



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:	<b>Woolcott Land Services - PA\26\0138</b>
PROPERTY ADDRESS:	<b>78 Louisa Street BRACKNELL (CT: 128805/1)</b>
DEVELOPMENT:	<b>Subdivision (2 lots) &amp; partial demolition of Residential outbuilding (garage) - lot design, not connected to sewerage, driveway, parking areas, siting of parking area.</b>

The application can be inspected until **Monday, 15 December 2025**, at [www.meander.tas.gov.au](http://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](mailto: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 29 November 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="78 Louisa Street"/>	Certificate of Title:	<input type="text" value="128805/1"/>
Suburb:	<input type="text" value="Bracknell"/>	Lot No:	<input type="text"/>
Land area:	<input type="text"/>	<i>m<sup>2</sup> / ha</i>	
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	Part demolition	

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

Description of work:

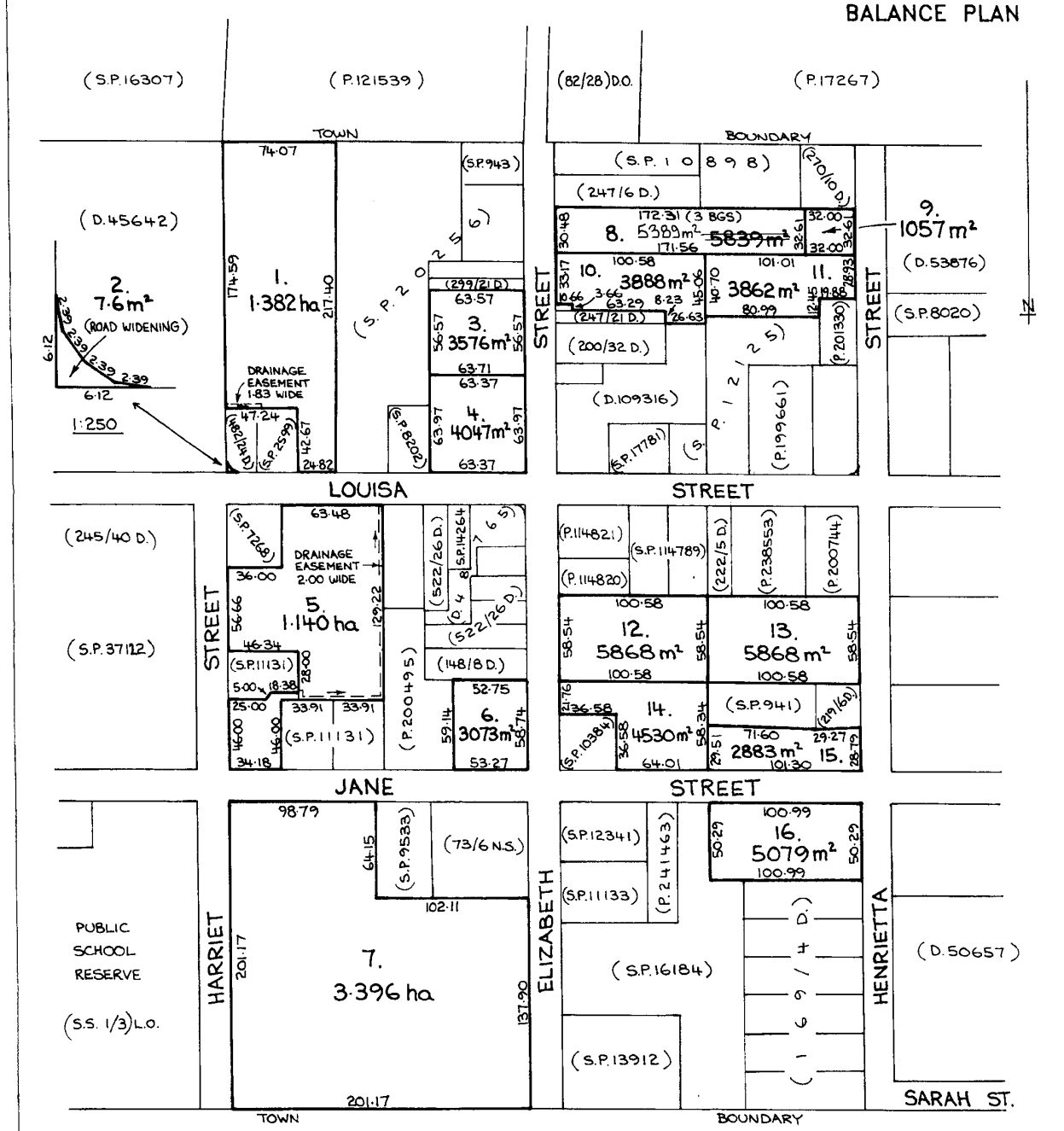
Use of building:  *(main use of proposed building – dwelling, garage, farm building, factory, office, shop)*

New floor area:  m<sup>2</sup>      New building height:  m

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

OWNER	1. F/R 250288/1 2. F/R 250288/2 3. F/R 232213/1	9. F/R 230041/1 10. F/R 227688/1 11. F/R 231629/1	<b>PLAN OF TITLE</b>	REGISTERED NUMBER	<b>P.128805</b>	
FOLIO REFERENCE	4. F/R 205090/1 5. F/R 250866/1 6. F/R 225901/1	12. F/R 222476/3 13. F/R 213556/4 14. F/R 226237/1		LOCATION		APPROVED <b>8 OCT 1997</b>
GRANTEE	7. F/R 226553/1 8. F/R 238312/1	15. F/R 204321/1 16. F/R 203762/1		TOWN OF BRACKNELL (SECTIONS K, L, M, N & O)		<i>Michael Simm</i> Recorder of Titles
			FIRST SURVEY PLAN No. B/47 L.O.			
			COMPILED BY L.T.O.			
			SCALE 1:2500	LENGTHS IN METRES		

MAPSHEET MUNICIPAL CODE No. 121 (4838)	LAST FGA 01,04,05,11,13,14,18,80,93, UPI No FGA 97-99, FGB02, 21, 32	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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AREA OF LOT 8 AMENDED  
PURSUANT TO SEC 139 L.T. ACT 1980  
*Alice Kawa*  
RECORDER OF TITLES 10/4/2002

D.A.H.

SEARCH OF TORRENS TITLE

VOLUME 128805	FOLIO 1
EDITION 4	DATE OF ISSUE 20-Dec-2022

SEARCH DATE : 08-Nov-2023

SEARCH TIME : 02.27 PM

DESCRIPTION OF LAND

Town of BRACKNELL  
 Lot 1 on Plan 128805  
 Derivation : part of 10A-3R-8Ps. Section M. Gtd. to Robert Hillier  
 Prior CT 250288/1

SCHEDULE 1

C158958 TRANSFER to RODNEY ALLAN GOODLUCK Registered  
 11-Mar-1999 at noon

SCHEDULE 2

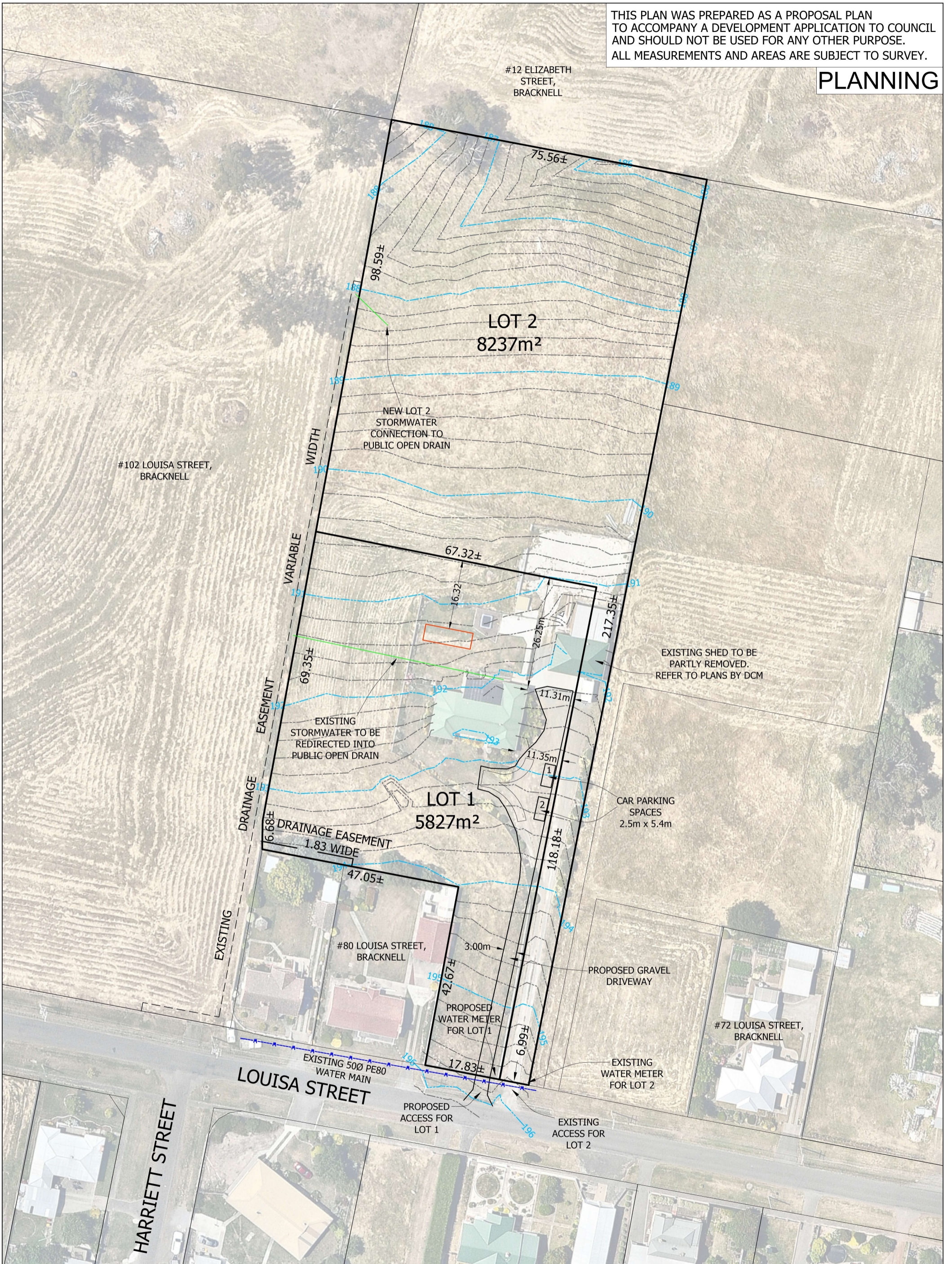
Reservations and conditions in the Crown Grant if any  
 BURDENING EASEMENT a right of drainage (appurtenant to Lot 1  
 on Sealed Plan No. 64384) over the Drainage Easement  
 passing through the said land within described  
 E328852 MORTGAGE to B&E Ltd Registered 20-Dec-2022 at 12.01  
 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

THIS PLAN WAS PREPARED AS A PROPOSAL PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

**PLANNING**



Notes:

