



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:	R Donaldson - PA\26\0121
PROPERTY ADDRESS:	200 Ritchie Street WESTBURY (CT: 23667/5)
DEVELOPMENT:	Subdivision (3 lots) - lot design, not connected to sewerage & stormwater, driveway, flood prone area.

The application can be inspected until **Thursday, 8 January 2026**, 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 13 December 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
 - 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:	<input type="text" value="200 Ritchie Street, Westbury"/>	Certificate of Title:	<input type="text" value="CT 23667/5, PID 7037199"/>
Suburb:	<input type="text" value="Westbury"/>	<input type="text" value="7303"/>	Lot No: <input type="text" value="5"/>
Land area:	<input type="text" value="20,224m2 (pls see attached Plan from 6TY Degrees) m<sup>2</sup> / ha"/>		
Present use of land /building:	<input type="text" value="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 checked="" 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 23667	FOLIO 5
EDITION 2	DATE OF ISSUE 28-Oct-2025

SEARCH DATE : 08-Dec-2025

SEARCH TIME : 02.56 pm

DESCRIPTION OF LAND

Town of WESTBURY

Lot 5 on Plan [23667](#)

Derivation : Whole of 5 Acres (Section F.3.) Gtd. to H. Barton

Prior CT [4822/21](#)

SCHEDULE 1

[N283279](#) TRANSFER to REBECCA DONALDSON Registered
28-Oct-2025 at 12.02 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[56/6035](#) CONVEYANCE Made Subject to Boundary Fences Condition

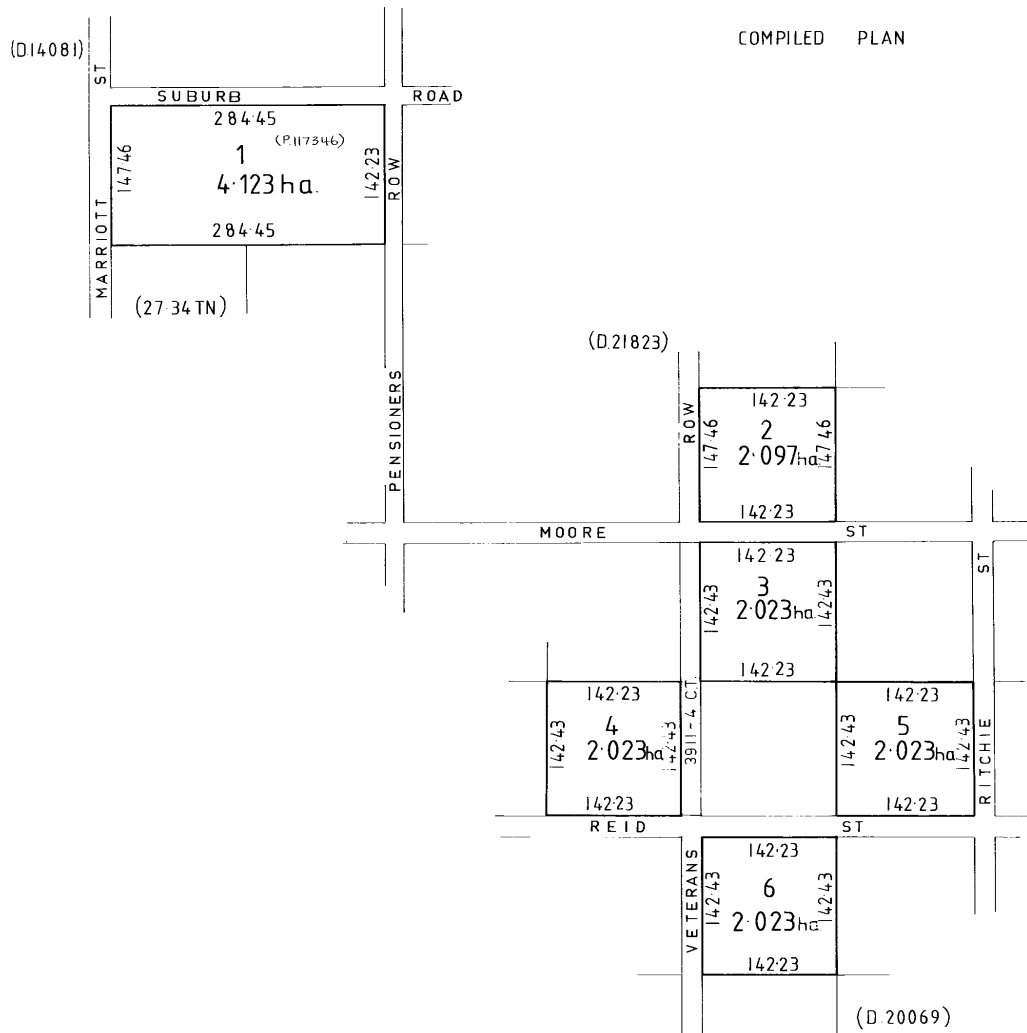
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner	PLAN OF SURVEY by Surveyor of land situated in the TOWN OF WESTBURY & LAND DISTRICT OF WESTMORLAND PARISH OF WESTBURY	Registered Number: P.23667
Title Reference		Approved: 30 JUN 1984 Effective from:
Grantee (Lot 1) Lots 101 & 102 10.0.30 Sec. A0 Gtd. to Henry Barton (Lot 2) Lot 117. 5.0.29 Sec. A0 Gtd. to Catherine Keary	SCALE 1: 4000 MEASUREMENTS IN METRES	<i>E. R. Thorne</i> Recorder of Titles

(Lot 3) Lot 130. 5.0.0 Sec. F3 Gtd. to Thomas Carrick
 (Lot 4) Lot 135. 5.0.0 Sec. F2 Gtd. to Jno. Davidson
 (Lot 5) Lot 131. 5.0.0 Sec. F3 Gtd. to Henry Barton
 (Lot 6) Lot 149. 5.0.0 Sec. F6 Gtd. to William McClear

COMPILED PLAN W23 24/44
 21/128



PLEASE NOTE

- INTENDED USE OF PLAN**
THIS PLAN WAS PREPARED TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. DETAILS ARE SUBJECT TO CHANGE AND IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND.
- LAYOUT MEASUREMENTS**
ALL MEASUREMENTS, AREAS AND LOTS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO CHANGE DUE TO FINAL FIELD SURVEY, DETAILED DESIGN AND CONSTRUCTION
- SERVICES**
ALL SERVICES SHOWN ARE APPROXIMATE ONLY. NO GUARANTEE CAN BE GIVEN THAT ALL RELEVANT SERVICES ARE SHOWN
- DETAILED DESIGN APPROVALS**
ROAD, DRIVEWAYS, FOOTPATHS, SEWER, STORMWATER, WATER AND LANDSCAPING SHOWN IS PRELIMINARY ONLY AND SUBJECT TO CHANGE. ALL CHANGES DURING DETAILED DESIGN AND CONSTRUCTION ARE SUBJECT TO THE APPROVALS OF THE RELEVANT SERVICE AUTHORITIES

