



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\0080
PROPERTY ADDRESS:	193 Marriott Street WESTBURY & 251 Marriott Street WESTBURY (CT's: 207706/1 & 221481/1)
DEVELOPMENT:	Subdivision (2 lots to 3 lots) - lot design, not connected to sewerage or stormwater.

The application can be inspected until **Tuesday, 11 November 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 25 October 2025.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



- 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:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

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

PROPERTY DETAILS:

Address:	<input type="text" value="193 and 251 Marriott Street"/>	Certificate of Title:	<input type="text" value="207706-1 and 221481-1"/>
Suburb:	<input type="text" value="Westbury"/>	<input type="text" value="7303"/>	Lot No: <input type="text"/>
Land area:	<input type="text" value="4.20 ha"/>	<i>m² / ha</i>	
Present use of land/building:	<input type="text" value="Rural residential"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

- 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
- | | | | |
|--|--|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Other | | |

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

Description of work:

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

New floor area: m² New building height: m

Materials: External walls: Colour:
Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 221481	FOLIO 1
EDITION 3	DATE OF ISSUE 22-Sep-2021

SEARCH DATE : 21-Oct-2025

SEARCH TIME : 03.21 PM

DESCRIPTION OF LAND

Town of WESTBURY

Lot 1 on Plan [221481](#)

Derivation : Lot 105 Sec. A.m. Gtd. to L. McNamara

Prior CT [2734/77](#)

SCHEDULE 1

[M912527](#) TRANSFER to KATRINA JOY HANCOCK and DANIEL AARON
DIENES Registered 22-Sep-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469
TASMANIA
REAL PROPERTY ACT, 1862, as amended
NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book
Vol. Fol.

2734 77

Cert. of Title Vol.431 Fol.88

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Mitchinson

Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF WESTBURY
FIVE ACRES AND TWENTY NINE PERCHES on the Plan hereon

FIRST SCHEDULE (Continued overleaf)

ALBERT JAMES COONEY of Westbury, Farmer

SECOND SCHEDULE (Continued overleaf)
NIL.

ENTRY CANCELLED

Mitchinson
Recorder of Titles

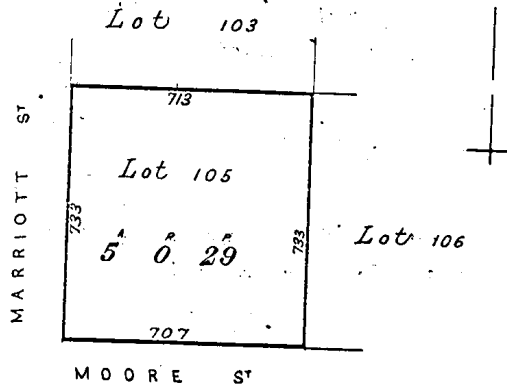
CANCELLED
20 JAN 1995
Michael Pinn
RECORDER OF TITLES
NEW TITLE ISSUED

THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER

221481



Lot 105 Sec.A.m. Gtd.to L. McNamara Meas.in Links
FIRST Edition. Registered 23 JUN 1970

Derived from C.T. Vol.431 Fol.88 Transfer A313611 R. R. Bowater

SEARCH OF TORRENS TITLE

VOLUME 207706	FOLIO 1
EDITION 5	DATE OF ISSUE 12-Aug-2021

SEARCH DATE : 21-Oct-2025

SEARCH TIME : 03.20 PM

DESCRIPTION OF LAND

Town of WESTBURY

Lot 1 on Plan [207706](#)

Derivation : Lot 103 Sec. A.m. Gtd. to E.J. Dawes

Prior CT [2381/13](#)

SCHEDULE 1

[M904516](#) TRANSFER to JOHN GLASBY and DALLAS ANNE GLASBY
Registered 12-Aug-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1470

TASMANIA

REAL PROPERTY ACT, 1862, as amended



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2381 13

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

M. Hutchinson

Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF WESTBURY
FIVE ACRES THIRTY TWO PERCHES on the Plan hereon

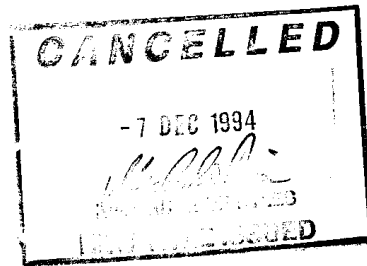
FIRST SCHEDULE (continued overleaf)

ALBERT JAMES COONEY of Westbury, Farmer

SECOND SCHEDULE (continued overleaf)
NIL

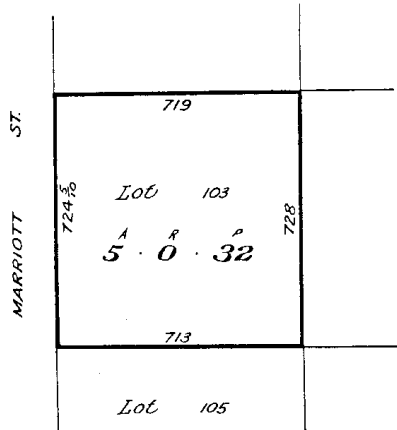
F THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

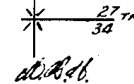


REGISTERED NUMBER

207706



Lot 103 Sec A.M. Gtd. to E.J. Dawes
Meas. in Links



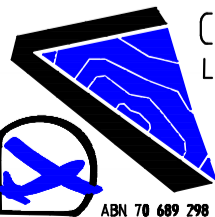
FIRST Edition. Registered - 5 AUG 1968
Derived from C.T. Vol. 306 Fol. 146. Transfer A292902- A.J. Cooney & ors.



1 OF 1

PLAN OF SUBDIVISION

193 & 251 Marriott Street, Westbury



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

REV 1

REF 42/83 (8865)

4 Sep 2025

OWNER
TITLE REFERENCE(S)
ZONE
OVERLAYS

J. & D.A. Glasby - K.J. Hancock & D.A. Dienes
207706-1 & 221481-1
Low Density Res.
Westbury Specific Area Plan
Bushfire prone

SCALE 1 : 1000 @ A3

DRAWN ARFAIRFIELD

THIS IS AN INDICATIVE SUBDIVISION DESIGN PREPARED TO ACCOMPANY A DEVELOPMENT APPLICATION AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. INFORMATION SHOWN MAY BE TRANSCRIBED FROM OTHER SOURCES OF UNVERIFIED ACCURACY. THE DIMENSIONS, AREA, LOCATION OF IMPROVEMENTS, AND NUMBER OF LOTS ARE APPROXIMATE AND MAY VARY DUE TO DECISIONS BY THE MUNICIPALITY, TASMANIAN CIVIL & ADMINISTRATIVE TRIBUNAL, ENGINEERING, OR OTHER ADVICE. IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS. THIS PLAN IS NOT TO BE COPIED UNLESS THIS NOTE IS INCLUDED.

BUSH FIRE HAZARD ASSESSMENT REPORT – 3 LOT SUBDIVISION

193 & 251 MARRIOTT STREET - WESTBURY

09TH SEPTEMBER 2025



Disclaimer: The information in this report is ensuring compliance with the Tasmanian Planning Scheme – Meander Valley Local Provisions Schedule. The information stated within this report is also based on the instructions of AS 3959 – 2018 – Construction of buildings in bush fire-prone areas. The purpose of this code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

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

GPM P/L has taken all reasonable steps to ensure that the information and data collected in the preparation of this assessment is accurate and reflects the conditions on and adjoining the site and allotment on the date of assessment. GPM P/L do not warrant or represent that the information contained within this assessment report is free from errors or omissions and accepts no responsibility for any loss, damage, cost or expense (direct or indirect) incurred as result of a person taking action in respect to any representation, statement or advice referred to in this report. This report is only to be used for the purpose of which it was commissioned.

Document Version: 01 – 09th September 2025

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EXECUTIVE SUMMARY

This report covers a proposed 3 Lot subdivision development at 193 and 251 Marriott Street, Westbury. This report will support a planning application for the proposed development.

The 3 proposed lots have been assessed. The development involves the excision of an existing dwelling (on proposed Lot 1) from a larger agricultural land parcel on the existing lot (207706/1). The remainder of the large agricultural land parcel on the existing lot (207706/1) will be added to proposed new Lot 2 (5175m²) and to existing Lot (221481/1), which is new proposed Lot 3. The resultant new lots are shown in the table below:

New Lot No.	Size	BAL Solution(s)
1	1.12ha	Existing Dwelling to a BAL 12.5 solution as designated under BHMP & BHR GPM 21 – 043.
2	5175m ²	Potential New Dwelling to meet a BAL 12.5/19 solution.
3	2.56ha	Existing Dwelling to achieve a minimum BAL 19 HMA solution.

The site is located at 193 & 251 Marriot Street, Westbury, situated ±1.5km southeast of the Westbury township centre. The current allotments are located in a rural area and is zoned as Low Density Residential.

Proposed Lot 1 is being decreased in size to the south by 9795m². This relatively new dwelling (constructed) was assessed under BHMP & BHR, GPM 21 – 043 obtaining a BAL 12.5 Solution. This subdivision does not impact/alter on any compliance requirements stipulated under BHMP & BHR, GPM 21 – 043. Thus, Proposed Lot 1 has been assessed under E1.4 / C13.4 – Use or development exempt from this Code, as having an insufficient increase in risk under this proposal.

