Meander Valley Council
Working Together

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	**Cohen & Associates Pty Ltd - PA\26\0045**
PROPERTY ADDRESS:	**43 & 49A Caveside Road MOLE CREEK (CTs: 77559/1, 77559/2, 77559/3, 131121/1)**
DEVELOPMENT:	**Subdivision (4 lots to 3 lots) - not connected to sewer & stormwater, attenuation area.**

The application can be inspected until **Monday, 1 December 2025**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 15 November 2025.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

Meander Valley Council
Working Together

- Application form & details MUST be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

OFFICE USE ONLY

Property No: | | | | | | **Assessment No:** | | - | | | | | - | | | | |

DA | | **PA** | | **PC** | |

- Is your application the result of an illegal building work? ☐ Yes ☑ No
- Have you already received a Planning Review for this proposal? ☐ Yes ☑ No
- Is a new vehicle access or crossover required? ☑ Yes ☐ No

Indicate by ✓ box

PROPERTY DETAILS:

Address: 49a and 43 Caveside Road | Certificate of Title: 131121-1; 77559-1,2 and 3

Suburb: Mole Creek | 7304 | Lot No:

Land area: 3.705 ha *m^2 / ha*

Present use of land/building: Residential/Rural *(vacant, residential, rural, industrial, commercial or forestry)*

- Does the application involve Crown Land or Private access via a Crown Access Licence: ☐ Yes ☑ No
- Heritage Listed Property: ☐ Yes ☑ No

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box

☐ Building work ☐ Change of use ☐ Subdivision ☐ Demolition
☐ Forestry ☐ Other

Total cost of development *(inclusive of GST):* $ *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work: Boundary adjustment

Use of building: (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: m^2 New building height: m

Materials: External walls: Colour:

Roof cladding: Colour:

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
77559	1
EDITION	DATE OF ISSUE
4	28-Sep-2022

SEARCH DATE : 29-Apr-2025
SEARCH TIME : 10.05 AM

DESCRIPTION OF LAND

Parish of POATINA, Land District of WESTMORLAND
Lot 1 on Diagram 77559 (formerly being 289-1D)
Derivation : Part of Lot 4950 - Gtd. to E. Horton.
Prior CT 3121/94

SCHEDULE 1

M969937 TRANSFER to ANDREW THOMAS MARTIN and KARINA ANNE MARTIN Registered 28-Sep-2022 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
E317943 MORTGAGE to Commonwealth Bank of Australia Registered 28-Sep-2022 at 12.03 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

The Common Seal of The Warden, Councillors and Electors of the Municipality of Deloraine has been hereunto affixed, in the presence of us, this 14th day of December, 1953 in pursuance of authorisation given at a meeting of the said Council, held on the 14th December, 1953.

DIAGRAM FROM ACTUAL SURVEY

Subd. No. 4639.

No. ....

D 289

Subdivision approved subject to lot 5 being amalgamated with an adjoining title.

P/T P/T

.... WARDEN.

.... COUNCILLOR.

.... COUNCIL CLERK.

REGISTERED NUMBER

77559

COUNTY OF ~~DEVON~~ WESTMORLAND

PARISH OF ~~ALPHINGTON~~ POATINA

No. OF APPLICATION

Scale — 3 CHAINS — to an inch

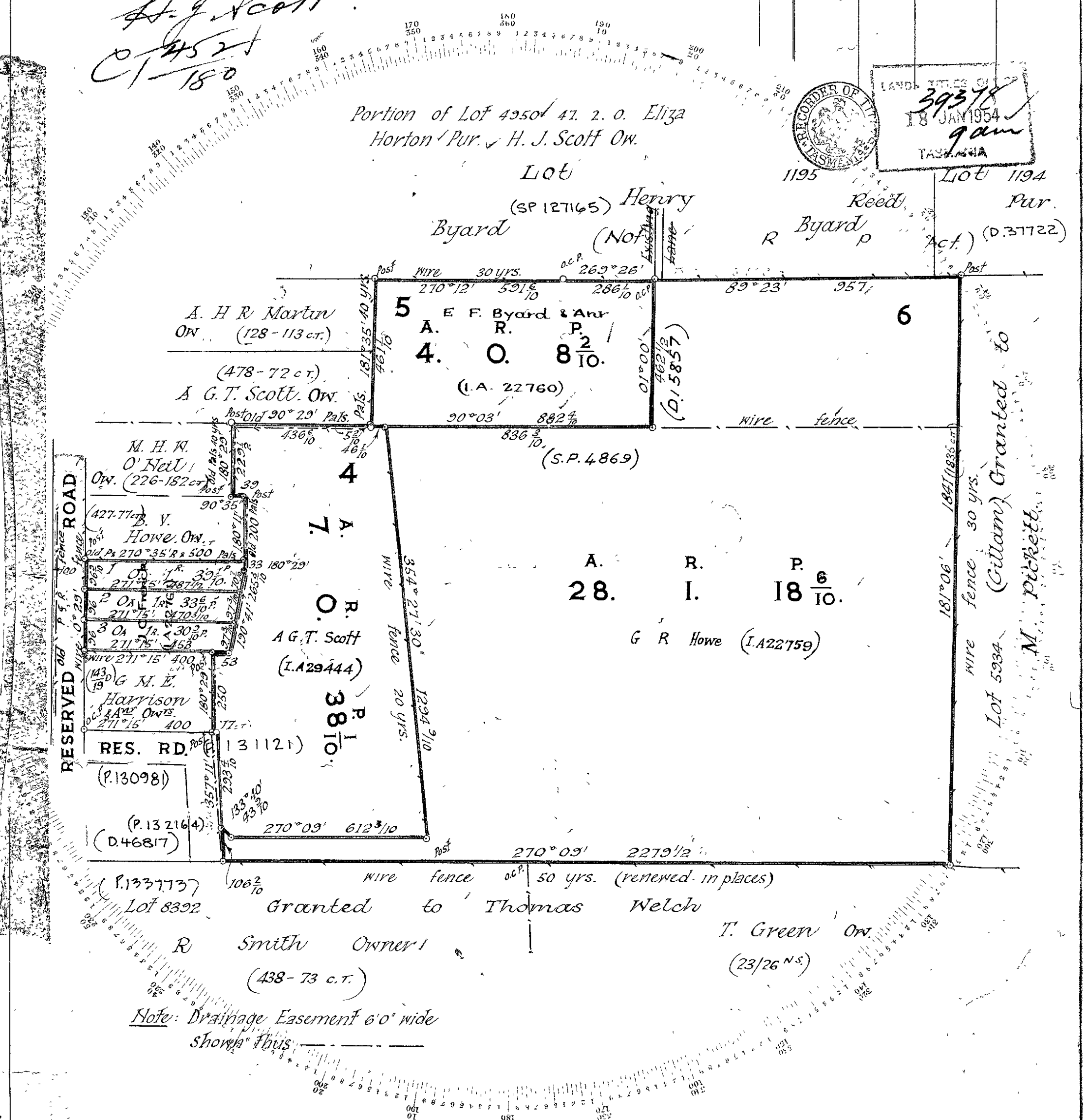
H. J. Scott

C/T 4521/180

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM

LAND TITLES OFFICE 39376 18 JAN 1954 9 am TASMANIA



To be filled in by Surveyor.

- Date of Instructions
- Survey commenced 27 · 5 · 48
- Survey finished 16 - 8 - 53
- Error of close 1 in

Office examination.

- Plotted by
- Examined as to boundaries
- Mathematically checked
- Entered on Card by

Dated this 27 day of Nov , 1953

I, Ralph Campbell Smith of Launceston, Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2, dated 3rd July, 1946.

R Campbell Smith

Authorised Surveyor.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
77559	2
EDITION	DATE OF ISSUE
4	28-Sep-2022

SEARCH DATE : 29-Apr-2025
SEARCH TIME : 10.05 AM

DESCRIPTION OF LAND

Parish of POATINA, Land District of WESTMORLAND
Lot 2 on Diagram 77559 (formerly being 289-1D)
Derivation : Part of Lot 4950 - Gtd. to E. Horton.
Prior CT 3121/94

SCHEDULE 1

M969937 TRANSFER to ANDREW THOMAS MARTIN and KARINA ANNE MARTIN Registered 28-Sep-2022 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
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D 289

Subd. No. 4639.

No. ....

DIAGRAM FROM ACTUAL SURVEY

Subdivision approved subject to Lot 5 being amalgamated with an adjoining title.

P/T P/T

.... WARDEN.

.... COUNCILLOR.

.... COUNCIL CLERK.

