

Development Applications

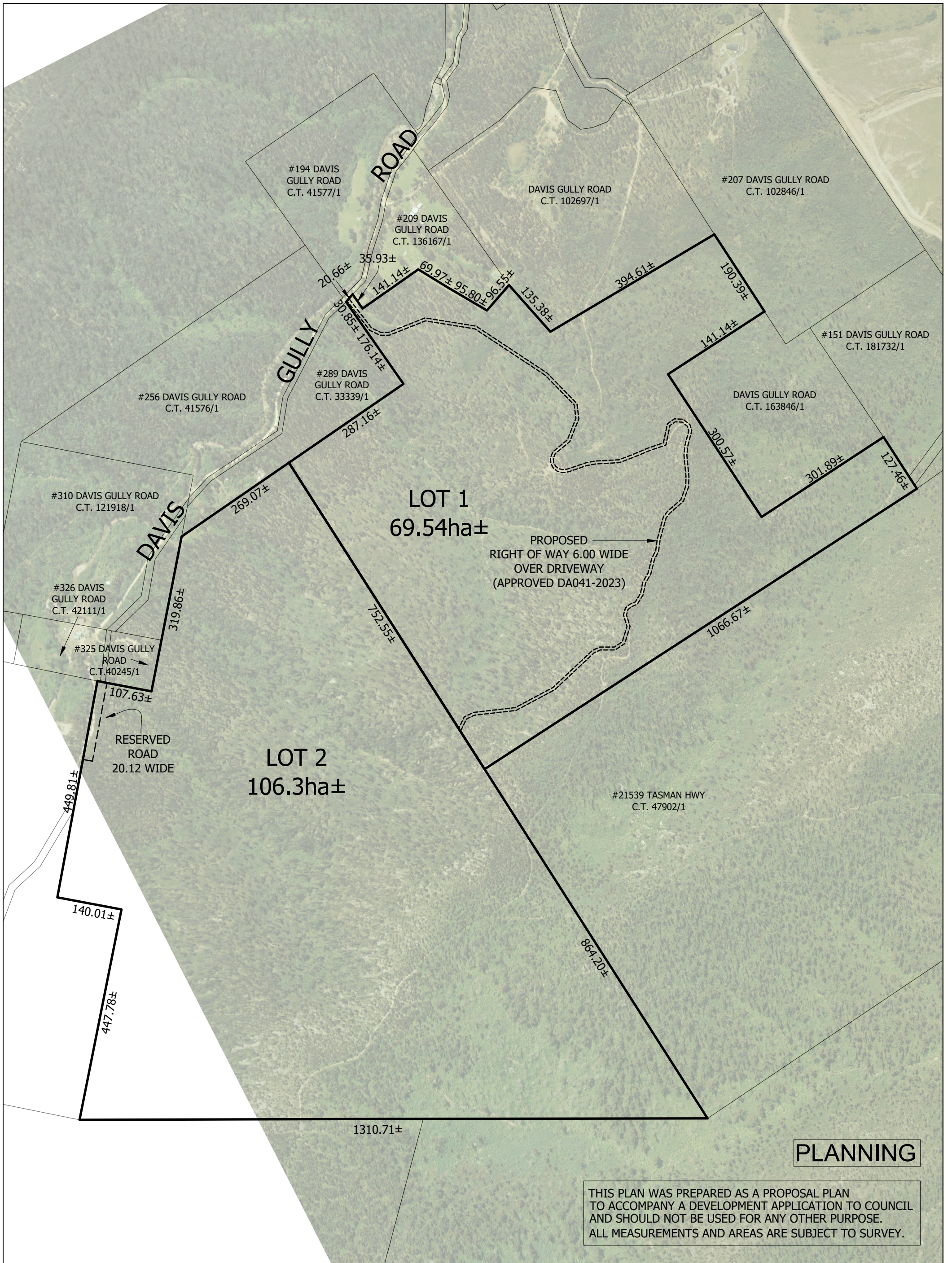
Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2025 / 00159
Applicant	Woolcott Land Services
Proposal	Subdivision – Two (2) Lot Subdivision
Location	333 Davis Gully Road, Four Mile Creek (C/T 136167/2)

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 6th December 2025 **until 5pm Friday 19th December 2025**.

John Brown
GENERAL MANAGER

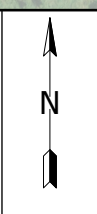


PLANNING


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.

Notes:
Image is per DPIPWE ARCGIS 16/01/2011 and is not georeferenced.
Boundary dimensions and areas are compiled and are approximate and subject to survey.

PROPOSED 2 LOT SUBDIVISION
333 DAVIS GULLY ROAD,
FOUR MILE CREEK, 7215
C.T. 136167/2



		10 Goodman Court Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Email: enquiries@woolcott.au		Job Number 211205	
		Drawn EGB	File name 211205_PropPlan_v1.1_021025.dwg	Date 03/10/25	Scale 1:7000@A3



September 2025

PLANNING REPORT

SUBDIVISION OF THE LAND - 2 LOTS

333 Davis Gully Road FOUR MILE CREEK



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

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BUrbRegEnvPlan

Town Planner

Rev.no	Description	Date
1	Review	
2	Draft	3 February 2025
3	Draft	20 February 2025
4	Draft review	3 March 2025
5	Final	4 September 2025
6	Review	2 October 2025
7	Review	18 November 2025

References

Midson Traffic Pty Ltd. 2023. "333 Davis Gully Road Traffic Impact Assessment." Assessment.

Annexures

- Annexure 1 Copy of Title plan and Folio text
- Annexure 2 Proposal Plan – subdivision
- Annexure 3 Bushfire Assessment
- Annexure 4 Landslip assessment

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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 to 2 Lots.

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

Document	Consultant
Proposal plan - subdivision	Woolcott Land Services
Bushfire Hazard Assessment	Woolcott Land Services
Landslide Risk Appraisal	Geoton Pty Ltd

2. Subject site and proposal

2.1 Site details

Address	333 Davis Gully Road, Four Mile Creek TAS 7215
Property ID	2116912
Title	136167/2
Land area	175.5ha
Planning Authority	Break O' Day Council
Planning Scheme	Tasmanian Planning Scheme – Break O' Day (Scheme)
Easements	None on plan
Application status	Discretionary application
Existing Access	Single access from Davis Gully Road
Zone	Rural
General Overlay	None
Overlays	Bushfire-prone areas Low/Medium landslip hazard band Priority vegetation area

	Waterway and coastal protection area
Existing development	Vacant Approved dwelling under DA 041-2023 (including internal vehicle access)
Existing services and infrastructure	
Water	Not serviced
Sewer	Not serviced
Stormwater	Not serviced

2.2 Proposal

The proposal is for the subdivision of the land to 2 lots. The land is subject to previous approval, DA 014-2023. The extensive driveway (previously approved under DA 014-2023) is proposed to have a right of way easement for access to Lot 2. Proposed Lot 1 will be vacant with only a burdening right of way over the driveway.