- Contour Index 1.00m  
Contour Interval 0.20m
- Dimensions are in Metres

**PROPOSED 2 LOT SUBDIVISION**  
 78 LOUISA STREET, BRACKNELL, 7302  
 C.T. 128805-1

Woolcott  
 LAND SERVICES

Drawn: JAG  
 File name: L231023\_PropPlan\_V2.0\_121125.dwg  
 Date: 12/11/25  
 Scale: 1:800@A3

10 Goodman Court Invermay TAS 7248  
 PO Box 593 Mowbray Heights TAS 7248  
 Phone (03) 6332 3760  
 Fax (03) 6332 3764  
 Email: office@woolcottsurveys.com.au

Job Number  
 L231023

Edition: V2.0  
 Sheet: 1 of 1



PROJECT:

78 LOUISA ST

## DRAWING SCHEDULE

NUMBER	NAME	DATE
-	TITLE PAGE	14/11/25
A00	COVER SHEET	14/11/25
A01	MASTER SITE PLAN	14/11/25
A02	SHED SITE PLAN	14/11/25
A03	STREET IMAGE	10/11/25



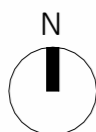
### GENERAL INFORMATION

Accredited Architect: Jonathan Buist  
 Accreditation Number: 947052254  
 Certificate of Title: 128805/1  
 PID: 7007790  
 Soil Classification: N/A  
 Wind Classification: N/A  
 Alpine Area: N/A  
 Bushfire-prone Area BAL rating: TBC  
 Corrosive Environment: N/A  
 Site Area: 13507m<sup>2</sup>  
 Existing Building Area: 96.36m<sup>2</sup>  
 Existing Upper level Building Area: m<sup>2</sup>  
 Proposed Building Area: 73.62m<sup>2</sup>  
 Planning Zone: 12.0 Village  
 Heritage Listing: No

REV	DATE	DESCRIPTION
1	10 - 11 - 2025	BUILDING APPLICATION
2	14 - 11 - 2025	BUILDING APPLICATION

DWG	COVER SHEET	PROJECT #	25017
PROJECT 78 LOUISA ST		DWG #	<b>A00</b>
CLIENT	R & A GOODLUCK	SCALE @ A3	
ADDRESS 78 LOUISA ST BRACKNELL TAS 7302		DRAWN	RK
		CHKD	JB
		ACCREDITED DESIGNER	947052254

**BUILDING  
PERMIT ISSUE**



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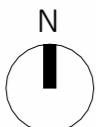


DIMENSIONS ARE APPROXIMATE. FULL DETAILED SITE SURVEY TO BE UNDERTAKEN PRIOR TO CONCEPT DESIGN



**1 MASTER SITE PLAN**  
1 : 1000

**BUILDING PERMIT ISSUE**



REV	DATE	DESCRIPTION
1	10 - 11 - 2025	BUILDING APPLICATION
2	14 - 11 - 2025	BUILDING APPLICATION

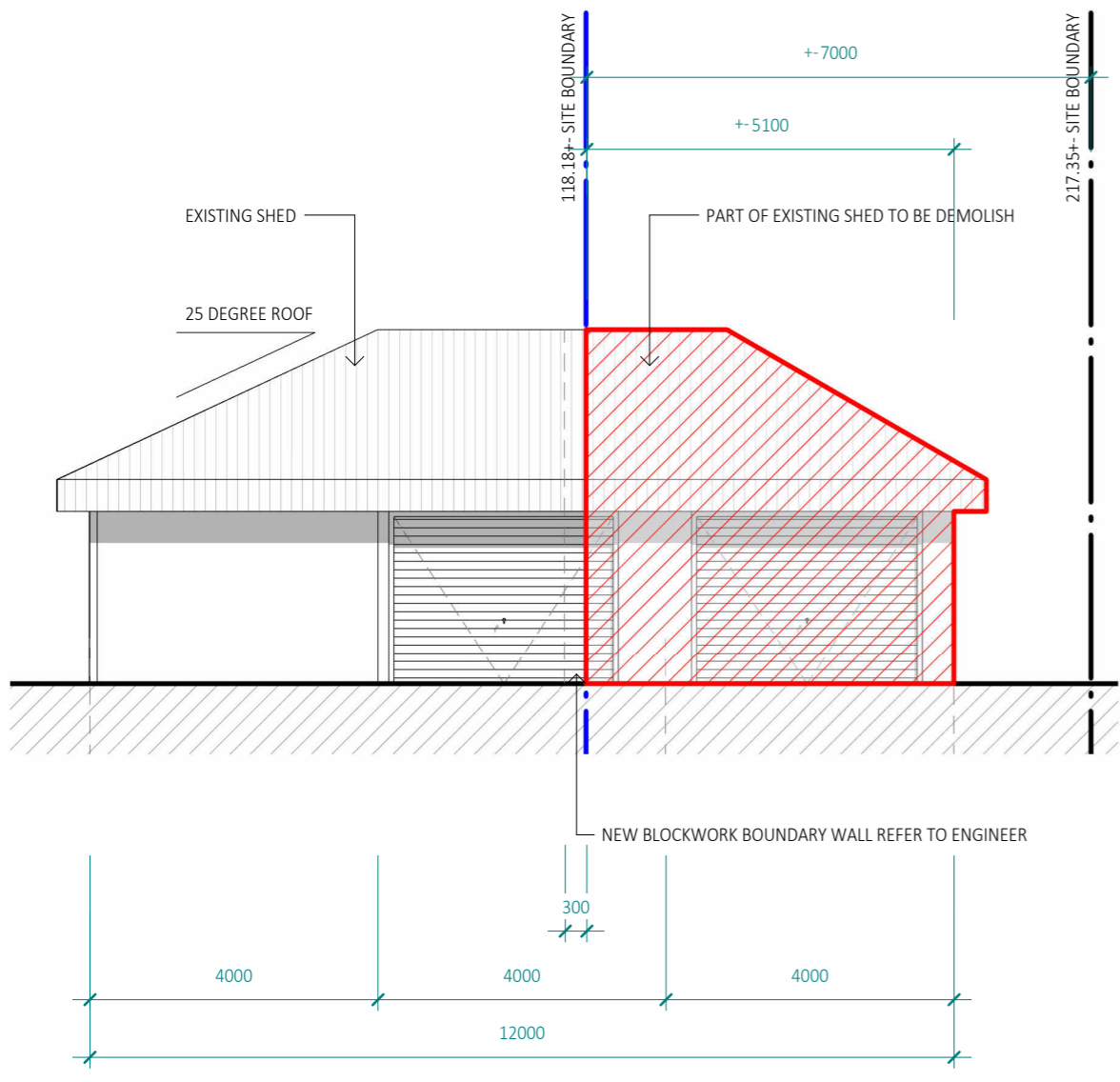


DWG MASTER SITE PLAN		PROJECT # 25017
PROJECT 78 LOUISA ST		DWG # A01
CLIENT R & A GOODLUCK	SCALE @ A3 1 : 1000	ACCREDITED DESIGNER 947052254
ADDRESS 78 LOUISA ST BRACKNELL TAS 7302	DRAWN CHKD RK JB	

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DIMENSIONS ARE APPROXIMATE.  
FULL DETAILED SITE SURVEY TO  
BE UNDERTAKEN PRIOR TO  
CONCEPT DESIGN

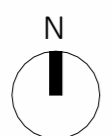


**2 ELEVATION A**  
1:100

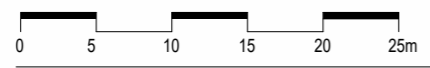


**1 SITE PLAN**  
1:500

**BUILDING PERMIT ISSUE**



REV	DATE	DESCRIPTION
1	10 - 11 - 2025	BUILDING APPLICATION
2	14 - 11 - 2025	BUILDING APPLICATION



DWG SHED SITE PLAN		PROJECT # 25017
PROJECT 78 LOUISA ST		DWG # 74 LOUISA ST
CLIENT R & A GOODLUCK		<b>A02</b>
ADDRESS 78 LOUISA ST BRACKNELL TAS 7302		ACCREDITED DESIGNER 947052254
SCALE @ A3 indicated	DRAWN CHKD RK JB	

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DIMENSIONS ARE APPROXIMATE.  
 FULL DETAILED SITE SURVEY TO  
 BE UNDERTAKEN PRIOR TO  
 CONCEPT DESIGN



**BUILDING  
 PERMIT ISSUE**

REV 1	DATE 10 - 11 - 2025	DESCRIPTION BUILDING APPLICATION	DWG STREET IMAGE	PROJECT # 25017
			PROJECT 78 LOUISA ST	DWG # <b>A03</b>
			CLIENT R & A GOODLUCK	SCALE @ A3
			ADDRESS 78 LOUISA ST BRACKNELL TAS 7302	DRAWN CHKD RK JB ACCREDITED DESIGNER 947052254

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**76A LOUISA ST**

**76 LOUISA ST**

**76 LOUISA ST**

**74 LOUISA ST**

**LOUISA STREET**

**102 LOUISA ST**

**82 LOUISA ST**

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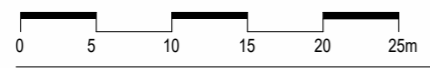
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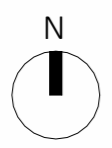
**1 SITE SURVEY PLAN**  
1 : 1000

REV	DATE	DESCRIPTION
1	10 - 11 - 2025	BUILDING APPLICATION
2	14 - 11 - 2025	BUILDING APPLICATION




DWG	SITE SURVEY PLAN	PROJECT #	25017
PROJECT	78 LOUISA ST	DWG #	A04
CLIENT	R & A GOODLUCK	SCALE @ A3	1 : 1000
ADDRESS	78 LOUISA ST BRACKNELL TAS 7302	DRAWN	CHKD
		RK	JB
		ACCREDITED DESIGNER	947052254

**BUILDING PERMIT ISSUE**



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November 2025

# PLANNING REPORT

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**Subdivision of the land - 2 lots**

78 Louisa Street BRACKNELL



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Prepared by  
Woolcott Land Services Pty Ltd  
ABN 63 677 435 924

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Rev.no	Description	Date
1	Previous approval	PA\25\0059 17 December 2024
2	Revised application	12 November 2025
3	Final	17 November 2025
4		
5		

## Annexures

- Annexure 1 Copy of title plan and folio text
- Annexure 2 Proposal plan
- Annexure 3 Bushfire hazard assessment

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## Contents

1.	Introduction .....	5
2.	Subject site and proposal .....	5
2.1	Site details .....	5
2.2	Proposal.....	6
2.3	Images .....	7
3.	Zone and overlays .....	7
3.1	Zoning.....	7
3.2	Overlays .....	8
4.	Planning Scheme Assessment.....	8
4.1	Zone assessment .....	8
4.2	Code Assessment.....	12

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# 1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

Proposed development
Subdivision of the land – 2 lots, and part demolition of outbuilding.