Proposed Lot 2 has been assessed for any new dwelling to meet a BAL 12.5/19 solution (assessment detailed further in this report).

Proposed Lot 3 consists of an existing dwelling, is increasing size to the north by 4620m², which actually allows for more HMA to the north of the existing dwelling. This existing dwelling now can achieve a BAL 19 HMA solution, where it could not before. Thus, Proposed Lot 3 has been assessed under E1.4 / C13.4 – Use or development exempt from this Code, as having an insufficient increase in risk under this proposal.

Assessment of the allotment has concluded that there is a realistic risk of bushfire associated with any proposed dwelling on Lot 2, due to the location of the bushfire prone grassland vegetation community that exists within 100m of the subject allotments being subdivided. Marriott Street adjoins the western boundary of the subject Proposed Lots.

Using AS3959 – 2018 Simplified procedure (Method 1) the Bushfire Attack Level of any potential new dwelling on Proposed Lot 2, can achieve a BAL 19 solution or less (i.e. BAL 12.5).

BAL – 19 is described as being exposed to “Increasing ember attack, windborne debris and radiant heat between 12.5 kW/m² and 19 kW/m².”

The BAL classifications provide specifications for construction standards and the determination of the hazard management area defined in the Bushfire Hazard Management Plan (BHMP).

INTRODUCTION & PROPOSAL DESCRIPTION

Client(s): John Glasby

Development Type / BCA Classification: 3 Lot Subdivision

Construction Materials: N/A

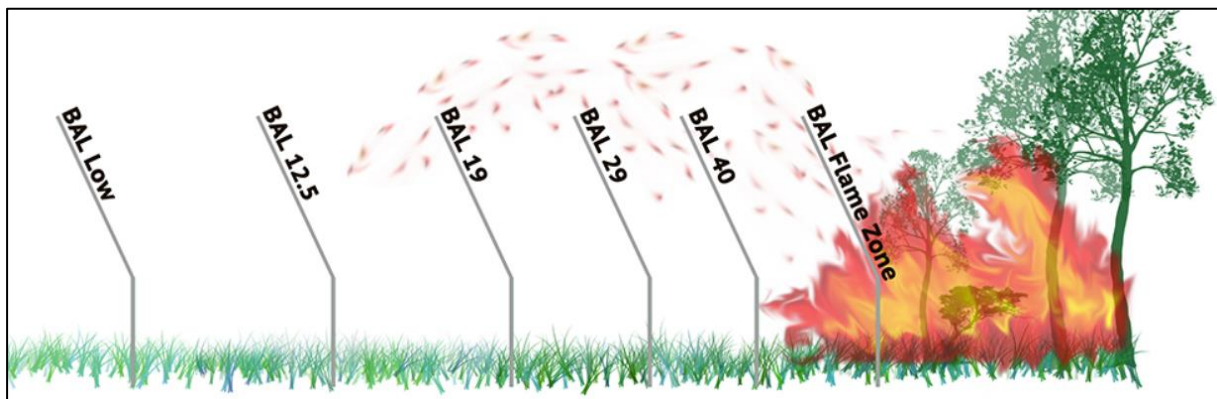
Date of Site Inspection: September 2025

Inspected by: Justin Cashion – Ground Proof Mapping P/L

The purpose of this assessment is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

This Bushfire Risk assessment report will define the sites Bushfire Attack Level classification and determine its compliance with the requirements of the National Construction Code (NCC) 2022 and AS3959 – 2018 Construction of Buildings in Bushfire Prone Areas.

This report will satisfy associated Council Planning and Building Requirements.



SUMMARY DETAILS

Applicants Names: John Glasby

Location: 193 & 251 Marriot Street

Property ID(s): 207706/1 (PID: 1526370) & 221481/1 (7034975)

Current Lot Size(s):

207706/1 – 2.0995ha

221481/1 – 2.098ha

Proposed Lot Sizes: As per Table 1

Zoning: Low Density Residential

Code Overlays:

Bushfire Prone Areas

Council: Meander Valley

Building Boundary Setback(s): As per GPM 25 – 033 BHMP

Defendable Space – Maintain the vegetation within the HMA in a “low fuel” state within the required distance set out in this report (as shown on the Bushfire Hazard Management Plan) to satisfy ongoing compliance. This must be continually managed in perpetuity.

Access – Proposed access is off Marriott Street for proposed Lot 2. Length of the road to the potential dwelling site is ±65m. Further requirements are required to satisfy access and egress as outlined further in this report for the proposed Lot 2.

Water Supply – No existing satisfactory bushfire water supply exists for Proposed Lot 2. Further requirements are required to satisfy specifications as outlined further in this report.

Construction – To either BAL 12.5/19 standards, dependant on actual potential new dwelling location.

Surrounding Area - The current allotments are located in a rural area and is zoned as Low Density Residential. The surrounding areas consist of similar zoned and sized allotments, consisting of dwellings, associated outbuildings, access driveways, hardstand areas, interspersed with agricultural grassland.

Predominant Fire Direction – The predominant fire direction during the summer period is from the North and North West. The vegetation that triggers the assessment provide a slight fire threat under fire weather conditions from that direction.

BUSHFIRE SITE ASSESSMENT – PROPOSED LOT 2 (POTENTIAL NEW DWELLING)

Vegetation

Assessable and classifiable vegetation surrounding proposed Lot 2 consists of agricultural grassland (FAG). It is this vegetation type that presents the fire risk to this development. The area being subdivided is also noted being within a bushfire prone area.

Slope / Aspect

The slope class across proposed Lot is gently sloping (0 - 5°) to the west, whilst areas surrounding this development within 100m are within the 0 - 5° range. The aspect is predominantly westerly and the altitude is ±195m.

Distances to Vegetation

Appropriate distances to assessable flammable vegetation, for Lot 2 requires defensible spaces for a BAL 19 or lower solution. All vegetation within 100m of the potential dwelling site was assessed. Appropriate distances to assessable flammable vegetation ensure compliance with the ‘Deemed to Satisfy’ requirement for Subdivisions, which provides for hazard management areas as per the Tasmanian Planning Scheme – Meander Valley Local Provisions Schedule.

Assessment and HMA

The existing development is located in a rural interface and the risk of bushfire attack is considered to be a slight threat. Using AS3959-2018 Simplified Procedure (Method 1) the Bushfire Attack Level of the site and the associated hazard management area is classified as able to achieve a BAL 19 or a BAL 12.5 solution.

Bushfire Attack Level (BAL) – Steps 1 to 5 Summary Results

For calculations based on Tasmania’s FDI of 50, for the proposed allotments please refer to the Table below:

Table 1 – Proposed Lot 2:

	North	East	South	West
Vegetation to 100m	Grassland	Grassland	Grassland	Grassland
Vegetation Classification	G	G	G	G
Slope	Level/Upslope	Level/Upslope	Downslope 0 - 5°	Downslope 0 - 5°
Proposed HMA for BAL 12.5	14m+	14m+	16m+	16m+
Proposed HMA for BAL 19	10m+	10m+	11m+	11m+

***2.2.3.2:**

(e) Exclusions – Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.

(f) Exclusions—Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

Public and Firefighting Access:

Please note that the implementation/construction of public and firefighting access must comply prior to occupancy.

Objective: Access roads to, and the layout of roads, tracks and trails, in a subdivision:

- (a) allow safe access and egress for residents, fire fighters and emergency service personnel;
- (b) provide access to the bushfire-prone vegetation that enables both properties to be defended when under bushfire attack and for hazard management works to be undertaken;
- (c) are designed and constructed to allow for fire appliances to be manoeuvred;
- (d) provide access to water supplies for fire appliances; and
- (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.

Table C13.2 Standards for Property Access:

For proposed Lot 2:

Element B: Property access length is 30m or greater; or access is required for a fire appliance to a firefighting water point.

Requirement: The following design and construction requirements apply to property access:

- 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.

Please note that the proposed access as shown is $\pm 60m$. Maximum access length, if rerouted would never exceed $\pm 76m$.

Provision of Water Supply for Firefighting Purposes:

Objective: Adequate, accessible and reliable water supply for the purposes of firefighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas:

Static Water Supply for Firefighting: Applicable as per below. Please note that a new static water supply is required for compliance for the proposed Lot 2.

Table C13.5 Static water supply for fire fighting

Element A: Distance between building area to be protected and water supply

Requirement: The following requirements apply:

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

Element B: Static Water Supplies

Requirement: 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 (firefighting and other uses) but the specified minimum quantity of firefighting 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 firefighting 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 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
 - (i) metal;
 - (ii) non-combustible material; or
 - (iii) fibre-cement a minimum of 6 mm thickness.