Proposed Lot 1 will be 69.54ha and proposed Lot 2 will be 106.3ha. No new vehicle crossing is proposed, both lots will utilise the existing from Davis Gully Road.

Plans supplied at Annexure 2 provide further detail on the subdivision.

2.3 Subject site

The site is 175.5ha and irregular in shape. The site is bound by private lots on all sides except to the south where it is adjoined by State owned land (potential forest). The site is approximately 1.7km west of the coastline to the east.

The surrounding area is mixed in terms of lot size and land use, there are a few dwellings evident on Davis Gully Road. The area is mountainous and vegetated. The subject site elevations range from 390mAHD to 40mAHD.

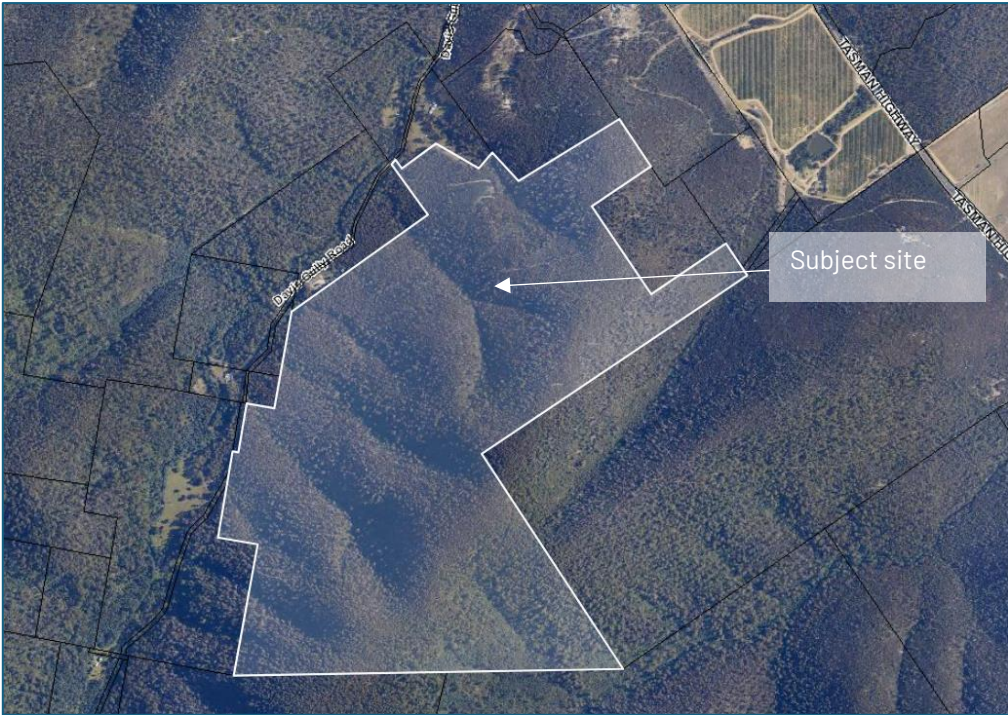


Figure 1 Aerial view of the subject site (Source: LIST)

3. Zoning and overlays

3.1 Zoning

The site is zoned Rural under the Scheme.

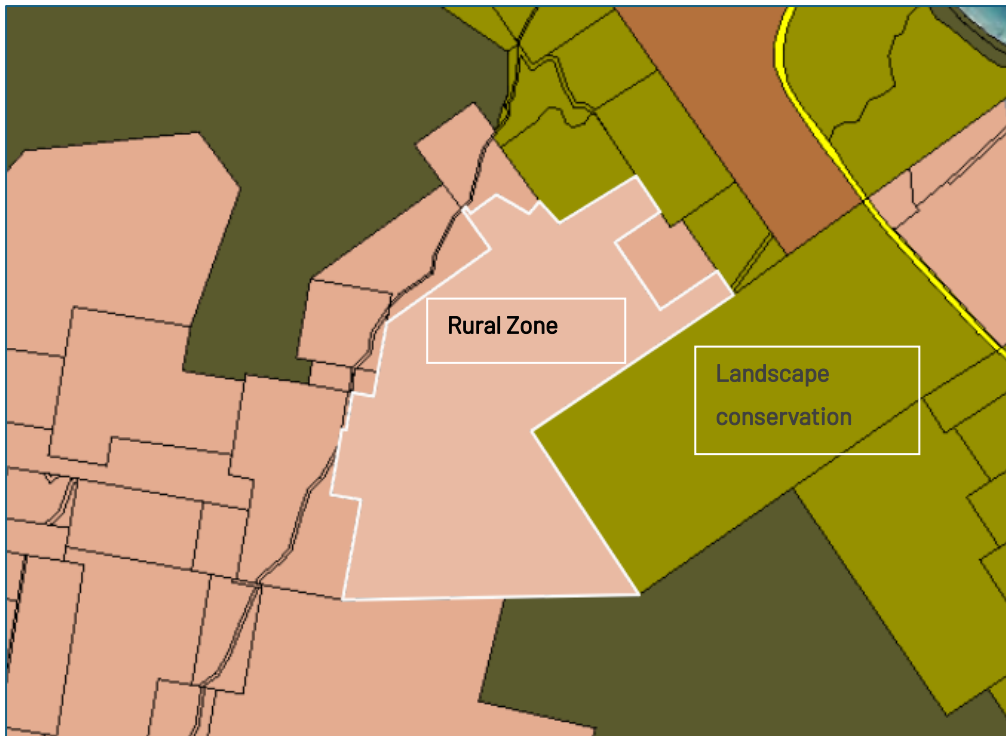


Figure 2 Zoning for the subject site (Source: LIST)

3.2 Overlays

The following images provide an indication of overlays as applied to the land. No General Overlays are applied.