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal plan	Woolcott Land Services
Bushfire Assessment	Woolcott Land Services
Outbuilding plan	DCM

# 2. Subject site and proposal

## 2.1 Site details

Address	78 Louisa Street, Bracknell TAS 7302
Property ID	7007790
Title	128805/1
Land area	1.382ha
Planning Authority	Meander Valley Council
Planning Scheme	Tasmanian Planning Scheme – Meander Valley
Easements	Drainage
Application status	Discretionary application
Existing Access	1 x access point to Golconda Road
Zone	Village
General Overlay	None apply
Overlays	Bushfire-prone areas
Existing development	Dwelling with outbuilding

Existing services and infrastructure	
Water	Serviced
Sewer	Not serviced
Stormwater	Serviced

## 2.2 Proposal

The proposal for subdivision of the land to 2 lots from the single lot. A new access point is proposed with the existing to service the lots.

The following is a summary of the proposed subdivision.

Lot no.	Area	Frontage	Access
1	5827m <sup>2</sup>	17.83m	Proposed single access from Louisa St
2	8237m <sup>2</sup>	6.99m	As existing

The subdivision has previous approval and is re-submitted to include retention of part of the existing outbuilding. This will be partly demolished to allow access to the rear lot, and retain part of the building (made good) to continue as a part of the existing residential use on Lot 1. Submitted plans detail the extent of demolition proposed.

## 2.3 Images



Figure 1 Aerial view of the subject site according to current title (Source: LIST)

## 3. Zone and overlays

### 3.1 Zoning

The site is zoned Village under the Scheme.

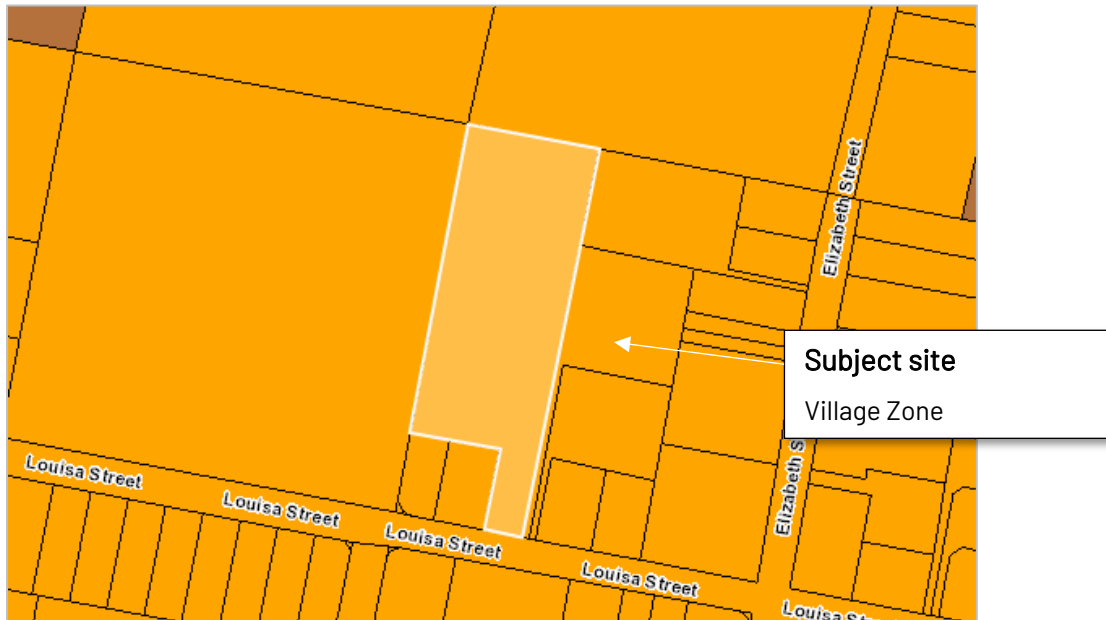


Figure 2 Zoning of the subject site and surrounding area (Source: LIST)

## 3.2 Overlays

The subject site is affected by Bushfire-prone area overlay.

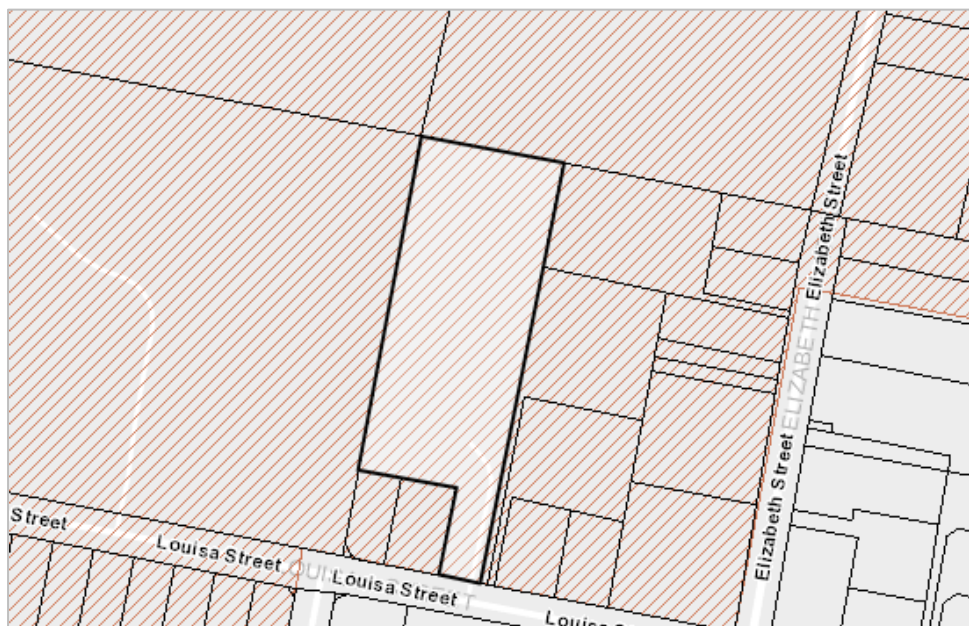


Figure 3 Overlays affecting the subject site (Source: LIST)

## 4. Planning Scheme Assessment

### 4.1 Zone assessment

7.10 Development not Required to be Categorised into a Use Class

7.10.1 An application for development that is not required to be categorised into one of the Use Classes under subclause 6.2.6 of this planning scheme and to which 6.8.2 applies, excluding adjustment of a boundary under subclause 7.3.1, may be approved at the discretion of the planning authority.

6.2.6 Notwithstanding subclause 6.2.1 of this planning scheme, development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.

Response

The site has existing residential use and development.

### 12.0 Village Zone

#### 12.1 Zone Purpose

12.1.1 To provide for small rural centres with a mix of residential, community services and commercial activities.

12.1.2 To provide amenity for residents appropriate to the mixed use characteristics of the zone.

## 12.5 Development Standards for Subdivision

### 12.5.1 Lot Design

Objective	
That each lot:	
<ul style="list-style-type: none"> <li>a) has an area and dimensions appropriate for use and development in the zone; and</li> <li>b) is provided with appropriate access to a road.</li> </ul>	
Acceptable Solutions	Performance Criteria
<p>A1 Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>a) have an area of not less than 600m<sup>2</sup> and:               <ul style="list-style-type: none"> <li>i. be able to contain a minimum area of 10m x 15m with a gradient of not more than 1 in 5, clear of:                   <ul style="list-style-type: none"> <li>a. all setbacks required by clause 12.4.3 A1 and A2; and</li> <li>b. easements or other title restrictions that limit or restrict development; and</li> </ul> </li> <li>ii. existing buildings are consistent with the setback required by clause 12.4.3 A1 and A2;</li> </ul> </li> <li>b) be required for public use by the Crown, a council or a State authority;</li> <li>c) be required for the provision of Utilities; or</li> <li>d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</li> </ul>	<p>P1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>a) the relevant requirements for development of existing buildings on the lots;</li> <li>b) the intended location of buildings on the lots;</li> <li>c) the topography of the site;</li> <li>d) the presence of any natural hazards;</li> <li>e) adequate provision of private open space; and</li> <li>f) the pattern of development existing on established properties in the area.</li> </ul>

#### Response

- P1 The performance criteria are addressed. The minimum lot size proposed is 5827m<sup>2</sup> and meets the acceptable solution. The part retention of the outbuilding will have a reduced setback to the new boundary, and won't comply with 12.4.3 A2. Regardless, each lot will have sufficient area for the intended use.
- a. Lot 1 will contain the existing dwelling and part outbuilding. The outbuilding will have no setback to the east boundary, where it forms the access driveway for Lot 2. Lot 2 can contain a typical building area with compliant setbacks.
  - b. Lot 2 as a vacant lot can accommodate a new building with setbacks. Any new development on Lot 2 will not be in proximity to the retained outbuilding as it is on the access boundary where development cannot occur.
  - c. The topography has no bearing on the discretion.

- d. Each lot will have adequate area for private open space.
- e. The subdivision is in line with others in the area, and is unchanged from the previous approval issued to the proposal. It is not uncommon for outbuildings to be against boundaries, so as to make best use of the land and private open space. As it is against the boundary to vehicle access, no issues connected to privacy or overshadowing are anticipated.

<p>A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 10m.</p>	<p>P2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> <li>a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</li> <li>b) the topography of the site;</li> <li>c) the functionality and useability of the frontage;</li> <li>d) the anticipated nature of vehicles likely to access the site;</li> <li>e) the ability to manoeuvre vehicles on the site;</li> <li>f) the ability for emergency services to access the site; and</li> <li>g) the pattern of development existing on established properties in the area,</li> </ul> <p>and is not less than 3.6m wide</p>
---	---

Response

P2 The performance criteria are addressed. The frontage for Lot 2 is reduced to 6.99m and provides access to the lot. No right of way is required and no lots would share access, as each residential lot would have separated access. The access strip is wide enough to allow passing of vehicles. The adjoining lot is similar in development.

<p>A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P3 Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> <li>a) the topography of the site;</li> <li>b) the distance between the lot or building area and the carriageway;</li> <li>c) the nature of the road and the traffic; and</li> </ul>
--	---

	d) the pattern of development existing on established properties in the area.
--	---

Response

A3 The acceptable solution is achieved.

#### 12.5.2 Roads

Objective	
That the arrangement of new roads within a subdivision provides:	
<ul style="list-style-type: none"> <li>a) safe, convenient and efficient connections to assist accessibility and mobility of the community;</li> <li>b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and</li> <li>c) (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.</li> </ul>	
Acceptable Solutions	Performance Criteria
A1 The subdivision includes no new roads	P1 The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to: <ul style="list-style-type: none"> <li>a) any relevant road network plan adopted by council;</li> <li>b) the existing and proposed road hierarchy;</li> <li>c) the need for connecting roads and pedestrian paths to common boundaries with adjoining land to facilitate future subdivision potential;</li> <li>d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</li> <li>e) access to public transport;</li> <li>f) the topography of the site; and</li> <li>g) (g) the future subdivision potential of any balance lots on adjoining or adjacent land.</li> </ul>

Response

A1 The acceptable solution is achieved; no new roads are proposed.

#### 19.5.2 Services

Objective	
That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:	P1 No Performance Criterion.

<p>a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or</p> <p>b) be connected to a limited water supply service if the frontage of the lot is within 30m of a connection to a limited water supply service,</p> <p>unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.</p>	
--	--

Response

A1 The acceptable solution is achieved. Each lot will have a water connection.

<p>A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.</p>	<p>P2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site waste-water treatment system adequate for the future use and development of the land.</p>
--	---

Response

P2 The performance criteria are addressed as there is no reticulated sewer to the area. Each lot is of an adequate size and dimension to accommodate a suitable system upon development. The existing system for Lot 1 is contained to the lot.

