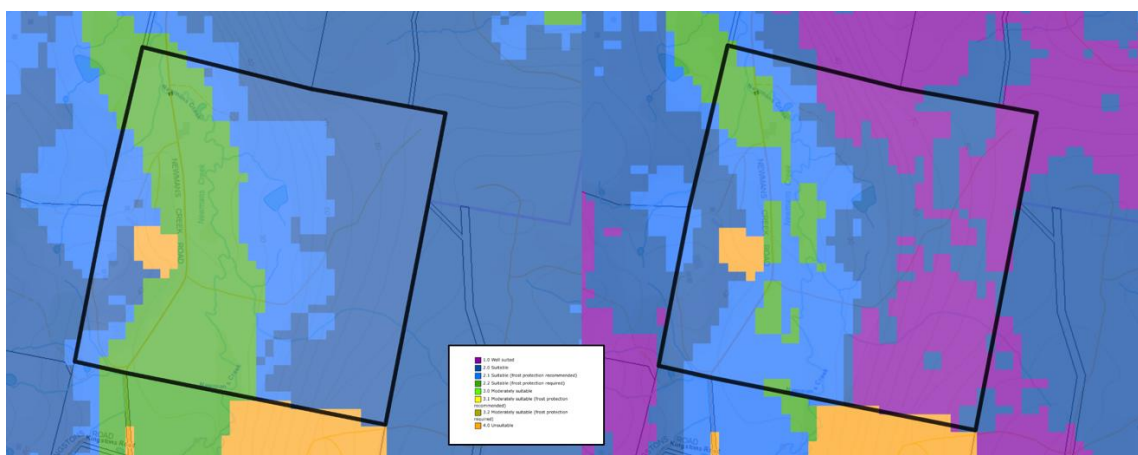


Figure 2.1c (ii) - Table Wine Grapes modelling RCP 8.5 scenario for years 2030 (left) and 2050 (right). The site is mapped as being suitable to well suited. (Source LIST Map)

3 TASMANIAN PLANNING SCHEME – TASMAN

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

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

3.1 Use Class Category – cl. 6.2

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

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

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

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

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

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

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

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

3.2 Agricultural Zone Purpose Statements – cl. 21.0

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

The zone purpose statements are as follows:

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

21.1.2 - To protect land for the use or development of agricultural use by minimising:

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

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

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

3.3 Agricultural Zone Use Standard – cl. 21.3

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

3.4 Development Standards for Agricultural Zone – cl. 21.4

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

3.7 Subdivision Standards– cl. 21.5

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

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

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

It is reiterated that the current agricultural use of the land is livestock grazing, with the principal business being associated with beekeeping. The lot layout is to place all the associated buildings and facilities with the beekeeping on the one lot. The larger balance lot ensures the financial viability and the long-term productive capacity of agricultural land associated with the beekeeping, consistent with the objective of cl. 21.5.1 (b) of the Agriculture Zone.

3.7.1 Lot Design – cl. 21.5.1 P1

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

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

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

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

- (a) *provide for the operation of an agricultural use, having regard to:*
 - (i) *not materially diminishing the agricultural productivity of the land;*
 - (ii) *the capacity of the new lots for productive agricultural use;*
 - (iii) *any topographical constraints to agricultural use; and*
 - (iv) *current irrigation practices and the potential for irrigation;*

The test here is that the lot(s) provide for the operation of an agricultural use, this requires an analysis of the current capacity for agricultural use. As previously cited, the current agricultural use of the land is limited to small number of livestock grazing and beekeeping. The scope of the proposed subdivision does not involve any change of use to these two agricultural uses. It is also observed that there are climatic capacity and sufficient area that does not require clearing, for the establishment of a vineyard. However, regard is given to four listed matters under the provision² that govern the operation of the test of the standard.

The subdivision will not materially diminish the agricultural productivity of the land, as there will be no change to the agricultural use or capacity of the site, as:

- the land will be invested into the beekeeping, maintaining an established agricultural use on the land,
- the balance area will still be used for livestock grazing, with no reduction to the carrying capacity of that land,

Therefore, the subdivision will not diminish the agricultural capacity of the land consistent with sub-clause 21.5.1 P1 (a)(i) of the Scheme.

The new lot is to be the larger of the two lots, as noted within the Site Analysis above, the larger area is maintained for livestock grazing but also has the potential for the land to be used for grape production, which also applies to the smaller lot. Therefore, the new lots have capacity to maintain the current agricultural use but also there is the capacity subject to site management for the 12.86ha lot and 46.98ha lot to be used for productive agriculture consistent with sub-clause 21.5.1 P1 (a)(ii) of the Scheme.

The proposed boundary alignment follows the topographic features of the property, with the road becoming the common boundary. This alignment places the creek flats and the

² It is noted that factors associated with the term, “having regard to” are for a Planning Authority to consider matters in determining whether the application complies with the Performance Criteria’s test, they are not themselves mandatory requirement that the proposal must satisfy or comply with: *Craig Webb Pty Ltd v Launceston City Council* [2023] TASCAT 108 at [22]; *C & H Margetts v Burnie City Council* [2017] TASRMPAT 18 at [91] to [92].

steep hillside on the one title, whilst the dwelling and sheds are located on the smaller lot with the western hillside, which will contain the beekeeping production. This facilitates livestock grazing on both flat land around the creek and elevated land when wet under foot for livestock. Therefore, the lot layout has regard to the topography of the land and the potential for agricultural use, consistent with sub-clause 21.5.1 P1 (a)(iii) of the Scheme.

No irrigation of commercial crops occurs on the site; therefore, sub-clause 21.5.1 P1 (a)(iv) of the Scheme is not applicable.