REGISTERED NUMBER

77559

COUNTY OF ~~DEVON~~ WESTMORLAND

PARISH OF ~~ALPHINGTON~~ POATINA

No. OF APPLICATION

Scale — 3 CHAINS — to an inch

H. J. Scott

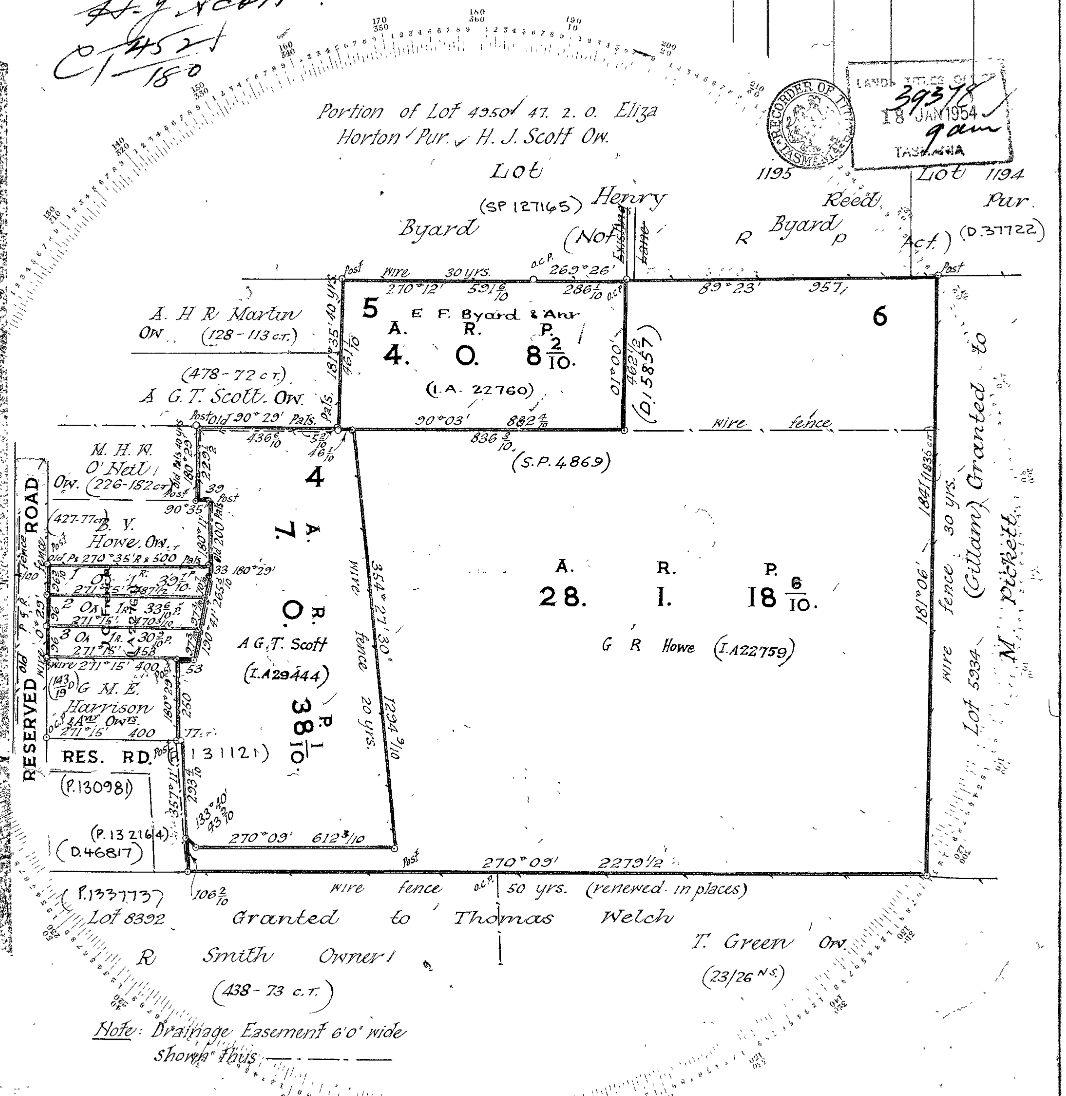
CT 4521/180

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM

LAND TITLES OFFICE 39376 18 JAN 1954 9 am TASMANIA

RECORDER OF TITLES TASMANIA



To be filled in by Surveyor.	Date of Instructions
	Survey commenced 27.5.48
	Survey finished 16.8.53
	Error of close 1 in
Office examination.	Plotted by
	Examined as to boundaries
	Mathematically checked
	Entered on Card by

I, Ralph Campbell Smith of Launceston, Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2, dated 3rd July, 1946.

Dated this 27 day of Nov, 1953

Authorised Surveyor.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
77559	3
EDITION	DATE OF ISSUE
4	28-Sep-2022

SEARCH DATE : 29-Apr-2025
SEARCH TIME : 10.05 AM

DESCRIPTION OF LAND

Parish of POATINA, Land District of WESTMORLAND
Lot 3 on Diagram 77559 (formerly being 289-1D)
Derivation : Part of Lot 4950 - Gtd. to E. Horton.
Prior CT 3121/94

SCHEDULE 1

M969937 TRANSFER to ANDREW THOMAS MARTIN and KARINA ANNE MARTIN Registered 28-Sep-2022 at 12.02 PM

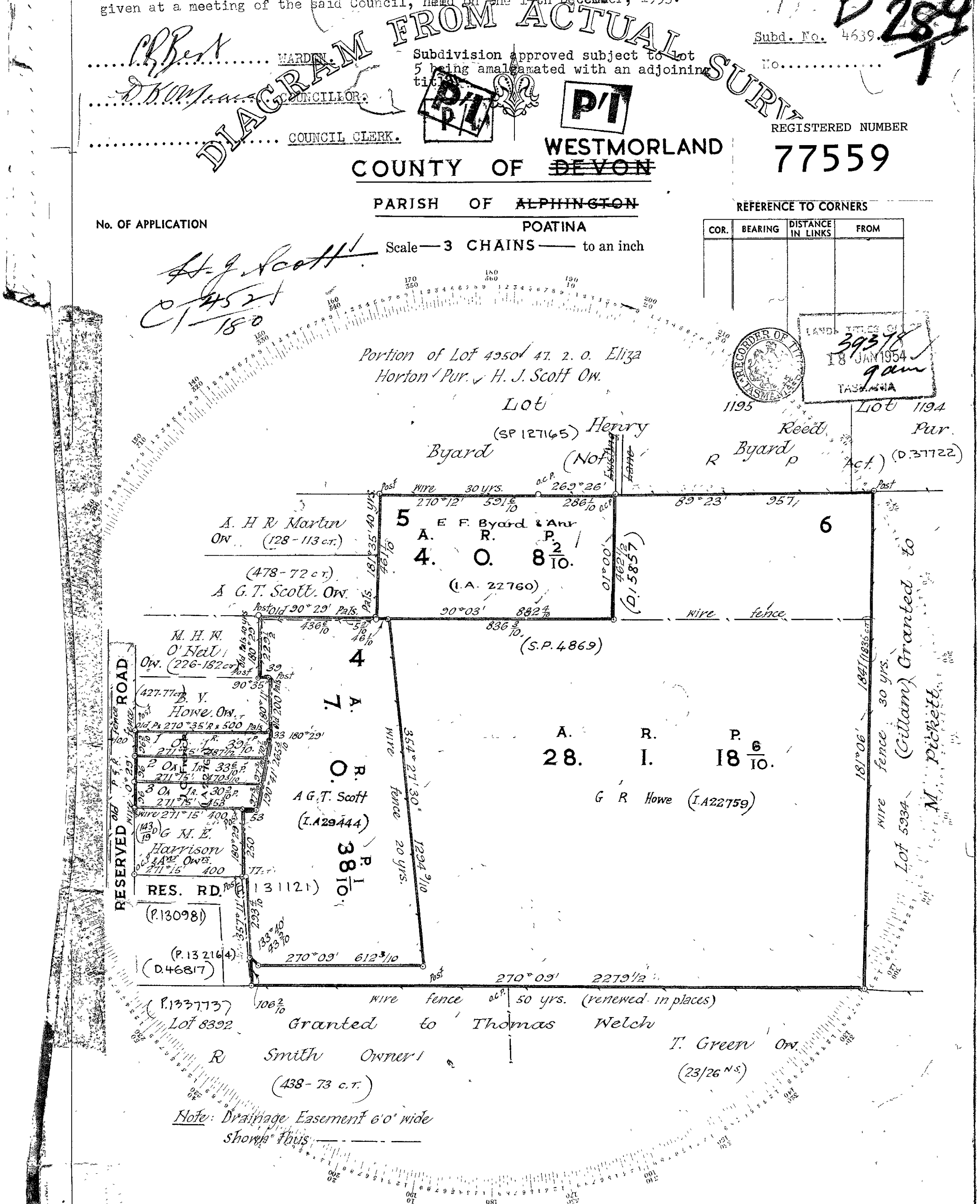
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
E317943 MORTGAGE to Commonwealth Bank of Australia Registered 28-Sep-2022 at 12.03 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

The Common Seal of The Warden, Councillors and Electors of the Municipality of Deloraine has been hereunto affixed, in the presence of us, this 14th day of December, 1953 in pursuance of authorisation given at a meeting of the said Council, held on the 14th December, 1953.



To be filled in by Surveyor.
- *Date of Instructions*
- *Survey commenced* 27. 5. 48
- *Survey finished* 16 - 8 - 53
- *Error of close 1 in*

Office examination.
- *Plotted by*
- *Examined as to boundaries*
- *Mathematically checked*
- *Entered on Card by*

I, Ralph Campbell Smith *of* Launceston, *Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2, dated 3rd July, 1946.*

Dated this 27 *day of* Nov, 1953

Authorised Surveyor.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
131121	1
EDITION	DATE OF ISSUE
4	07-Dec-2007

SEARCH DATE : 30-Jun-2025
SEARCH TIME : 11.31 AM

DESCRIPTION OF LAND

Town of MOLE CREEK
Parish of POATINA, Land District of WESTMORLAND
Lot 1 on Plan 131121
Derivation : Part of Lot 4950 Gtd. to E. Horton and Whole of lot 42007 granted to K.M. FAULKNER
Prior CTs 77559/4 and 130263/1

SCHEDULE 1

C652136 TRANSFER to MALCOLM HENRY GULLY and JULIE ELIZABETH GULLY Registered 12-Oct-2005 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
C98608 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 12-Nov-1998 at noon
C832001 MORTGAGE to Bendigo Bank Limited Registered 07-Dec-2007 at noon

UNREGISTERED DEALINGS AND NOTATIONS

E419137 DISCHARGE OF MORTGAGE C832001 Lodged by DYE & DURHAM (NAB) on 06-Jun-2025 BP: E419137
E419138 MORTGAGE to National Australia Bank Limited Lodged by DYE & DURHAM (NAB) on 06-Jun-2025 BP: E419137

OWNER

FOLIO REFERENCE F/R 77559-4
F/R 130263-1

GRANTEE

PLAN OF TITLE

LOCATION
TOWN OF MOLE CREEK

FIRST SURVEY PLAN No.

COMPILED BY L.D.R.B.