<p>A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</p>	<p>P3 Each lot, or a lot proposed in a plan of subdivision, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <ul style="list-style-type: none"> <li>a) the size of the lot;</li> <li>b) topography of the site;</li> <li>c) soil conditions;</li> <li>d) any existing buildings on the site;</li> <li>e) any area of the site covered by impervious surfaces; and</li> </ul> <p>any watercourse on the land.</p>
--	---

Response

A3 The acceptable solution is achieved. Each lot will connect to the public system at the west boundary of the site.

## 4.2 Code Assessment

### C2.0 Parking and Sustainable Transport Code

#### C2.5 Use Standards

Response

---

A1 The acceptable solution is achieved. All lots are suitably sized and dimensioned to allow suitable parking allowance for future development.

The existing dwelling can accommodate car parking at the front of the dwelling or driveway which is constructed from gravel – as existing. (The storage shed will be removed)

Proposed Lot 2 can accommodate residential parking needs as required, being of appropriate size and dimension.

C2.6 Development standards for buildings and works

No further development is proposed.

### C3.0 Road and Railway Assets Code

#### C3.5 Use Standards

##### C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

Response

P1 The performance criteria are addressed as one new vehicle access point is proposed.

- a. As a residential zoned lot, the increase would be anticipated at 7.4 vehicle movements per day, per lot according to rural residential use (Roads and Maritime Services NSW 2013).
- b. The nature of traffic generated by the use is most likely to be residential.
- c. The road is a Council maintained collector road.
- d. It is signposted at 50km/h.
- e. There are no alternatives to access. Access is required for both lots.
- f. No traffic impact assessment has been prepared.
- g. No advice has been sought from the road authority at this time.

##### C3.6 Development Standards for Buildings or Works

Response

The subject site is not within a major road with a speed limit above 60km/h. The clause does not apply.

##### C3.7 Development Standards for Subdivision

###### C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

Response

The subject site is not within a major road with a speed limit above 60km/h. The clause does not apply.

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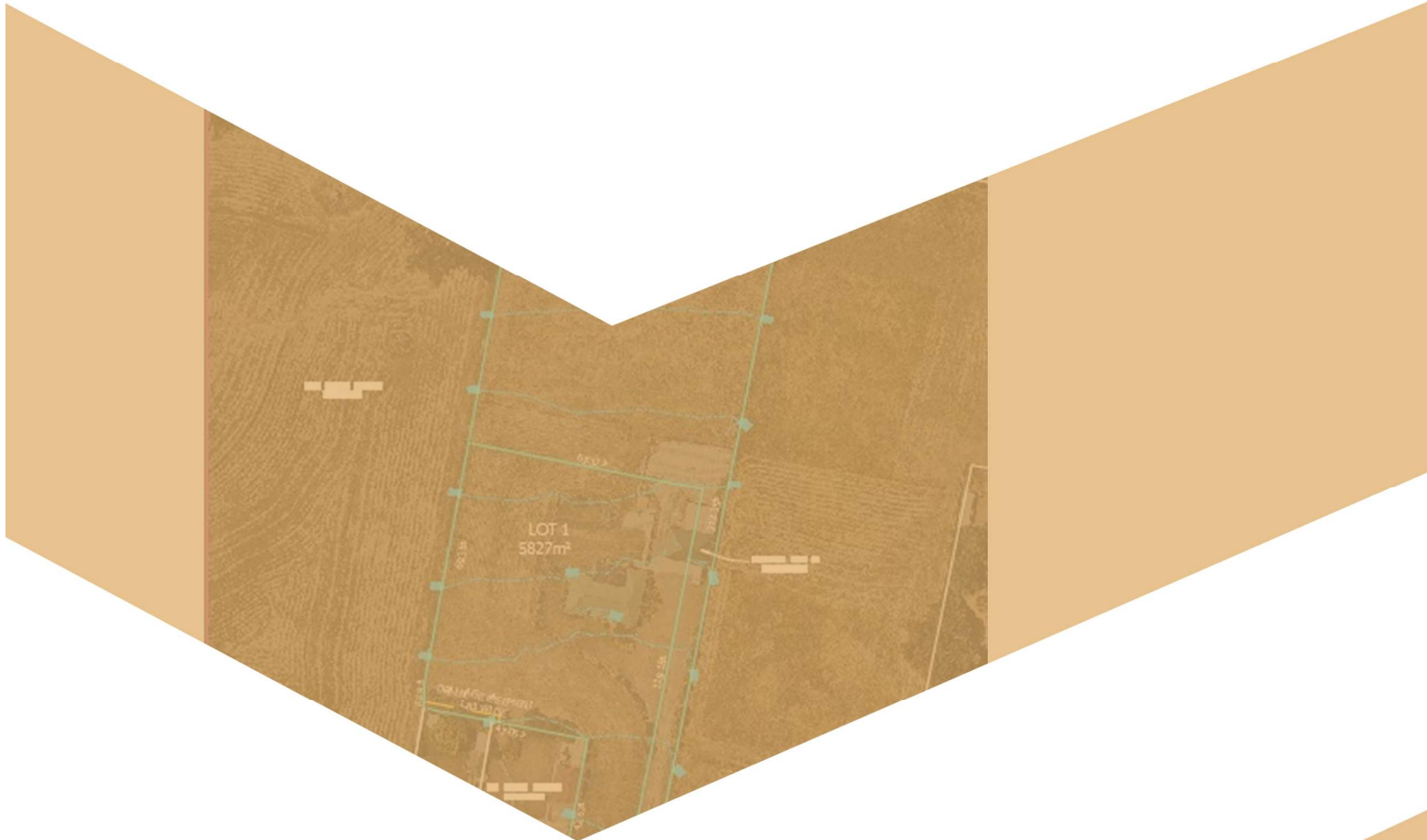
## C13.0 Bushfire-Prone Areas Code

Please refer to provided report at Annexure 3.

## 5. Conclusion

This application is submitted due to a decision to retain a part of the existing outbuilding as an asset to Lot 1 residential use and development. The outbuilding will be partly demolished to allow for the access to be made to Lot 2, but will result in a reduced setback. As the reduction is to the vehicle access only, no unreasonable impacts are anticipated to the intended residential use and development of proposed Lot 2.

A permit for subdivision (2 lots) is sought from Council.



November 2025

# BUSHFIRE HAZARD REPORT

78 Louisa Street, Bracknell.

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Job Number: L231023

Prepared by: Geoff McGregor ([geoff@woolcott.au](mailto:geoff@woolcott.au))  
Bushfire Hazard Practitioner BFP-176

Rev.no	Description	Date
1		20/09/2024
2	Final	13/11/2025

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## Contents

References .....	3
1. Executive Summary .....	4
2. Introduction .....	5
2.1 Site details .....	6
2.2 Site description and context .....	7
2.3 Planning controls.....	8
3. Proposal .....	9
4. Bushfire site assessment .....	10
4.1 Vegetation analysis.....	10
4.2 Effective slope analysis.....	11
4.3 Site photos .....	12
5. Bushfire protection measures .....	13
5.1 BAL Rating .....	13
5.2 Hazard management areas.....	14
5.3 Access .....	15
5.4 Fire fighting water supply.....	17
6. Bushfire-prone areas code assessment.....	19
7. Conclusions and recommendations .....	22
Annexure 1 – Bushfire Hazard Management Plan .....	22
Annexure 2 – Subdivision Proposal Plan .....	22
Annexure 3 – Planning Certificate.....	22

## References

- C13.0 Bushfire-Prone Areas Code – Tasmanian Planning Scheme.
- Tasmanian State Government, Director’s Determination – Bushfire Hazard Areas 1.2
- Tasmanian Planning Scheme – Meander Valley Council
- Australian Standard, AS3959-2018 construction of buildings in bushfire-prone areas

The referenced documents were referred to in the preparation of and should be read in connection with this bushfire assessment report.

---

# 1. Executive Summary

A two lot subdivision is proposed at 78 Louisa Street, Bracknell. The subdivision will consist of subdividing the 1.382ha title into two lots, lot 2 will be vacant with an area of 8237m<sup>2</sup> and will likely provide for future residential uses, lot 1 will be 5827m<sup>2</sup> and contain the existing dwelling, the existing shed on Lot 1 will be removed as part of the subdivision works to make way for lot 2 access.

The site falls within the Bushfire-prone areas overlay of the Tasmanian Planning Scheme - Meander Valley Local Provisions. A bushfire event at this site or within the immediate area is likely to impact any buildings at this location. A bushfire hazard management plan has been prepared and is provided as an appendix to this report. The plan sets out the owner's responsibilities to maintain and managed areas for each lot, taking into consideration the relevant requirements under Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas.

## Conclusions and recommendations

- a. Hazard management areas meeting the requirements of BAL 19 and BAL 12.5 can be achieved for both lots. Future dwellings on lot 2 must establish and maintain a Hazard Management Area as shown on the Hazard Management Plan, the existing dwelling on lot 1 must continue to maintain the existing Hazard Management Area. Hazard Management Areas must follow recommendations as outlined in section 5.2 of this report and shown on the Hazard Management Plan.
- b. Future dwelling on lot 2 must provide compliant private access through to the future firefighting water point and dwelling. The access off Louisa Street will need to have a carriageway width of 4m wide and must comply with section 5.3 of this report. The access for lot 1 is not required for a fire appliance to a firefighting water point.
- c. Future building on lot 2 must establish a dedicated firefighting onsite static water supply of a minimum 10,000L, ensuring tank and fittings are compliant with standards for building in a bushfire prone area. The static water supply must comply with section 5.4 of this report. Lot 1 is within 120m measured as a hose lay to a FH on Louisa Street.
- d. A static firefighting water supply and access for the future dwelling on lot 2 are not required to be installed as part of the subdivision works. **The existing shed on lot 1 must be partly removed as part of the subdivision works to allow access for lot 2.** Future buildings constructed and alterations and additions to existing buildings on all lots will need to be designed and constructed to AS3959:2018.

Signed



Author: Geoff McGregor

Accreditation No: BFP 176

---

## 2. Introduction

A bushfire assessment is a process of analysing information about the potential impacts that a proposed development is likely to have in a bushfire hazard scenario.

A 'bushfire-prone area' is an area where a bushfire event is likely to occur that may result in significant adverse impact on buildings and life. In Tasmania, all local councils have a Planning Scheme overlay map that identifies bushfire-prone areas. Subdivision within a bushfire-prone area triggers an assessment under the provisions of the Bushfire-prone Areas Code of the planning scheme. The assessment generally requires a Bushfire Hazard Management Plan (BHMP) to be provided as part of the application.

The bushfire assessment will determine the Bushfire Attack Level (BAL) for the proposed and existing lots. This measures the possible exposure of a building to bushfire hazard. The BAL is assessed in accordance with Australian Standard AS 3959-2018 construction of buildings in bushfire-prone areas.

The assessment has been undertaken in accordance with C13.0 Bushfire-Prone Areas Code to accompany a subdivision application under the Tasmanian Planning Scheme – Meander Valley.

It is also required to understand the fuel management requirements for the subject site and to demonstrate that future buildings on the proposed lots can be constructed to BAL19 BAL12.5 level under the Building Act 2016.