Therefore, having regard to the four sub-clause standards of 21.5.1 P1 (a) of the Scheme, the proposed subdivision maintains the long term productive agricultural use of the land and does not diminish in the event of subdivision, maintain (or increase) agricultural productivity of the land.

3.7.2 Lot Access – cl. 21.5.1 A2

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

6 CONCLUSION

The proposal seeks to subdivide the land known as 130 Newmans Creek Road, Koonya (PID: 6000722, CT: 114891 / 1), to excise a dwelling and sheds associated with the beekeeping business from the larger block of land that will contain the existing livestock grazing.

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

The subdivision of 130 Newmans Creek Road, Koonya, to the following:

- Part (Lot) 1 with an area of 12.86ha, and
- Part (Lot) 2 with an area of 46.98ha

is compliant with the applicable standards of the Tasmanian Planning Scheme - Tasman.

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



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Limitations

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

Red Seal Urban & Regional Planning

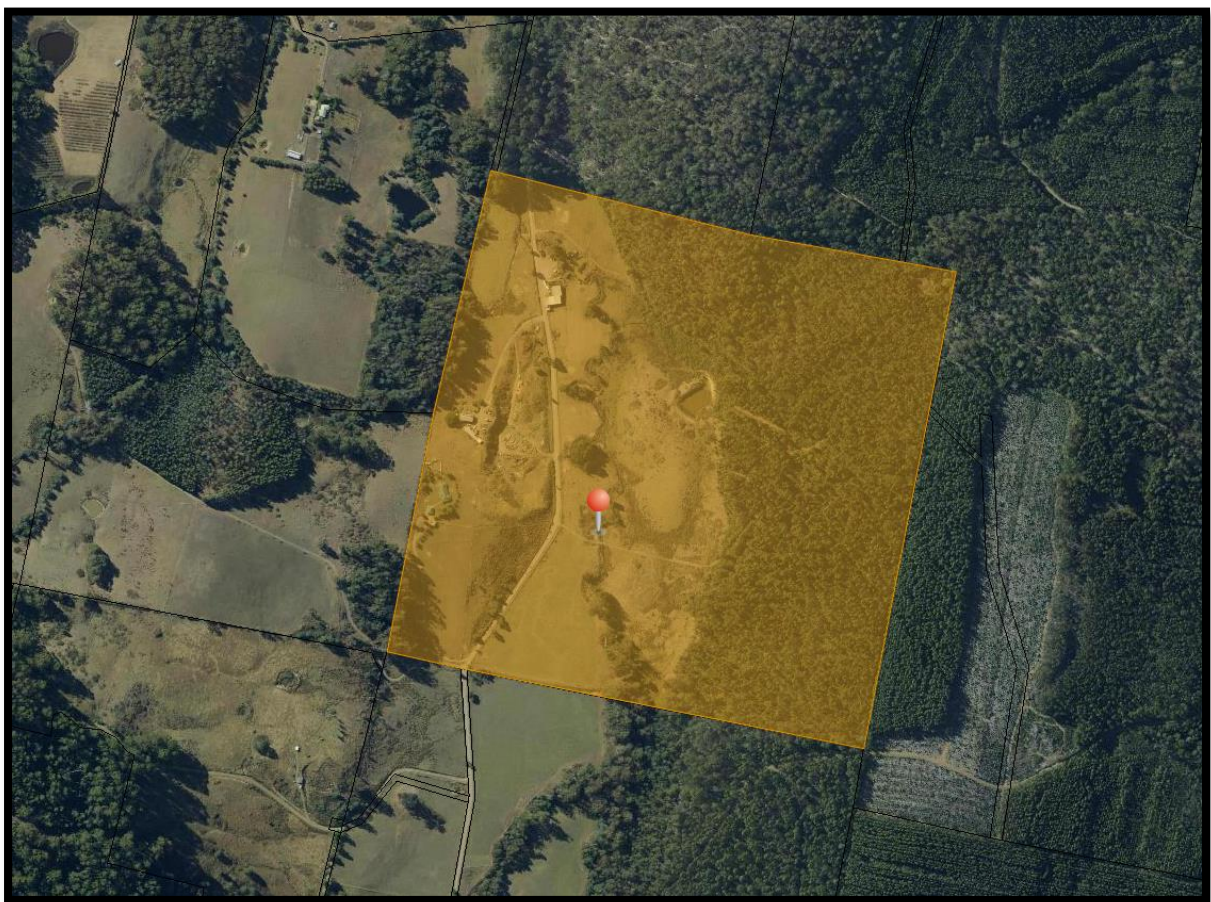
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Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

130 Newmans Creek Road, Koonya



Prepared for (Client)

130 Newmans Creek Road

KOONYA TAS 7187

Assessed & Prepared by

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Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

PO Box 2108 LAUNCESTON TAS 7250

Mobile: 0409 284 422

Version 1

27 October 2025

Job No: RGA-B2997

Executive Summary

The proposed development at 130 Newmans Creek Road, Koonya, is subject to bushfire threat. A bushfire attack under extreme fire weather conditions is likely to subject buildings at this site to considerable radiant heat, ember attack along with wind and smoke.

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

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

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Schedule 1 – Bushfire Report

1.0 Introduction

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

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

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

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

1.1 Scope

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

1.2 Limitations

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

1. The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

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

1.3 Proposal

The proposal is for the development of a two lot subdivision.