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

DRIVEWAYS

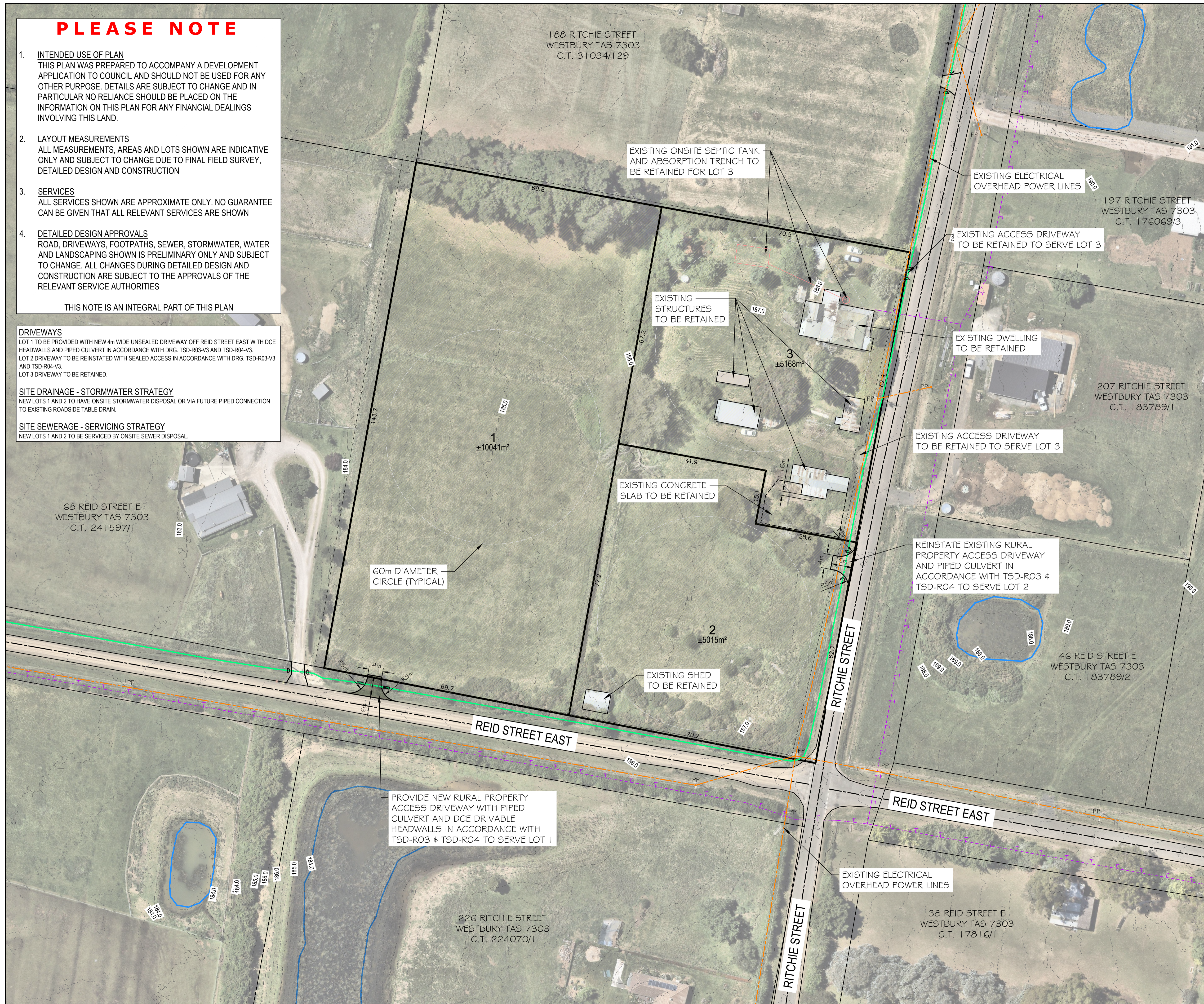
LOT 1 TO BE PROVIDED WITH NEW 4m WIDE UNSEALED DRIVEWAY OFF REID STREET EAST WITH DCE HEADWALLS AND PIPED CULVERT IN ACCORDANCE WITH DRG. TSD-R03-V3 AND TSD-R04-V3.
LOT 2 DRIVEWAY TO BE REINSTATED WITH SEALED ACCESS IN ACCORDANCE WITH DRG. TSD-R03-V3 AND TSD-R04-V3.
LOT 3 DRIVEWAY TO BE RETAINED.

SITE DRAINAGE - STORMWATER STRATEGY

NEW LOTS 1 AND 2 TO HAVE ONSITE STORMWATER DISPOSAL OR VIA FUTURE PIPED CONNECTION TO EXISTING ROADSIDE TABLE DRAIN.

SITE SEWERAGE - SERVICING STRATEGY

NEW LOTS 1 AND 2 TO BE SERVICED BY ONSITE SEWER DISPOSAL.



Postal Address
PO Box 63
Riverside
Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

6ty Pty Ltd
ABN 27 014 609 900

Architectural
ABP No. CC4874f
Structural / Civil
ABP No. CC1633i

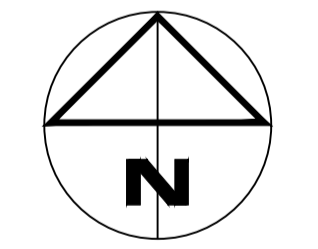
Tamar Suite 103
The Charles
287 Charles Street
Launceston Tasmania
P (03) 6332 3300

57 Best Street
Devonport Tasmania
P (03) 6424 7161

ISO 9001
Quality
Management System



ISSUE	DATE	ISSUED FOR	REV.
01	25.03.25	DEVELOPMENT APPLICATION	-
02	08.04.25	DEVELOPMENT APPLICATION	-



DIMENSIONS ARE IN METRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: 3 LOT SUBDIVISION
AT: C.T. 23667/5
200 RITCHIE STREET
WESTBURY TAS 7303
FOR: H. DONALDSON
DRAWING: PROPOSAL PLAN
DESIGNED: S.E.C. DRAWN: S.E.C. CHECKED: M.C.V.
SCALES: 1:500 AT A1 SIZE DRAWING SHEET
PROJECT No: 25.062 DRAWING No: Cp01 -

Bushfire Hazard Management Report: Subdivision

Report for: Heather Donaldson
Property Location: 200 Richie Street, Westbury

Prepared by: Scott Livingston
Livingston Natural Resource Services

Date: 24th April 2025

Version 1



Client: Heather Donaldson

200 Richie Street, Westbury, CT 23667/5, PID 7037199.

Property identification: Current zoning: Low Density Residential, Tasmanian Planning Scheme - Meander Valley.