This Bushfire Hazard Report and Bushfire Hazard Management Plan (BHMP) has been prepared in support of the proposed two lot subdivision at 78 Louisa Street, Bracknell.

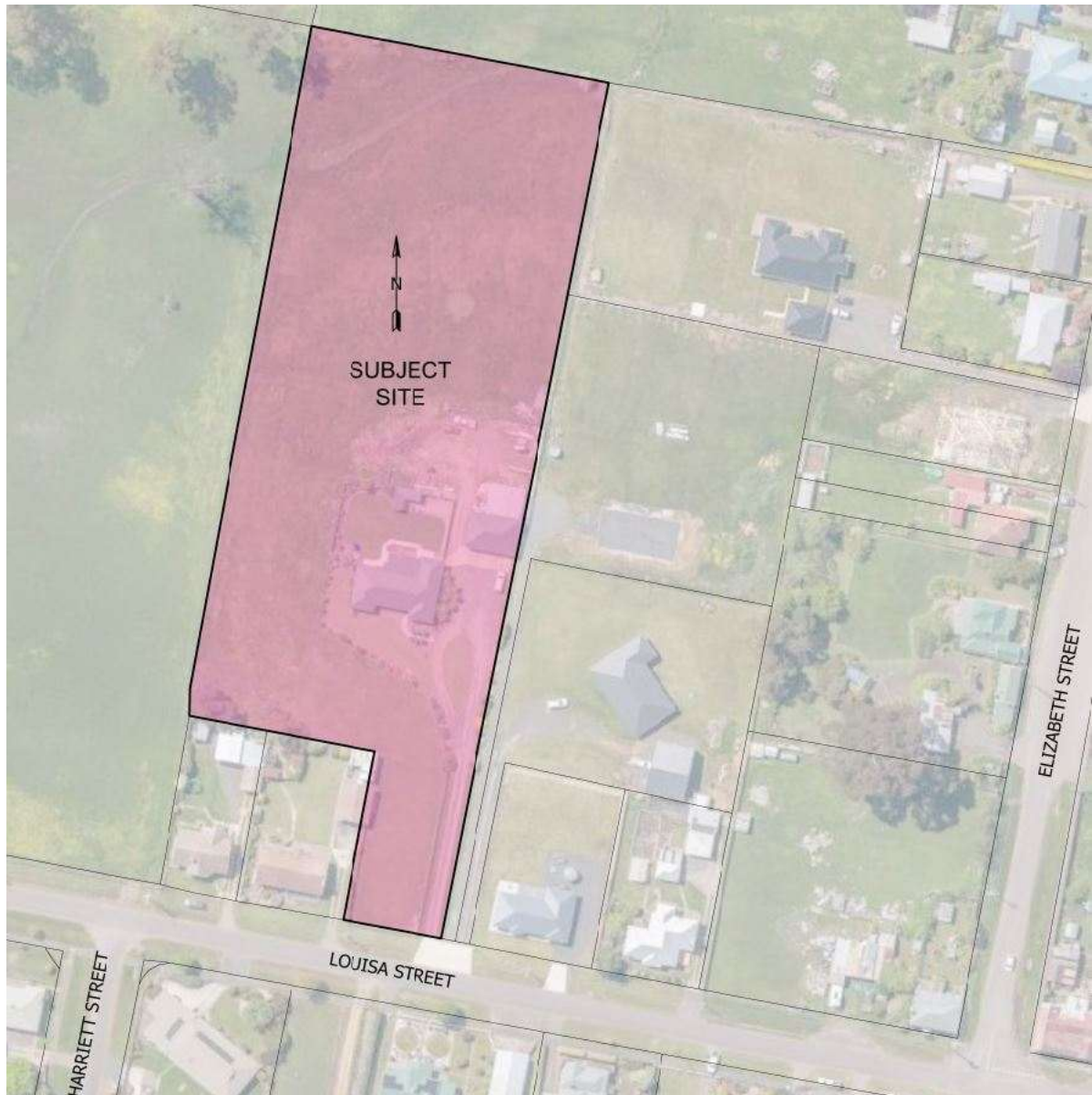
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## 2.1 Site details

Property address	78 Louisa Street, Bracknell.
Certificate of title reference	128805/1
Property ID (PID)	7007790
Property Owners	Rodney Goodluck.
Existing Use	Residential.
Existing Zoning	Village.
Municipality	Meander Valley
Planning Scheme	Tasmanian Planning Scheme - Meander Valley.
Identified on a Bushfire Overlay Map	Yes
Proposed Works	2 Lot Subdivision
Water Supply	Reticulated water and Static water supply
Vehicular Access	Single shared access from Louisa Street.

## 2.2 Site description and context

The site is located in the town of Bracknell it is a single title with a size of 1.382ha containing a dwelling and sheds, adjoining established lifestyle lots to the east and south with farmland to the north and west, it has direct frontage onto Louisa Street via an existing crossover.



*Figure 1 Aerial view of the subject site (Source: LIST)*

---

## 2.3 Planning controls

The site falls within the Village Zone of the Meander Valley Local Provisions



*Figure 2 Zoning of surrounding area and the subject site (Source: LIST)*

### 3. Proposal

It is proposed to subdivide the title into 2 lots. An extract of the proposal plan is shown as follows:

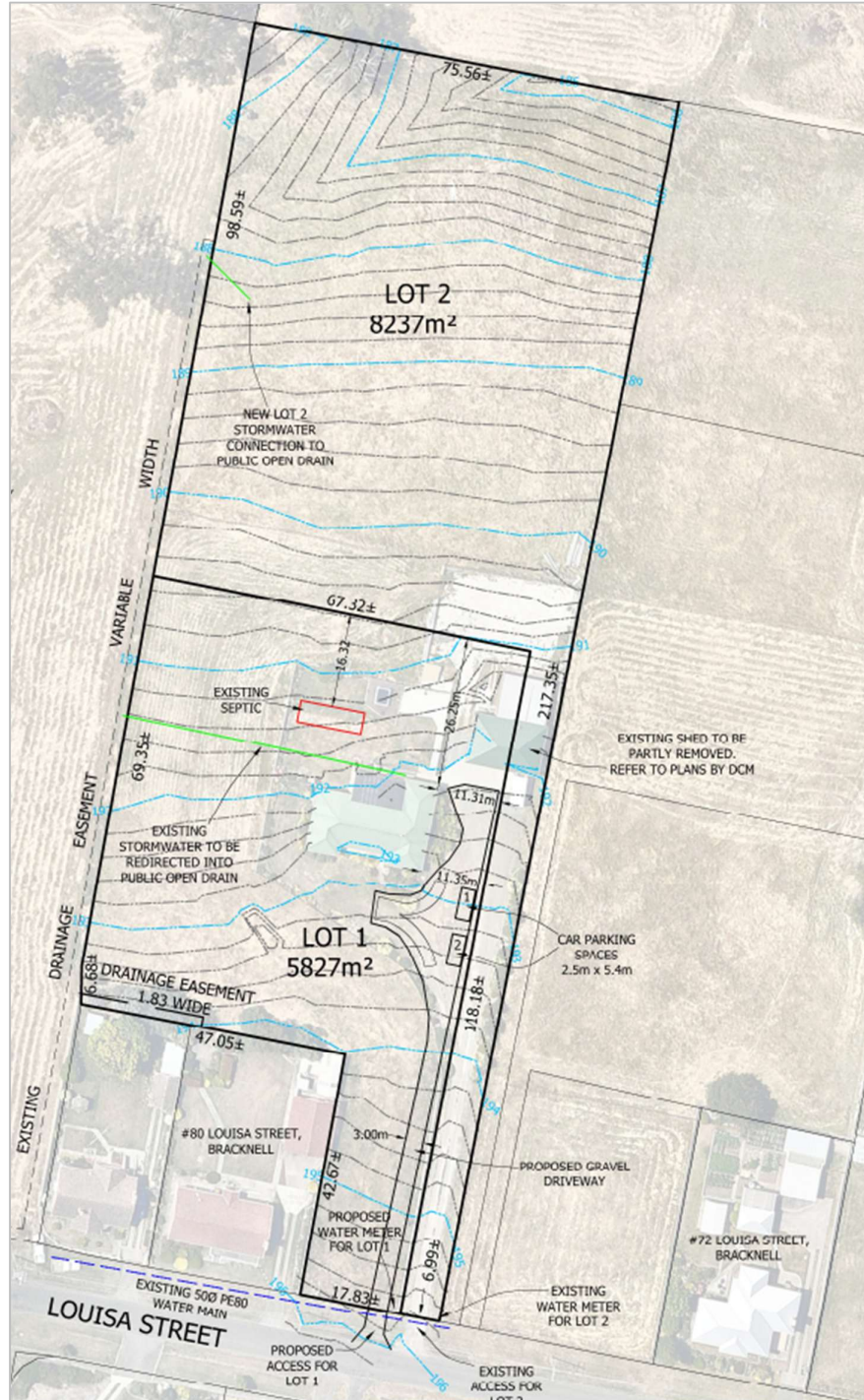


Figure 3 Proposed subdivision layout

## 4. Bushfire site assessment

### 4.1 Vegetation analysis

A site visit was conducted and an analysis of the land and bushfire prone vegetation is provided in the following section. The only bushfire prone vegetation is grassland to the north and west with the lands to the east and south being managed.