2.0 Site Description for Proposal (Bushfire Context)

2.1 Locality Plan

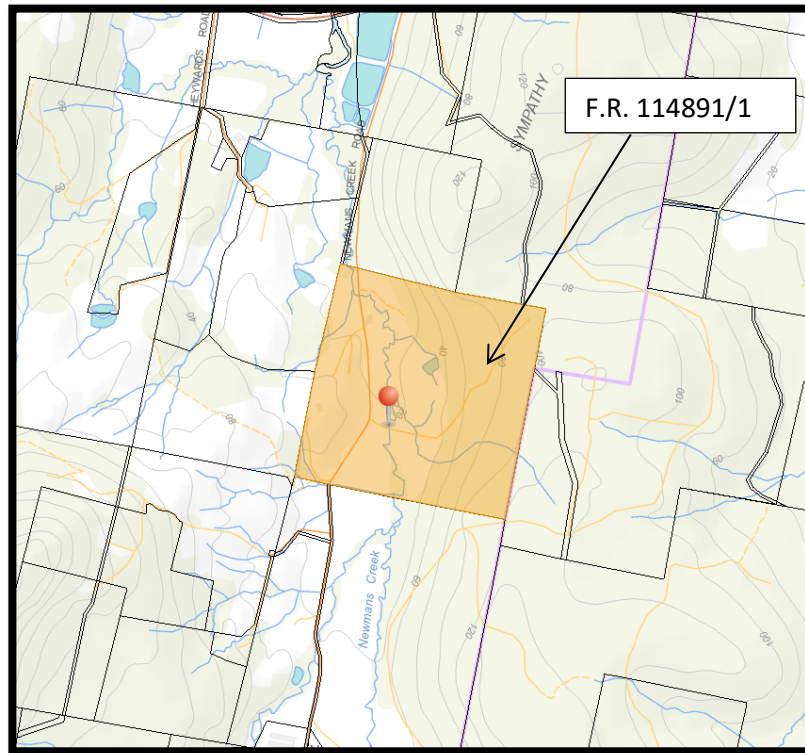


Figure 1: Location Plan of 130 Newmans Creek Road, Koonya

2.2 Site Details

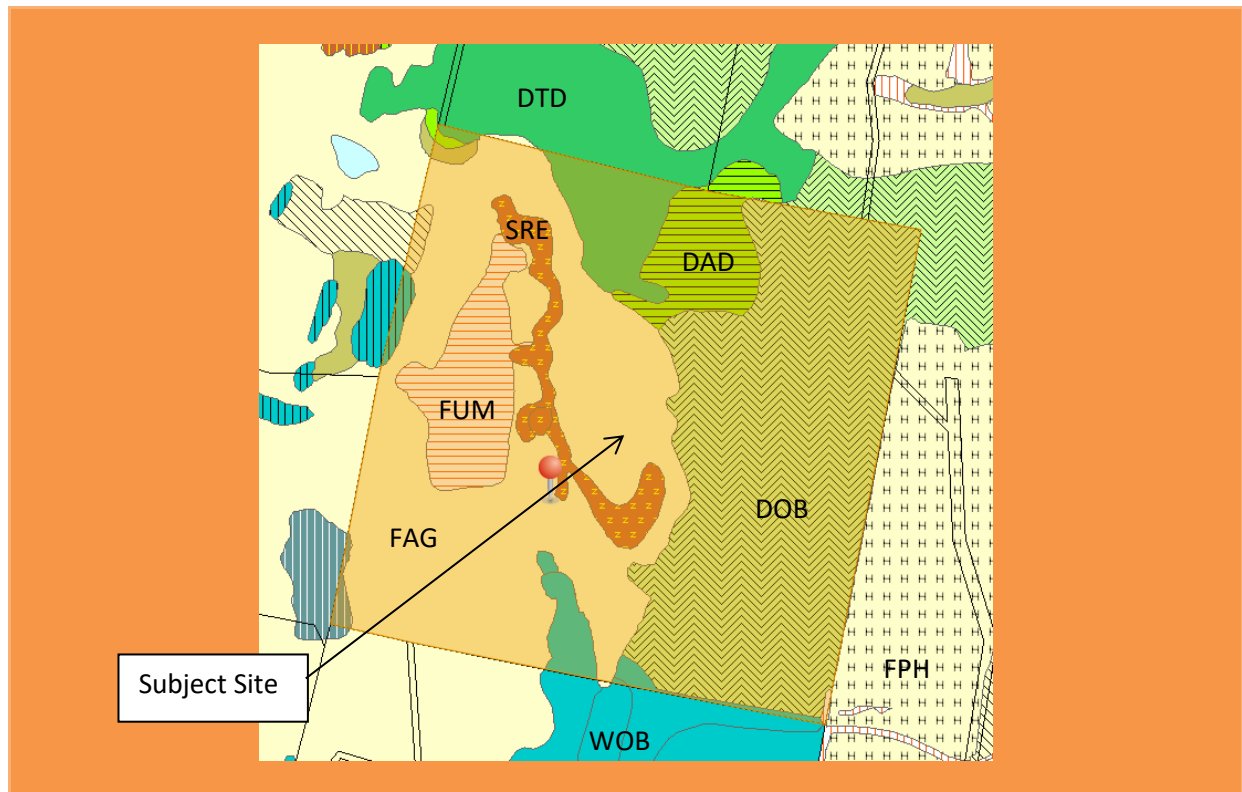
Property Address	130 Newmans Creek Road, Koonya
Certificate of Title	Volume 114891 Folio 1
Owner	
Existing Use	Dwelling/ Rural
Type of Proposed Work	2 Lot Subdivision
Water Supply	On-site for fire fighting
Road Access	Newmans Creek Road