Proposal: 3 Lot subdivision from 1 existing title.

Assessment A field inspection of the site was conducted to determine the Bushfire Risk and Bushfire Attack Level.

Assessment by: Scott Livingston

Master Environmental Management, Natural Resource Management Consultant.

Accredited Person under part 4A of the Fire Service Act 1979: Accreditation # BFP-105.

Version

Version	Date	Notes
1	24/4/2025	

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LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements. This report classifies types of vegetation at time of inspection and cannot be relied upon for future development or changes in vegetation of assessed area.

DESCRIPTION

A 3 Lot subdivision from existing title CT 23667/5 at 200 Richie Street, Westbury. The area is mapped as Bushfire Prone in Planning Scheme Overlays. Proposed lot 3 has an existing dwelling and outbuildings, lots 1 & 2 are vacant grassland with lot 2 having an outbuilding. Surrounding land is a mosaic of grassland and low threat vegetation around dwellings.

The area is not serviced by a reticulated water supply and the lots have frontage to Ritchie and or Reid Street east Street.

BAL AND RISK ASSESSMENT

The land mapped as Bushfire Prone Area in planning scheme overlays.

VEGETATION AND SLOPE

Lot		North	East	South	West
1	Vegetation within 100m lot boundaries	0-100m grassland	0-32m low threat/ grassland mosaic, 32-80m low thrat, 80-100m grassland, 27-100m grassland	0-19m road and verges, 19-100m grassland, (some low threat)	0-55m low threat, 55-100m grassland
	Slope (degrees, over 100m)	Flat/ Upslope	Flat/ Upslope	downslope 0-5o	Flat/ Upslope
	BAL Rating: existing vegetation	BAL FZ	BAL FZ	BAL 12.5	BAL Low
	BAL Rating: with minimum HMA	BAL 12.5			
2	Vegetation within 100m lot boundaries	0-100m grassland	0-19m road and verges, 19-100m grassland,	0-19m road and verges, 19-60m grassland,60-100m low threat	0-70m grassland, 70-100m low threat
	Slope (degrees, over 100m)	Flat/ Upslope	Flat/ Upslope	downslope 0-5o	Flat/ Upslope
	BAL Rating: existing vegetation	BAL FZ	BAL 12.5	BAL 12.5	BAL FZ
	BAL Rating: with extended HMA	BAL 12.5			
3 existing dwelling	Vegetation within 100m existing dwelling	0-72m low threat, 72-100m grassland	0-19m road and maintained verges, 19-100m grassland	0-43m low threat, 43-100m grassland	0-12+m low threat, 12+-44m low threat / grassland mosaic, 44-100m grassland

	Slope (degrees, over 100m)	Flat/ Upslope	Flat/ Upslope	downslope 0-5o	Flat/ Upslope
	BAL Rating: existing vegetation	BAL Low	BAL 12.5	BAL FZ	BAL 19
	BAL Rating: with extended HMA	BAL 19			

BUILDING AREA BAL RATING

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after development and have also considered slope gradients.

Where no setback is required for fire protection, other Planning Scheme setbacks may need to be applied, other constraints to building such as topography have not been considered.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2018, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

PROPOSED LOT BAL RATING

There is sufficient land on lots 1 & 2 to provide a BAL 12.5 Hazard Management Area for future habitable buildings. The lot 3 existing dwelling has currently managed land to meet BAL 19 requirements.



Figure 1: Building Area BAL 12.5

HAZARD MANAGEMENT AREAS

All land within the distances shown below must be managed as Low threat vegetation including maintained lawns (mown to < 100mm), gardens and orchards. Hazard management areas for Lot 1 dwellings must be maintained in perpetuity. Hazard Management Areas must be in place prior to commencement of construction of a habitable building and maintained in perpetuity.