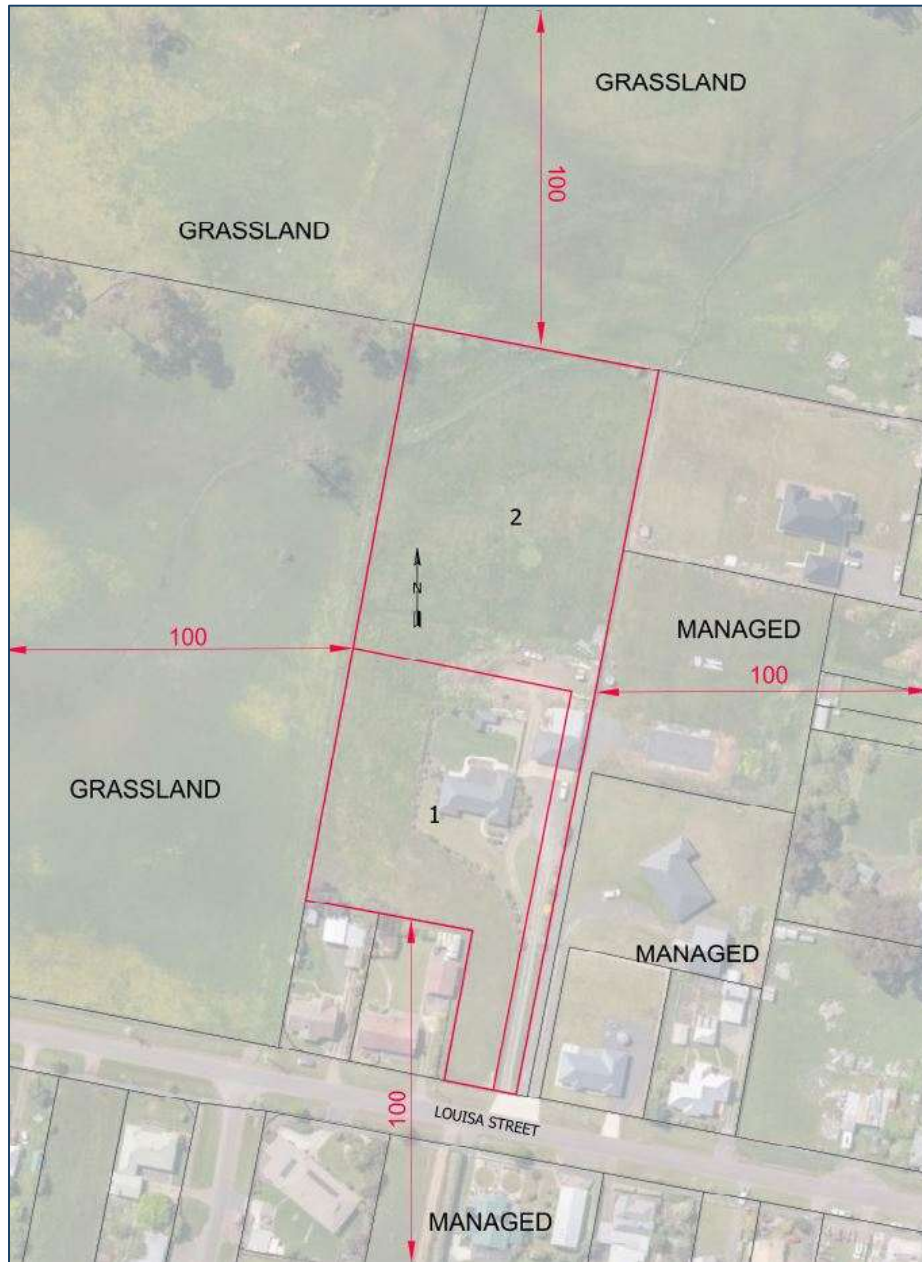
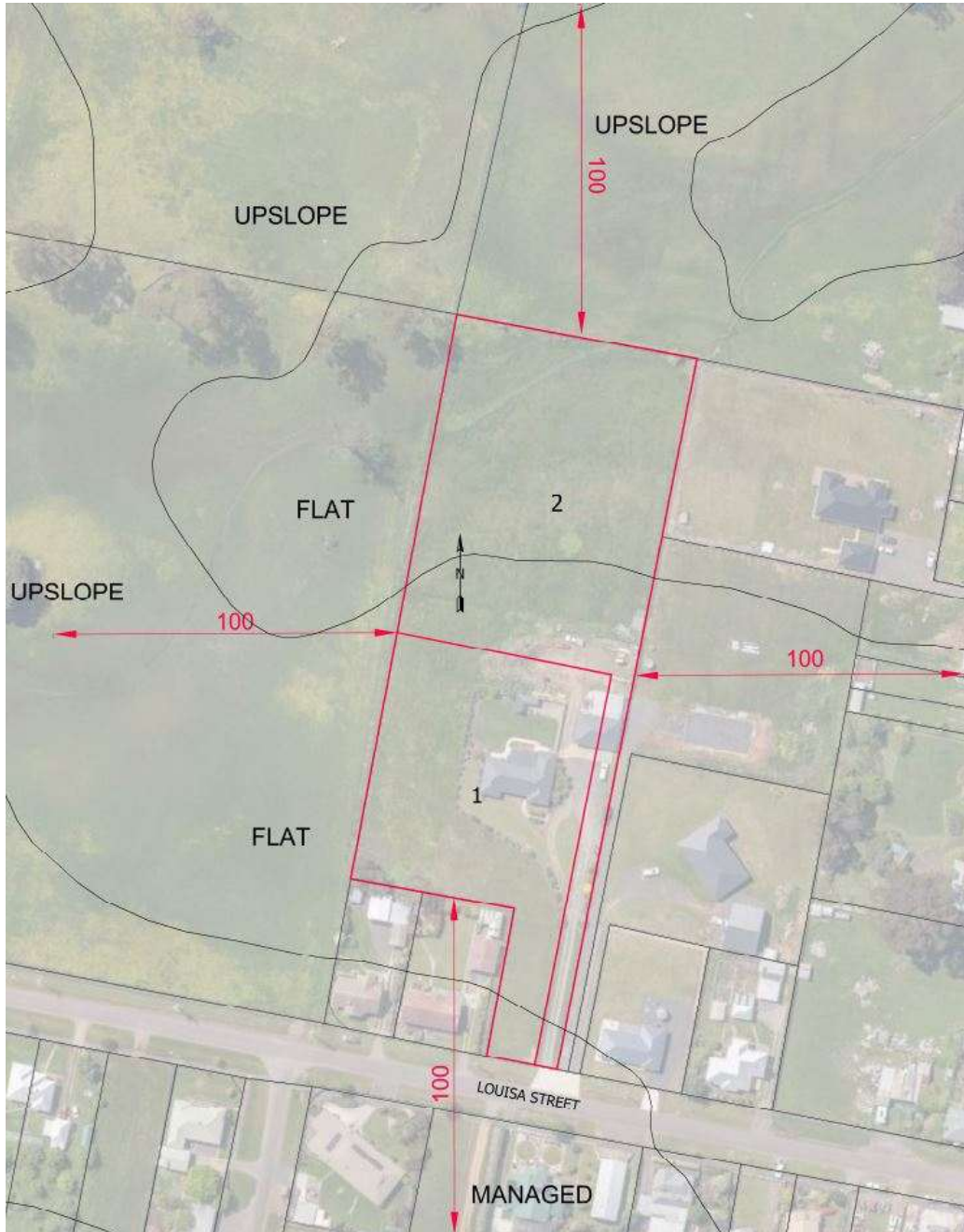


Figure 4 Vegetation analysis within 100m of the site

## 4.2 Effective slope analysis

Figure 5 shows the slope of the land under the classified vegetation in relation to the site



*Figure 5 Effective slope of the site and bushfire prone vegetation*

### 4.3 Site photos



*Figure 6 Looking at the site access from Louisa street.*



*Figure 7 Looking west over the grassland.*



*Figure 8 looking north over lot 2 with grassland in the background*



*Figure 9 Looking north into the subject site with the managed lands to the right.*



*Figure 10 The existing dwelling in lot 1.*



*Figure 11 looking west from lot 1.*

## 5. Bushfire protection measures

### 5.1 BAL Rating

The purpose of the BAL assessment is to identify the minimum separation between the bushfire prone vegetation and a building area within each proposed lot. The assessment aims to achieve the minimum requirements of **BAL 19**. The definition of BAL 19 and BAL 12.5 are highlighted as follows:

BUSHFIRE ATTACK LEVEL (BAL)	PREDICTED BUSHFIRE ATTACK AND EXPOSURE LEVEL
BAL-LOW	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m <sup>2</sup>
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m <sup>2</sup>
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m <sup>2</sup>
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m <sup>2</sup>
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front.

The distances from each boundary lot to the classified vegetation is presented below, along with the slope and type of vegetation.

As per the analysis in Section 4.1, the vegetation surrounding the subject sites is grassland and scrub.

LOT 1	NORTH	EAST	SOUTH	WEST
<b>Vegetation within 100m of the existing dwelling.</b>	0m-28m Managed 10m-100m Grassland	0m-100m Managed	0m-100m Managed	0m-33m Grassland 33m-100m Grassland
<b>Slope (degrees, over 100m)</b>	Downslope 5°	NA	NA	Flat.
<b>BAL 19 Setbacks</b>	11m			10m
<b>BAL 12.5 Setbacks</b>	16m			14m

LOT 2	NORTH	EAST	SOUTH	WEST
<b>Vegetation within 100m of the site</b>	0m-100m Grassland	0m-100m Managed	0m-100m Managed	0m-100m Grassland
<b>Slope (degrees) over 100m)</b>	Upslope			0m-80m Flat 80-100m Upslope
<b>BAL 19 Setbacks</b>	10m	10m	10 m	10m
<b>BAL 12.5 Setbacks</b>	14m			14m

## 5.2 Hazard management areas

Hazard Management Areas meeting the separation distances required for BAL 19 and BAL 12.5 can be archived for each lot. A HMA will be developed within and up to the property boundaries of lot 2, lot 1 is to maintain the existing HMA as shown on the BHMP. As outlined in C13.0 Bushfire-Prone Areas Code, a Hazard Management Area(HMA) will be managed in accordance with the provided plan. Existing vegetation needs to be maintained within these areas in accordance with the BHMP to achieve the following outcomes:

- to reduce the quantity of windborne sparks and embers reaching buildings;
- to reduce radiant heat at the building; and
- prevent flame contact.

The BHMA will be developed within and up to the property boundaries to provide access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present that will significantly contribute to the spread of a bushfire. The HMA will be achieved by adoption of the following strategies:

### *Maintenance of Hazard Management Areas*

It is the responsibility of the property owner to maintain and manage the vegetation in accordance with the Bushfire Hazard Management Plan and this report.

This area is to be regularly managed and maintained. Vegetation in this area will be minimised:

- Grass maintained to a maximum height of 100mm, with fuel loads kept to less than 2 tonnes per hectare which will be maintained at this level.
- Trees and any undergrowth to be kept clear of buildings on all sides.

- 
- All undergrowth and understorey of trees (up to 2m) will be removed within the hazard management area.
  - Select larger trees can be retained within the HMA, ensuring a minimum 5m canopy separation is provided between each established tree.
  - Pathways to 1 metre surrounding the buildings and landscaping material, must be non-combustible (stone, pebbles etc.).
  - The total shrub cover will be a maximum of 20% of the available area.
  - There will be a clear space from the buildings of at least four (4) times the mature height of any shrubs planted.
  - Shrubs will not be planted in clumps, this is to avoid build-up of debris and dead vegetation materials.

#### *Landscaping*

- vegetation along the pathways to comprise low-flammable style succulent ground cover or plants (avoid plants that produce fine fuel which are easily ignited, plants that produce a lot of debris, trees and shrubs which retain dead material in branches or which shed long strips of bark, rough fibrous bark or drop large quantities of leaves in the spring and summer, vines on walls or tree canopies which overhang roofs)
- Timber woodchip and flammable mulches cannot be used, brush and timber fencing should be avoided where possible and not to be located within 6m of habitable buildings.

### **5.3 Access**

Private access roads must be constructed as per the following table - C13.2. b. Future dwelling on lot 2 must provide compliant private access through to the future firefighting water point and dwelling. The access off Louisa Street must have a carriageway 4m wide as outlined in the table below. The property access is not required to be completed as part of the subdivision works. The access for lot 1 is not required for a fire appliance to a firefighting water point.