3.0 Bushfire Site Assessment

3.1 Vegetation Analysis

3.1.1 TasVeg Classification

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



Code	Species	Vegetation Group
FAG	<ul style="list-style-type: none"> Agricultural land 	Modified land
FUM	<ul style="list-style-type: none"> Extra-urban miscellaneous 	Modified land
FPH	<ul style="list-style-type: none"> Plantations for silviculture - hardwood 	Modified land
SRE	<ul style="list-style-type: none"> Eastern riparian scrub 	Scrub, heathland and coastal complexes
WOB	<ul style="list-style-type: none"> Eucalyptus obliqua forest with broad-leaf shrubs 	Wet eucalypt forest and woodland
DOB	<ul style="list-style-type: none"> Eucalyptus obliqua dry forest 	Dry eucalypt forest and woodland
DAD	<ul style="list-style-type: none"> Eucalyptus amygdalina forest and woodland on dolerite 	Dry eucalypt forest and woodland
DTD	<ul style="list-style-type: none"> Eucalyptus tenuiramis forest and woodland on dolerite 	Dry eucalypt forest and woodland

3.1.2 Site & Vegetation Photos



Existing access from Newmans Creek Road – Lot 1 (approx. 3.1m wide)



Existing access – Lot 1 approx. 200m from Newmans Creek Road (approx. 3.0m wide)



Existing turn area – Lot 1



Looking north from existing dwelling – Lot 1



Looking further to north – Lot 1



Looking east from existing dwelling – Lot 1



Looking south from existing dwelling – Lot 1



Looking further to south – Lot 1



Looking west from existing dwelling – Lot 1



Looking northwest from existing dwelling – Lot 1



Looking further to west – Lot 1



Existing tanks - Lot 1(Poly)



Proposed access location – Lot 2



Looking northeast – Lot 2



Looking southeast – Lot 2



Looking southwest – Lot 2



Looking northwest – Lot 2

3.2 BAL Assessment – Subdivision

The Acceptable Solution in Clause 13.6.1, C13.0 Bushfire-Prone Areas Code requires all lots within the proposed subdivision to demonstrate that each lot can achieve a Hazard Management Area between the bushfire vegetation and each building on the lot with distances equal to or greater than those specified in Table 2.6 of AS3959-2018 Construction of Buildings in Bushfire Prone Areas for **BAL 19 (Lot 1) and BAL 12.5 (Lot 2).**

Lot 1

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land
Effective slope (degrees)	<input type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°
	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input checked="" type="checkbox"/> >5-10°	<input checked="" type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input checked="" type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Distance to classified vegetation	0-<15m managed >15m grassland	0-<15m managed >15m grassland	0-<12m managed >12m grassland	0-<23m managed >23m grassland
REQUIRED Distance to classified vegetation for BAL 19	13-<19m	13-<19m	15-<22m	10-<14m

Lot 2

Vegetation classification AS3959	North <input type="checkbox"/> North-East <input checked="" type="checkbox"/>	South <input type="checkbox"/> South-West <input checked="" type="checkbox"/>	East <input type="checkbox"/> South-East <input checked="" type="checkbox"/>	West <input type="checkbox"/> North-West <input checked="" type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input checked="" type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land
Effective slope (degrees)	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°
	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Distance to classified vegetation	0m to grassland	0m to grassland, then forest	0m to grassland	0m to grassland
REQUIRED Distance to classified vegetation for BAL 12.5	14-<50m	32-<100m	14-<50m	14-<50m

3.3 Outbuildings

Not applicable – existing and greater than 6.0m from habitable building on Lot 1.

3.4 Road Access

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

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

Lot 1 (existing)	Private access driveways are to be <u>upgraded/maintained</u> from the entrance of the property cross over at the public road through to the existing habitable building and on-site dedicated firefighting water supply. Private access roads are to be upgraded/maintained (widened to 4.0m carriageway, 0.5m clear either side, and 1 passing bay installed) to a standard not less than specified in Table C13.2C prior to Final Plan of Survey for subdivision to be signed off by Council.
Lot 2 - (new)	Private access driveways are to be <u>constructed / maintained</u> from the entrance of the property cross over at the public road through to any future habitable building and on-site dedicated firefighting water supply. Private access roads are to be maintained to a standard not less than specified in Table C13.2B (Table C13.2C dependent on length).

Table C13.2B: Standards for Property Access

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

- (a) All weather construction;
- (b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- (c) Minimum carriageway width of 4 metres;
- (d) Minimum vertical clearance of 4 metres;
- (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- (f) Cross falls of less than 3 degrees (1:20 or 5%);
- (g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- (h) Curves with a minimum inner radius of 10 metres;
- (i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- (j) Terminate with a turning area for fire appliances provided by one of the following:
 - i) A turning circle with a minimum outer radius of 10 metres;
 - ii) A property access encircling the building; or
 - iii) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

Table C13.2C: Standards for Property Access

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

- (a) All weather construction;
- (b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- (c) Minimum carriageway width of 4 metres;
- (d) Minimum vertical clearance of 4 metres;
- (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- (f) Cross falls of less than 3 degrees (1:20 or 5%);
- (g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- (h) Curves with a minimum inner radius of 10 metres;
- (i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- (j) Terminate with a turning area for fire appliances provided by one of the following:
 - i) A turning circle with a minimum outer radius of 10 metres;
 - ii) A property access encircling the building; or
 - iii) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.
- (k) Passing bays of 2m additional carriageway width and 20m length provided every 200m.

3.5 Water Supply

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

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

- (i) A fire hydrant system designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA Edition 2.0; or
- (ii) A stored water supply in a water tank, swimming pool, dam or lake available for fire fighting at all times which has the capacity of at least 10,000L for each separate building area to be protected.