BAL Construction Rating: HMA requirement

Slope/ facade	BAL 12.5 Managed Land
Upslope and level	0-14m
Down slope	0-16m

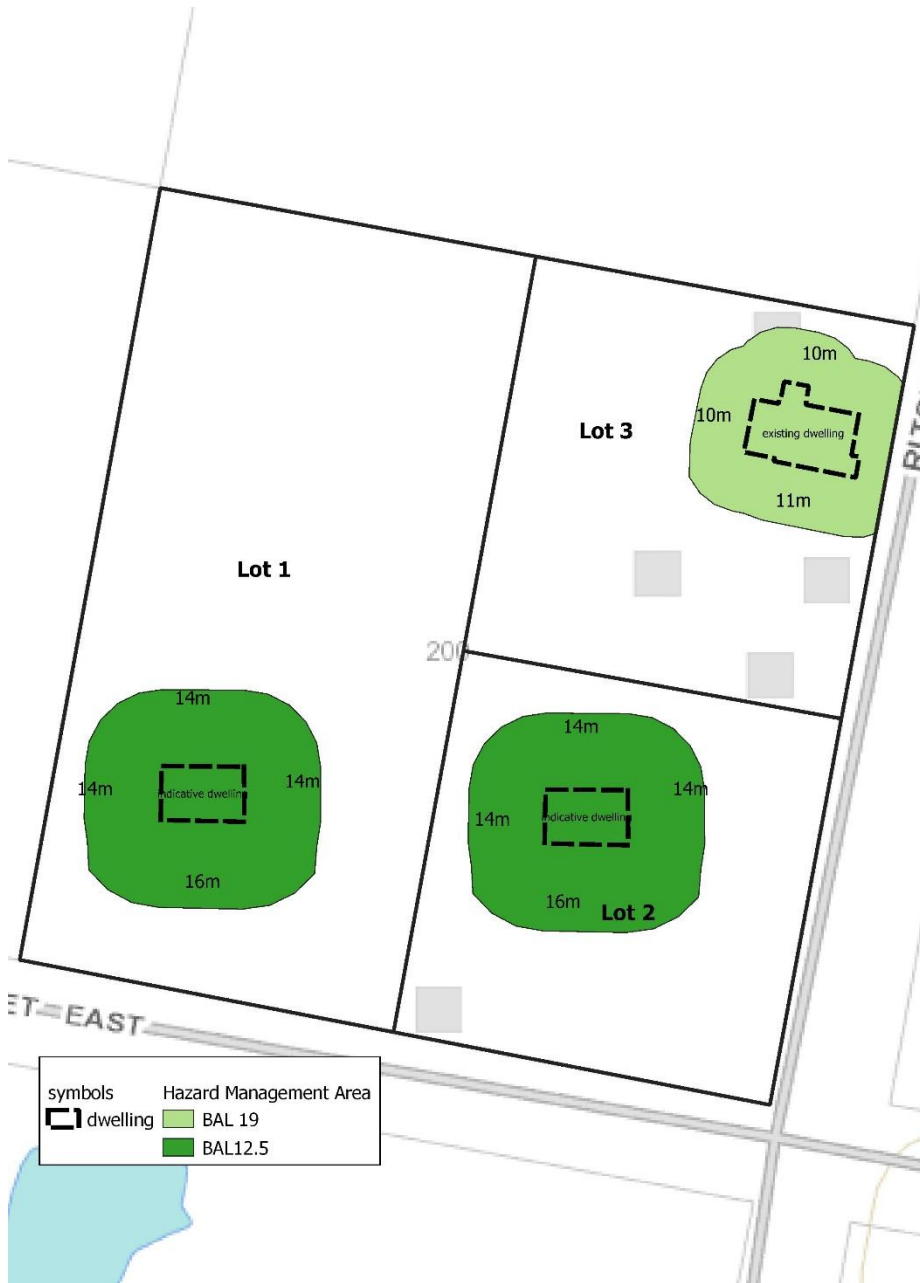


Figure 2: Hazard Management Areas

ROADS

Lots will have access from Ritchie Street or Reid Street East. No additional roads are required for the subdivision.

PROPERTY ACCESS

Access to lots must comply with the relevant elements of Table C13.2 Standards for Property Access, C 13 *Bushfire-Prone Areas Code*. Lots will require access to water static water supply points. Existing lot 3 access to the water supply point is compliant. Access to future habitable buildings must meet element B prior to the commencement of construction.

Table C13.2: Standards for Property Access

Element		Requirement
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls 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 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead “T” or “Y” turning head 4m wide and 8m long. (j)
C.	Property access length is 200m or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.

D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <p>(a) complies with requirements for B above; and</p> <p>(b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.</p>
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FIRE FIGHTING WATER SUPPLY

The subdivision is not serviced by a reticulated supply. The existing water supply on lot 3 provides the domestic supply in a 20,000l concrete tank with accessible lid. A new static supply is shown on the BHMP but the existing tank could also supply the required volume with additional plumbing to retain the bottom half for firefighting, the static supply for lot 3 must be in place prior to sealing of titles. Future habitable buildings will require static water supplies and must meet the requirements of Table C13.5 prior to the commencement of construction.

Table C13.5

Element		Requirement
A.	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <p>a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and</p> <p>b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.</p>
B.	Static Water Supplies	<p>A static water supply:</p> <p>a) May have a remotely located offtake connected to the static water supply;</p> <p>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;</p> <p>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;</p> <p>d) Must be metal, concrete or lagged by non-combustible materials if above ground; and</p> <p>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:</p> <p style="margin-left: 40px;">(i) metal;</p> <p style="margin-left: 40px;">(ii) non-combustible material; or</p> <p style="margin-left: 40px;">(iii) fibre-cement a minimum of 6 mm thickness.</p>

C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal 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 <i>AS/NZS 3500.1-2003 Clause 5.23</i>); (e) Provide a DIN or NEN standard forged Storz 65 mm 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 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: <ul style="list-style-type: none"> (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles
D.	Signage for static water connections	<p>The water connection 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</p> <ul style="list-style-type: none"> (a) comply with: Water tank signage requirements within <i>AS 2304-2011 Water storage tanks for fire protection systems</i>; or (b) comply with water tank signage requirements within <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i>; or (c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> (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;

CONCLUSIONS

A 3 Lot subdivision is proposed from 1 existing title CT 23667/5 at 200 Richie Street, Westbury. The area is mapped as bushfire prone.

A static water supply to service the existing dwelling on Lot 3 must be in place prior to sealing of titles for any lot.

There is sufficient area on Lots 1 and 2 to provide BAL 12.5 habitable dwellings. Hazard Management Areas, access and water supply for future habitable buildings must be in place prior to the commencement of construction and maintained in perpetuity.

REFERENCES

Standards Australia. (2018). *AS 3959-2018 Construction of Buildings in Bushfire Prone Areas*.

Planning Commission, *Tasmanian Planning Scheme - Meander Valley*

APPENDIX 1 – MAPS

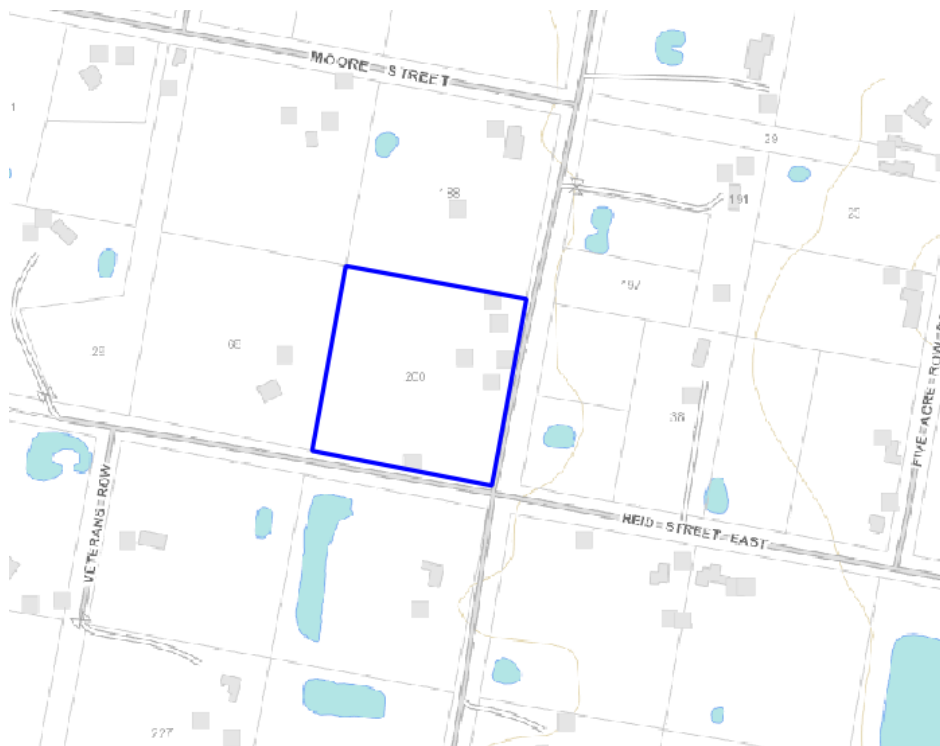


Figure 3: Location, existing title in blue



Figure 4: Aerial Image



Figure 6: west across lot 1



Figure 7: south across lot 2



Figure 8: lot 3 existing tank lot 3

Bushfire Hazard Management Plan:

Construction: BAL 12.5 as shown

Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959.