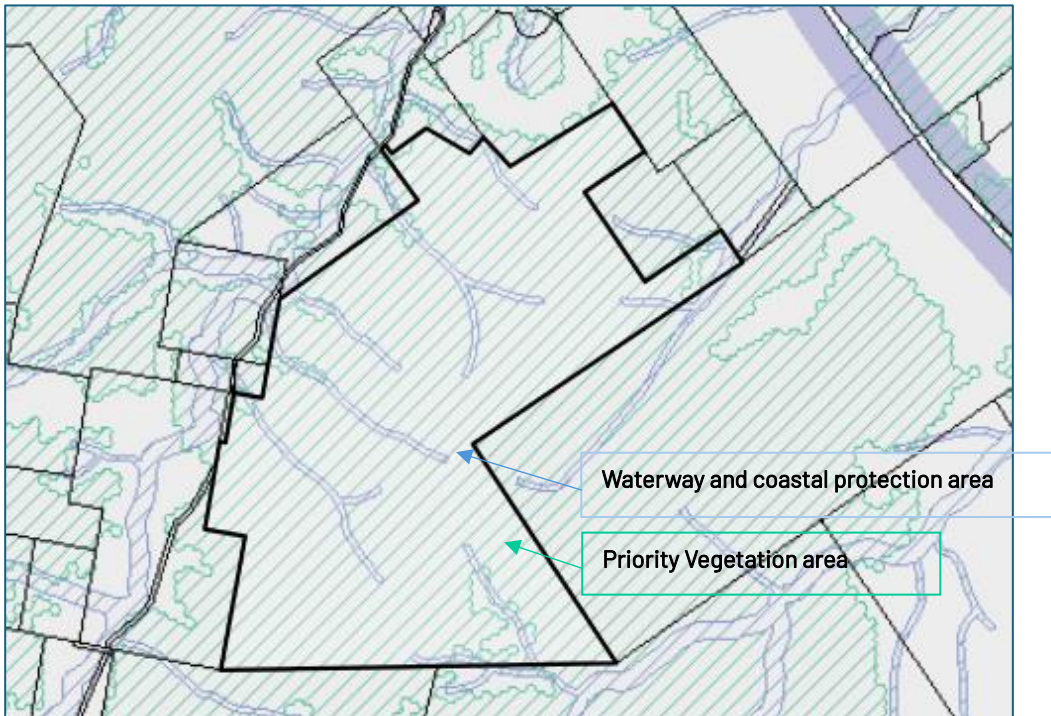


Figure 3 Overlays as they are applied to the subject site (Source: LIST)

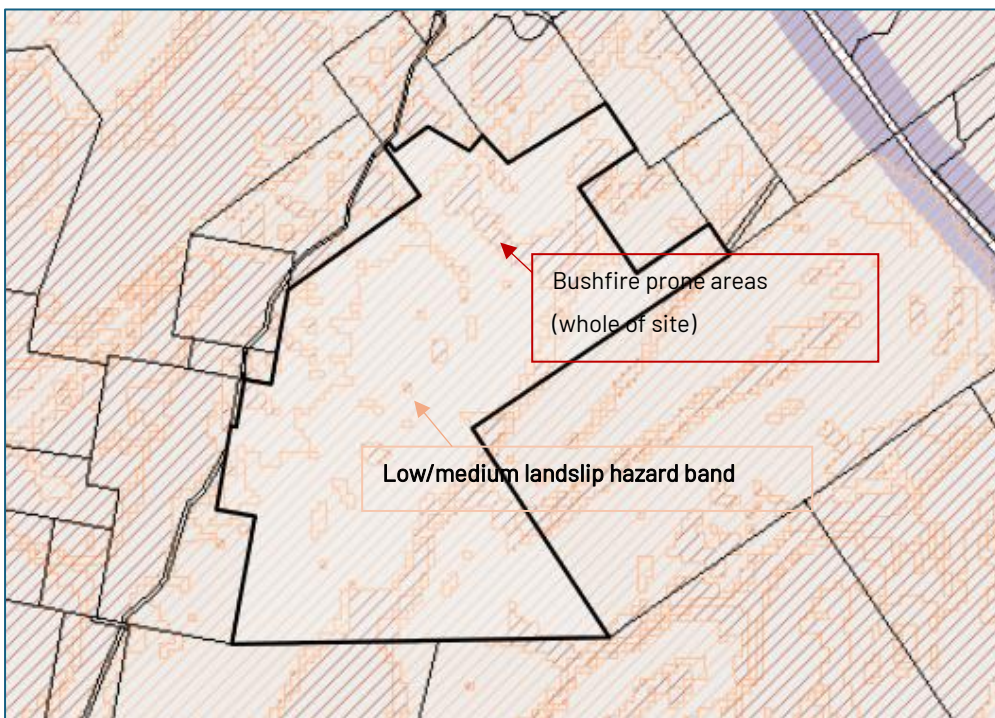


Figure 4 Overlays as they are applied to the subject site (Source: LIST)

4. Planning Scheme Assessment

4.1 Zone assessment

20.0 Rural Zone

20.1 Zone Purpose

20.1.1	To provide for a range of use or development in a rural location: <ul style="list-style-type: none">a. where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;b. that requires a rural location for operational reasons;c. is compatible with agricultural use if occurring on agricultural land; andd. minimises adverse impacts on surrounding uses.
20.1.2	To minimise conversion of agricultural land for non-agricultural use.
20.1.3	To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

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 application for subdivision is not required to be defined under a Use, according to 7.10.1; the Use standards are not addressed.

20.5 Development Standards for Subdivision

20.5.1 Lot design

Objective	
To provide for subdivision that: <ul style="list-style-type: none">a) relates to public use, irrigation or Utilities; orb) facilitates use and development for allowable uses in the zone.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none">a) be required for public use by the Crown, a	P1 Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none">a) have sufficient useable area and dimensions suitable for the intended

<p>council or a State authority;</p> <p>b) be required for the provision of Utilities or irrigation infrastructure;</p> <p>c) be for the consolidation of a lot with another lot provided each lot is within the same zone; or</p> <p>d) be not less than 40ha with a frontage of no less than 25m and existing buildings are consistent with the setback and separation distance required by clause 20.4.2 A1 and A2.</p>	<p>purpose, excluding Residential or Visitor Accommodation, that:</p> <ul style="list-style-type: none"> i. requires the rural location for operational reasons; ii. minimises the conversion of agricultural land for a non-agricultural use; iii. minimises adverse impacts on non-sensitive uses on adjoining properties; and iv. is appropriate for a rural location; or <p>b) be for the excision of a dwelling or Visitor Accommodation existing at the effective date that satisfies all of the following:</p> <ul style="list-style-type: none"> i. the balance lot provides for the sustainable operation of a Resource Development use, having regard to: <ul style="list-style-type: none"> a. not materially diminishing the agricultural productivity of the land; b. the capacity of the balance lot for productive agricultural use; and c. any topographical constraints to agricultural use; ii. an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot; iii. the existing dwelling or Visitor Accommodation must meet the setbacks required by subclause 20.4.2 A2 or P2 in relation to setbacks to new boundaries; iv. it is demonstrated that the new lot will not unreasonably confine or restrain the operation of any adjoining site used for agricultural use; and <p>c) 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"> i. the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; ii. the topography of the site; iii. the functionality and useability of
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		<p>the frontage;</p> <p>iv. the anticipated nature of vehicles likely to access the site;</p> <p>v. the ability to manoeuvre vehicles on the site;</p> <p>vi. the ability for emergency services to access the site; and</p> <p>vii. the pattern of development existing on established properties in the area.</p>
A2	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>P2 Each lot, or a lot proposed in a plan of subdivision, is provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <p>a) the topography of the site;</p> <p>b) the distance between the lot or building area and the carriageway;</p> <p>c) the nature of the road and the traffic, including pedestrians; and</p> <p>d) the pattern of development existing on established properties in the area.</p>

Response

P1 The performance criteria are addressed.