Lot 1 – Static Water Supply (new)	<p>On-site water supply is required for the existing habitable building prior to Final Plan of Survey for subdivision to be signed off by Council.</p> <p>A water tank of at least 10,000 litres per building area to be protected and above ground pipes and fittings used for a stored water supply must be of non-rusting, non-combustible, non-heat-deforming materials and must be situated more than 6m from a building area to be protected.</p>
--	---

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

Table C13.5: Static Water Supply for Fire Fighting

Column 1		Column 2
Element		Requirement
A.	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> (a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018 the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) Metal; (ii) Non-combustible material; or (iii) Fibre-cement a minimum 6mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm;

		<ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450-600mm above ground level; and (iv) Protected from possible damage, including damage from vehicles.
D.	Signage for static water connections	<p>The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with:</p> <ul style="list-style-type: none"> (a) water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or (b) <i>Water Supply Signage Guideline</i>, version 1.0, Tasmanian Fire Service, February 2017.
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> (1) No more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (2) No closer than 6m from the building area to be protected; (3) a minimum width of 3m constructed to the same standard as the carriageway; and (4) Connected to the property access by a carriageway equivalent to the standard of the property access.

4.0 Bushfire-Prone Areas Code Assessment Criteria

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

C13.4 – Exemptions – Not applicable.

C13.6 Development Standards for Subdivision

C13.6.1 Provision of hazard management areas

	Comments
<input checked="" type="checkbox"/> A1 (a) & (b)	Specified distances for Hazard Management Areas for BAL 19 (Lot 1), and BAL 12.5 (Lot 2) as specified on the plan are in accordance with AS3959. The Hazard Management Area for Lot 1 shall be <u>established/maintained</u> prior to the Council sealing the final plan of survey (extended to east from 12m to 15m). The proposal complies.

☐ **P1**

C13.6.2 Public and fire fighting access

	Comments
<input type="checkbox"/> A1 (a)	Note applicable.
<input checked="" type="checkbox"/> A1 (b)	The existing private driveway to Lot 1 will be upgraded/maintained (widened to 4.0m carriageway, 0.5m clear either side, and 1 passing bay installed) in accordance with Table C13.2C prior to the Final Plan of Survey for subdivision to be signed off by Council. Access is required to on-site dedicated firefighting water supply.

The private driveway to Lot 2 will be constructed/maintained in accordance with Table C13.2B/Table C13.2C (dependent on length) at the time of future habitable building. Access is required to on-site dedicated firefighting water supply.

☐ **P1**

☒ **A2** Not applicable.

☐ **P2** No PC

C13.6.3 Provision of water supply for fire fighting purposes

	Comments
<input type="checkbox"/> A1 (a)	Not applicable
(b)	Not applicable.

☐ **P1** No PC

☒ **A2** (a) Not applicable.
(b) The existing dwelling on Lot 1, prior to the final plan of survey being sealed by Council, shall be provided with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5 shall be considered.

Any new habitable building on Lot 2, at building application stage

consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.		
<input type="checkbox"/> A2	(c)	Not applicable.
<input type="checkbox"/> P2	No PC	

5.0 Layout Options

Not relevant to this proposal.

6.0 Other Planning Provisions

Not relevant to this proposal.

7.0 Conclusions and Recommendations

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

The site has been assessed as demonstrating a building area that have the dimensions equal to or greater than the separation distance required for BAL 19 (Lot 1) and BAL 12.5 (Lot 2) in Table 2.6 of AS 3959 – 2018 Construction of Buildings in Bushfire Prone Areas.

Access

The private driveway to Lot 1 shall be upgraded/maintained prior to the council sealing the final plan of survey and maintained into perpetuity in accordance with Table C13.2C (widened to 4.0m carriageway, 0.5m clear either side, and 1 passing bay installed).

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

Water Supplies

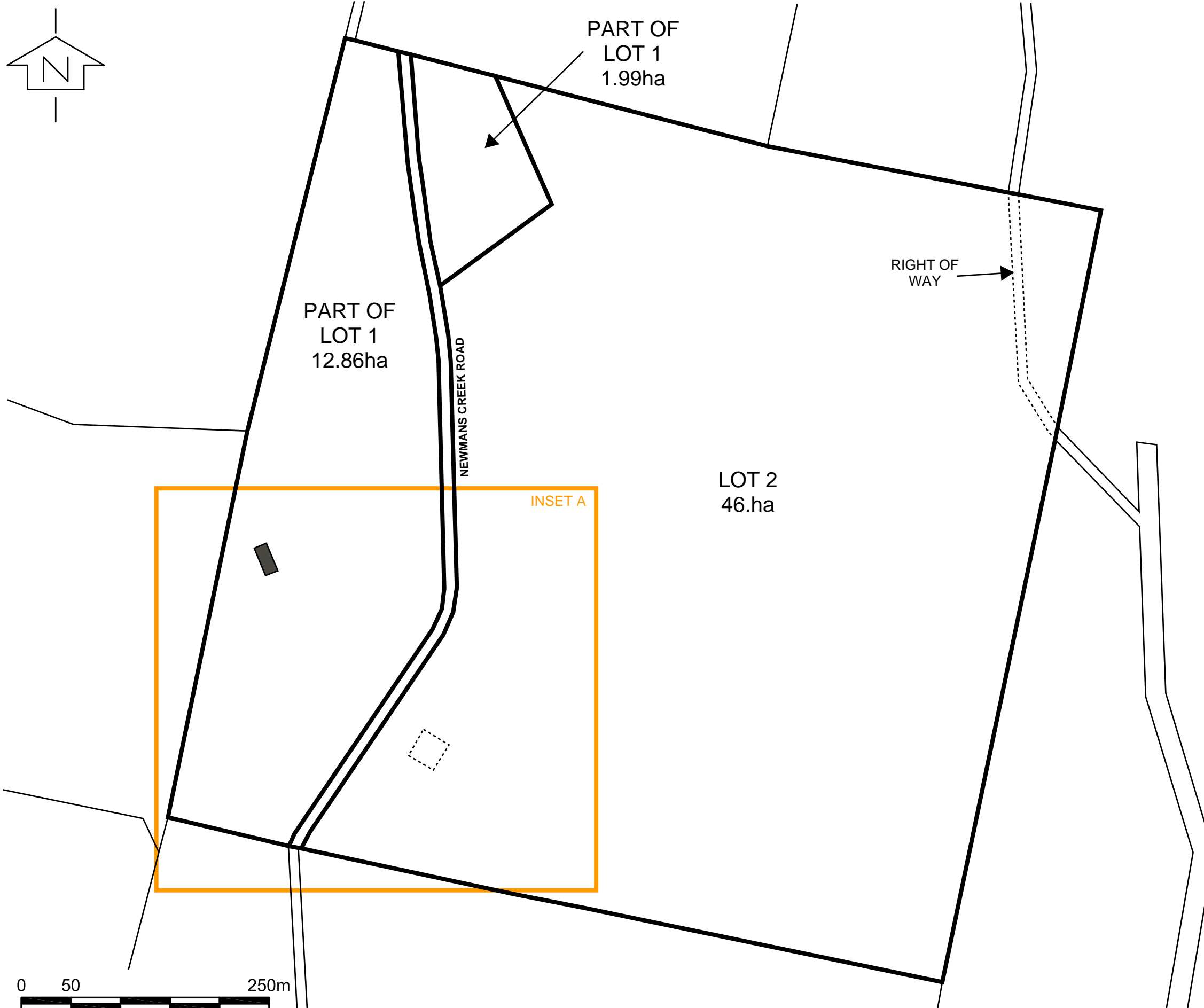
The existing dwelling on Lot 1 prior to the council sealing the final plan of survey, must be provided with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.