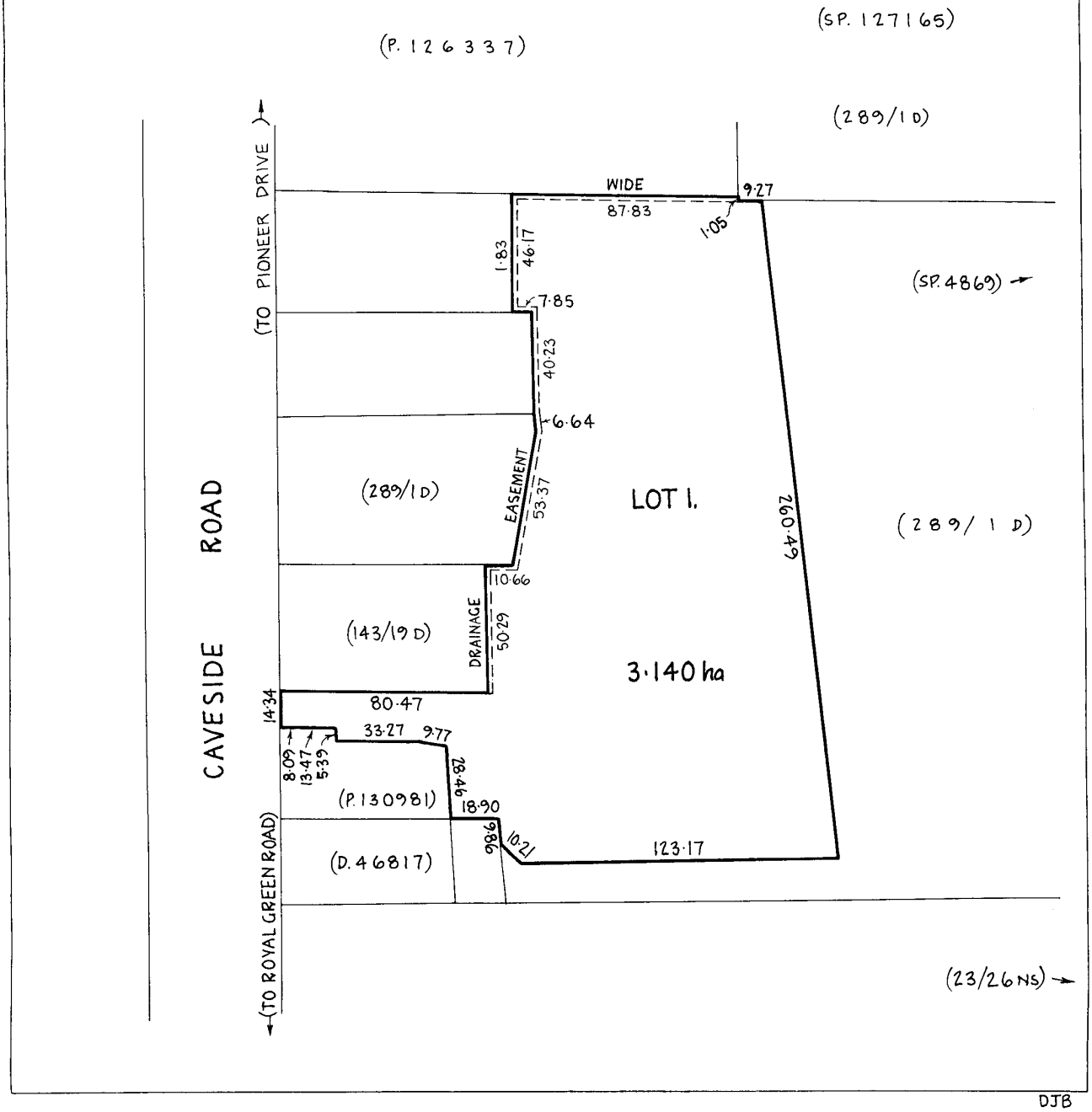
SCALE 1: 1500 LENGTHS IN METRES

REGISTERED NUMBER
P131121

APPROVED - 6 NOV 1998
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 121 (4439-13)	LAST UPI No CXH90	LAST PLAN No. 289/1D, D.130263.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

~~BALANCE PLAN~~



DJB

1 OF 1	PLAN OF SUBDIVISION	**43 & 49a Caveside Road, Mole Creek**	
REV 1			
REF 87-84 (8851)	2 Jul 2025	OWNER	M.H. & J.E. Gully
		TITLE REFERENCE(S)	131121-1, 77559/1, 77559/2 & 77559/3
SCALE 1 : 1000 @ A3	DRAWN ARFAIRFIELD	ZONE	Village
		OVERLAYS	Bushfire prone, . SAP Karst Management Area & Karst Low Sensitivity Area

COHEN & ASSOCIATES
LAND & AERIAL SURVEYORS
103 CAMERON STREET
PO BOX 990, LAUNCESTON, TAS, 7250
admin@surveyingtas.com.au
(03) 6331 4633
ABN 70 689 298 535 www.surveyingtas.com.au

Rebecca Green & Associates

Bushfire Hazard Assessment Report &

Bushfire Hazard Management Plan

43 and 49A Caveside Road, Mole Creek

Prepared for (Client)

Malcolm and Julie Gully

49A Caveside Road

MOLE CREEK TAS 7304

Assessed & Prepared by

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

PO Box 2108 LAUNCESTON TAS 7250

Mobile: 0409 284 422

Version 1

5 August 2025

Job No: RGA-B2849

Executive Summary

The proposed development at 43 Caveside Road and 49A Caveside Road, Mole Creek, is subject to bushfire threat. A bushfire attack under extreme fire weather conditions is likely to subject buildings at this site to considerable radiant heat, ember attack along with wind and smoke.

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

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

Rebecca Green & Associates

Contents

Schedule 1 – Bushfire Report

1.0 Introduction

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

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

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

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

1.1 Scope

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

1.2 Limitations

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

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

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

1.3 Proposal

The proposal is for the development of a subdivision for 3 lots. Four titles currently exist. A single dwelling will each be retained on proposed Lot 1 as well as proposed Lot 3.

2.0 Site Description for Proposal (Bushfire Context)

2.1 Locality Plan

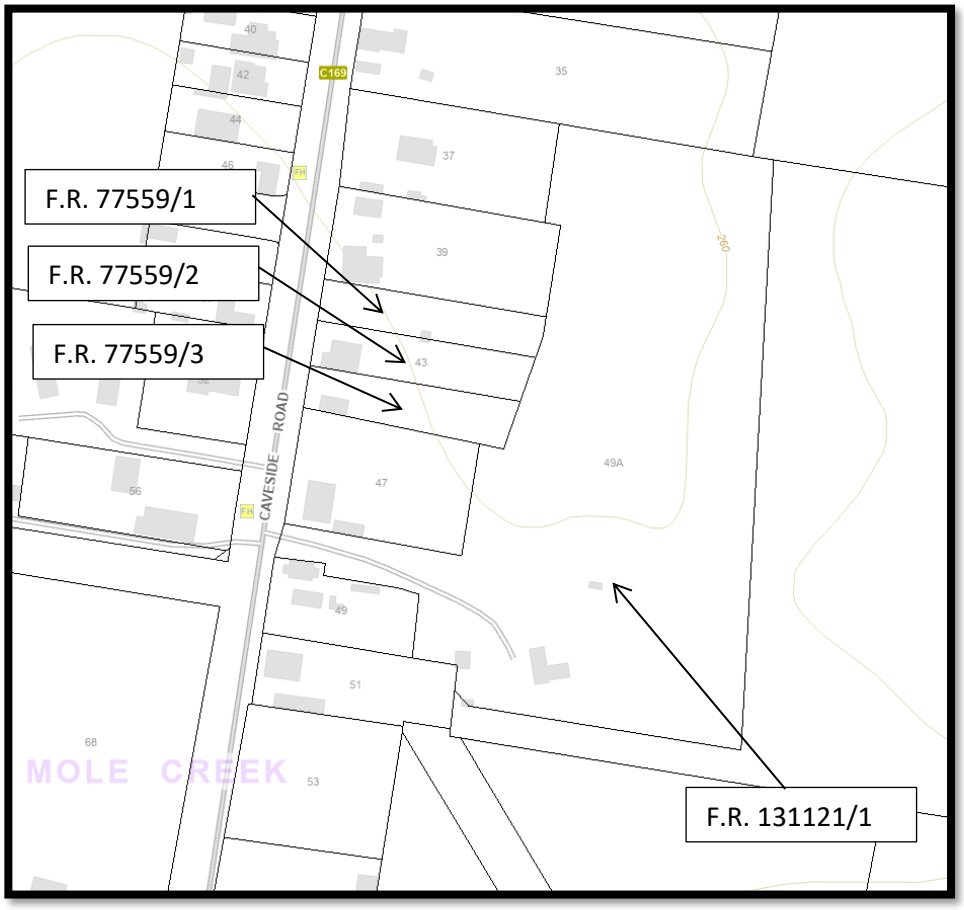


Figure 1: Location Plan of 43 and 49A Caveside Road, Mole Creek

2.2 Site Details

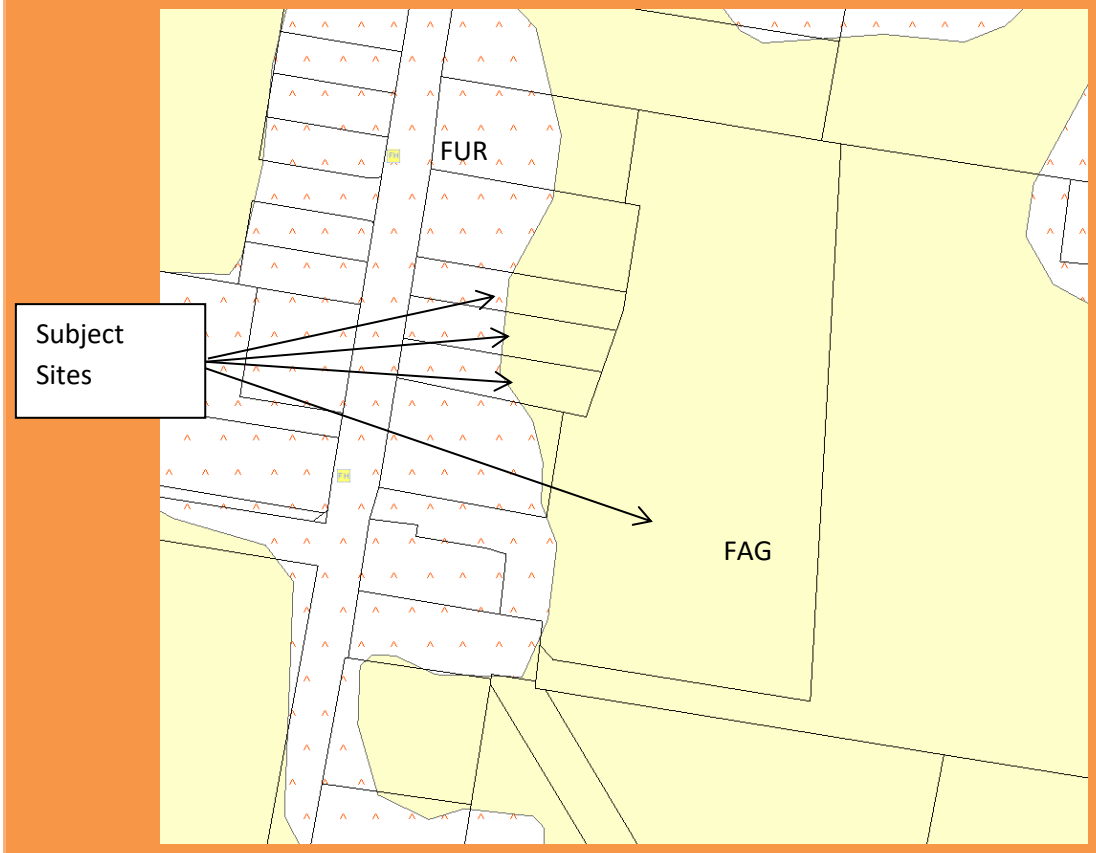
Property Address	43 Caveside Road and 49A Caveside Road, Mole Creek
Certificate of Title	Volume 77559 Folio's 1, 2 and 3 Volume 131121 Folio 1
Existing Use	Dwelling x 2/ Rural
Type of Proposed Work	Subdivision – 3 Lots
Water Supply	Reticulated TasWater supply available (100mm DN) (Lot 3) from existing fire hydrants in Caveside Road On-site for fire fighting – Lot 1, and Lot 2
Road Access	Caveside 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
FUR	• Urban areas	Modified land
FAG	• Agricultural land	Modified land