Building setbacks / BAL ratings apply to habitable buildings (Class 1, 2 3, 8 or 9) and class 10a buildings within 6m of a habitable building.

Proposed Development	Subdivision, 3 lots from 1 lot
Plan of Subdivision	6Ty
Property Owner	Heather Donaldson
Address	200 Ritchie Street, Westbury
CT	23667/5
PID	7037199

The following must be installed/ compliant prior to sealing of titles

- Static water supply for lot 3

For future habitable buildings the following must be installed/ compliant prior to commencement of construction and be maintained in perpetuity:

- Hazard Management Areas
- Access
- Water Supply



Hazard Management Areas (HMA)

Hazard management areas include the area to protect the buildings as well as the access and water supplies. All land within the area shown is to be managed and maintained in a minimum fuel condition.

Access and Water Supply

See report for detail

This BHMP has been prepared to satisfy the requirements of the Tasmanian Planning Scheme – Meander Valley . This plan should be read in conjunction with the report titled: Bushfire Hazard Management Report 200 Ritchie Street, Westbury. Livingston Natural Resource Services

Scott Livingston
 Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
 Date 24/4/2025
 SRL25/20S *[Signature]*

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:

200 Richie Street, Westbury

Certificate of Title / PID:

CT 23667/5, PID 7037199

2. Proposed Use or Development

Description of proposed Use and Development:

3 Lot subdivision from 1 existing title

Applicable Planning Scheme:

Tasmanian Planning Scheme - Meander Valley

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report 200 Richie Street, Westbury	Scott Livingston	24/4/2025	1
Bushfire Hazard Management Plan, 200 Richie Street, Westbury	Scott Livingston	24/4/2025	1
Plan of Subdivision	6TY Pty Ltd	25/03/2025	Cp01

4. Nature of Certificate

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

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

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

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

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

<input checked="" type="checkbox"/>	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 :

<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement
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<input checked="" type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input checked="" type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<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:	Scott Livingston	Phone No:	0438 951 021
Postal Address:	PO Box 178, Orford 7190	Email Address:	scottlivingston.lnrs@gmail.com
Accreditation No:	BFP – 105	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: Scott Livingston **Date:** 24/4/2025

Certificate Number: SRL 25/20S

(for Practitioner Use only)

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Form **55**

To: *Owner /Agent*

Address

Suburb/postcode

Qualified person details:

Qualified person:

Address: Phone No:

Fax No:

Licence No: Email address:

Qualifications and Insurance details: *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

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

Details of work:

Address: 200 Richie Street

Lot No: 1,2

Westbury

7303

Certificate of title No: 23667/5

The assessable item related to this certificate:

Bushfire Attack Level (BAL)

(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 Attack Level Assessment Report and Bushfire Hazard Management Plan

Relevant

NA

calculations:

- Australian Standard 3959
- Tasmanian Planning Scheme: Bushfire-Prone Areas Code C13
- Building Amendment Regulations 2016
- Director's Determination for Bushfire Hazard Areas v1.2 2024

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

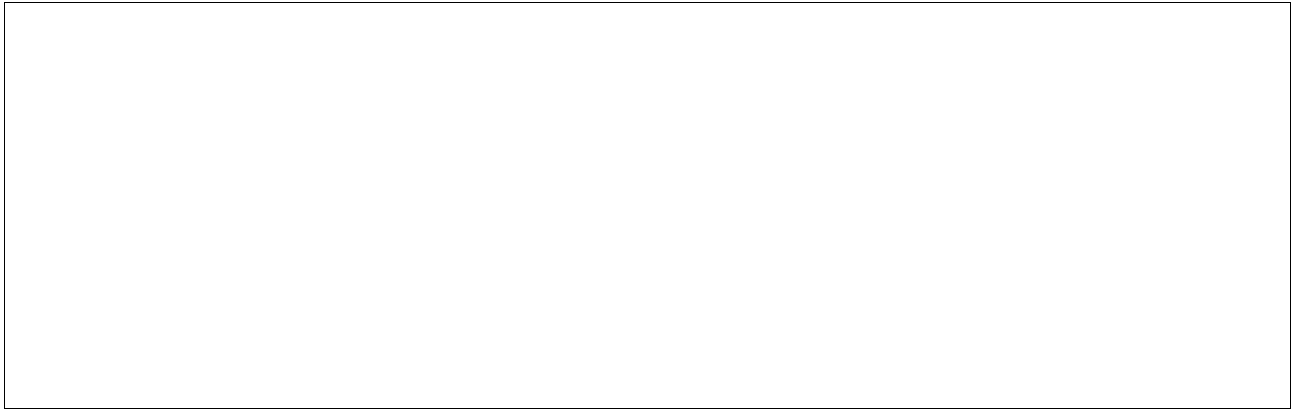
1. Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959

Assessed as -lots 1 & 2, BAL 12.5

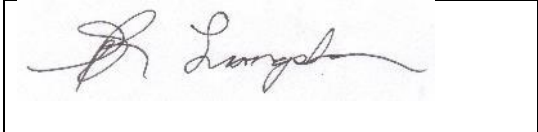
2. Bushfire Hazard Management Plan

Proposal is compliant with DTS requirements, Director's Determination for Bushfire Hazard Areas v1.2 2024

Scope and/or Limitations



I certify the matters described in this certificate.

	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:		SRL25/20S	24/4/2025

MEMO

3 December 2025

Re: 200 Ritchie Street Westbury – Flood Hazard Report

1. Introduction

Hydrodynamica was engaged to provide a flood hazard report for the proposed low density residential subdivision at 200 Ritchie Street, Westbury. Refer to Figure 1.



Figure 1. Proposed subdivision (from 6ty Degrees drawing 25.062 Cp01)

The development site has been identified by Meander Vallet Council as flood prone, and they have requested a flood hazard report in accordance with C12.0 of the Tasmanian Planning Scheme.

2. Flood modelling & results

To determine the extent of 1% AEP climate change flooding in Infoworks ICM model of the local catchment was constructed in accordance with Australian Rainfall and Runoff recommendations. The SSP2-4.5 'middle of the road' 2090 climate scenario was used for a range of storm durations to determine the peak impacts on the proposed subdivision.

Other model settings were:

- Impervious surfaces (roads and roofs) initial loss (IL) = 1mm, continuing loss (CL) = 0mm/hr
- Pervious surfaces IL = 19.62mm, CL = 5.45mm
- Depth-varying Manning's n surface roughness as per *A preliminary Mannings-n layer to support regional flood modelling in Tasmania* (Tasmanian State Government, 2020)

The site is mainly affected by concentrated flows escaping the small dam at 46 Reid Street which exceed the capacity of the roadside drains and overtop the road adjacent to proposed lot 2.