Each lot exceeds 40ha in area and so the area and dimensions of each lot are sufficient to satisfy the acceptable solution and meet the objective of the clause ([b] facilitates use and development for allowable uses in the zone). There are no buildings existing on the site with acknowledgement that previous approval for a dwelling has been made, this construction has not commenced. It is presumed that a lot of 40ha may meet the requirements for a number of Permitted or No Permit Required (NPR) uses, such as Natural Cultural Values Management¹ (without public visitation) and Passive Recreation² (also without public visitation) – particularly as the land is very suitable for these uses. The land is not suitable for Rural uses that also have a reliance on an efficient transport network, such as Storage or Resource Processing, or General Retail and Hire. The land has no qualities that lend itself to primary production, if that production requires clearance of vegetation and growing of pasture or other crop. Primary production that relies on a naturally occurring product may be possible. As such, it is

¹ use of land to protect, conserve or manage ecological systems, habitat, species, cultural sites or landscapes and may include track work and maintenance, park management outbuildings and offices, park entry signs, visitor information signs, information and interpretation booths.

² use of land for informal leisure and recreation activities principally conducted in the open. Examples include public parks, gardens and playgrounds, and foreshore and riparian reserves.

suggested that the proposed lot size is commensurate to uses in the NPR use class as discussed and the subdivision allows for that.

The proposal cannot meet the requirement for 25m of frontage for each lot. As such the performance criteria must be addressed.

- a. Given that the lot size exceeds the acceptable solution required area (of 40ha), each lot has sufficient useable area and dimensions suitable for a rural purpose. A rural purpose may be presumed to be any allowable uses in the zone, specifically, Passive Recreation and Natural and Cultural Values Management are particularly suited and may be used in conjunction with other uses found to be suited and subject to future applications.
 - i. A rural purpose, as discussed, that requires a rural location for operational reasons may be located on each of the lots, based on the size of the lots alone. The available frontage allows for vehicle access from a Council maintained road suitable to a variety of uses and vehicle types if required given the available frontage is 20m+. The land is suited to both Natural Cultural Values Management and Passive Recreation, as the land is vegetated, and the elevation allows for views. Activities such as hiking and bird watching can be encouraged without interruption or the need for any built form.
 - ii. The land is demonstrated to not be suitable as agricultural land. This is primarily due to the topography but also the vegetation coverage and the unsuitability of the soil for meaningful agricultural pursuit. Anecdotally, the land has previously been assessed as unsuitable for forestry practice and clearing the land would result in erosion and landslip issues. Nevertheless, the lot size meets the acceptable solution, and 40ha is otherwise accepted as an area suitable for a viable agricultural pursuit³. In addition, no use that requires built form is put forward in this application, as such, not land is converted to an irreversible state, preventing future primary production.
 - iii. There are no known non-sensitive uses on adjoining lots; surrounding development is predominantly residential. The proposed lots are sufficiently sized to allow generous setbacks.
 - iv. The lots in terms of size and access are appropriate to a rural location. The size meets the acceptable solution and is suitable for a range of Rural uses as discussed. It is not unusual to have a shared access for a rural location, especially in the context of the terrain of the site. The site, as existing has one

³ Based on minimum lot size in the Farming Zone – VPPs for non-irrigated land, <https://planning-schemes.app.planning.vic.gov.au/Swan%20Hill/ordinance/35.07>

frontage to a road by virtue of previous subdivisions which are now included in both the Rural Zone and the Landscape Conservation Zone.

The performance criteria are satisfied as the relevant objective of the Zone is met – to facilitate the use and development of allowable uses in the zone. The proposal meets this and so is considered to meet the Standard and fulfill the function of the zone. The Purpose of the zone is to provide for a range of use and development in a rural location, in particular, where agricultural use is limited or marginal. The lot size allows for a range of rural use and development on marginal land. Each lot will facilitate use and development for allowable uses in the zone as discussed.

- c. Each lot will have access to a road by the 20.66m frontage, The internal road (as already approved) will include a right of way as proposed.
 - i. Two lots only will have access via the internal road with a right of way easement applied.
 - ii. The topography is challenging making additional access ways difficult. The road as planned follows an existing fire trail, and uses the most logical pathway. Each lot can be advantaged by the track.
 - iii. The frontage is 20.66m and wide enough to allow suitable access. It is the only section of frontage available. The right of way easement can be enacted via a sealed plan process and will render each lot with appropriate and legal access from the road to the lot boundary.
 - iv. Given the single approved dwelling on the site, at least one lot is expected to have residential in nature traffic. The second lot will allow traffic of allowable uses in the zone, subject to what is possible according to the topography of the site and constraints such as vegetation, landslip and erosion.
 - v. The track will allow access. Manoeuvrability on the site will be possible given the area available for development including that closest to the frontage which is of an acceptable gradient for vehicles and already cleared of vegetation.
 - vi. The access and frontage is to a Council maintained road; the ability for emergency vehicles to access the site is presumed to be possible from the road. The internal road is approved to be made compliant for bushfire access alongside every day access needs.
 - vii. The pattern of development is a clear contributor to the subject site frontage. The subject site is bound on many fronts by smaller lots with a greater area of frontage, leaving the subject site with a remnant 20.66m. The subdivision as proposed will leave lots that are still larger than the surrounding (in area) but a right of way is necessary to allow access. The deficiency in frontage width is less than 5m and no minimum is prescribed. The frontage will allow for legal

access to each lot in accordance with the objective of the zone, to facilitate allowable uses.