3.1.2 Site & Vegetation Photos

Existing driveway to Caveside Road – Lot 1 (approx. 2.8m wide)

Proposed fire tank location – Lot 1

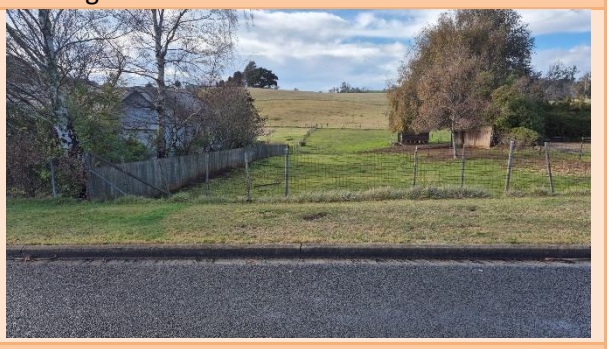
Looking north – Lot 1

Looking east – Lot 1

Looking south – Lot 1

Looking west– Lot 1

Existing turn area – Lot 1



Proposed access location – Lot 2

Looking north – Lot 2

Looking east – Lot 2

Looking south – Lot 2

Looking west – Lot 2

Existing hydrant in Caveside Road (Lot 3)

Existing access – Lot 3

Looking north – Lot 3

Looking east – Lot 3

	
Looking south – Lot 3	Looking west – Lot 3

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 Lot 3), BAL 19/12.5 (Lot 2).**

Lot 1

Vegetation classification AS3959	North ☒ North-East ☐	South ☒ South-West ☐	East ☒ South-East ☐	West ☒ North-West ☐
Group A	☐ Forest	☐ Forest	☐ Forest	☐ Forest
Group B	☐ Woodland	☐ Woodland	☐ Woodland	☐ Woodland
Group C	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land
Group D	☐ Scrub	☐ Scrub	☐ Scrub	☐ Scrub
Group E	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga
Group F	☐ Rainforest	☐ Rainforest	☐ Rainforest	☐ Rainforest
Group G	☒ Grassland	☒ Grassland	☒ Grassland	☐ Grassland
	☒ Managed Land	☒ Managed Land	☒ Managed Land	☒ Managed Land
Effective slope (degrees)	☐ Up/0^0	☒ Up/0^0	☒ Up/0^0	☒ Up/0^0
	☒ >0-5^0	☐ >0-5^0	☐ >0-5^0	☐ >0-5^0
	☐ >5-10^0	☐ >5-10^0	☐ >5-10^0	☐ >5-10^0
	☐ >10-15^0	☐ >10-15^0	☐ >10-15^0	☐ >10-15^0
	☐ >15-20^0	☐ >15-20^0	☐ >15-20^0	☐ >15-20^0
Likely direction of bushfire attack	☐	☐	☐	☒
Prevailing winds	☐	☐	☐	☒
Distance to classified vegetation	0-<82m managed >82m grassland	0-<14m managed >14m grassland	0-<75m managed >75m grassland	>100m managed
REQUIRED Distance to classified vegetation for BAL 19	**11-<16m**	**10-<14m**	**10-<14m**	**10-<14m**

Lot 2

Vegetation classification AS3959	North ☒ North-East ☐	South ☒ South-West ☐	East ☒ South-East ☐	West ☒ North-West ☒
Group A	☐ Forest	☐ Forest	☐ Forest	☐ Forest
Group B	☐ Woodland	☐ Woodland	☐ Woodland	☐ Woodland
Group C	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land
Group D	☐ Scrub	☐ Scrub	☐ Scrub	☐ Scrub
Group E	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga
Group F	☐ Rainforest	☐ Rainforest	☐ Rainforest	☐ Rainforest
Group G	☒ Grassland	☒ Grassland	☒ Grassland	☒ Grassland
	☒ Managed Land	☒ Managed Land	☐ Managed Land	☒ Managed Land
Effective slope (degrees)	☒ Up/0^0	☒ Up/0^0	☒ Up/0^0	☐ Up/0^0
	☐ >0-5^0	☐ >0-5^0	☐ >0-5^0	☒ >0-5^0
	☐ >5-10^0	☐ >5-10^0	☐ >5-10^0	☐ >5-10^0
	☐ >10-15^0	☐ >10-15^0	☐ >10-15^0	☐ >10-15^0
	☐ >15-20^0	☐ >15-20^0	☐ >15-20^0	☐ >15-20^0
Likely direction of bushfire attack	☐	☐	☐	☒
Prevailing winds	☐	☐	☐	☒
Distance to classified vegetation	0m to grassland	Subject site grassland, Lot 1 managed	0m to grassland	Subject site grassland, rear of 39 and 37 Caveside grassland
REQUIRED Distance to classified vegetation for BAL 12.5	**14-<50m**	**14-<50m**	**14-<50m**	**16-<50m**
REQUIRED Distance to classified vegetation for BAL 19	**10-<14m**	**10-<14m**	**10-<14m**	**11-<16m**

Lot 3

Vegetation classification AS3959	North ☒ North-East ☐	South ☒ South-West ☐	East ☒ South-East ☐	West ☒ North-West ☐
Group A	☐ Forest	☐ Forest	☐ Forest	☐ Forest
Group B	☐ Woodland	☐ Woodland	☐ Woodland	☐ Woodland
Group C	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land
Group D	☐ Scrub	☐ Scrub	☐ Scrub	☐ Scrub
Group E	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga
Group F	☐ Rainforest	☐ Rainforest	☐ Rainforest	☐ Rainforest
Group G	☐ Grassland	☐ Grassland	☒ Grassland	☒ Grassland
	☒ Managed Land	☒ Managed Land	☒ Managed Land	☒ Managed Land
Effective slope (degrees)	☐ Up/0^0	☒ Up/0^0	☒ Up/0^0	☒ Up/0^0
	☒ >0-5^0	☐ >0-5^0	☐ >0-5^0	☐ >0-5^0
	☐ >5-10^0	☐ >5-10^0	☐ >5-10^0	☐ >5-10^0
	☐ >10-15^0	☐ >10-15^0	☐ >10-15^0	☐ >10-15^0
	☐ >15-20^0	☐ >15-20^0	☐ >15-20^0	☐ >15-20^0
Likely direction of bushfire attack	☐	☐	☐	☒
Prevailing winds	☐	☐	☐	☒
Distance to classified vegetation	>100m managed	>100m managed	0-<13m managed >13m grassland	0-min. 87m managed 87m grassland
REQUIRED Distance to classified vegetation for BAL 19	**11-<16m**	**10-<14m**	**10-<14m**	**To title boundary**

3.3 Outbuildings

Not applicable – existing (Lot 1 and Lot 3).

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 upgraded/maintained 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 a standard not less than specified in Table C13.2B prior to Final Plan of Survey for subdivision to be signed off by Council.
Lot 2 – (new)	Private access driveways are to be constructed / maintained 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 (if habitable building greater than 120m hose lay of fire hydrant, as static water supply required).
Lot 3 – (existing)	Access is not required for a fire appliance to access a fire fighting water point. Private access roads are to be maintained to a standard not less than specified in Table C13.2A.

Table C13.2A: Standards for Property Access

There are no specified design and construction requirements.

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 inner 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.

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) **Existing habitable building greater than 120m hose lay of fire hydrant**	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. 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.

Lot 2 – Static Water Supply (new)	On-site water supply is required for any new habitable building. 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.
Lot 3 – Reticulated Water Supply (existing)	Building areas are compliant with Table C13.4, being within 120m of an existing hydrants.

Table C13.5: Static Water Supply for Fire Fighting

Column 1		**Column 2**
Element		**Requirement**
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018 the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: (i) Metal; (ii) Non-combustible material; or (iii) Fibre-cement a minimum 6mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a fire fighting water point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal diameter of 50mm;

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

4.0 Bushfire-Prone Areas Code Assessment Criteria

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

C13.4 – Exemptions – Not applicable.

C13.6 Development Standards for Subdivision

C13.6.1 Provision of hazard management areas		
		Comments
☒ **A1**	(a) & (b)	Specified distances for Hazard Management Areas for BAL 19 (Lot 1 and Lot 3) and BAL 19/12.5 (Lot 2) as specified on the plan are in accordance with AS3959. The Hazard Management Area for Lot 1 and Lot 3 shall be maintained prior to the Council sealing the final plan of survey and maintained into perpetuity. The proposal complies.
☐ **P1**		
C13.6.2 Public and fire fighting access		
		Comments
☐ **A1**	(a)	Not applicable.
☒ **A1**	(b)	The existing private driveway to Lot 1 will be upgraded/maintained (widened to 4.0m carriageway) in accordance with Table C13.2B 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 at the time of future habitable building. Access is required to on-site dedicated firefighting water supply. The private driveway to Lot 3 will be maintained in accordance with Table C13.2A. Access is not required to on-site dedicated firefighting water supply.
☐ **P1**		
☐ **A2**		Not applicable.
☐ **P2**	No PC	
C13.6.3 Provision of water supply for fire fighting purposes		
		Comments
☒ **A1**	(a) (b)	Not applicable Lot 3 habitable building is located within 120m hose lay of existing fire plugs in the existing roads. The acceptable solution is achieved.
☐ **P1**	No PC	
☒ **A2**	(a) (b)	Not applicable. 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 supplied with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.
☐ **A2**	(c)	Not applicable.
☐ **P2**	No PC	

5.0 Layout Options

Not relevant to this proposal.

6.0 Other Planning Provisions

Not relevant to this proposal.

7.0 Conclusions and Recommendations

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

The site has been assessed as demonstrating a building area that have the dimensions equal to or greater than the separation distance required for BAL 19 (Lot 1 and Lot 3) and BAL 19/12.5 (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 C13.2B (widened to 4.0m wide carriageway).

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

The private driveway to Lot 3 will be maintained into perpetuity in accordance with Table C13.2A for existing 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 greater than 120m hose lay of existing fire hydrant to be supplied 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.

Water supply complies with Table C13.4 – Lot 3.

Fuel Managed Areas

Hazard Management Areas as detailed within the plan shall be constructed and maintained as detailed in Schedule 2.