It should be noted that our model likely underestimates the capacity of the roadside drain on the eastern side of Ritchie Street as the 1m digital elevation model (DEM) does not accurately represent the 1m wide drain. It is also noted that, on the western side of Ritchie Street and the southern side of Reid Street East, the nominal road shoulder drain is choked with vegetation. Though the drainage capacity on this site of the road would be nominal, some maintenance of the drain will improve its capacity.

The modelled 1% AEP CC peak flows through lot 2 are as follows:

Duration	Flow (m ³ /s)
15 min.	0.074
20 min.	0.138
30 min.	0.252
45 min.	0.367
1 hr.	0.392
1.5 hr.	0.338
2hr.	0.382

Peak flow of 392 l/s occurs during the 1 hour storm event.

Figures 2 and 3 shows the peak flood depths and peak hazards respectively. Figure 4 shows the flood hazard curves provided by Australian Rainfall and Runoff 4.2.

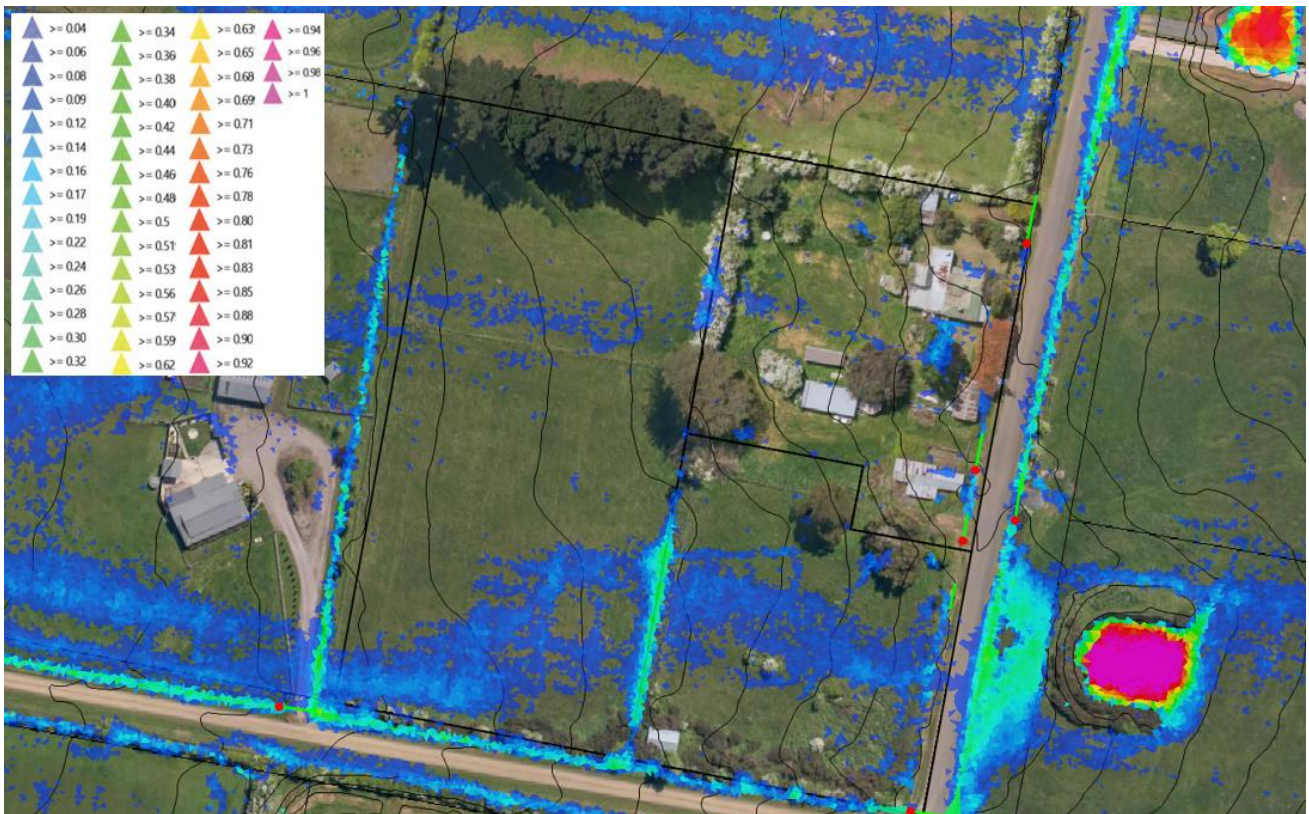


Figure 2. 1% AEP CC flood depths

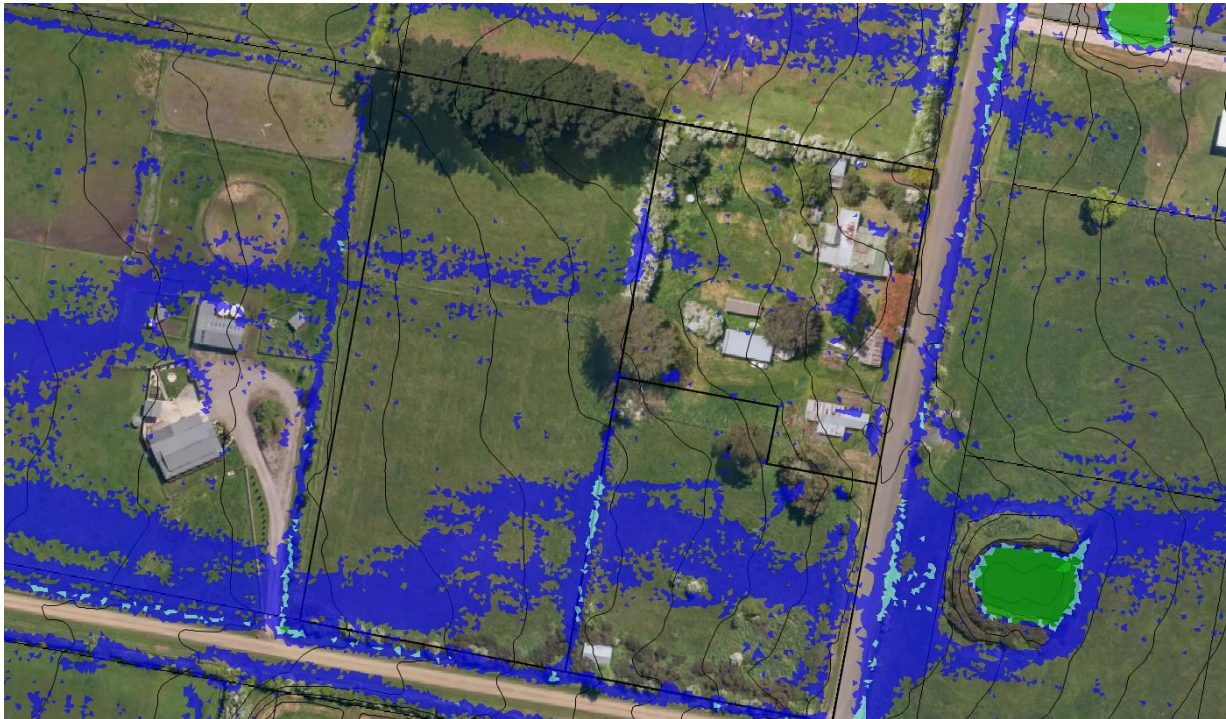


Figure 3. 1% AEP CC flood hazards

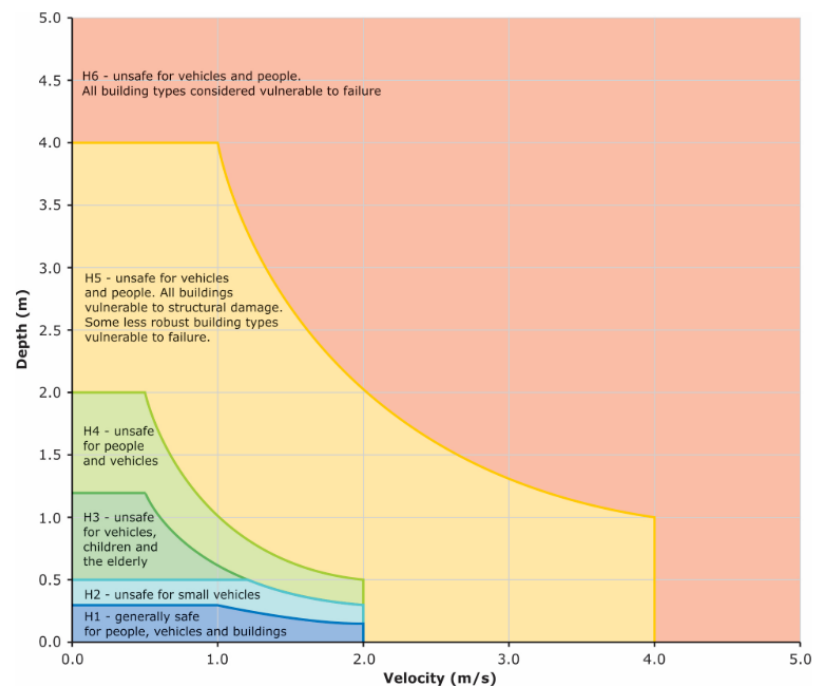


Figure 4. Australian Rainfall and Runoff flood hazard curves

Figures 2 and 3 show stormwater passing over Ritchie Street and into proposed lot 2. Some of this is then intercepted by a cut-off drain at the boundary of lots 1 and 2 which passes to the Reid Street East roadside drain. The remainder escapes west through lot 1 towards 68 Reid Street.

3. Discussion

The 1% AEP CC flood mapping shows that most flooding is 100mm or less, with some isolated areas of up to 150mm. The exception are some depths within the lot 1 and 2 boundary drain which reach 350mm in depth. It is evident that, due to the size of the proposed lots, there are significant areas on land outside the flood footprint available for development. Given how shallow the flood footprint is, it may also be possible to build within the footprint by setting a floor level which has the appropriate freeboard.

The existing DN300 driveway culverts off Ritchie Street for lot 3 pass a minimal (15 l/s) amount of stormwater. Most runoff in the area is concentrated on the eastern side of the road and passes either to the road culverts at the Ritchie Street and Reid Street East intersection or overtops the road and passes through lot 2. If the roadside drain on the western side of the road was maintained this may encourage some more of the road overflows to pass south along the eastern boundary of lot 2 rather than through the middle of the property. Due to the lack of roadside flow, a DN300 culvert for the lot 2 driveway is suitable.

More stormwater passes down the drain on the northern side of Reid Street East (190 l/s). To pass that peak flow a DN450 culvert would be required. Driveway culverts, however, are generally not designed to cater for a 1% AEP climate change flow rate. There may though be a likelihood of more thorough and regular maintenance of the roadside drains bordering the property in future. This work may increase the flows being directed to the Reid Street East open drain. Therefore, either a DN450 culvert is recommended for the lot 1 driveway, or as a minimum a DN375 culvert which matches the size of the neighbouring driveway culvert 13 metres away at 68 Reid Street East.