- P2 The performance criteria are addressed. Lot 1 will have a vehicular access from the boundary to the road. Lot 2 will have access by right of way over Lot 1.
- a. The topography of the site is the primary reason for shared access. The proposed (approved driveway) is an existing fire trail. Utilising this track will minimise disturbance to the site and avoid areas that are not suited to vehicle access.
 - b. The distance from Lot 2 and the approved building site (not yet developed) is significant, but it is as according to the approvals for access by DA 041-2023.
 - c. A TIA has previously been prepared for the site providing information on the nature of the site and traffic. The following is taken from that report:

For the purposes of this report, the transport network consists of Davis Gully Road only. Davis Gully Road is an unsealed rural access road that connects to Tasman Highway at its northern end and connects to Davis Gully on Mount Elephant. It is approximately 6-kilometres long with an unsealed pavement width of approximately 3.5 to 4.0 metres. The rural unsealed road speed limit of 80-km/h is applicable to Davis Gully Road. Davis Gully Road near the subject site is shown in Figure 2.

Figure 2 Davis Gully Road



Crash data can provide valuable information on the road safety performance of a road network. Existing road safety deficiencies can be highlighted through the examination of crash data, which can assist in determining whether traffic generation from the proposed development may exacerbate any identified issues.

Crash data was obtained from the Department of State Growth for a 5+ year period between 1st January 2018 and 30th March 2023 for the full length of Davis Gully Road. No crashes were reported during this period.

Trip generation rates were sourced from the RMS Guide. A single residential dwelling is likely to generate 8 vehicles per day with a peak of 1 vehicle per hour.

All traffic generation will access the driveway via left-in/ right-out manoeuvres.

The proposed access is located on the small section of property frontage to Davis Gully Road as shown in Figure 4.

Figure 4 Access Location



There are no significant detrimental road safety impacts foreseen for the proposed residential dwelling. This is based on the following:

- The surrounding road network is capable of absorbing the relatively small amount of traffic generated by the proposed development (estimated to be only 1 vehicle per hour during peak periods)⁴.*
- The existing road safety performance of the road network does not indicate that there are any current road safety deficiencies that might be exacerbated by the proposed development, noting specifically that there have been no crashes in Davis Gully Road in the past five years.*
- Adequate sight distance is available at the proposed access on Davis Gully Road in relation to the prevailing vehicle speeds in accordance with AS2890.1 requirements.*

(Midson Traffic Pty Ltd 2023).

- d. Give that the access is designed on an existing fire trail, the pattern of existing development on surrounding lots has little bearing. The subject site is significantly larger and topographically diverse than surrounding lots. However, shared access across lots in the surrounding area can be seen, by aerial view. Whether they include rights of way is not established for the purpose of this application.

⁴ This would double under the proposed but still considered to be a small amount of traffic.

4.2 Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car parking numbers

Response

The future use of Lot 1 is not determined, however, due to the uses seen to be suitable, car parking is likely to not be required, or to be minimal; future car parking requirements for each lot will be subject to future applications.

C2.6 Development Standards for Buildings and Works

No development beyond previous approval 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

A1.4 The acceptable solution is achieved. Anticipated increase to the lots is within the limits of Table C3.1 given that only 1 use per lot is presumed; this is based on the approved dwelling for Lot 2 and one additional use for Lot 1.

C3.7 Development Standards for Subdivision

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

Response

A1 The acceptable solution is achieved. The lot allows no use within 50m of a major road or other transport network.

C7.0 Natural Assets Code

C7.7 Development Standards for Subdivision

C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area

Response

A1 The acceptable solution is achieved. There are no works, approved or otherwise, proposed within a waterway and coastal protection area.

C7.7.2 Subdivision within a priority vegetation area

Response

P1.1 The subdivision includes no works that are not already approved.

- f. The subdivision includes no works that are not already approved under the approval for the dwelling. The internal road is included in that approval. Within the context of the lot, this is limited, consisting only of works to the existing fire trail and where necessary, to the shoulder of that internal road for bushfire compliance.

P1.2 Works are minimised to that which is already approved.

C13.0 Bushfire-Prone Areas Code

Response

Please refer to Annexure 3 for a response to this Code.

C15.0 Landslip Hazard Code

C15.2 Application of this Code

Response

Please refer to report provided.

3. Conclusion

This proposal is for a 2 lot subdivision of a 175.5ha lot. While previous approvals apply to the lot, no works are proposed as a part of this application. A permit for subdivision of the land to 2 lots (only) is sought from Council according to the provisions of the Break O' Day Local Provisions Schedule and the Tasmanian Planning Scheme.

October 2025

BUSHFIRE HAZARD REPORT

333 Davis Gully Road, Four Mile Creek

2 Lot Subdivision



Job Number: 211205
Prepared by: Geoff McGregor (geoff@woolcott.au)
Bushfire Hazard Practitioner BFP-176

Rev.no	Description	Date
1		27 June 2025
2	Final	6 October 2025

References

Director of Building Control - Tasmanian Government, 2021. *Director's Determination - Bushfire Hazard Areas*, s.l.: Department of Justice.

Standards Australia Committee FP-020, 2018. *AS 3959:2018 Construction of buildings in bushfire prone areas*, s.l.: Standards Australia Limited 2018.

Tasmanian Planning Commission, 2024. *Tasmanian Planning Scheme - State Planning Provisions*, s.l.: Tasmanian Planning Commission.

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

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assessment report.

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1. Introduction

This Bushfire Hazard Report and Bushfire Hazard Management Plan (BHMP) have been prepared for Paul Hardgrave in support of a proposed 2 lot subdivision only at 333 Davis Gully Road, Four Mile Creek. This includes the creation of two rural lots. The 2 lots will have a new access off Davis Gully Road as part of the subdivision works, lot 2 will have a right of way over lot 1. Future dwellings on both lots will need to be assessed on an individual bases.

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 a 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. 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 the managed areas for each lot, taking into consideration the relevant requirements under Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas.

The bushfire assessment will determine the Bushfire Attack Level (BAL) for the proposed lots. This measures the possible exposure of a building to bushfire hazards. 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 – Break O'Day.

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

Consideration needs to be given to the ongoing conservation and retainment of any threatened flora and fauna species, in accordance with the Tasmanian Threatened Species Protection Act 1995 and the Environment Protection and Biodiversity Conservation Act 1999.