For Lot 1 and Lot 3, Hazard Management Area is to be maintained 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

- EXISTING DWELLING
- INDICATIVE 10m X 15m BUILDING AREA
- HAZARD MANAGEMENT AREA BAL-19
- PROPOSED 10,000L METAL FIRE FIGHTING WATER TANK (SUGGESTED LOCATION)
- FIRE HYDRANT
- BAL 12.5 BUILDABLE AREA
- BAL 19 BUILDABLE AREA

NOTES

- PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2A (LOT 3)/C13.2B (LOT 1 AND LOT 2) - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT

- FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.4 (LOT 3)/C13.5 (LOT 1 AND LOT 2) - 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

- HABITABLE BUILDINGS MUST BE FULLY CONSTRUCTED TO BAL-19 IF ANY FACADE IS WITHIN THE BAL-19 BUILDING AREA

- THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B2849, R.GREEN, 5 AUGUST 2025

- THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - MEANDER VALLEY (EFFECTIVE 19 APRIL 2021)

BUSHFIRE HAZARD MANAGEMENT PLAN
BUSHFIRE ATTACK LEVEL (BAL) - 19 (LOT 1 AND LOT 3), BAL 12.5/19 (LOT 2)
PROPOSED SUBDIVISION (3 LOTS)

43 CAVESIDE ROAD, MOLE CREEK & 49A CAVESIDE ROAD, MOLE CREEK
VOLUME 77559 VOLUME 1, VOLUME 77559 VOLUME 2, VOLUME 77559 VOLUME 3 & VOLUME 131121 FOLIO 1
PROPERTY ID 6268032 & 7269520

DATE: 5 AUGUST 2025
VERSION: 1
DRAWN: REBECCA GREEN
PHONE: 0409 284 422
EMAIL: ADMIN@RGASSOCIATES.COM.AU
BFP - 116, SCOPE - 1, 2, 3A, 3B, 3C

Rebecca Green & Associates

Form 55

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To:	Malcolm and Julie Gully		*Owner /Agent*
	49A Caveside Road		*Address*
	MOLE CREEK TAS	7304	*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:	43 and 49A Caveside Road	Lot No:	1, 2 & 3 1
	MOLE CREEK 7304	Certificate of title No:	77559 131121

The assessable item related to this certificate: Proposed Subdivision (3 lots)

(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, 5 August 2025, Version 1, Job No. RGA-B2849)
Relevant	N/A
References:	*Tasmanian Planning Scheme – Meander Valley, Bushfire-Prone Areas Code* *Australian Standard 3959-2018*

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

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

2. Bushfire Hazard Management Plan showing BAL-19 (Lot 1 and Lot 3) and BAL-19/ 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 – Meander Valley, 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-165/2025	5 August 2025

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

BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies

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

Street address:	43 and 49A Caveside Road, MOLE CREEK TAS 7304
Certificate of Title / PID:	**F.R. 77559/1, F.R. 77559/2, F.R. 77559/3 PID6268032** **F.R. 131121/1 PID7269520**

2. Proposed Use or Development

Description of proposed Use and Development:	Proposed Subdivision (3 lots)
Applicable Planning Scheme:	Tasmanian Planning Scheme – Meander Valley

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision Ref: 87-84 (8851)	Cohen & Associates Land & Aerial Surveyors	2 Jul 2025	1
Bushfire Hazard Assessment Report	Rebecca Green	5 August 2025	1
Bushfire Hazard Management Plan	Rebecca Green	5 August 2025	1

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

4. Nature of Certificate

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

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

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

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

☒	**E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.1 P1 / C13.6.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance') *Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 5 August 2025*

		demonstrating BAL 19 for Lot 1 and Lot 3, and BAL 19/12.5 for Lot 2.
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

☒	**E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.2 P1 / C13.6.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables *Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management 5 August 2025.*

☒	**E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☒	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table *Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 5 August 2025 (Lot 3).*
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table *Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 5 August 2025, Lot 1 and Lot 2.*
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	Rebecca Green	**Phone No:**	0409 284 422
Postal Address:	PO Box 2108 Launceston, Tas 7250	**Email Address:**	admin@rgassociates.com.au
Accreditation No:	BFP – 116	**Scope:**	1, 2, 3A, 3B, 3C

6. Certification

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

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

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

Signed:
certifier

Name: Rebecca Green **Date:** 5 August 2025

Certificate Number: RGA-047/2025

(for Practitioner Use only)

Attachment 2 – AS3959-2018 Construction Requirements

Rebecca Green & Associates

BAL Assessments

Revised for 2018 edition

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

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

Attachment 3 – Proposal Plan

Cohen & Associates
Land & Aerial Surveyors

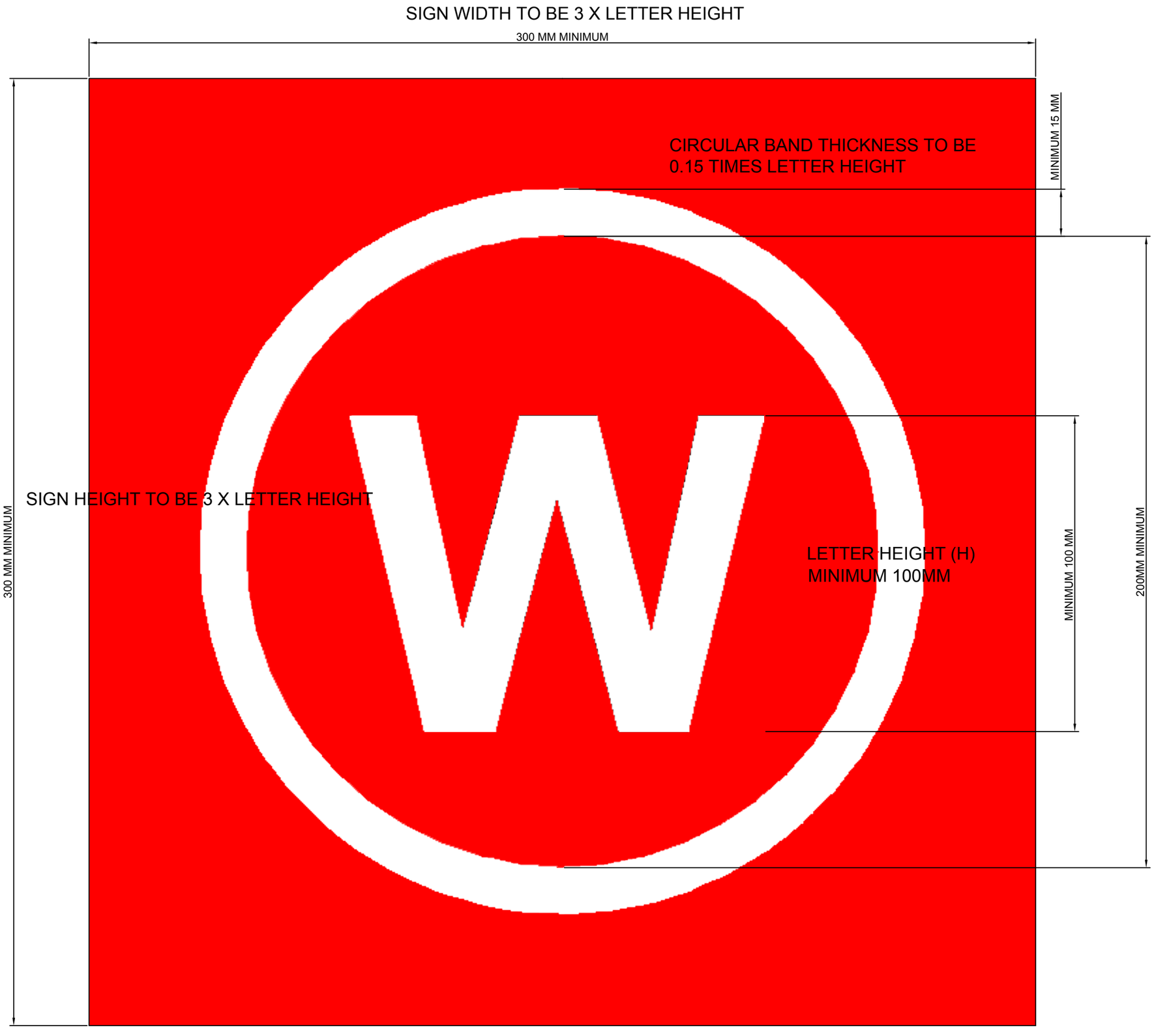
1 OF 1	PLAN OF SUBDIVISION	**43 & 49a Caveside Road, Mole Creek**	
REV 1			
REF 87-84 (8851)	2 Jul 2025	OWNER	M.H. & J.E. Gully
		TITLE REFERENCE(S)	131121-1, 77559/1, 77559/2 & 77559/3
SCALE 1 : 1000 @ A3	DRAWN ARFAIRFIELD	ZONE	Village
		OVERLAYS	Bushfire prone, . SAP Karst Management Area & Karst Low Sensitivity Area

COHEN & ASSOCIATES
LAND & AERIAL SURVEYORS
103 CAMERON STREET
PO BOX 990, LAUNCESTON, TAS, 7250
admin@surveyingtas.com.au
(03) 6331 4633
ABN 70 689 298 535 www.surveyingtas.com.au

Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline

V1.0

10,000 LITRE DOMESTIC FIREFIGHTING STATIC WATER INDICATOR SIGN



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

INSIDE DIAMETER OF CIRCULAR BAND TO BE 2 TIMES LETTER HEIGHT

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

THICKNESS OF CIRCULAR BAND TO BE 0.15 TIMES LETTER HEIGHT

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

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

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

SIGN TO BE PERMANENTLY FIXED

Tasmania Fire Service

References

(a) Tasmanian Planning Commission 2021, *Tasmanian Planning Scheme – Meander Valley (Effective 19 April 2021), C13.0 Bushfire-Prone Areas Code*, Tasmania.

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

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

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

Cohens

43 & 49A Caveside Road – Subdivision
Flood Hazard Report

5th of November 2025

IPD Consulting Pty Ltd
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Job No.	

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1. Overview

Cohen & Associates (Cohens) are developing plans to subdivide and consolidate lots at 43 and 49A Caveside Road in Mole Creek. The site sits within the Meander Valley Council (the Council) and after submission of the original plans, the Council have issued a Request for Additional Information (RAI) seeking additional information on flooding on the site.

1.1 Council's First Request for Additional Information

The RAI requires that the development show compliance with C12 - Flood Prone Areas Code of the Tasmanian Planning Scheme. Notably table C12.7.1 Subdivision within a flood-prone hazard area and the performance criteria. The criteria are as follows:

> P1
>
> Each lot, or a lot proposed in a plan of subdivision within a flood-prone hazard area, must not create an opportunity for use or development that cannot achieve a tolerable risk from flood, having regard to:
>
> a) Any increase in risk from flood for adjacent land;
>
> b) The level of risk to use or development arising from an increased reliance on public infrastructure;
>
> c) The need to minimise future remediation works;
>
> d) Any loss or substantial compromise by flood of access to the lot, on or off site;
>
> e) The need to locate building areas outside of the flood-prone hazard area;
>
> f) Any advice from a State authority, regulated entity or a council; and
>
> g) The advice contained in a flood hazard report.

This report must also comply with the general requirements for flood hazard reports found in table C12.3.1 of the planning scheme.

1.2 Council's Second Request for Additional Information

After the original submission of the flood hazard letter on the 10th of September the Council submitted a further Request for Additional Information included in Appendix A. The RAI raised a number of issues with the originally submitted report and found in general the method to not be suitable for determining the flood risk at the site. The response to this will be detailed in Section 4.