Element C: Fittings, pipework and accessories (including stands and tank supports)

Requirement: Fittings and pipework associated with a water connection point for a static water supply must:

- (a) Have a minimum nominal internal diameter of 50mm;
- (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
- (c) Be metal or lagged by non-combustible materials if above ground;
- (d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
- (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting 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 220 mm length);
- (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
- (i) Where a remote offtake is installed, ensure the offtake is in a position that is:
 - (i) Visible;
 - (ii) Accessible to allow connection by firefighting equipment;
 - (iii) At a working height of 450 – 600mm above ground level; and
 - (iv) Protected from possible damage, including damage by vehicles.

Element D: Signage for static water connections

Requirement: The firefighting 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 the Tasmanian Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.

This document is attached as an appendix to this report.

Element E: Hardstand

Requirement: A hardstand area for fire appliances must be provided:

- (a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
- (b) No closer than six metres from the building area to be protected;
- (c) With a minimum width of three metres constructed to the same standard as the carriageway; and
- (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

An indicative location of a firefighting water storage tank for the new proposed lot 2 is marked on the attached BHMP. This needs to be installed prior to certificate of occupancy for any new dwelling.

Bushfire Prone Areas Code Assessment Criteria (Proposed Lot 2)

Assessment has been completed below to demonstrate the BAL and BHMP have been developed in compliance with the “Acceptable Solutions” as specified in the Tasmanian Planning Scheme – Meander Valley Local Provisions Schedule.

Section C13.6.1 Bushfire Prone Areas Code - Subdivision: Provision of hazard management areas		
Acceptable Solution	Requirement	Comment
The proposed plan of subdivision: A1 (b) (i)	Shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision.	Compliant.
A1 (b) (ii)	Shows the building area for each lot.	Compliant.
A1 (b) (iii)	Shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS 3959 – 2018 Construction of buildings in bushfire-prone areas.	Compliant.
A1 (b) (iv)	Is accompanied by a bushfire hazard management plan for lots, certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 12.5 or 19 in Table 2.6 of Australian Standard AS 3959 – 2018 Construction of buildings in bushfire-prone areas.	Compliant.
Section C13.6.2 Bushfire Prone Areas Code - Subdivision: Public and firefighting access		
Acceptable Solution	Requirement	Comment
A1 (b) (i)	A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that: proposed roads and fire trails will comply with Table C13.2.	Compliant.
A1 (b) (ii)	Is certified by the TFS or an accredited person.	Compliant.
Section C13.6.3 Bushfire Prone Areas Code - Subdivision: Provision of water supply for firefighting purposes		
Acceptable Solution	Requirement	Comment
A2 (b)	The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to firefighting, will be provided and located compliant with Table C13.5	Compliant.

HMA Guidelines

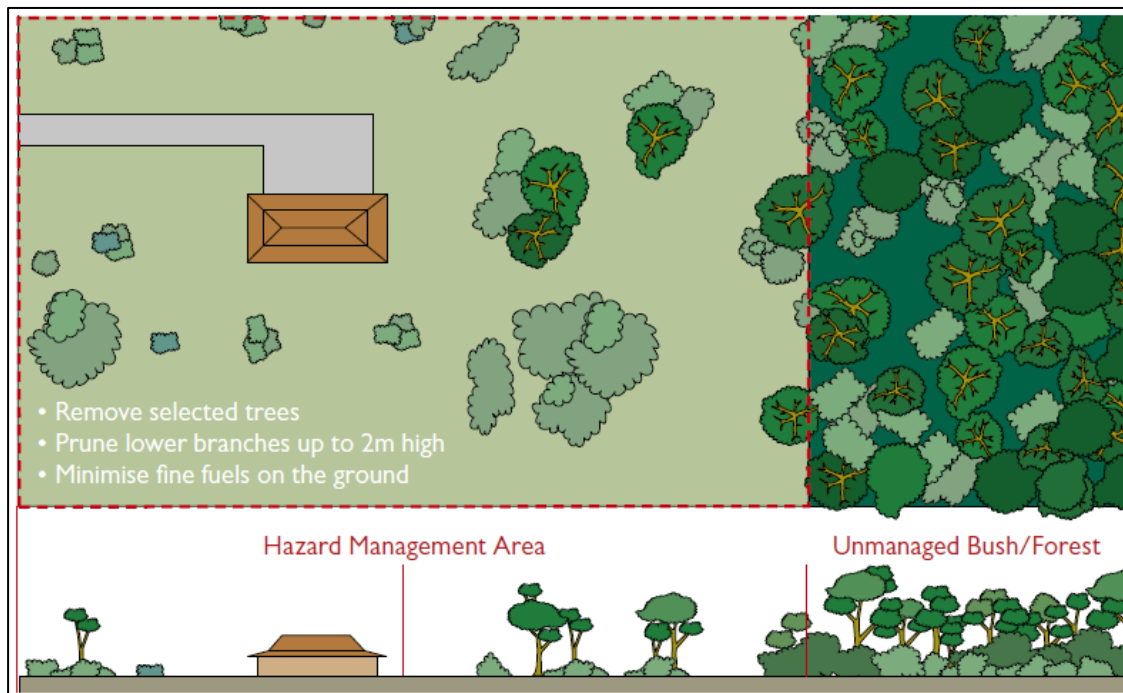
Please note that the implementation and the maintenance of the HMA must continue in perpetuity for proposed Lot 2.

The HMA requirements listed in Table 1 is the minimum distances required to achieve a compliance rating of either BAL 12.5/BAL 19 for proposed Lot 2, dependant on future siting. The HMA (defendable space area), should have significant fuel reduction carried out to ensure compliance with low threat vegetation classification. This single zone hazard management area must be managed and kept in a minimum fuel condition at all times, in perpetuity, “where fine fuels are minimised to the extent that the passage of fire will be restricted, e.g. short green lawns, paths, driveways etc.” All grassed areas within this zone need to be short cropped and kept to a nominal height of 100mm.

The four design principles for this area are to:

- (1) Create space
- (2) Remove flammable objects or materials
- (3) Separate fuel
- (4) Selection, location and maintenance of trees

The diagram below explains this requirement.



Other recommendations include:

- Trees and large shrubs should be pruned to remove branches within 2 m of the ground.
- Use only mown lawn, bare ground (driveways, paths etc.) or non-flammable native succulent ground cover plants immediately adjacent to buildings (within 2 metres).
- Total understorey canopy cover should be less than 20%.
- Separate tree crowns by four metres.
- Shrubs should be isolated or in small clumps; avoid continuous canopies.
- New trees should not be planted closer to buildings than their expected full height.
- Avoid planting or retaining trees and shrubs with rough fibrous bark, or which retain shed bark in long strips (ribbon bark) (e.g. any of the stringy bark group of eucalypts).

- Avoid planting or retaining trees and shrubs that retain dead material in their canopies (e.g. most conifers, and most *Melaleuca* and *Leptospermum* species).
- Avoid planting or retaining shrubs under trees.
- Canopies of trees and shrubs should not touch walls or overhang buildings.
- Avoid planting or retaining trees and shrubs that deposit large quantities of litter in a short period, particularly in spring and summer.
- Combustible mulches should not be used, except in very limited quantities around the base of shrubs; use non-combustible mulches, such as pebble, scoria or gravel, or mown grass.
- Shrubs should not be allowed to grow to within 2 m of windows with annealed (standard) glass, or within 1 m of windows with heat toughened glass or walls with timber cladding.
- Locate any combustible materials, such as woodpiles, flammable fuel stores etc., outside the Hazard Management Area.



Figure 1: This photo illustrates a maintained hazard management zone in the foreground with unmanged vegetation in the background.

Some thought should be given to other landscaping alternatives using such plants as described in the “Fire Resisting Garden Plants” booklet produced by the Tasmania Fire Service (TFS) available on the website @ www.fire.tas.gov.au

Construction

The buildings and elements shall be designed, constructed, and maintained in accordance with Construction Sections 3 and 5/6 (dependant on dwelling siting) of AS 3959-2018 Construction of Buildings in Bushfire Prone Areas for BAL 12.5/19.

	BAL-LOW	BAL-12.5	BAL-19
SUBFLOOR SUPPORTS	No special construction requirements	As for BAL-19	Enclosure by external wall or by steel, bronze or aluminum mesh. [Amendment 2 will likely fix the omission of the BAL-29 construction requirements for <u>unenclosed subfloors</u>]
FLOORS	No special construction requirements	As for BAL-19	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400 mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation
EXTERNAL WALLS	No special construction requirements	As for BAL-19	External walls – Parts less than 400 mm above ground or decks etc to be of non-combustible material, 6 mm fibre cement clad or bushfire resistant/naturally fire resistant timber
EXTERNAL WINDOWS	No special construction requirements	4mm Grade A Safety Glass or glass blocks within 400 mm 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 blocks within 400 mm of 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
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 aluminum mesh or glazed with 5mm toughened glass, non-combustible or 35 mm solid timber for 400 mm above threshold, metal or bushfire resisting timber framed for 400 mm above ground, decking, etc, tight-fitting with weather strips at base
ROOFS	No special construction requirements	As for BAL-19 (including roof to be fully sarked)	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked
VERANDAS DECKS ETC.	No special construction requirements	As for BAL-19	Enclosed sub-floor space – no special requirement for materials except within 400 mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300 mm horizontally and 400 mm vertically from a glazed element

OTHER CONSIDERATIONS

Natural and Cultural Values

No natural or cultural values were identified on site or through desktop assessments, which would prevent the clearing and or maintenance of vegetation communities within the Hazard Management Area for achieving BAL 12.5/19 classification. The following resources were checked as part of the desktop assessment;

- Natural Values Atlas – DPIPWE 2025
- TasVeg 4.0 – Tasmanian Government / DPIPWE 2025
- The List – DPIPWE 2025

Other Environmental or Planning Issues

No other environmental or planning issues were identified on site or through desktop assessments, including review of the Tasmanian Planning Scheme, Meander Valley Local Provisions Schedules.