Author: Geoff McGregor

Accreditation No: BFP 176

2. Subject site

2.1 Site details

Property address	333 DAVIS GULLY ROAD, FOUR MILE CREEK
Property ID (PID)	2116912
Certificate of title references	136167/2
Property Owners	PATRISHA LISA VAN TUSSENBROEK
Existing Use	Vacant Land- Forest, Rural
Zoning	Rural
Municipality	Break O'Day
Planning Scheme	Tasmanian Planning Scheme – Break O'Day
Identified on a Bushfire Overlay Map	Yes
Proposal	2 Lot Subdivision
Water Supply	Static Water Supply
Vehicular Access	Davis Gully Road, council-maintained gravel

2.2 Site description and context

The subject site is a large single lot on the east side of Davis Gully Road, 2.2km from the Tasman Highway. It has an area of approximately 175.84 hectares. The site has a 20.70m frontage to Davis Gully Road that is Council maintained (gravel). The surrounding use is rural and landscape conservation, with established dwellings on 4 of the neighbouring titles.



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

The site is zoned Rural.

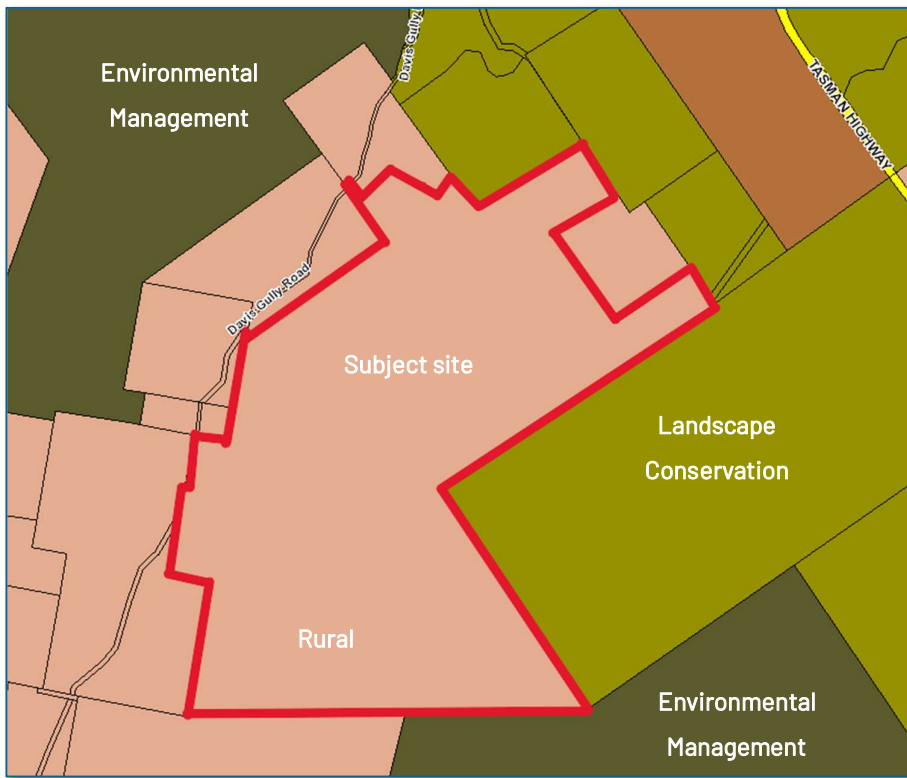


Figure 2 Zoning of surrounding area and the subject site (Source: LIST)

1. Proposal

It is proposed to subdivide the land into 2 lots; Lot 1 will have an area of 69.54ha +- and lot 2 106.3ha+- Lot 2 will have a right of way over lot 1 for access with lot 1 having frontage to the portion of Davis Gully Road that is Council maintained. An extract of the proposal plan is shown below:

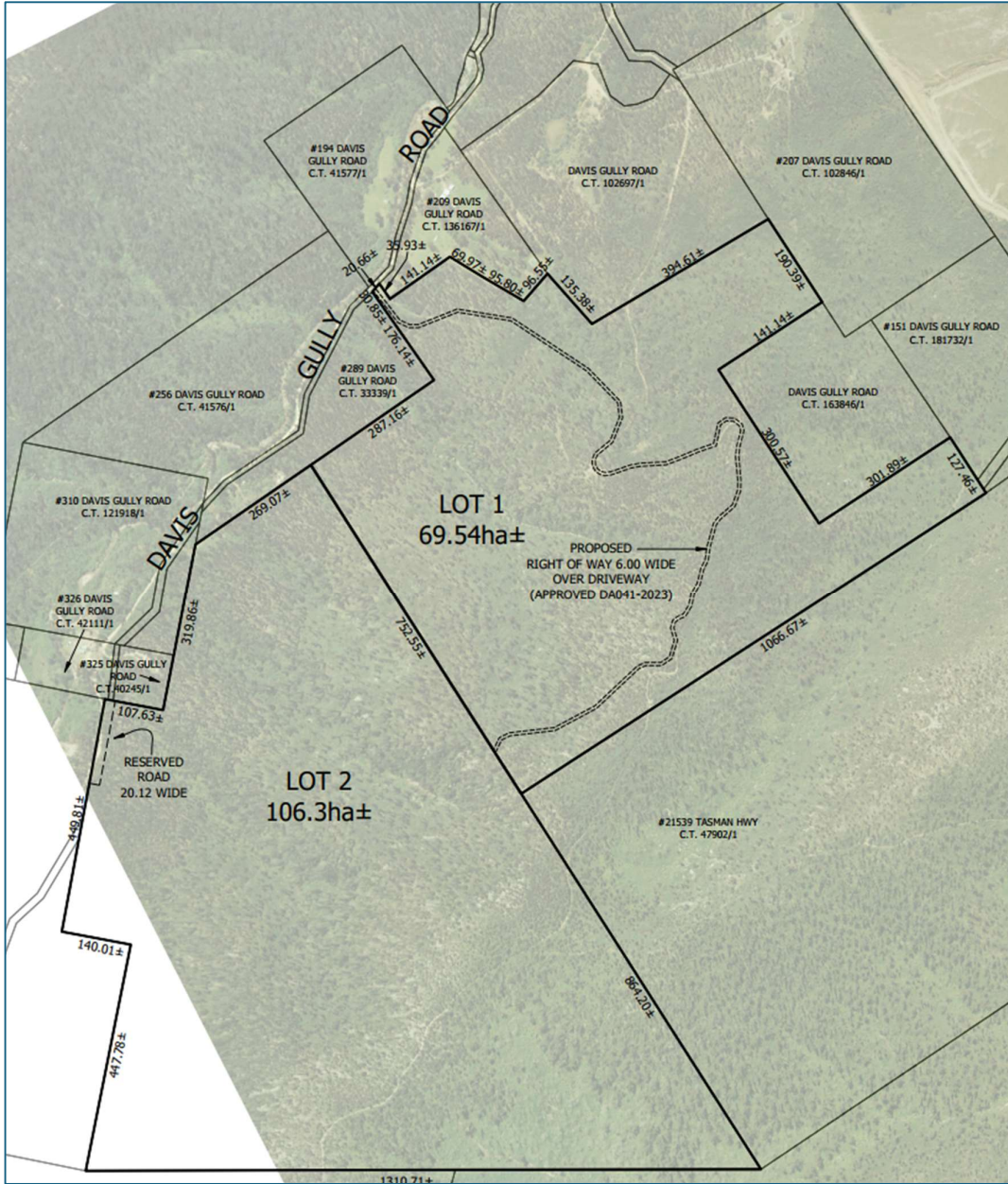


Figure 3 Proposed subdivision layout

2. Bushfire site assessment

2.1 Vegetation analysis

A site visit was conducted on 12/03/2025 with the analysis of the vegetation provided below.