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

Fuel Managed Areas

Hazard Management Areas as detailed within the plan shall be constructed and maintained as detailed in Schedule 2. For Lot 1, Hazard Management Area is to be established/managed (extended to east from 12m to 15m) prior to the final plan of survey being sealed by Council and must be managed into perpetuity. For Lot 2, Hazard Management Area to be established and maintained prior to the construction of any habitable building on the lot and managed into perpetuity.

Schedule 2 – Bushfire Hazard Management Plan



LEGEND

INDICATIVE BUILDING AREA 30m X 30m

EXISTING DWELLING

HAZARD MANAGEMENT AREA

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

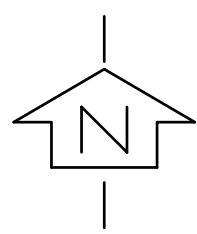
- NOTES
- PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2B/C13.2C - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.5 - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B2997, R.GREEN, 27 OCTOBER 2025
- THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - TASMAN (EFFECTIVE 8 DECEMBER 2021)

BUSHFIRE HAZARD MANAGEMENT PLAN
BUSHFIRE ATTACK LEVEL (BAL) - 12.5 (LOT 2) BAL 19 (LOT 1)
2 LOT SUBDIVISION


130 NEWMANS CREEK ROAD, KOONYA
VOLUME 114891 FOLIO 1
PROPERTY ID 6000722

DATE: 27 OCTOBER 2025
VERSION: 1
DRAWN: REBECCA GREEN
PHONE: 0409 284 422
EMAIL: ADMIN@RGASSOCIATES.COM.AU
BFP - 116, SCOPE - 1, 2, 3A, 3B, 3C