4. C12 Flood-Prone Areas Hazard Code Response

C12.6.1 response

Responses are provided in red.

P1.1

Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:

(a) the type, form, scale and intended duration of the development;

A tolerable risk is achieved for the subdivision. There are significant areas on new lots 1 and 2 for new buildings to be located outside of the flood footprint. The 1% AEP CC 2090 flood footprint itself is low depth and hazard, and is generally safe for buildings, people, and vehicles.

With appropriate controls, such as minimum finished floor levels for habitable dwellings 300mm above the flood level, tolerable risk can be achieved for dwellings within those H1 areas.

(b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;

There is no increase in flood risk and no specific hazard reduction measures are required.

(c) any advice from a State authority, regulated entity or a council; and

No advice provided. A site-specific flood assessment was undertaken by Hydrodynamica after modelling of the catchment.

(d) the advice contained in a flood hazard report, and

Advice is to construct habitable dwellings outside of the flood footprint, in the first instance. If developers would like to situate their dwelling/s within the footprint consideration should be given to minimum floor levels required, and consideration that flows will not be diverted in a way that would increase the risk of flooding to adjacent properties and public infrastructure.

A DN300 driveway culvert is suitable for lot 2, and minimum DN375 culvert is required for lot 1. The existing culverts at lot 3 can be retained.

P1.2

A flood hazard report also demonstrates that the building and works:

(a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and

The proposed subdivision will not cause or contribute to any of the above outcomes.

- (b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.

The report demonstrates that a tolerable risk is achieved and maintained for the subdivision to 2090 in the 1% AEP flood.

C12.7.1 response

The proposed vehicular access for lot 1 will pass through the flood prone area, therefore C12.7.1 P1 needs to be addressed.

Responses are provided in red.

P1.1

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 increase in flood risk for adjacent land.

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

No risk arising.

- (c) the need to minimise future remediation works;

Remediation works are minimised through the construction of dwellings outside of the flood footprint, or with appropriate finished floor levels. Flood hazards are low, and remediation of driveways will be infrequent and minimal.

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

The lots will not be compromised. Floor risk is low and generally safe for vehicular traffic and pedestrians.