The subject site is heavily vegetated and has been classified as forest. The adjacent titles on all sides have similar characteristics to the vegetation on the site and have been classified as forest with the exception of a small part of 209 Davis Gully Road containing grassland that surrounds the existing dwelling.

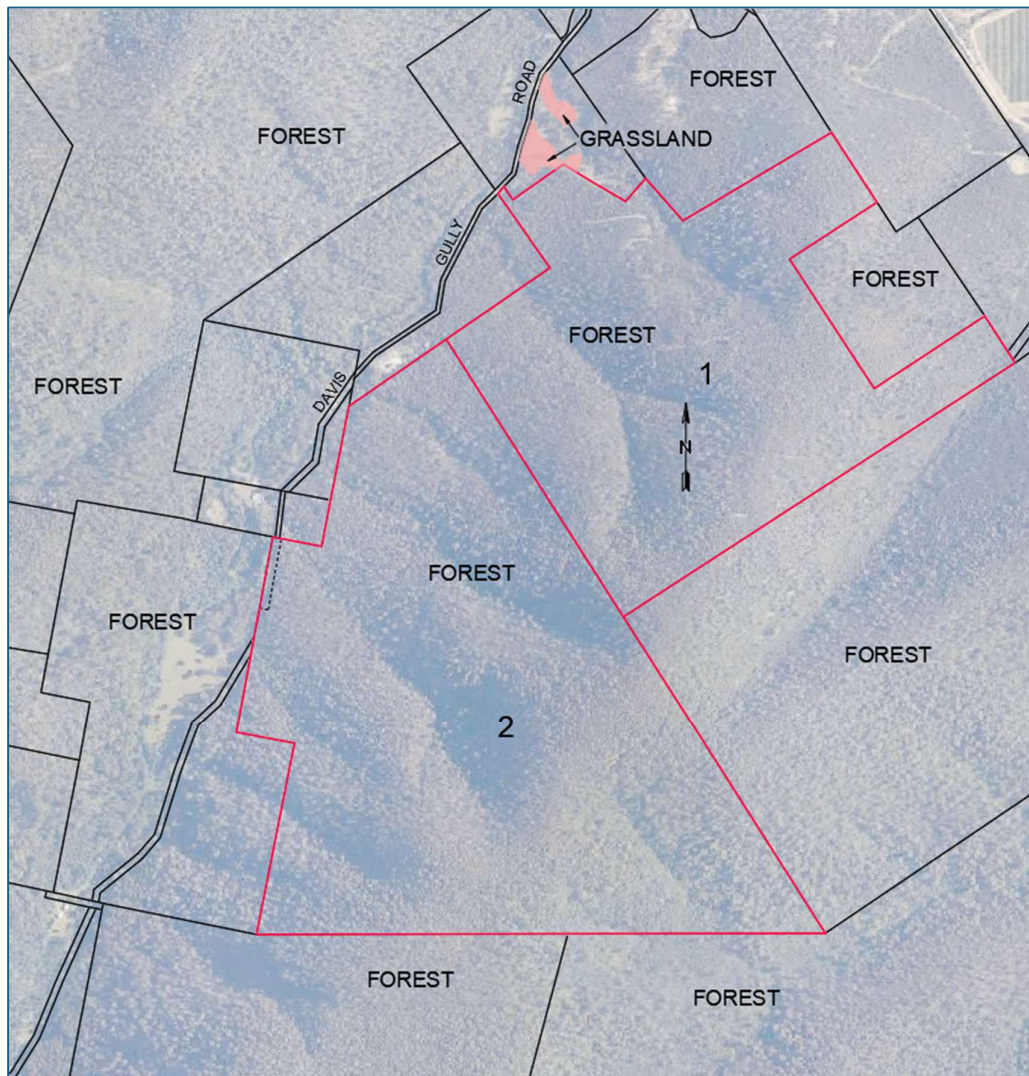


Figure 4 Vegetation analysis within 100m of the site

4.2 Effective slope analysis

Figure 5 shows the slope of the land under the vegetation in the site and on the neighbouring properties. The site and the surrounding properties are made up of steep elevated areas characterized by rising and falling terrain with distinct slopes and variations in elevation. It features numerous ridge lines and saddles. Davis gully road sits at about the 30 AHD RL with the highest part of the subject site at RL 380.