CONCLUSIONS / RECOMMENDATIONS

The purpose of this assessment is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires and more specifically the subdivision of land that is located within, or partially within, a bushfire-prone area.

The development site is located in a rural setting, within 100m of flammable grassland vegetation. The risk of bushfire attack needed to be considered as the site is classified as being in a Bushfire Prone Area and may be susceptible to bushfires in the future. Please note that proposed Lot 2 has been fully assessed, whereas, Lots 1 and 3 are considered to be 'Exempt' due to an 'insufficient increase in risk'.

Please note that this subdivision proposal has been assessed against the Tasmanian Planning Scheme, Meander Valley Local Provisions Schedules.

This report should be considered in conjunction with all other planning documents for this proposed development in case of conflict. It is the client's responsibility to provide this report to all relevant parties that are involved with the planning and development of this proposed subdivision. Any changes in relation to these functions that may alter the proposed layout or BAL rating, need to be addressed with GPM P/L as there may be a necessity for a new assessment to be undertaken.

Other valuable resources in regards to bushfires and planning and preparation are available on the Tasmania Fire Service (TFS) website @ www.fire.tas.gov.au

REPORT PREPARATION & CERTIFICATION

This Bushfire Risk Assessment Report was prepared by:

Justin Cashion – Ground Proof Mapping P/L.

Signature: *Justin Cashion*

Date: 10/09/2025

This Bushfire Risk Assessment Report is certified by:

Justin Cashion – Ground Proof Mapping P/L.

Signature: *Justin Cashion*

Date: 10/09/2025

Accredited Person under part 4A of the Fire Service Act 1979: Accreditation No: **BFP-112**

Certificate: **GPM 25 - 033**

DEFINITIONS

Term	Definition
accredited person	Means as defined in the act
BAL	A means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per square metre, which is the basis for establishing the requirements for construction to improve protection of building elements from attack by a bushfire (AS 3959-2018).
BAL ratings	Used as the basis for establishing the requirements for construction to improve protection of a (proposed) building from bushfire attack. There are 6 BAL ratings; low, 12.5, 19, 29, 40 and FZ.
bushfire hazard management plan	Means as defined in the Act
bushfire-prone area	Means: land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; and where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare.
bushfire-prone vegetation	Means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.
contiguous	Means separated by less than 20m.
defendable space	An area of land around a building where vegetation is modified and managed to reduce the effects of flame contact and radiant heat associated with a bushfire.
hazard management zone / area	Means the zone / area, between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.
Part 5 agreement	Means as defined in the Act.
TFS	Means the Tasmanian Fire Service.
slope	The slope under the classified vegetation in relation to the (proposed) building.
static water supply	Means water stored in a tank, swimming pool, dam, or lake that is available for firefighting purposes at all times.
vegetation	The vegetation that presents a bushfire hazard within 100 metres of the development and is classified in accordance with Section 2 of AS 3959-2018.

REFERENCES

- Standards Australia Limited. (2011). *AS 3959 – 2018 – Construction of buildings in bush fire-prone areas*.
- Tasmanian Planning Scheme – Meander Valley Local Provisions Schedule.
- Australian Building Codes Board. (2022). *National Construction Code – Volume 2*. ABCB.
- UTS:CLG / TFS. Development and Building in Bushfire Prone Areas course resources.
- Cohen & Associates Plan of Subdivision – 193 & 251 Marriot Street Westbury, Ref No. 42/83 (8865), 04/09/2025.

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 140
TASMANIA
REAL PROPERTY ACT, 1980, as amended



CERTIFICATE OF TITLE

Register Book
Vol. Fol.

2381 13

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Mitchinson

Recorder of Titles.



DESCRIPTION OF LAND

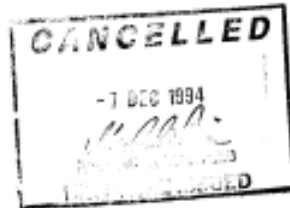
TOWN OF WESTBURY
FIVE ACRES THIRTY TWO PERCHES on the Plan hereon

FIRST SCHEDULE (continued overleaf)

ALBERT JAMES COONEY of Westbury, Farmer

SECOND SCHEDULE (continued overleaf)

NIL



IF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Registrar

REGISTERED NUMBER
207706



Lot 105 Sec Am Gd. to E.J. Dawes
Meas. in Links
27 1/2
d.d.H.

FIRST Edition. Registered - 5 AUG 1968
Derived from C.T. Vol. 306 Fol. 146. Transfer A292902- A.J. Cooney & ora.

Figure 1: Current Title Plan.



Figure 2: Proposed Plan of Subdivision.



Figure 3: Aerial View of allotments to be subdivided.

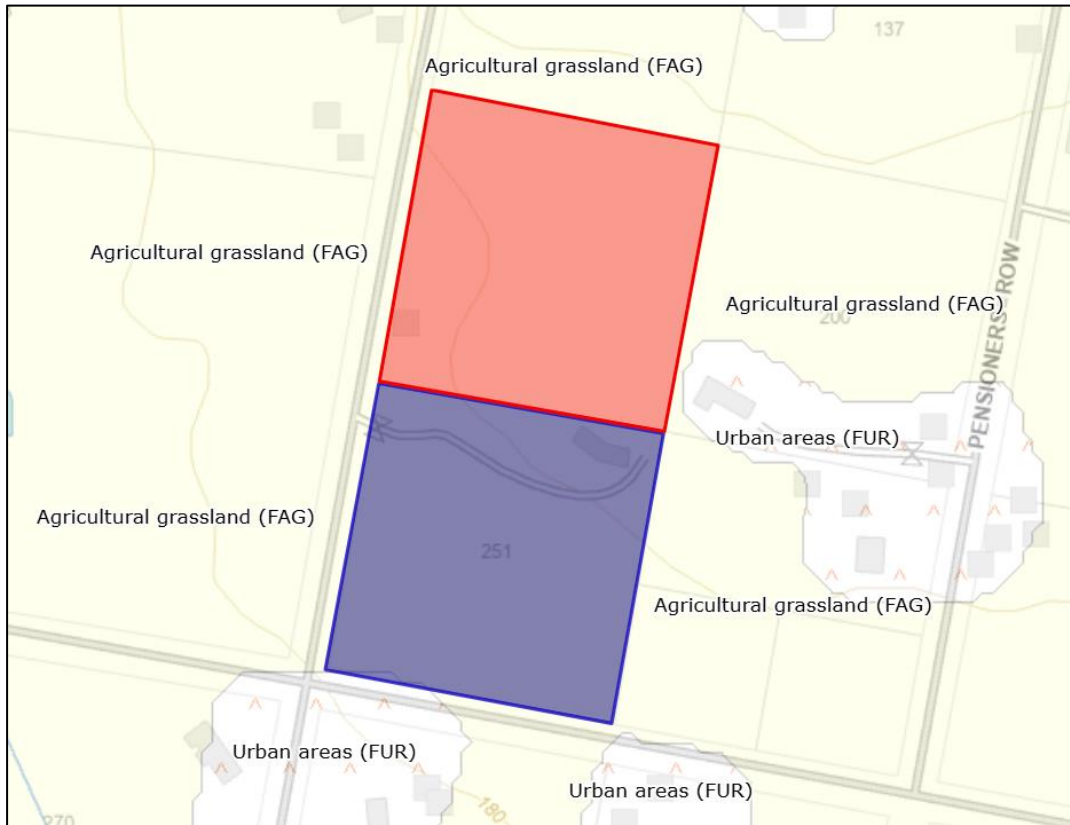


Figure 4: TasVeg 4.0 Map.