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

There is sufficient space to locate buildings areas outside of the flood hazard. However, flood risks and low and building within the flood footprint can be achieved if necessary.

(f) any advice from a State authority, regulated entity or a council; and

No advice provided. A site-specific flood assessment was undertaken by Hydrodynamica after modelling of the catchment.

(g) the advice contained in a flood hazard report.

Advice is to construct habitable dwellings outside of the flood footprint, in the first instance. If developers would like to situate their dwelling/s within the footprint consideration should be given to minimum floor levels required, and consideration that flows will not be diverted in a way that would increase the risk of flooding to adjacent properties and public infrastructure.

A DN300 driveway culvert is suitable for lot 2, and minimum DN375 culvert is required for lot 1. The existing culverts at lot 3 can be retained.

5. Conclusion

The proposed development meets performance criteria P1.1 and P1.2 for C12.6.1 and the development should proceed.



Cameron Oakley

CONSULTING ENGINEER

B.Tech, B.Eng (Hons), MBA

Licensed Building Services Provider No. 949718126

Brenton Josey
Town Planner
Meander Valley Council
26 Lyall Street, Westbury TAS 7303
Brenton.Josey@mvc.tas.gov.au

Re: 3-Lot subdivision application for 200 Ritchie Street, Westbury

Dear Brenton and the Town Planning team at Meander Valley Council,

Thank you for the opportunity for mum and me to meet with Brenton earlier in 2025, to ask questions about a subdivision application regarding mum and dad's 2ha (single title) at 200 Ritchie Street. We hope to apply for a 3 Lot subdivision from this 1 existing title.

As discussed during our meeting with Brenton, mum (Heather Donaldson) and dad (Chris Donaldson) have lived at 200 Ritchie Street since 1980 (Westbury is a lovely place to live). Dad died in 2024, and it would be good for mum to subdivide the property, so that she can stay living in the house on one of the smaller subdivided Lots. Brenton – you have been incredibly helpful during our meeting, thank you. (And as mentioned in an earlier email, Leeanne was also incredibly helpful to mum and dad when they met with her to ask about the subdivision process, a few years ago).

Following conversations with Centrelink about the best approach to allow mum not to lose her pension, we have been advised that the best approach is for me to buy 200 Ritchie Street from mum and then apply for subdivision in my name (and undertake any work required as part of the subdivision process myself; with mum then able to remain living on the smaller Lot that contains the house).

Following this advice, eight weeks ago we completed the process of me purchasing 200 Ritchie Street from mum. Yesterday, our conveyancers advised us that the transfer of the Certificate of Title into my name had been registered, so we can now provide that to you – this was the last thing we were waiting on, to be able to finally submit everything to you.

Please find attached the documents which I hope will allow you to consider our subdivision application (please let me know if you need anything further). The attached documents include:

- Certificate of Title (text and plan) (transferred from mum and dad's names into my name)
- Completed planning application form (Application Form for a Planning Permit under the Land Use Planning and Approvals Act 1993)
- Plan of Subdivision produced by 6TY Degrees Pty Ltd. The Plan shows the dimensions and total areas of proposed Lots, 60m diameter circles within each Lot, proposed cross-over locations etc
- Bushfire Hazard Management Report, prepared by Scott Livingston of Livingston Natural Resource Services.

I understand that this Cover Letter must also address Performance Criteria MEA-S11.8.1 P1 of the 'Tasmania Planning Scheme – Meander Valley LPS' document. Please find the P1 criteria written in **bold** below, with each criterion addressed in *non-bold and italics*, immediately below the criterion.

P1

Subdivision must only be from an area of land not less than 2ha

Response: yes, area of land is 20,224m² (please see Plan of Subdivision by 6TY Pty Ltd, attached)

and:

(a) provide not more than 3 lots for each 2ha;

Response: yes, we are requesting 3 lots (please see Plan of Subdivision by 6TY Pty Ltd, attached)

(b) provide 1 lot that has an area of not less than 1ha;

Response: yes, proposed lot #1 is >1ha (please see Plan of Subdivision by 6TY Pty Ltd, attached)

and

(c) each lot, or lot proposed in a plan of subdivision must:

(i) be capable of containing a circle of not less than 60m diameter;

Response: yes, all proposed lots fit this criterion (please see Plan of Subdivision by 6TY Pty Ltd, attached)

(ii) have an area not less than 5000m²;

Response: yes, all proposed lots fit this criterion (see Plan of Subdivision by 6TY Pty Ltd, attached)

and

(iii) have sufficient useable area and dimensions suitable for its intended use, having regard to:

- a. the plan purpose;**
- b. the relevant requirements for development of buildings on the lots;**
- c. the potential or intended location of buildings;**
- d. distances between new building areas and new building areas and existing buildings;**
- e. the topography of the site;**
- f. adequate provision of drainage and on-site wastewater disposal;**
- g. the ability to screen development through retention of existing hedgerows or other vegetation, or the planting of new vegetation screening;**
- h. whether the location of access driveways and crossovers minimises vegetation clearance and viewing opportunities;**
- i. the use of adjoining land as a recreational pathway; and**
- j. any constraints to development.**

Response: Proposed new Lots 1 and 2 are currently paddocks, while Lot 3 contains the existing house and outbuildings (please see Plan of Subdivision by 6TY Pty Ltd, attached). Mum [previous owner] would continue to live on Lot 3 for as long as she can. We hope that MVC may approve this subdivision and we'd then hope to sell Lots 1 and 2, which we expect may be of interest to people wanting to build a house on the Lot. We understand any new owner of Lot 1 or 2 would liaise with MVC directly about this (e.g. re intended location

of proposed buildings; static water supply for each Lot; on-site wastewater requirements). The Lots are flat and open. There is an existing drainage channel near the boundary of proposed Lots 1 and 2, extending out to Reid Street. Proposed Lot 2 has a small structure (originally a pig sty) in the SW corner of the Lot. We would put in cross-overs as required by council as part of the subdivision process, with suggested locations marked on the Plan of Subdivision by 6TY Pty Ltd, attached.

Static Water Supply

We will also ensure a new static water supply is in place for Lot 3, at the location marked in the BHMP by Livingston (attached), and which meets the requirements of Table C13.5 in the BHMP by Livingston. We understand this must be in place prior to sealing of titles.

Thank you again Brenton, Leeanne or other planners at MVC. I hugely appreciate the helpful information provided so far by MVC, and I know mum does too. Please let me know if there is anything else you need.

Again, we really appreciate your help navigating this process. It is wonderful to have such helpful, professional people with excellent people/communication skills working at MVC.

Kind regards

Bec

Rebecca Donaldson
0448 580 525
r.donaldson@murdoch.edu.au