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.	Lot 1 the existing dwelling access is not required for access to a fire fighting water point
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 the property access for lot 2:</p> <ul style="list-style-type: none"> <li>▪ all-weather construction;</li> <li>▪ load capacity of at least 20t, including for bridges and culverts;</li> <li>▪ minimum carriageway width of 4m;</li> <li>▪ minimum vertical clearance of 4m;</li> <li>▪ minimum horizontal clearance of 0.5m from the edge of the carriageway;</li> <li>▪ cross falls of less than 3 degrees (1:20 or 5%);</li> <li>▪ dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;</li> <li>▪ curves with a minimum inner radius of 10m;</li> <li>▪ 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</li> <li>▪ terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> <li>▪ a turning circle with a minimum outer radius of 10m; or</li> <li>▪ a property access encircling the building; or</li> <li>▪ a hammerhead "T" or "Y" turning head 4m wide and 8m long.</li> </ul> </li> </ul>
C.	Property access length is 200m or greater.	a) NA
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	<p>a) The following design and construction requirements apply to property</p> <p>b) access:</p> <p>c) (a) complies with requirements for B above; and</p> <p>d) (b) passing bays of 2m additional carriageway width and 20m length</p> <p>e) must be provided every 100m</p>

## 5.4 Fire fighting water supply

Future dwelling on lot 2 must provide a dedicated firefighting onsite water supply of 10,000L, ensuring tank and fittings are compliant with standards for building in a bushfire prone area. A static firefighting water supply for future Buildings are not required to be installed as part of the subdivision works. Lot 1 the existing dwelling is within 120m measured as a hose lay to a FH.

Element	Requirement
<p>A. Distance between building area to be protected and water supply</p>	<p>The following requirements apply for lot 2:</p> <ul style="list-style-type: none"> <li>a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and</li> <li>b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.</li> </ul>
<p>B. A static water supply:</p>	<p>May have a remotely located offtake connected to the static water supply;</p> <ul style="list-style-type: none"> <li>a) 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;</li> <li>b) 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;</li> <li>c) Must be metal, concrete or lagged by non-combustible materials if above ground; and</li> <li>d) 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: <ul style="list-style-type: none"> <li>i. metal;</li> <li>ii. non-combustible material; or</li> </ul> </li> <li>e) fibre-cement a minimum of 6 mm thickness</li> </ul>
<p>C. Fittings, pipework and accessories (including stands and tank supports)</p>	<p>Fittings and pipework associated with a firefighting water point for a static water supply must:</p> <ul style="list-style-type: none"> <li>a) Have a minimum nominal internal diameter of 50mm;</li> <li>b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;</li> <li>c) Be metal or lagged by non-combustible materials if above ground;</li> <li>d) Where buried, have a minimum depth of 300mm;</li> <li>e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment;</li> <li>f) Ensure the coupling is accessible and available for connection at all times;</li> </ul>

		<p>g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);</p> <p>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</p> <p>i) Where a remote offtake is installed, ensure the offtake is in a position that is</p> <ol style="list-style-type: none"> <li>i. Visible;</li> <li>ii. Accessible to allow connection by firefighting equipment;</li> <li>iii. At a working height of 450 – 600mm above ground level; and</li> </ol> <p>Protected from possible damage, including damage by vehicles.</p>
D	Signage for Static Water Connections	<p>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:</p> <ol style="list-style-type: none"> <li>a) Comply with tank signage requirements within AS2304:2019; or</li> </ol> <p>Comply with the Tasmanian Fire Service Water Supply Signage Guidelines published by the Tasmania Fire Service.</p>
E	Hardstand	<p>A hardstand area for fire appliances must be:</p> <ol style="list-style-type: none"> <li>a) no more than 3m from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like)</li> <li>b) no closer than 6m from the building area to be protected;</li> <li>c) a minimum width of 3m constructed to the same standard as the carriageway; and</li> <li>d) connected to the property access by a carriageway equivalent to the standard of the property access.</li> </ol>

## 6. Bushfire-prone areas code assessment

The following provides an assessment against the provisions of C13.0 Bushfire-prone areas code, according to the Scheme.

### C13.6 Development Standards for Subdivision

#### C13.6.1 Subdivision: Provision of hazard management areas

Objective	
Subdivision provides for hazard management areas that:	
<ul style="list-style-type: none"> <li>a) facilitate an integrated approach between subdivision and subsequent building on a lot;</li> <li>b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and</li> <li>c) provide protection for lots at any stage of a staged subdivision.</li> </ul>	
Acceptable solutions	Proposed solutions
A1	
<ul style="list-style-type: none"> <li>a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</li> <li>b) The proposed plan of subdivision:               <ul style="list-style-type: none"> <li>i. shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;</li> <li>ii. shows the building area for each lot;</li> <li>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 <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas</i>; and</li> <li>iv. is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Ata) Not applicable.</li> <li>Atb) The acceptable solution is achieved. The BHMP:               <ul style="list-style-type: none"> <li>i) shows all lots within the bushfire prone area. Each site can provide a bushfire hazard management area.</li> <li>ii) Each lot can provide for a building area that can meet BAL 19 setbacks.</li> <li>iii) shows a HMA associated with each building area demonstrating the separation distances required for BAL 19 in Table 2.4.4 of AS 3959 – 2018 Construction of buildings in bushfire-prone area.</li> <li>iv) is prepared by an accredited bushfire hazard practitioner.</li> </ul> </li> <li>Atc) not applicable as Part 5 agreement is not required.</li> </ul>

Table 2.6 of *Australian Standard AS3959:2018 Construction of buildings in bushfire-prone Areas*; and

- c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.

### C13.6.2 Subdivision: Public and firefighting access

#### 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 property 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.

Acceptable solutions	Proposed solutions
<p>A1</p> <ul style="list-style-type: none"> <li>a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</li> <li>b) A proposed plan of subdivision showing the layout of roads and fire trails, and the location of property access to building areas, and which complies to the extent necessary with Tables C13.1, C13.2 &amp; C13.3, is included in a bushfire hazard management plan certified by the TFS or accredited person.</li> </ul>	<ul style="list-style-type: none"> <li>A1a) Not applicable.</li> <li>A1b) Future development of the land will need to ensure a compliant access is provided. A future dwelling must comply with table C13.2</li> </ul>

### C13.6.3 Subdivision: Provision of water supply for firefighting purposes

<b>Objective</b>	
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.	
Acceptable solutions	Proposed solutions
<p>A1 In areas serviced with reticulated water by the water corporation:</p> <ul style="list-style-type: none"> <li>a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;</li> <li>b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or</li> <li>c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</li> </ul>	<p>A1</p> <ul style="list-style-type: none"> <li>a) Not applicable</li> <li>b) The acceptable solution is achieved. The existing dwelling on lot 1 is within 120m of a hydrant, as the hose lay.</li> <li>c) Not applicable.</li> </ul>
<p>A2</p> <p>In areas that are not serviced by reticulated water by the water corporation:</p> <ul style="list-style-type: none"> <li>a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes;</li> <li>b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or</li> <li>c) (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</li> </ul>	<p>A2a) Not applicable.</p> <p>A2b) Acceptable solution achieved. The proposed plan of subdivision demonstrates that a static water supply can be provided and located compliant with Table C13.5. Future dwelling on lot 2 will need to ensure compliant water supply is provided in accordance with table C13.5.</p> <p>A2c) Not applicable.</p>

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## 7. Conclusions and recommendations

The proposal seeks planning approval for a two lot subdivision at 78 Louisa, Bracknell. All lots have demonstrated that a building area can be provided meeting the requirements of BAL 19. Access and static water supply requirements can be achieved

### Conclusions and recommendations

- a. Hazard management areas meeting the requirements of BAL 19 and BAL 12.5 can be achieved for both lots. Future dwellings on lot 2 must establish and maintain a Hazard Management Area as shown on the Hazard Management Plan, the existing dwelling on lot 1 must continue to maintain the existing Hazard Management Area. Hazard Management Areas must follow recommendations as outlined in section 5.2 of this report and shown on the Hazard Management Plan.
- b. Future dwelling on lot 2 must provide compliant private access through to the future firefighting water point and dwelling. The access off Louisa Street will need to have a carriageway width of 4m wide and must comply with section 5.3 of this report. The access for lot 1 is not required for a fire appliance to a firefighting water point.
- c. Future building on lot 2 must establish a dedicated firefighting onsite static water supply of a minimum 10,000L, ensuring tank and fittings are compliant with standards for building in a bushfire prone area. The static water supply must comply with section 5.4 of this report. Lot 1 is within 120m measured as a hose lay to a FH on Louisa Street.
- d. A static firefighting water supply and access for the future dwelling on lot 2 are not required to be installed as part of the subdivision works. **The existing shed on lot 1 must be partly removed as part of the subdivision works to allow access for lot 2.** Future buildings constructed and alterations and additions to existing buildings on all lots will need to be designed and constructed to AS3959:2018.

Annexure 1 – Bushfire Hazard Management Plan

Annexure 2 – Subdivision Proposal Plan

Annexure 3 – Planning Certificate

**Hazard Management and Protection Area Requirements:**

Hazard management and protection measures requires:

**Static Fire Fighting Water Supply**

Future dwellings on lot 2 must provide a 10,000 Litre dedicated firefighting water supply tank.

firefighting water supply tank as specified below:

- Tanks and above ground fittings and pipes must be made of non-rusting, non-combustible, non-heat deforming materials.
- The tank or remote off take must not be located within 6m of the dwelling.
- The tank or remote off take must be located within 3m of a hardstand area.
- Tanks must be fitted with a standard compliance forged Storz 65mm adapter fitted with a standard (deliver) washer rated to 1800kPa working pressure and 2400kPa burst pressure.
- Bushfire Signage must be clearly displayed in accordance with section 5.5 of the Hazard Management Report.

**Access Road**

The future dwelling on lot 2 must provide compliant private access through to the future firefighting water point and dwelling, this access will need to be 4.0m wide, vegetation must be cleared for a height of 4m above the carriageway and 0.5m each side of the of the 4.0m carriageway. Access must comply with section 5.3 of the Bushfire hazard report - 78 Louisa Street, Bracknell, L231023, date 20/09/24.

There are no access requirements for the existing dwelling on lot 1.

Property access greater than 30m in length, is to be provided from the Road crossover through to the firefighting water point of a future dwelling. Property access must:

- Be of all-weather construction (minimum)
- Minimum carriageway width of 4m.
- Vegetation must be cleared for a height of 4m above the carriageway and 0.5m each side of the carriageway.
- Future buildings must terminate with a turning area for fire appliances of either a turning circle with a minimum inner radius of 10m, or a hammerhead "T" or "Y" turning head 4 m wide and 8m long.

**Hazard Management – Vegetation Management**

Vegetation in the hazard management areas are to managed and maintained in a minimum fuel condition in perpetuity (refer to section 5.2 of Bushfire Hazard Management Report)

Future dwellings area to provide a bushfire hazard management area as dimensioned and shown.






Hazard Management areas may be subject to change and future assessment, depending on the location of a future dwelling.