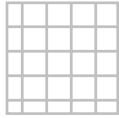
LEGEND



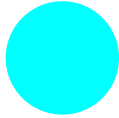
INDICATIVE BUILDING AREA 30m X 30m



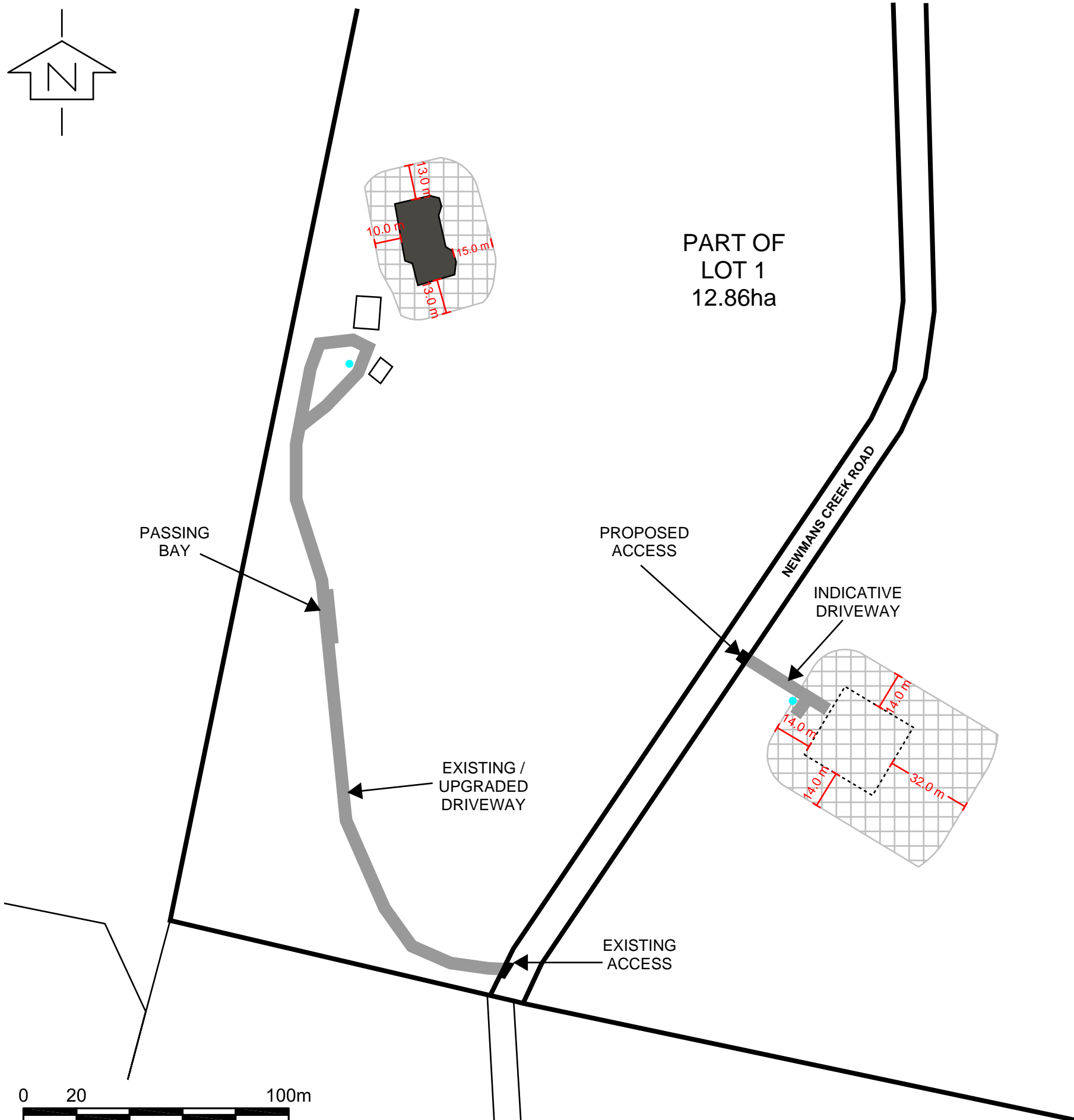
EXISTING DWELLING



HAZARD MANAGEMENT AREA



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



- NOTES**
- PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2B/C13.2C - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
 - FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.5 - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT
 - HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT
 - THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B2997, R.GREEN, 27 OCTOBER 2025
 - THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - TASMAN (EFFECTIVE 8 DECEMBER 2021)

BUSHFIRE HAZARD MANAGEMENT PLAN
BUSHFIRE ATTACK LEVEL (BAL) - 12.5 (LOT 2) BAL
19 (LOT 1)
2 LOT SUBDIVISION
INSET A

130 NEWMANS CREEK ROAD, KOONYA
VOLUME 114891 FOLIO 1
PROPERTY ID 6000722

DATE: 27 OCTOBER 2025
VERSION: 1
DRAWN: REBECCA GREEN
PHONE: 0409 284 422
EMAIL: ADMIN@RGASSOCIATES.COM.AU
BFP - 116, SCOPE - 1, 2, 3A, 3B, 3C



Form 55

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 130 Newmans Creek Road Address
 KOONYA TAS 7187 Suburb/postcode

Qualified person details:

Qualified person: Rebecca Green
Address: PO Box 2108 Phone No: 0409 284 422
 Launceston 7250 Fax No:
Licence No: BFP-116 Email address: admin@rgassociates.com.au

Qualifications and Insurance details:

Accredited to report on bushfire hazards under Part IVA of the *Fire Services Act 1979*

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise:

Analysis of hazards in bushfire prone areas

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 130 Newmans Creek Road Lot No: 1
 KOONYA 7187 Certificate of title No: 114891
The assessable item related to this certificate: 2 Lot Subdivision

(description of the assessable item being certified)

Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

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

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

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



or

a building, temporary structure or plumbing installation:



In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan (Rebecca Green & Associates, 27 October 2025, Version 1, Job No. RGA-B2997)
Relevant	N/A
References:	<i>Tasmanian Planning Scheme – Tasman, Bushfire-Prone Areas Code</i> <i>Australian Standard 3959-2018</i>

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

1. Assessment of the site Bushfire Attack Level (to Australian Standard 3959-2018)
2. Bushfire Hazard Management Plan showing BAL-19 (Lot 1) and BAL-12.5 (Lot 2) solutions.

Scope and/or Limitations

Scope

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


Limitations

The assessment has been undertaken and report provided on the understanding that:-

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

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

I certify the matters described in this certificate.

	Signed:	Certificate No:	Date:
Qualified person:		RG-226/2025	27 October 2025

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

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

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

Street address:

130 Newmans Creek Road, KOONYA TAS 7187

Certificate of Title / PID:

F.R. 114891/1, PID6000722

2. Proposed Use or Development

Description of proposed Use and Development:

2 Lot Subdivision

Applicable Planning Scheme:

Tasmanian Planning Scheme – Tasman

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Proposed Subdivision Plan Ref: KINGI01 16073-01	Brooks, Lark and Carrick Surveyors	19/05/2025	-
Bushfire Hazard Assessment Report	Rebecca Green	27 October 2025	1
Bushfire Hazard Management Plan	Rebecca Green	27 October 2025	1

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

4. Nature of Certificate

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

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

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

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

<input checked="" type="checkbox"/>	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance') <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 27 October 2025</i>

		<i>demonstrating BAL 19 for Lot 1 and BAL 12.5 for Lot 2.</i>
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management 27 October 2025 – Lot 1 and Lot 2.</i>

<input checked="" type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 27 October 2025 – Lot 1 and Lot 2.</i>
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name: Rebecca Green