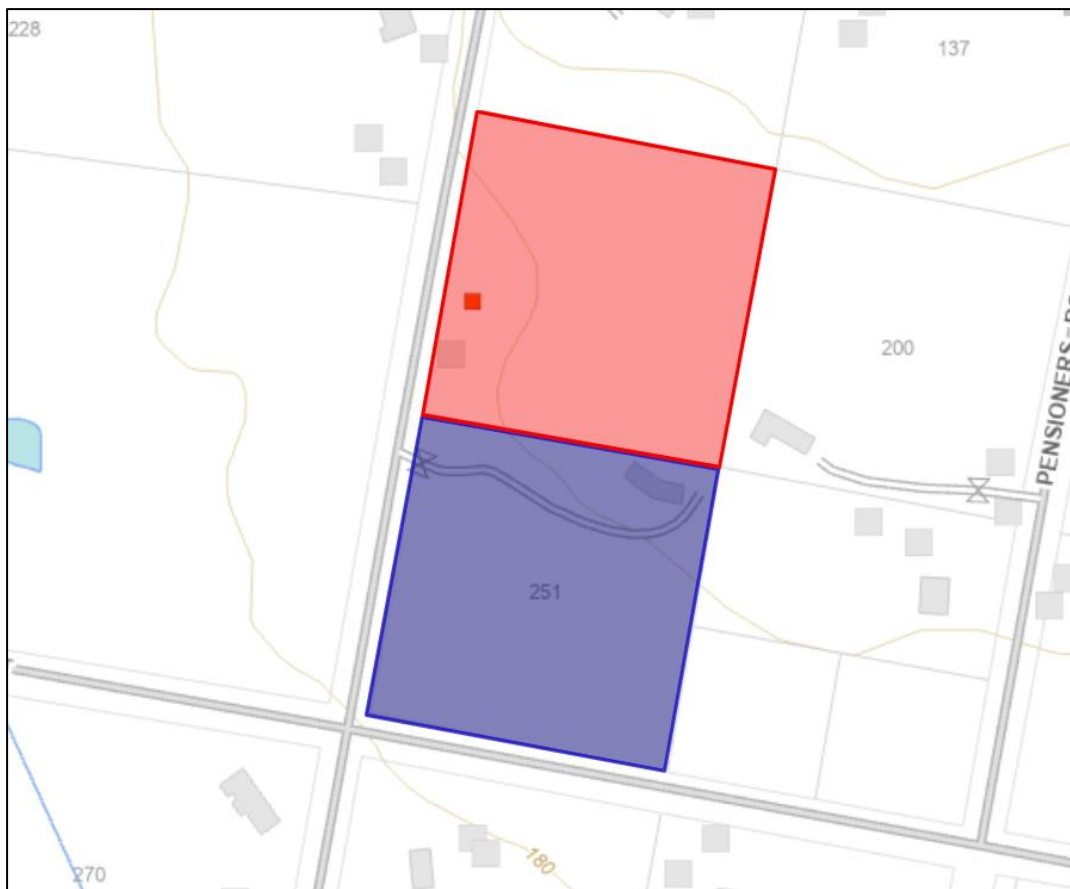


Figure 5: Natural & Cultural Values Map (only sighting of Eastern Barred Bandicoot)



Figure 6: Photo of Existing Dwelling on proposed Lot 1.



Figure 7: Photo of existing dwelling on proposed Lot 3.



Figure 8: Photo showing proposed Lot 2 dwelling location.



Figure 9: Photo showing to the north of the proposed Lot 2 dwelling.



Figure 10: Photo showing to the east of the proposed Lot 2 dwelling.



Figure 11: Photo showing to the south of the proposed Lot 2 dwelling.



Figure 12: Photo showing to the west of the proposed Lot 2 dwelling.



Tasmania Fire Service

Bushfire Hazard Practitioner Accreditation Certificate

In accordance with Section 60D of the *Fire Service Act 1979*

Justin Cashion

Accreditation No: BFP - 112

Accreditation Category: 2

Is hereby granted accreditation to perform the functions of an Accredited Person under Part 4A of the *Fire Service Act 1979* with the following conditions and restrictions:

	Scope of Work	Status
1	Certify a Bushfire Hazard Management Plan for the purposes of the <i>Building Act 2016</i> .	Accredited
2	Certify an Exemption from a Bushfire Hazard Management Plan for the purposes of the <i>Building Act 2016</i> or the <i>Land Use Planning and Approvals Act 1993</i> .	Accredited
3A	Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for Vulnerable Uses and Hazardous Uses for the purposes of the <i>Land Use Planning and Approvals Act 1993</i> .	Accredited
3B	Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for small subdivisions (less than 10 lots) for the purposes of the <i>Land Use Planning and Approvals Act 1993</i> .	Accredited
3C	Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for large subdivisions (more than 10 lots, or multiple stages) for the purposes of the <i>Land Use Planning and Approvals Act 1993</i> .	Accredited
4	Certify an Emergency Management Strategy or Bushfire Emergency Plan for all uses and classes of building for the purposes of the <i>Building Act 2016</i> or the <i>Land Use Planning and Approvals Act 1993</i> .	Not Accredited

Conditions

Conform with requirements of the *Chief Officer's Scheme for the Accreditation of Bushfire Hazard Practitioners*, and Bushfire Hazard Advisory Notes issued by the Chief Officer.

This accreditation remains valid until such time that it is surrendered, varied, suspended or revoked.



Jeff Harper AFSM
A/CHIEF OFFICER

1 May 2018

Figure 13: Accreditation Documentation.



Michael Sims
Account Executive

Marsh Pty Ltd
ABN 31 081 358 303
Ground Floor,
85 York Street,
Launceston, TAS 7250
Michael.Sims@marsh.com

Justin Cashion
Ground Proof Mapping Pty Ltd
81 Elizabeth Street
TAS 7250

11 May 2023

Dear Justin,

Confirmation of Cover Ground Proof Mapping Pty Ltd

We are pleased to enclose documentation following your placement instructions.

INSURANCE CLASS	INSURER	POLICY NO	COVERAGE	POLICY PERIOD
Public Liability	CFC Underwriting Ltd	3290298	\$20,000,00 any one claim	10/05/2023 - 31/08/2024
Professional Indemnity-Cyber Liability	Lloyd's of London through CFC Underwriting Ltd	3290298	\$1,000,000 Limit of Liability \$2,000,000 In the aggregate	10/05/2023 - 31/08/2024
Motor Vehicle	Allianz Australia Insurance Ltd - GC	138SV00520VSD	Section 1 – Market Value or Sum Insured whichever is the lessor Section 2 - \$35,000,000	1/04/2023 - 1/04/2024
Workers' Compensation	Allianz Australia Insurance Ltd	LWL0016802	Liability at Common Law - Unlimited	1/04/2023 - 1/04/2024

*Inclusive of FSLIESL, Statutory Charges and Fees.

Occupations including but not limited to:

- Bushfire Management & Mitigation Planning
- Bushfire Attack Level (BAL), Bushfire Hazard Management Plans (BHMP's), Bushfire Emergency Plans, Bushfire Evacuation & Action Plans
- Planning and Supervision of Low & High Intensity Burn Programs
- Unplanned Bushfire Suppression under direction/supervision of one of Tasmania's 3 Fire Agency bodies; Tasmanian Fire Service (TFS), Sustainable Timber Tasmania (STT) and Parks and Wildlife Service/DPIPWE (PWS).
- Providing Nationally Accredited Fire Training under qualification for specific fire management modules
- Vegetation assessments & plans
- Ecological assessments & plans
- Post Fire Regeneration and Rehabilitation Plans

Confirmation of Cover

Figure 14: Copy of Insurance.

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:

193 & 251 Marriott Street, Westbury.

Certificate of Title / PID:

207706/1 (PID: 1526370) & 221481/1 (7034975)

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision of an existing lot into 3 lots. Proposed Lot 1 has an existing dwelling located on it and achieves a BAL 19 solution. Proposed Lot 3 has an existing dwelling located on it and achieves a BAL 19 solution. Proposed Lot 2 has been created for a potential dwelling to meet either a BAL 12.5 or BAL 19 Solution.

Applicable Planning Scheme:

Tasmanian Planning Scheme – Meander Valley Local Provisions Schedule.

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision – 193 & 251 Marriott Street – Westbury.	Cohen & Associates Ref No. 42/83 (8865)	04/10/2025	01
193 & 251 Marriott Street – Westbury – Subdivision Bushfire Hazard Report: GPM 25 - 033.	Justin Cashion – Ground Proof Mapping Pty Ltd	09/09/2025	01
Bushfire Hazard Management Plan: GPM 25 – 033 (Overall & Proposed Lot 2)	Justin Cashion – Ground Proof Mapping Pty Ltd	09/09/2025	01

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 checked="" type="checkbox"/>	E1.4(a) / C13.4.1(a)	<p>Insufficient increase in risk.</p> <p>Proposed New Lot 1 (with existing dwelling). As a part of this subdivision proposal, this existing title (207706/1) is being decreased in size to the south by 9795m². This relatively new dwelling (constructed) was assessed under BHMP & BHR, GPM 21 – 043 obtaining a BAL 12.5 Solution. This subdivision does not impact/alter on any compliance requirements stipulated under BHMP & BHR, GPM 21 – 043.</p> <p>Proposed New Lot 3 (. As a part of this subdivision proposal, this existing title (221481/1), consisting of an existing dwelling, is increasing size to the north by 4620m², which actually allows for more HMA to the north of the existing dwelling. This existing dwelling now can achieve a BAL 19 HMA solution, where it could not before (please refer to GPM 25 – 033 BHMP).</p>

<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	Planning authority discretion required. A proposal cannot be certified as compliant with P1.
<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	Planning authority discretion required. A proposal cannot be certified as compliant with P1.
<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 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 for both BAL 19 and BAL 12.5 DTS Solution for proposed new Lot 2.
<input type="checkbox"/>	E1.6.1 A1© / C13.6.1 A1©	Consent for Part 5 Agreement/Burdening Covenants

<input 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 will comply with relevant Tables for proposed new Lot 2.