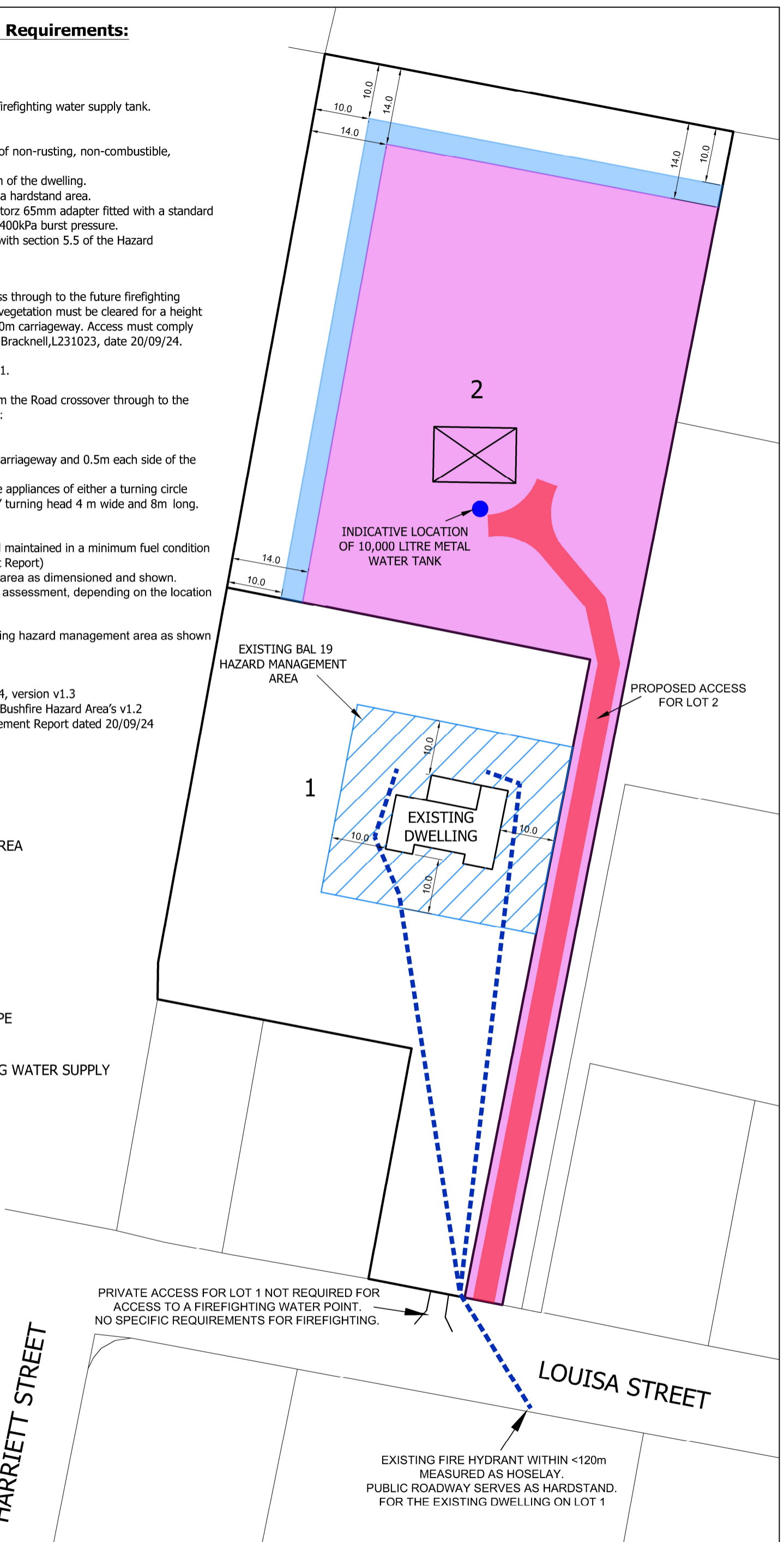
The existing dwelling on lot 1 must continue to maintain the existing hazard management area as shown on this bushfire hazard management plan.

**Notes:**

- Refer plans – proposed 2 Lot Subdivision, dated 03/10/2024, version v1.3
- All future works to comply with Director’s Determination – Bushfire Hazard Area’s v1.2
- Plan to be read in conjunction with Bushfire Hazard Management Report dated 20/09/24

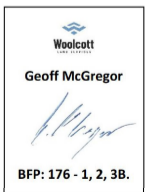
**LEGEND:**

-  - EXISTING BAL 19 HAZARD MANAGEMENT AREA
-  - BAL 12.5 BUILDING AREA
-  - BAL 19 BUILDING AREA
-  - 10m x 15m INDICATIVE BUILDING ENVELOPE
-  - 10,000L INDICATIVE STATIC FIRE-FIGHTING WATER SUPPLY

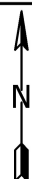


PRIVATE ACCESS FOR LOT 1 NOT REQUIRED FOR ACCESS TO A FIREFIGHTING WATER POINT. NO SPECIFIC REQUIREMENTS FOR FIREFIGHTING.

EXISTING FIRE HYDRANT WITHIN <120m MEASURED AS HOSELAY. PUBLIC ROADWAY SERVES AS HARDSTAND. FOR THE EXISTING DWELLING ON LOT 1



**BUSHFIRE HAZARD MANAGEMENT PLAN**  
 OWNER: RODNEY GOODLUCK  
 78 LOUISA ST BRACKNELL, 7302  
 C.T. 128805/1, PID 7007790.



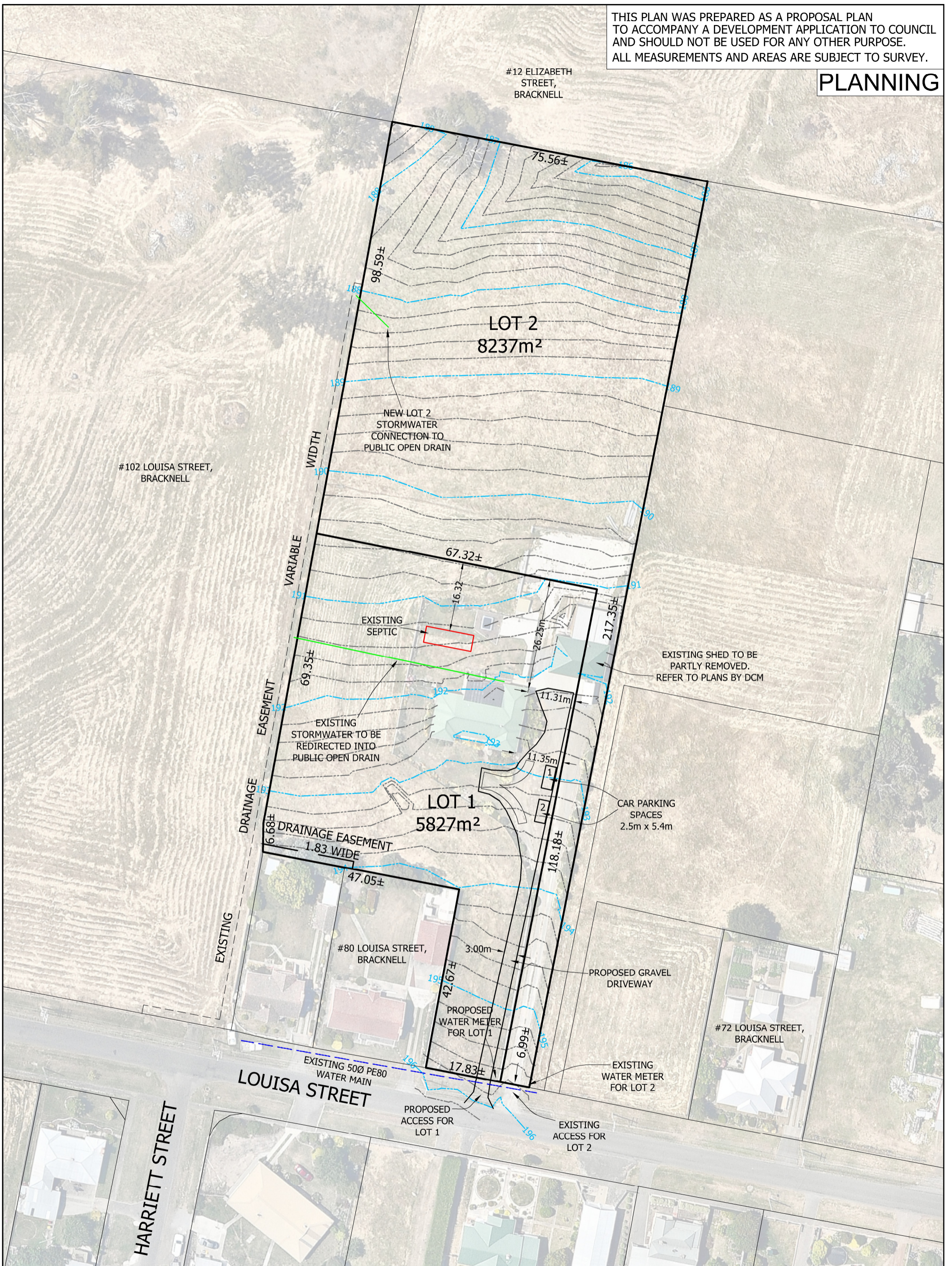
10 Goodman Court Invermay TAS 7248  
 PO Box 593 Mowbray Heights TAS 7248  
 Phone (03) 6332 3760  
 Fax (03) 6332 3764  
 Email: enquiries@woolcott.au

**Job Number**  
 L231023

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THIS PLAN WAS PREPARED AS A PROPOSAL PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

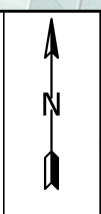
**PLANNING**



Notes:

- Contour Index 1.00m  
Contour Interval 0.20m
- Dimensions are in Metres

**PROPOSED 2 LOT SUBDIVISION**  
 78 LOUISA STREET, BRACKNELL, 7302  
 C.T. 128805-1



**Woolcott**  
 LAND SERVICES

10 Goodman Court Invermay TAS 7248  
 PO Box 593 Mowbray Heights TAS 7248  
 Phone (03) 6332 3760  
 Fax (03) 6332 3764  
 Email: office@woolcottsurveys.com.au

Job Number  
**L231023**

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## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

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#### 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:**

78 Louisa Street Bracknell Tas 7302

**Certificate of Title / PID:**

CT. 128805/1. PID 7007790

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

2 lot subdivision

**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 Report	Woolcott Land Services	13/11/2025	2
Bushfire Hazard Management Plan	Woolcott Land Services	14/10/2024	1
Proposed 2 Lot Subdivision	Woolcott Land Services	12/11/2025	2.0

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<sup>1</sup> 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"/> <b>E1.4 / C13.4 – Use or development exempt from this Code</b>	
Compliance test	Compliance Requirement
<input type="checkbox"/> E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/> <b>E1.5.1 / C13.5.1 – Vulnerable Uses</b>	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.5.1 P1 / C13.5.1 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<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"/> <b>E1.5.2 / C13.5.2 – Hazardous Uses</b>	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.5.2 P1 / C13.5.2 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<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"/> <b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.6.1 P1 / C13.6.1 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<input type="checkbox"/> E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/> E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
<input type="checkbox"/> E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input type="checkbox"/> <b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b>		
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<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 type="checkbox"/> <b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>		
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input checked="" 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


<b>Name:</b>	Geoff McGregor	<b>Phone No:</b>	0409 800 387
<b>Postal Address:</b>	PO BOX 593, Mowbray, Tas, 7248	<b>Email Address:</b>	geoff@woolcott.au
<b>Accreditation No:</b>	BFP – 176	<b>Scope:</b>	1, 2, 3B.

## 6. Certification

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

- Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

**Signed:**  
certifier



**Name:** Geoff McGregor **Date:** 13/11/2025

**Certificate Number:** L231023

(for Practitioner Use only)