Phone No: 0409 284 422

Postal Address: PO Box 2108
Launceston, Tas 7250

Email Address: admin@rgassociates.com.au

Accreditation No: BFP – 116

Scope: 1, 2, 3A, 3B, 3C

6. Certification

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

☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name: Rebecca Green

Date: 27 October 2025

Certificate
Number: RGA-069/2025

(for Practitioner Use only)

Attachment 2 – AS3959-2018 Construction Requirements



BAL Assessments

Revised for 2018 edition

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

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

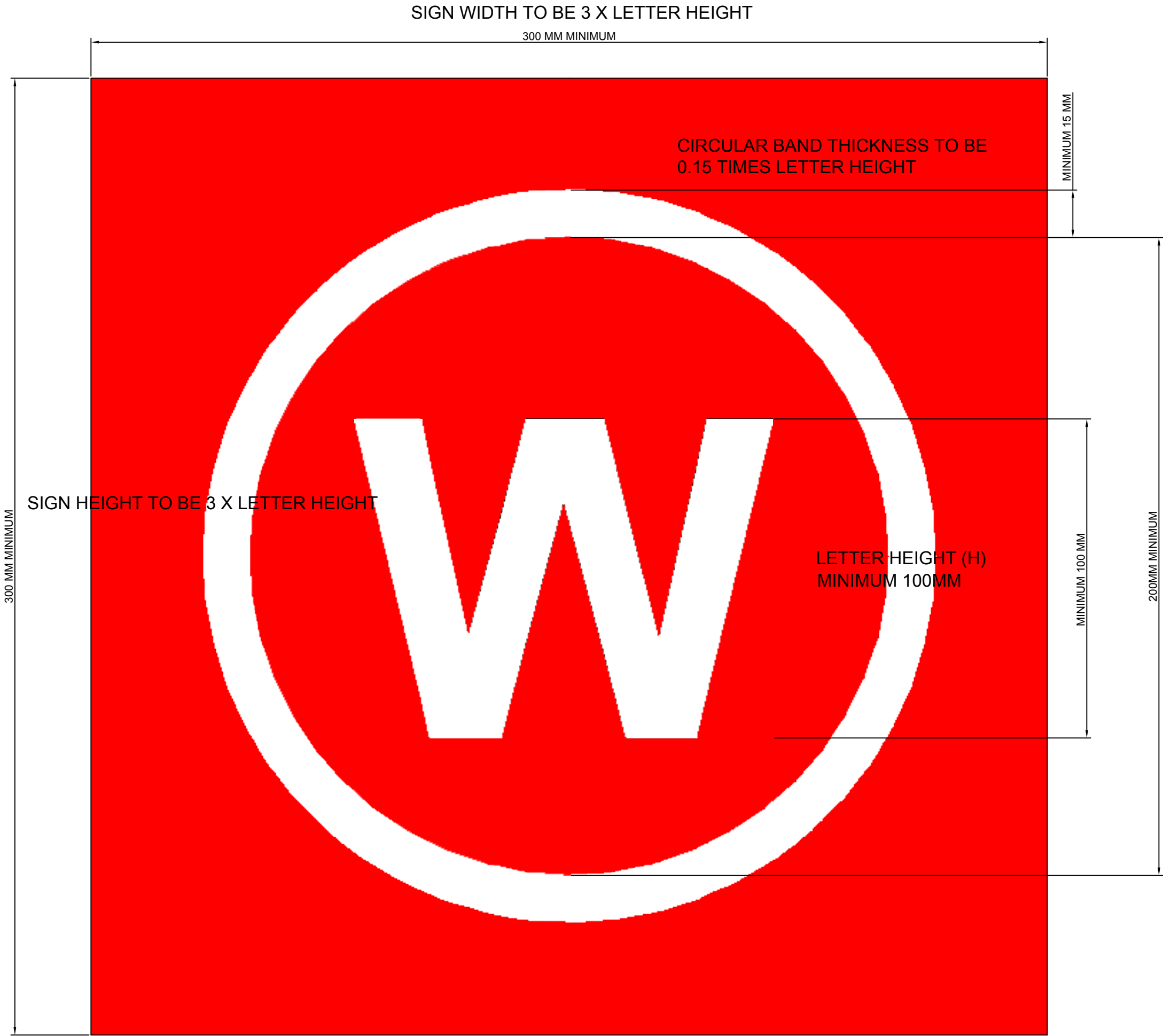
Attachment 3 – Proposal Plan

Brooks, Lark and Carrick Surveyors

E					OWNER: TITLE REFERENCE: 114891/1 LOCATION: 130 NEWMANS CREEK ROAD.	Proposed Subdivision		
D						Date:	Reference:	
C								
B						19/05/2025	KINGI01	16073-01
A								

Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline

10,000 LITRE DOMESTIC FIREFIGHTING STATIC WATER INDICATOR SIGN



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

INSIDE DIAMETER OF CIRCULAR BAND TO BE 2 TIMES LETTER HEIGHT

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

THICKNESS OF CIRCULAR BAND TO BE 0.15 TIMES LETTER HEIGHT

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

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

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

WHITE SUBSTRATE COLOUR TO BE PMS 186C

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

SIGN TO BE PERMANENTLY FIXED



References

- (a) Tasmanian Planning Commission 2021, *Tasmanian Planning Scheme – Tasman (Effective 8 December 2021)*, C13.0 Bushfire-Prone Areas Code, Tasmania.
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- (c) Resource Management & Conservation Division of the Department Primary Industry & Water September 2006, TASVEG, *Tasmanian Vegetation Map*, Tasmania.
- (d) Tasmanian Government, Land Information System Tasmania, www.thelist.tas.gov.au