2. Existing Flood Information

In preparing this response IPD have reviewed available flood mapping and reporting. The primary source relied upon is the State Emergency Service Tasmania's (SES) Statewide flood mapping project.

This mapping was prepared by WMA Water (WMA) on behalf of the SES. WMA are an industry leading consultant in the fields of hydrology and hydraulics and their approach to the modelling reflects best practice in the field.

This modelling was referenced by the Council in their RAI, with a 1% Annual Exceedance Probability (AEP) map included with the RAI. This mapping shows an overland flow path through the site that reaches a peak hazard rating of H1 (the lowest rating) as shown in Figure 2-1 below.

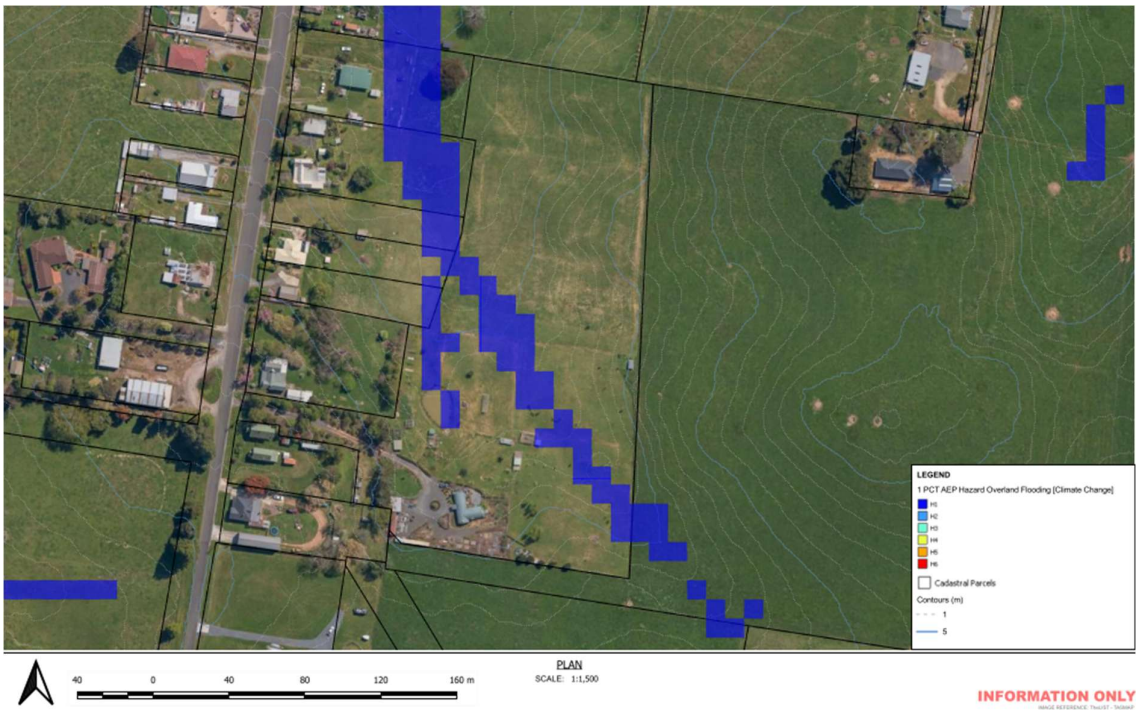

Figure 2-1: 1% AEP (Climate Change) Flood Hazard Map

H1 hazard rating applies to flows below 0.3m in depth and less than 2.0m/s in velocity and is classed as generally safe for people, vehicles and buildings. Flood hazard ratings are outlined in the Australian Rainfall and Runoff (ARR) Guidelines. The combined flood hazard curves from the guidelines are shown in Figure 2-2.

Access to the dwellings will be via driveways which will see flows across them. Due to the low level of the hazard reported in the mapping, no specific controls are required. The design should have the access be largely in keeping with the current topography of the site to minimise disruption of flow paths and minimise any changes in flow behaviour.

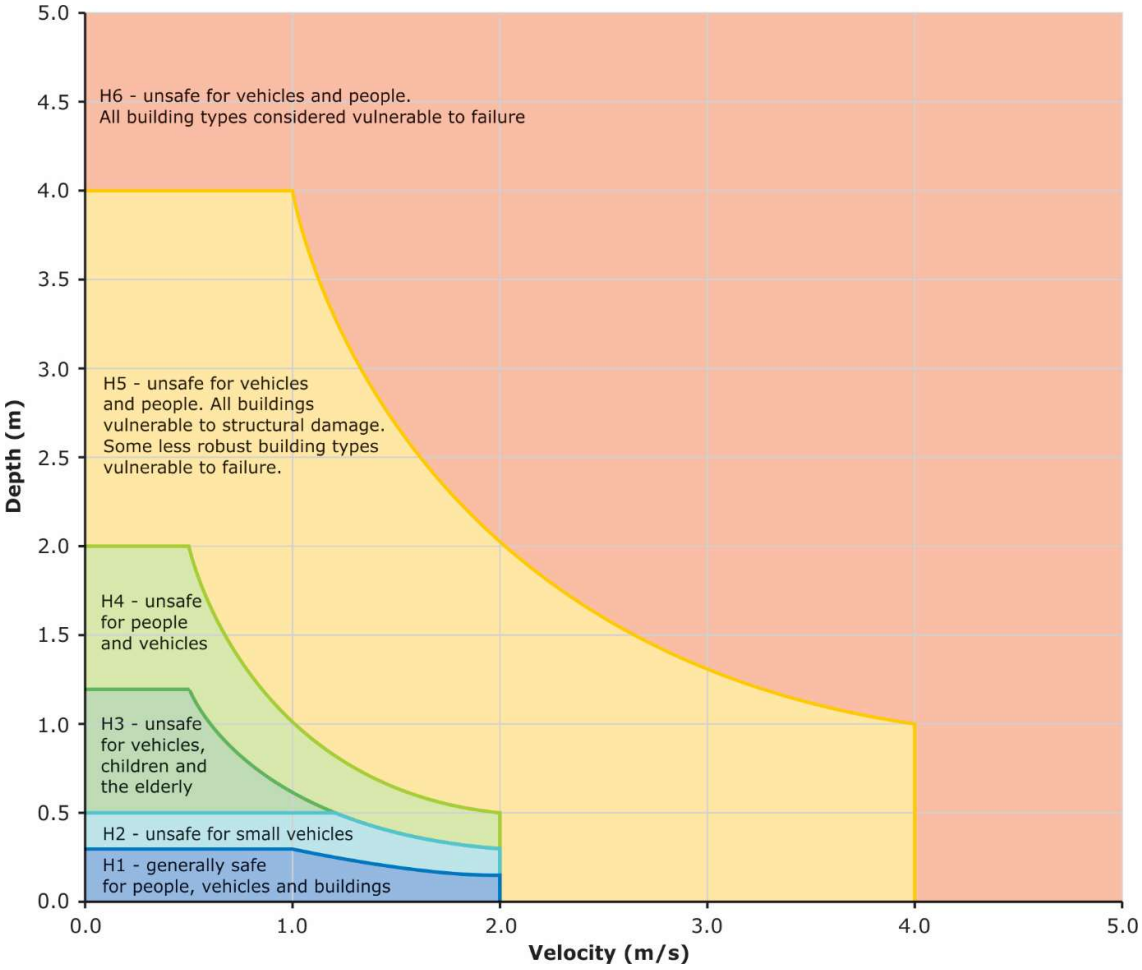

Figure 2-2: Combined Flood Hazard Curves (Smith et al, 2014)

This demonstrates that any development on the site, provided it doesn't substantially change the site levels and topography will be safe from the effects of the overland flows.

3. Proposed Infrastructure

The new infrastructure proposed for this subdivision at this point in time is the construction of a new access. This will be situated between Caveside Road and the property boundary as shown in Figure 3-1.

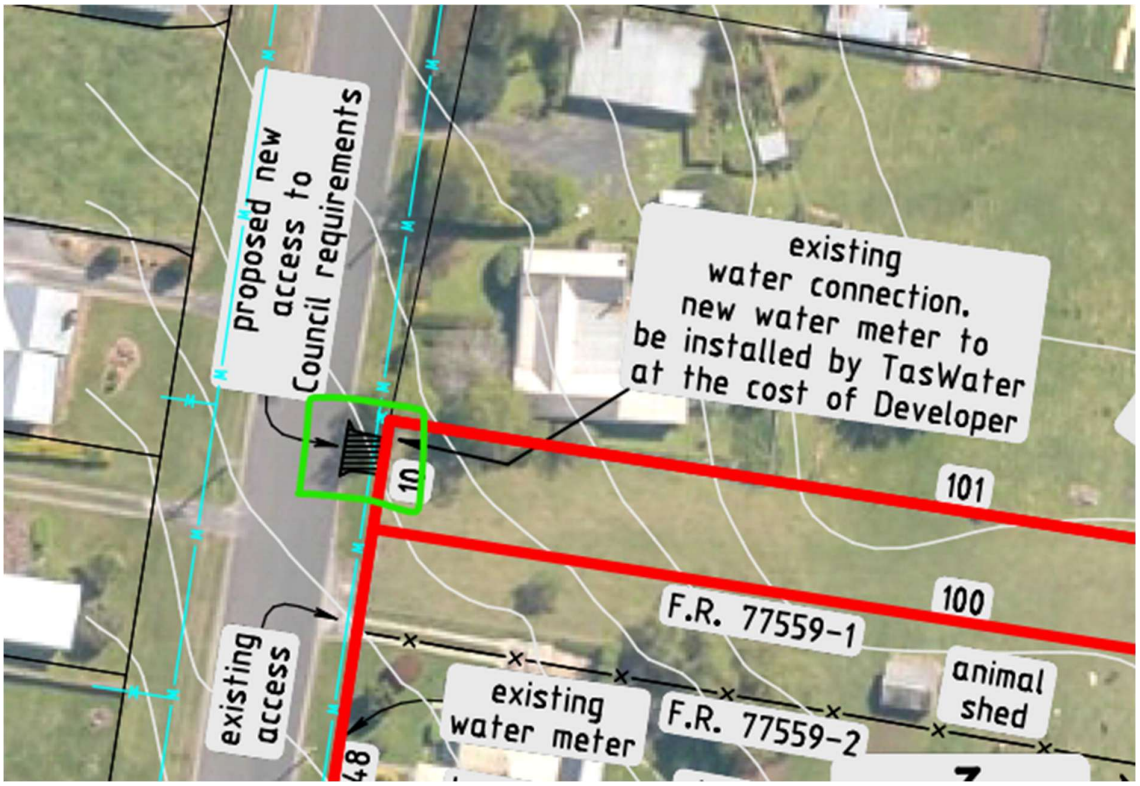

Figure 3-1: Proposed Infrastructure

This is clear of the over land flow paths shown in Figure 2-1 and therefore free form flood related risks and hazards.