<input 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 will comply with relevant Table for proposed new Lot 2.
<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:

Justin Cashion

Phone No:

0487 476 479

Postal Address:

PO Box 1027, Launceston, 7250

Email Address:

justin@groundproofmapping.com.au

Accreditation No:

BFP – 112

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.
- 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

Justin Cashion

Name:

Justin Cashion

Date:

09/09/2025

Certificate
Number:

GPM 25 - 033

(for Practitioner Use only)

JD Consulting

ABN 42410316529

PO Box 8

Riverside Tas 7250

Mob: 0457469617

Email: jldoherty581@bigpond.com

Onsite Wastewater Assessment – Proposed 3 lot Subdivision

at

**193 Marriott Street, Westbury
CT 207706/1**

Prepared for

J & D.A. Glasby

Prepared by James Doherty

Date of Report 22.9.2025

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Scope

This report is to detail the proposed 3 lot subdivision at 193 Marriott Street, Westbury (CT 207706/1) prepared for J & D.A Glasby.

The land proposed for the 3-lot subdivision is 2.137ha in area and is located to the eastern side of Marriott Street and to the south of the intersection of Marriott Street and Suburb Road. The land is not in the Taswater service area for water or sewer services.

The current lot contains a residential dwelling and outbuildings, which are in the northern section of the current lot (see proposed subdivision layout proposed by Cohen & Associates dated 4 September 2025).

The owners are proposing to subdivide the existing land parcel into 3 separate lots with lot 1 retaining the dwelling, the outbuildings and the existing onsite wastewater system which comprises of a septic tank and two absorption beds. Lot 2 is a vacant lot and has been used for the running of livestock. Lot 3 is proposed as an extension of land to the neighbouring property at 251 Marriott Street.

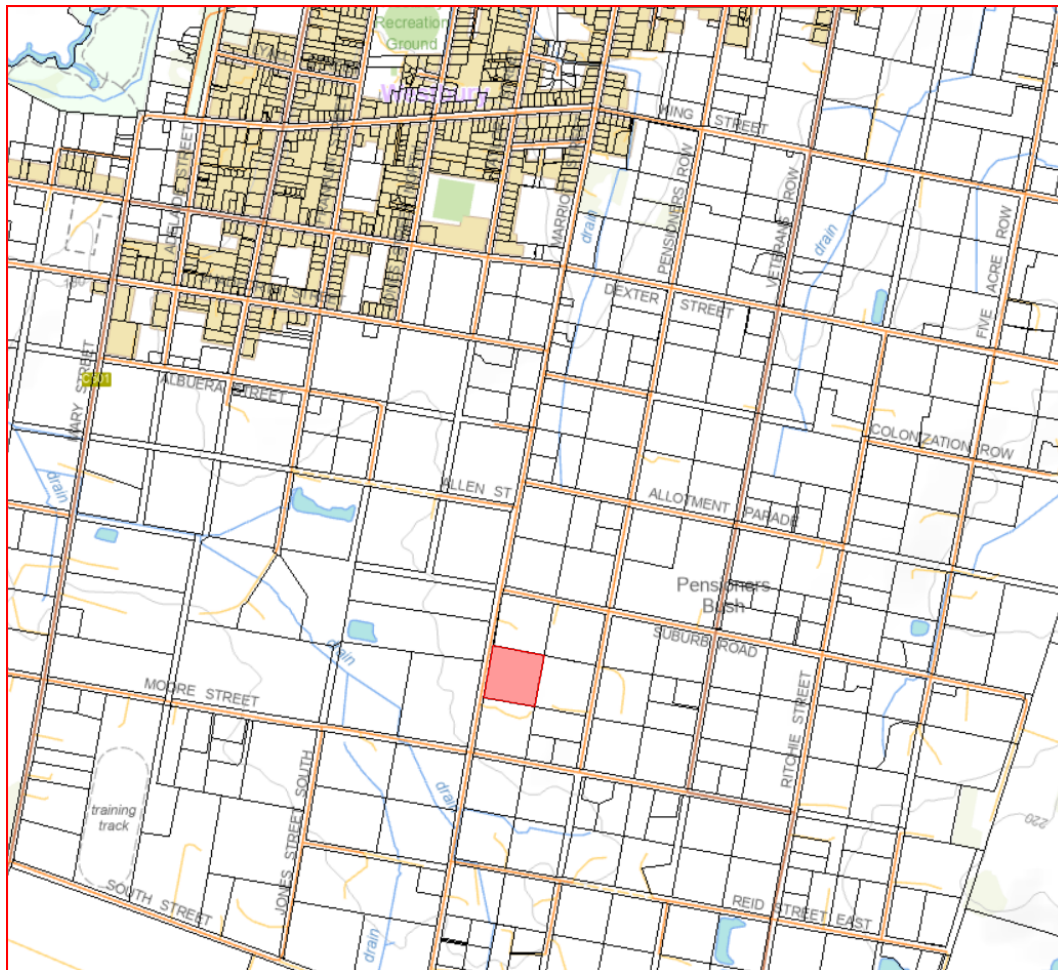


Figure 1 Locality map.

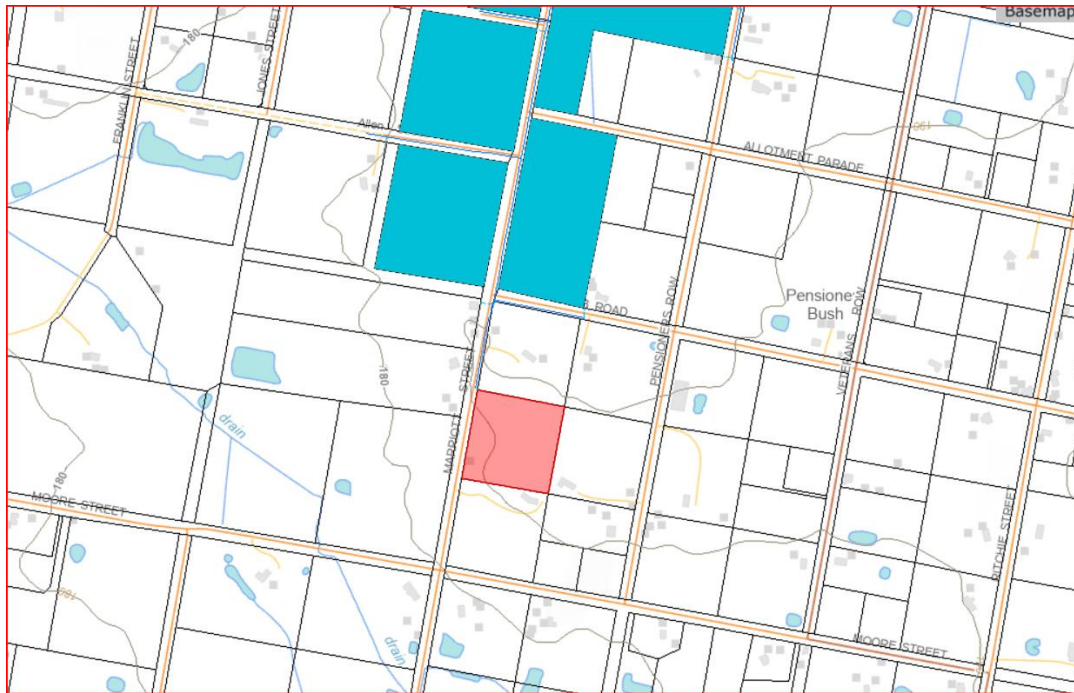


Figure 2 Topographical map showing the properties with water service land (blue) and 10m contour lines.

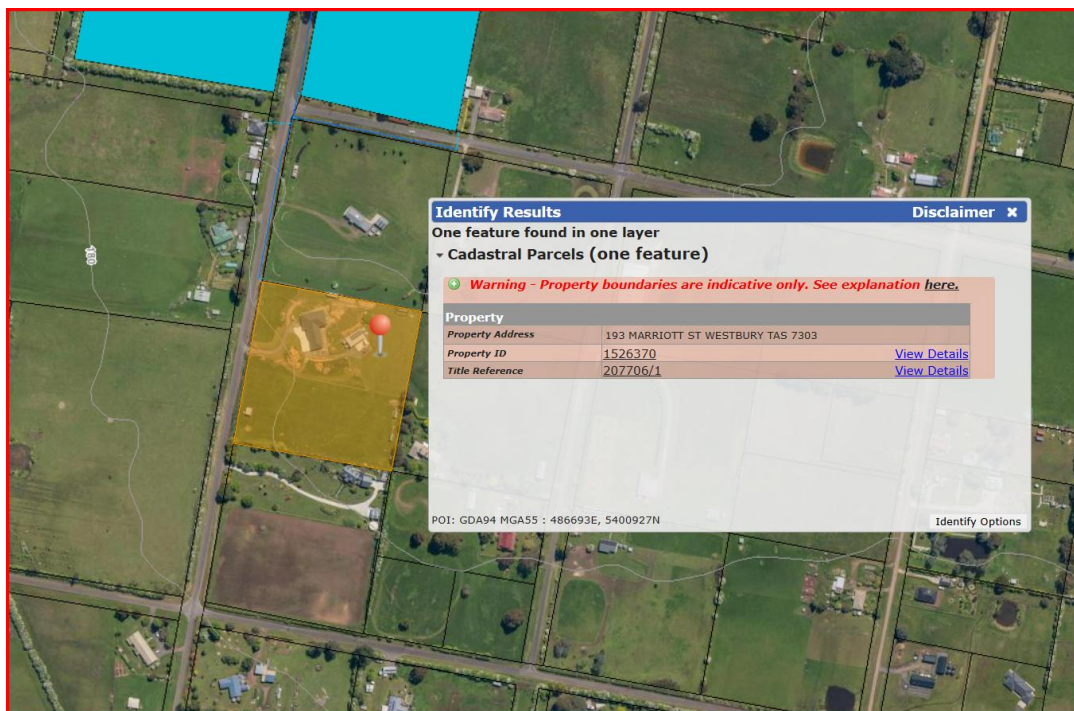


Figure 3 Aerial view showing contour lines and title details

1 Introduction

JD Consulting has been engaged by Mr John Glasby to undertake a site investigation of the land to determine its suitability for wastewater disposal from the proposed subdivision.