4. Second RAI Response

The RAI issued to the proponent outlined the key areas in which it found the original Flood Hazard Report to be lacking. Namely the methodology for showing the impact and the adoption of a Shared Socio-economic Pathway (SSP) event suitable for the development. These then have flow on affects as to how the hazards and risks are presented within the report.

4.1 Proposed Subdivision

The infrastructure that is proposed for this subdivision is a new access off of Caveside Road. This access extends from the road to the property boundary. There is ample space within the proposed Lot 2 to site a house outside of the flow path as shown in Figure 4-1.

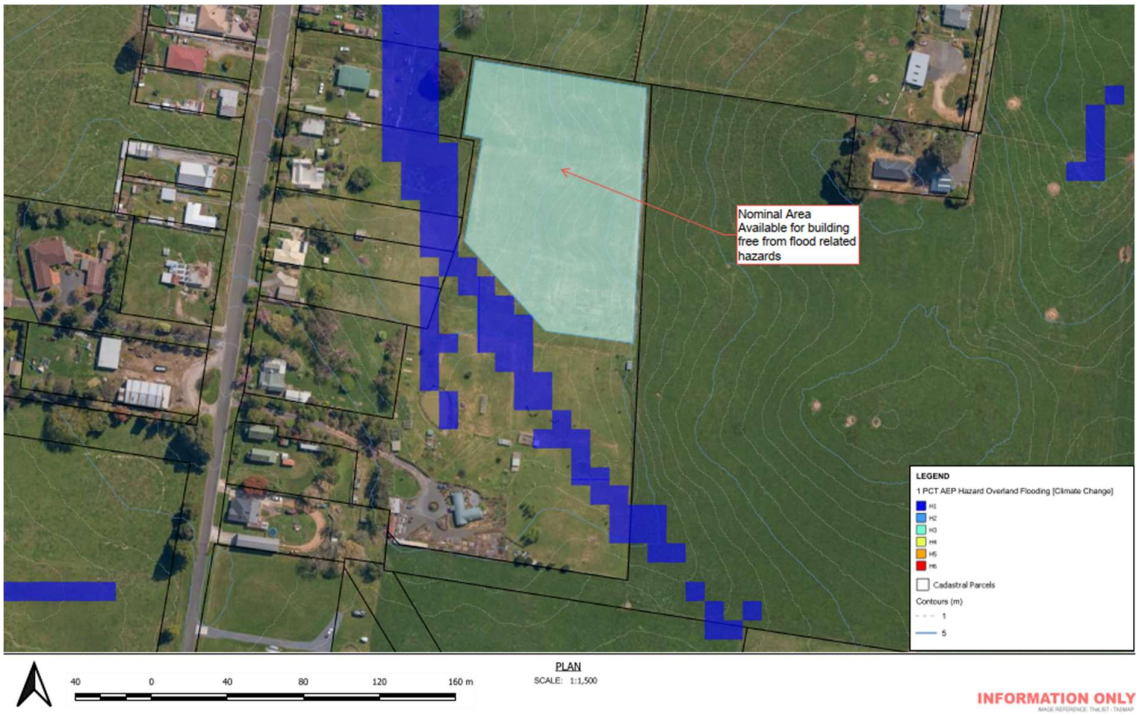

Figure 4-1: Potential Building Areas

The objective of Table 12.7.1 of the Tasmanian Planning Scheme is:

> "That subdivision within a flood-prone hazard area does not create an opportunity for use or development that cannot achieve a tolerable risk from flood."

In addressing the performance criteria of Table 12.7.1 IPD have used their engineering judgment and the available statewide flood information to determine that there is a development option that can achieve tolerable risk, noting the mapped flood hazards are low (H1) and the buildings can be positioned outside of the flow paths. Notably, Table 12.7.1 of the planning scheme does not require the design or detailing of a solution, only that subdivision does not create an opportunity where a tolerable result is not possible. In this instance there exist many options, as Council have alluded to regarding culvert sizing, that can achieve a tolerable risk. Options such as a ford, installation of cut-off drains to direct flow around the driveway have been considered as possible options that would allow for development of the site with tolerable risk from flooding.

IPD have stopped short of design of infrastructure as the scope and scale of development of the lot is unknown. The eventual owner may seek to develop the site and make it entirely concrete hardstand and buildings; this would substantially increase runoff and impact the neighbouring properties and IPD would not support that development without sufficient engineering controls. However, that is not what is being assessed by IPD in the previous Flood Hazard Report. The extent of new infrastructure that is being proposed is only an LGAT standard access up to the property boundary and the consideration of whether the development could be done with tolerable risk. When the design of the driveway and building is carried out it will be subject to the requirements and controls of Table 12.6.1 of the Scheme.

In summary, IPD have assessed that the access proposed is safe and outside of the flow paths, buildings can be easily sited outside of the flow paths and that the design of the driveway should as previously stated in original report and again in Section 2;

> "have the access be largely in keeping with the current topography of the site to minimise disruption of flow paths and minimise any changes in flow behaviour"

IPD see that should this be followed the risk from flooding will be at a tolerable level, but the actual design of the driveway is not being undertaken at this time.

4.2 Modelling Methodology

As discussed within the original flood hazard report prepared by IPD, the modelling practices undertaken by WMA Water is best practice. They have carried out a detailed calibration of their model that matches the various data points (gauges, known flood observations, event dependent losses etc) to a high degree of accuracy. Where their methodology is not suitable is around setting floor levels (which IPD have not done in this instance) and the like, down to millimetre accuracy. The flood heights provided in their mapping should be taken with a grain of salt and in IPD's experience over represent the level of inundation and depth of flooding.

Where IPD have used WMA Water's mapping flow paths and hazard ratings the method adopted is suitable. In regard to the questions posed about reliability and suitability in the RAI, all modelling introduces uncertainty that is inherent in addressing 1% Annual Exceedance Probability (AEP) events and the reliability of the results for this site is good given that it is simply being used to identify flow paths and hazard ratings.

4.3 Shared Socio-economic Pathway

The WMA Water modelling has adopted an RCP8.5 event. This represents a 16.3% increase in rainfall intensity. No guidance is provided from Council or any other regulated entity as to which SSP to utilise for hydrological studies. An SSP commonly adopted by IPD is the SSP3-7.0 which represents a climate that sees high greenhouse gas omissions and limited governmental and cultural changes to emission controls. In the region of the development this would see rainfall intensities increase by 50-60% depending upon the design life of the infrastructure and its eventual climate. Adopting the numbers to the year 2090 (in excess of a typical driveway) sees 59% increase in rainfall intensity, a difference of 42.7%.

An assessment of catchment discharge at the point where the mapped flow line crossed the land set aside for the driveway was undertaken by IPD. The time of concentration estimated to be 20-30mins (adopted 20 minutes to be conservative) which, given the rainfall gives a discharge of 0.37m^3/s in the current climate and 0.586m^3/s in the SSP3-7.0 scenario.

The discharge assessment was also checked using Australian Rainfall and Runoff's Regional Flood Frequency Estimator (RFFE) to provide further surety to the above results. The findings of the tool when

the relevant catchment parameters were entered is an expected 1% AEP discharge of 0.41m^3/s with 5 and 95 percent confidence limits of 0.13 m^3/s and 1.28 m^3/s respectively. This expected value is similar to the catchment discharge estimated by IPD which gives a level of confidence that the result is reasonable.

An open channel hydraulic calculation was then used to determine the difference in water level that would result from this flow rate crossing a typical driveway profile. A driveway meeting the grading requirements of the Tasmanian Fire service (TFS) to suit fire truck access requirements under the bushfire hazard area code, was used to estimate flow depth and behaviour. A flow section with 5% grades coming in and out of a flat bottom section of 2m in width with a 2% cross fall would see flow depths of less than 100mm and approximately 1.53m/s in the SSP3-7.0 scenario. This falls into the H1 hazard category.

Given the flow rates discussed it would be entirely possible to build a hydraulic structure, such as a culvert, that conveyed all the flow through the driveway and did not see any hazard rating for vehicles using it.

4.4 Capacity for Adaption

H2 hazard is not anticipated by IPD. If it were to eventuate there are many options available to the owner/developer such as, building the driveway up higher above the water level with culverts that would suit the flow path and reduce the hazard to users of the driveway.

4.5 Advice relating to ongoing management of the site

IPD are of the belief that this site can manage the risks from flooding without the need for any ongoing management.

4.6 Conclusions and Recommendations on measures to provide safe access

The advice from IPD is that buildings be sited outside of flow paths and that the driveway design should consider the topography of the site. IPD don't believe there are other measures required to ensure the site can achieve a tolerable risk from flooding as the mapped hazard rating is H1.

If options are required the eventual designer can consider the following options:

- Fords
- Culverts (Box or Pipe)
- Cut off drains
- Vee Channels

In regard to the performance criteria response for item d)

d) Any loss of substantial compromise by flood of access to the lot, on or off the site;

There is no mapped flood event which would see substantial loss occur. If loss were to occur it could be easily rectified by a competent civil contractor. The greatest extent of loss that IPD anticipate would be scouring related issues which could be addressed by routine maintenance. The introduction of a culvert may actually see an increase in the likelihood of loss in the event that the culvert blocks up and causes overtopping and damage to headwalls etc. At this stage IPD don't think it is required or necessary to design and size a culvert.

IPD notes that the accesses to 27, 29 and 31 Caveside Road all have accesses that service their properties, downstream of the proposed development (so with larger catchment areas) two of which do not have specific drainage infrastructure and the driveway to 27 Caveside Road has only a small pipe. None of these driveways are showing signs of scouring or related hydraulic issues. Based upon this IPD believe that a driveway will not require specific management or controls in order to maintain a tolerable risk from flooding

5. Planning Scheme Response

The requirements for what a flood hazard report must contain are outlined in table C12.3.1 and are addressed in red as follows:

a) Details of, and be signed by, the person who prepared or verified the report;

- Hamish Waterston has prepared this report

b) Confirmation that the person has the appropriate qualifications and expertise;

- Hamish has a bachelor's degree in civil engineering and has worked in flooding and hydraulics for 10 years

c) Confirmation that the report has been prepared in accordance with any methodology specified by a State authority; and

- The modelling that has been relied upon for this report has been prepared for the SES by WMA water and represents best practice approaches to flood hydraulics

d) Conclusions based on consideration of the proposed use or development:

I. As to whether the use or development is likely to cause or contribute to the occurrence of flood on the site or on adjacent land;

- The proposed subdivision is unlikely to increase or cause flood risk to adjacent land and with suitable building placement, will not cause a flood risk on the site.