The area of land proposed for subdivision is approximately 2.137ha and is zoned Rural Living. The owners intend to submit a planning application to Meander Valley Council seeking approval to subdivide the land into 3 lots with lot 1 being 1.12ha in area, lot 2 being 5175m² in area and lot 3 which will be adhered to No 251 Marriott Street being 4620m² in area.

The onsite wastewater report for the proposed development is based on the principles contained within Appendix B of AS/NZS 1547:2012 (Site and Soil Evaluation for Planning Rezoning, and Subdivision of Land) and provides preliminary recommendations on the type of wastewater disposal system suited to the location.

1.1 Site Conditions

The site proposed for the 3-lot subdivision covers an area of approximately 2.137ha.

The land proposed for lots 1 is currently developed and is located on the 190m contour with the slight slope to the southwest and the northeast. Lots 2 & 3 are undeveloped and almost square in shape with the land on lot 2 sloping east to west towards Marriott Street. Lot 3 has a slight slope to the west and to the northeast.

The LIST map does not show the land or the surrounding area as being in a landslide hazard area.

1.2 Site Orientation and Neighbouring Properties

Lot 1 is north facing with the land having a slight slope to the southwest and northeast. The existing dwelling and outbuildings along with the onsite wastewater system will remain on this lot.

Lot 2 would be west facing with the land sloping from east to west towards Marriott Street. The land is currently vacant and undeveloped.

Lot 3 would be north facing with the land sloping with the land sloping to the west and the northeast. The lot is currently vacant and undeveloped.

1.3 Soil Survey and Permeability

A site and soil investigation was carried out by Warren Newell of EAW Geo Services in 2021 for the purpose of designing the onsite wastewater system for the dwelling. The onsite wastewater system was submitted to and approved by Council and has since been installed.

Test holes were augered on both lots 2 & 3. The soil profile indicated that the soil within lots was similar in character, a shallow loam topsoil overlying a Cl clay to 1.5m. The soil profile of the test holes is included in Appendix C.

1.4 Environmental Risk

1.4.1 Proximity to waterways

There is an existing dam on 180 Marriott Street, but this would be 340+metres from the roadside property boundary and is separated by the road. are no waterways within proximity to the development.

1.4.2 Proximity to Wells and/or Bores

There are no wells or bores within the proposed development. While there are bores in the area, the nearest bore is over 400 metres north/northwest of the proposed development.

1.4.3 Existing wastewater system

There is an onsite wastewater system connected to the existing dwelling. The system consists of a standard septic tank and two absorption beds. The system was designed in 2021 and isn't showing any sign of failure or sub-standard operation such as odour, pooling or leakage.

The developed properties around this area are all individually serviced by onsite wastewater systems of different types and brands. Some are primary treatment systems, while others are secondary treatment systems

2 Development Proposal – Wastewater

The following proposal is based on the construction of residential dwelling.

Given the soil is predominantly Cl clay, lots 2 and 3 may be suitable for a conventional wastewater system such as a septic tank and absorption trenches but will be dependent on the location and the number of bedrooms (occupancy) of the dwelling.

While a dwelling constructed towards the western boundary of lot 2 could have a gravity onsite wastewater system, lot 3 would require the wastewater to be pumped from the outlet of the septic tank to the absorption beds.

The above may not be the best type of system for lots 2 & 3 given the shallow layer of topsoil to clay. These lots may require a Secondary Treatment System (STS) with the secondary wastewater being discharged by either surface spray or subsurface drip irrigation to a designated land application area. The actual type of wastewater system will need to be determined and submitted to council for approval as part of the building/plumbing application.

Please note that to meet the regulatory requirements for surface irrigation of secondary treated wastewater the wastewater will need to be chlorinated as the E.coli count should not exceed 10cfu/100ml of sample.

The area of land required for the disposal of secondary will vary depending on the size (No of bedrooms) and occupancy of the dwelling. As guide, a 3-bedroom dwelling on rainwater tanks using a primary treatment system would require 120-150sq metres for the disposal of wastewater. Where a secondary treatment system was installed and the wastewater was discharged either by surface spray or inground drip irrigation, the area required would be 200m².

An area of similar size will be required to be set aside as a Reserve Area for future.

3 Conclusion

It is my opinion that the land is suitable for the proposed development.

Lot 2 is are suitable for the construction of a residence with onsite wastewater treatment and disposal. The land application area will need to meet the requirements of Clause 3 – (Standards for Wastewater Land Application Areas) of the Director's Guidelines for On-site Wastewater Management Systems v2.0 dated 20 November 2017 or Appendix R of AS/NZS1547:2012.

Lot 3 will be an addition to the existing property at 251 Marriott Street and at this time there is no intention of developing it.

As stated previously, the existing wastewater system on lot 1 is working satisfactorily and does not require upgrading or replacing at this time

4 Recommendations

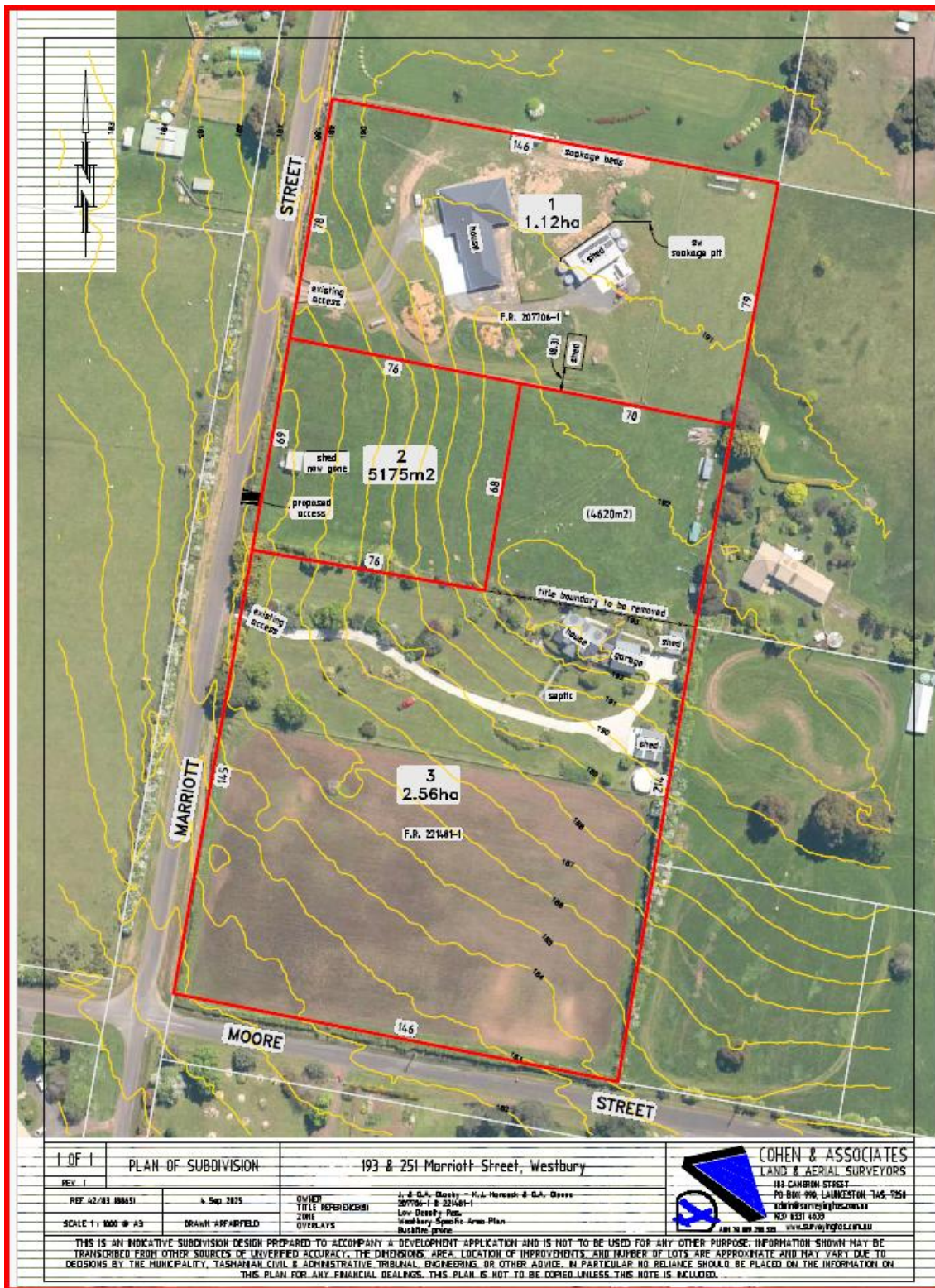
It is recommended that,

1. The application for the proposed 3 lot subdivision is approved for onsite wastewater disposal with site specific requirements applied where applicable.
2. The final determination on the type of treatment system (Septic tank, STS or other (including brand name) and the wastewater disposal layout will need to be provided to the Council at building/plumbing permit stage.



James Doherty
JD Consulting
Date: 22.9.2025

Appendices
APPENDIX A – Plan of Subdivision



APPENDIX B – Test Hole Locations



APPENDIX C – Test Hole Profiles

Job No.23-2025		Borehole No.		1									
Client: J & DA Glasby													
Site Address: 193 Marriott Street, Westbury													
Project: 3 lot subdivision (lot 2)													
Date:September 2025													
						Equipment			Auger				
Co-Ords													
Method	Penetration				Notes Samples Tests	Water	Graphic Log	Classification	Material Description	Moisture condition		Consistency index	Structure, additional observations
	1	2	3	4									
							ML	silty Loam dark grey/black	M	L		Weakly structured	
					N I L	0.25	CI	Clay pink/brown	M	F		moderately structured low plasticity	
						0.5							
						0.75			M	St		Strongly structured	
					N I L	1.0			D	St		Strongly structured	
						1.25							
						1.50							
BOH (con't in same soil type)													

Job No.23-2025		Borehole No.		2									
Client: J & DA Glasby													
Site Address: 193 Marriott Street, Westbury													
Project: 3 lot subdivision (lot 3)													
Date: September 2025													
						Equipment			Auger				
Co-Ords													
Method	Penetration				Notes Samples Tests	Water	Graphic Log	Classification	Material Description	Moisture condition		Consistency density index	Structure, additional observations
	1	2	3	4						M	L		
							ML	silty Loam dark grey/black	M	L		Weakly structured	
					N I L	0.25	CI	Clay pink/brown	M	F		moderately structured low plasticity	
						0.5							
						0.75			M	St		Strongly structured	
					N I L	1.0			D	St		Strongly structured	
						1.25							
						1.50							
BOH (con't in same soil type)													

APPENDIX D – Site photos 19 September 2025



photo 1 Test hole lot 2 facing north



photo 2 Test hole lot 2 facing east



photo 3 Test hole lot 2 facing south



photo 4 Test hole lot 2 facing west



photo 5 Soil from test hole on lot 2



photo 6 Lot 3 facing north



photo 7 Lot 3 facing east



photo 8 Lot 3 facing south



photo 9 Lot 3 facing west



ABN: 70 689 298 535
ACN: 144 472 659



COHEN & Associates Pty. Ltd.

LAND & AERIAL SURVEYORS
Operating in Tasmania Since 1946

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www.surveyingtas.com.au

Our ref: 42-83 (8865)

29 September 2025

Meander Valley Council
P O Box 102
WESTBURY TAS 7303

Via Email

To whom it may concern,

**Re: Development Application – 3 Lot Subdivision
193 and 251 Marriott Street, Westbury**

We are pleased to submit this Development Application for the proposed subdivision at the above address.

We enclose:

- PDF copy of the proposed Plan of Subdivision
- Copy of the relevant titles
- Bushfire Hazard Assessment and Management Plan prepared by Justin Cashion
- Planning Scheme Supportive letter prepared by Rebecca Green & Associates
- Onsite Waste Water Disposal Assessment and Report prepared by JD Consulting
- Application for Planning Approval

Please forward the invoice for the planning application to admin@surveyingtas.com.au.

We seek Council's approval for the subdivision and will be pleased to supply additional information as required.

Yours faithfully,

Adrian Fairfield of
Cohen & Associates Pty. Ltd.

Encl.

Planning Department
Meander Valley Council
PO Box 102
WESTBURY TAS 7303

28 September 2025

Dear Sir/madam,

RE: Planning Application, Subdivision – 193 and 251 Marriott Street, Westbury

This letter is prepared in support of a proposal for Cohen & Associates Pty Ltd on behalf of J. & D.A. Glasby and K.J Hancock & D.A. Dienes for a three-lot subdivision, boundary adjustment at land identified in F.R. 207706/1 and F.R. 221481/1. An existing single dwelling and outbuildings are located on proposed Lot 1 as well as Lot 3.

Two lots currently exist; the subdivision will create one additional lot. An area of 4620m² is to be transferred to 251 Marriott Street (Lot 3), and the balance subdivided into two lots (Lots 1 and 2). Lot 1 will maintain existing access to Marriott Street and Lot 3 will maintain existing access to Marriott Street. One new access is proposed to proposed Lot 2; no additional works are proposed.

Lot number	Area	Frontage
1	1.12ha	Min. 78m to Marriott Street
2	5175m ²	Min. 69m to Marriott Street
3	2.56ha	Min. 145m to Marriott Street Min. 146m to Moore Street

The subject land is zoned Low Density Residential within the Tasmanian Planning Scheme - Meander Valley Local Provisions Schedule, effective 19th April 2021, the subject land is also within the MEA-S11.0 Westbury Specific Area Plan and subject to the Bushfire-Prone Areas Code.

MEA-S11.0 Westbury Specific Area Plan

MEA-S11.8 Development Standards for Subdivision

MEA-S11.8.1 Lot Design

A1 – Lot 3 complies with A1 (a), whereby the area of Lot 3 will be greater than 1ha (2.56ha), and able to contain a 70m diameter circle with a gradient not steeper than 1 in 5 and existing buildings are consistent with the setback required in clause MEA-S11.7.1 A1 and A2.

P1 – The proposal complies with the performance criteria for proposed Lot 1 and Lot 2. The existing shed on proposed Lot 1 will be less than 15m to the proposed boundary, whilst being greater than 1ha. Lot 2 will be 5175m².

- (a) The existing two titles comprise a total area of 4.1975ha, which allows for up to 3 lots for each 2ha, three lots proposed;
- (b) Proposed Lot 1 and proposed Lot 3 will each have an area of at least 1ha (1.12ha and 2.56ha respectively);
- (c) Each lot proposed in a plan of subdivision is capable of containing a circle of not less than 60m diameter as demonstrated by the Plan of Subdivision and each lot is at least 5000m². All lots have sufficient usable areas and dimensions suitable for the existing residential use. The proposal has had regard to all relevant subclauses a. through to j. The topography is relatively flat land, due to the topography and size of the proposed lots, no additional vegetation screening is proposed. The existing access crossovers available, together with the proposed access crossover for Lot 2 minimises vegetation clearance. The lot sizes proposed are adequate for provision of existing drainage and on-site wastewater disposal. An Onsite Wastewater Assessment, prepared by JD Consulting demonstrates that each lot is capable of continuing to accommodate either existing use and development, or in the case of proposed Lot 2, being suitable for the construction of a dwelling with onsite wastewater treatment and disposal.

Low Density Residential Zone

10.6 Development Standards for Subdivision

10.6.1 Lot Design

A1 – Not applicable, in accordance with MEA-S11.8.1 the provision of the specific area plan is in substitution for the provisions of the Low Density Residential Zone, as specified in the relevant provision.

A2 – The proposal complies for Lots 1, 2 and 3; each lot is to be provided with a frontage not less than 20m.

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 or Lot 3, a condition could be placed upon any approval requiring any upgrades to Council standards, if deemed necessary. One new access is proposed to Lot 2, and will be constructed to Council standards.

10.6.2 Roads

A1 – Proposal complies, the subdivision does not include any new roads.

10.6.3 Services

A1 – Each lot is not capable of being connected to a full or limited water supply service.

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

P2 – The existing residence on Lot 1 and the existing residence on 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. An Onsite Wastewater Assessment, prepared by JD Consulting demonstrates Lot 2 being suitable for the construction of a dwelling with onsite wastewater treatment and disposal.

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

P3 – The existing residence on Lot 1 and the existing residence on Lot 3 are provided with an existing onsite stormwater collection (tanks) and disposal on site. This is wholly contained within the boundaries of these new lots. Lot 2 is adequate in size to accommodate a future onsite stormwater system.

CODES

C2.0 Parking and Sustainable Transport Code

Proposal complies where relevant to C2.5.1, no changes to existing parking arrangements for the Lot 1 and Lot 3 is proposed, at least 2 car parking spaces are existing and provided on site. Lot 2 is of sufficient area to accommodate future car parking provisions at the time of further use and development.

C13.0 Bushfire-Prone Areas Code

Attached to this submission is a Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan prepared by Justin Cashion BFP—112, dated: 10 September 2025 demonstrating compliance with the relevant acceptable solutions.

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