II. As to whether the use or development can achieve and maintain a tolerable risk for the intended life of the use or development, having regard to:

a) The nature, intensity and duration of the use;

- The H1 hazard rating is suitable for all use cases, including residential dwellings

b) The type, form and duration of any development;

- The flood mapping considers the future climate event and allows for the duration of the proposed development

c) The likely change in the level of risk across the intended life of the use or development;

- The level of risk that has been considered is that which will be the highest (future climate) and does not see flood risk

d) The ability to adapt to a change in the level of risk;

- Future changes and modifications to drainage can be made should the need arise

e) The ability to maintain access to utilities and services;

- Access via driveway, utilities and services will not be impacted by the anticipated flood risk.

f) The need for flood reduction or protection measures beyond the boundary of the site;

- No reduction measures are required to ensure the safety of the site

g) Any flood management plan in place for the site and/or adjacent land; and

- The author is unaware of any management plans required for adjacent sites and does not consider one necessary for the safe use of the proposed development

h) Any advice relating to the ongoing management of the use or development; and

- The author is not aware of any site-specific advice that will impact the flood hazard of the site

III. Any matter specifically required by Performance Criteria in this code.

5.1 Performance Criteria Response:

Table C12.7.1 of the planning scheme outlines the performance criteria for subdivisions, with the IPD response in red below:

Each lot, or a lot proposed in a plan of subdivision within a flood-prone hazard area, must not create an opportunity for use or development that cannot achieve a tolerable risk from flood, having regard to:

a) Any increase in risk from flood for adjacent land;

- There is no anticipated increase in risk due to the subdivision of this land. The level of overland flow estimated represents a low risk (H1) to vehicles or people. Provided the building positioning is suitably clear of the defined flow paths there will be no increase in risk.

b) The level of risk to use or development arising from an increased reliance on public infrastructure;

- The level of risk is shown to be low (H1 Hazard) and will not lead to an increased reliance on public flood mitigation infrastructure

c) The need to minimise future remediation works;

- It is not anticipated that that remediation works will be required.

d) Any loss or substantial compromise by flood of access to the lot, on or off site;

- The location of the site where the driveways will end up being are not subject to hazard levels that will limit their use.

e) The need to locate building areas outside of the flood-prone hazard area;

- Buildings areas can easily be positioned outside of the main flow paths.

f) Any advice from a state authority, regulated entity or a council; and

- The author is not aware of any such advice.

g) The advice contained in a flood hazard report.

- The author is not aware of any report specific to the site or region that provides specific flood hazard advice relevant to this site.

6. Conclusion

To summarise the proposed subdivision does not create an increase in risk from flooding to the surrounding area. Subdivision of the site can manage the limited risks present on this site and the eventual design of infrastructure should consider the low risks presented by the position of the access.

We would be happy to discuss any aspect of the above. If you require any further information or clarification on any of the above details, please don't hesitate to contact me on Mob: 0491 050 826 or Email: hwaterston@ipdconsulting.com.au

Kind regards,

Hamish Waterston
Civil Engineer, BE, MIEAust
IPD Consulting Pty Ltd

References

Smith, G.P., Davey, E.K. and Cox, R.J. (2014), Flood Hazard UNSW Australia Water Research Laboratory Technical Report 2014/07 30 September 2014.

Appendix A

Council RAI – PA\26\004518771

Meander Valley Council
Working Together

PA\26\0045
18771

14 October 2025

Cohen & Associates Pty Ltd
PO Box 990
LAUNCESTON TAS 7250

Dear Adrian,

Land Use Planning and Approvals Act 1993 – Section 54 Request for Additional Information – 43 & 49A Caveside Road MOLE CREEK – Subdivision (4 lots to 3 lots)

Thank you for submitting the further information for the above development. A review of the submitted report has revealed that the following information is required to process your application:

1. The submitted Flood Hazard Report does not meet the requirements for a flood report as defined in C12.3.1 of the Tasmanian Planning Scheme (the Scheme).

   The report currently relies on the State Emergency Service (SES) flood mapping available through ListMap. As acknowledged in the methodology for that mapping, the mapping is based on a state-wide model intended to provide generalised results across the state. This approach introduces uncertainties when applied to regional scale flood modelling assessments and may not provide sufficient reliability for this site.

   To address this, please amend the Flood Hazard Report to include more site-specific assessment, addressing the following matters in accordance with the Scheme requirements:
   - The likely change in the level of flood risk across the intended life of a future use or development. What Shared Socio-economic Pathways (SSP) change factor has been adopted in the modelling, and what ,if any, change in risk is there for the various SSP change factors.

- The capacity for future use or development to adapt to changes in the level of risk over time, including the potential for change in the Hazard rating to a higher value such as H2.
- Any advice relating to the ongoing management of the site, use, or development in response to flood hazard.
- Conclusions and recommendations on measures to provide safe access to any future use and development on the proposed lots (for example, culvert sizing and location).

  The response 3. d) II e), the ability to maintain access, notes access via the driveway will not be impacted. The SES modelling relied upon for the report shows the extent of flooding at the end of the access strip. Therefore it appears some form of access mitigation would be required for a future use and development on the lot. A similar concern is raised regarding the response to section 3.1, response to sub-clause d) of C12.7.1. Please address these concerns.

Once the requested information has been received to the satisfaction of Council, your application will continue to be processed. Until then, your application will be held in abeyance under Section 54 of the *Land Use Planning and Approvals Act 1993*.

If you have any queries regarding the above, please do not hesitate to call me on 6393 5320 or via email at planning@mvc.tas.gov.au quoting PA\26\0045.

Yours sincerely

Nooshin Varikodan
TOWN PLANNER

Rebecca Green & Associates

Planning Department
Meander Valley Council
PO Box 102
WESTBURY TAS 7303

5 August 2025

Dear Sir/madam,

RE: Planning Application, Subdivision – 43 Caveside Road and 49A Caveside Road, Mole Creek

This letter is prepared in support of a proposal for M.H. Gully and J.E. Gully for a three-lot subdivision at land identified in F.R. 77559/1, F.R. 77559/2, F.R. 77559/3 and F.R. 131121/1. An existing single dwelling and outbuildings are located on proposed Lot 1 and proposed Lot 3.

Four lots currently exist; the subdivision will result in the creation of 3 lots. Lot 1 will maintain existing access to Caveside Road, Lot 3 will maintain existing accesses to Caveside Road, whilst a new crossover is proposed for Lot 2 from Caveside Road.

The subject land is zoned Village within the Tasmanian Planning Scheme – Meander Valley Local Provisions Schedule, effective 19th April 2021, and subject to the Bushfire-Prone Areas Code as well as being subject to the Karst Management Area Specific Area Plan.

Lot number	Area	Frontage
1	1.8ha	14.0m
2	1.44ha	10.0m
3	4650m^2	48.0m

Village Zone
12.5 Development Standards for Subdivision
12.5.1 Lot Design
A1 – The proposed lots will have a minimum area of 600m^2, with lots ranging from 4650m^2 to 1.8ha. Each lot can contain a minimum area of 10m x 15m clear of all setbacks required by clause 12.4.3 A1 and A2. Existing buildings on proposed Lot 1 and proposed Lot 3 are consistent with the setbacks required by clause 12.4.3 A1 and A2. Proposal complies with A1 (a).

A2 – All proposed lots (Lots 1-3) comply with the acceptable solution, with each lot provided with a frontage of at least 10m (minimum proposed 10.0m). Proposal complies with A2.

A3 - Each lot is provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority. No new access is proposed to Lot 1 and Lot 3 with a new access proposed to Lot 2. A condition could be placed upon any approval requiring construction to Council standards.

12.5.2 Roads
A1 – Not applicable, no new road proposed.

12.5.3 Services
A1 – Lot 1, Lot 2 and Lot 3 are all capable of being connected to / is connected to a full water supply service. A new connection is proposed as detailed on proposed Plan of Subdivision to proposed Lot 2.

A2 – Each lot is not capable of being connected to a reticulated sewerage system.

P2 – The existing habitable buildings on proposed Lot 1 and Lot 3 are provided with an existing on-site wastewater treatment system adequate for the existing use and development of the land. Adequate setbacks to proposed boundaries have been provided from the existing infrastructure. Proposed new Lot 2 is of a sufficient size, 1.44ha, and can support on-site wastewater disposal systems. The size of the proposed lot can accommodate minimum disposal area including sufficient reserve areas. The proposal is consistent with the performance criteria.

A3 – Each lot is not capable of being connected to a reticulated stormwater system.

P3 – The existing roof of the dwelling on proposed Lot 3 may discharge to the kerb on Caveside Road, although this is not evident. Stormwater of the dwelling on proposed Lot 1 discharges to the existing dam within the proposed title boundary. Stormwater runoff from the driveway and building areas is managed so that concentrated or nuisance flows do not cross property boundaries onto adjoining land, this is already managed on site due to the slope of the ground for Lots 1 and 3. Lot 2 is of sufficient area to ensure that stormwater is managed within the lot boundaries. The proposal is consistent with the performance criteria.

CODES
C2.0 Parking and Sustainable Transport Code
Proposal complies where relevant to C2.5.1, no changes to existing parking arrangements for Lot 1 and Lot 3 is proposed, at least 2 car parking spaces are existing and provided on each lot. Lot 2 has sufficient area to accommodate on site car parking at the time of consideration of a future dwelling.

C3.0 Road and Railway Assets Code
One new vehicle crossing is proposed to Lot 2, which will not result in any increase in traffic movement by the proposed subdivision. Any further development on the vacant lot may be required to consider this Code further dependent on the use, although likely to be a single

dwelling with less than 9 vehicle movements per day on average anticipated. The subdivision is not within a road or railway attenuation area.

C13.0 Bushfire-Prone Areas Code
Attached to this submission is a Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan prepared by Rebecca Green BFP—116, dated: 5 August 2025 demonstrating compliance with the relevant acceptable solutions.

SPECIFIC AREA PLANS
MEA-S5.0 Karst Management Area Specific Area Plan
MEA-S5.6 Use Standards
A use class shall not be applied to subdivision in accordance with Part 6.2.6, therefore this clause is not applicable.

MEA-S5.7 Development Standards for Buildings and Works
MEA-S5.7.1 Sedimentation and pollution
A1 – Not applicable.
A2.1 – Proposal complies, as no works are located less than 100m from a karst feature.
A2.2 – Proposal complies.
A3 – No vegetation removal is proposed.
A4 – Proposal complies.

MEA-S5.7.2 High sensitivity karst area – not applicable.

MEA-S5.8 Development Standards for Subdivision
This sub-clause is not used in this specific area plan.

The proposal is considered to be consistent with the Tasmanian Planning Scheme – Meander Valley and should therefore be considered for approval.

Kind Regards,

Rebecca Green

Senior Planning Consultant
m – 0409 284422
e – admin@rgassociates.com.au