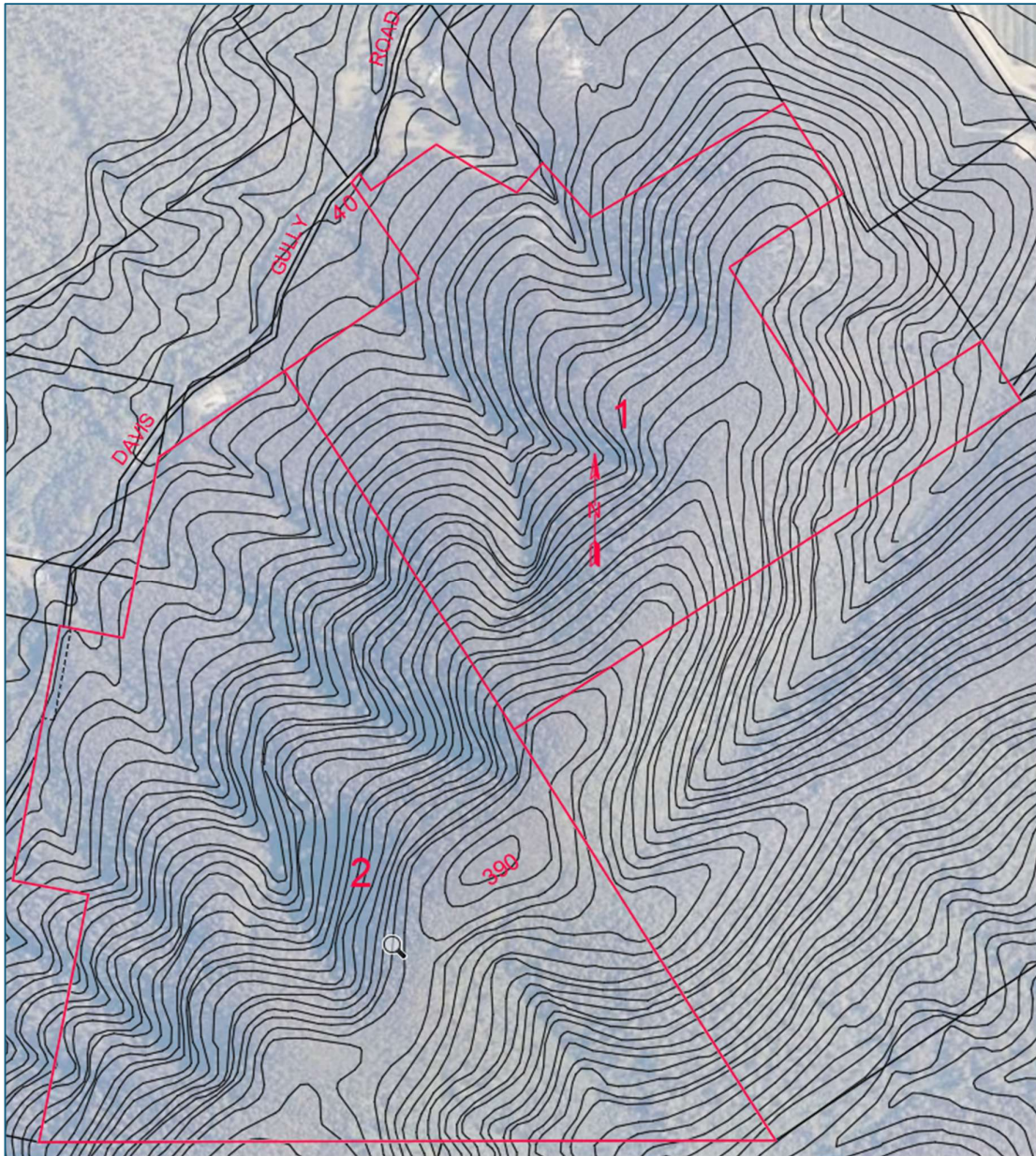


Figure 5 Effective slope of the site and bushfire prone vegetation

4.3 Site photos



Figure 6 looking north along Davis Gully Rd. from the site frontage.



Figure 7 Looking south along Davis Gully RD. from the site frontage.



Figure 8 Looking into the site at the portion that fronts Davis Gully Rd..



Figure 9 Looking at the vegetation on top of lot 2



Figure 10 Looking at the vegetation in lot 1

3. Bushfire protection measures

5.1 BAL Rating

The purpose of this BAL assessment is to prove that each proposed lot can achieve the minimum requirements of a BAL 19 building area. The definition of BAL 19 is 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 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.

The distances from the indicative 10x15 building area in each lot to the classified vegetation is presented below, along with the slope and type of vegetation.

The bushfire prone vegetation within and surrounding the 2 lots is classified as forest.

LOT 1	NORTH	EAST	SOUTH	WEST
Vegetation setback from indicative 10x15 building area	0m-100m Forest	0m-100m Forest	0m-100m Forest	0m-100m Forest
Slope (degrees) over 100m)	Downslope 27°	Upslope	Upslope	Upslope
BAL 19 Setbacks	51m	23m	23m	23m

LOT 2	NORTH	EAST	SOUTH	WEST
Vegetation setback from indicative 10x15 building area	0m-100m Forest	0m-100m Forest	0m-100m Forest	0m-100m Forest
Slope (degrees) over 100m)	Downslope 27°	Upslope	Upslope	Upslope
BAL 19 Setbacks	51m	23m	23m	23m

5.2 Hazard management areas

A Hazard Management Areas meeting the separation distances required for BAL 19 can be achieved on each lot, these HMA shown on the HMP are indicative only and are shown to meet the requirements of the code. Hazard Management Areas will be subject to change with future assessment, depending on the location of a future dwelling. Hazard Management Areas must be maintained in accordance with the below 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.

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 Property Access

The proposed location of the access roads shown on the HMP through to the BAL 19 building areas are indicative only. Due to the topographical nature of the land any access roads will need careful planning, and considerations to make sure they comply with the design and construction requirements below in section B and C.

ELEMENT	REQUIREMENT
<p>A. Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.</p>	<p>NA.</p>
<p>B. Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.</p>	<p>The following design and construction requirements apply to property access for lot 201:</p> <ul style="list-style-type: none"> ▪ all-weather construction; ▪ load capacity of at least 20t, including for bridges and culverts; ▪ minimum carriageway width of 4m; ▪ minimum vertical clearance of 4m; ▪ minimum horizontal clearance of 0.5m from the edge of the carriageway; ▪ cross falls of less than 3 degrees (1:20 or 5%); ▪ dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; ▪ curves with a minimum inner radius of 10m; ▪ 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"> ▪ a turning circle with a minimum outer radius of 10m; or ▪ a property access encircling the building; or ▪ a hammerhead "T" or "Y" turning head 4m wide and 8m long.
<p>C Property access length is 200m or greater.</p>	<p>The following design and construction requirements apply to property access:</p>

		<p>a) the requirements for B above; and</p> <p>b) passing bays of 2m additional carriageway width and 20m length provided every 200m.</p>
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	NA

5.4 Fire Fighting water supply

A static water supply will need to be provided for future habitable buildings located on lots 1 and 2, these will need to be a minimum of 10,000 litres however it is recommended to have as much water volume as possible, available for firefighting due the location and nature of the surrounding landscape. Static water supply and hardstand must comply with the following requirements.

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 firefighting water point of a static water supply; and</p> <p>b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.</p>
B. A static water supply:	<p>May have a remotely located offtake connected to the static water supply;</p> <p>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;</p> <p>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;</p> <p>c) Must be metal, concrete or lagged by non-combustible materials if above ground; and</p> <p>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:</p> <p>i. metal;</p>

		<ul style="list-style-type: none"> ii. non-combustible material; or <p>e) 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 firefighting water point for a static water supply must:</p> <ul style="list-style-type: none"> a) Have a minimum nominal internal diameter of 50mm; b) Be fitted with a valve with a minimum nominal 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; e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment; f) Ensure the coupling is accessible and available for connection at all times; g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and i) Where a remote offtake is installed, ensure the offtake is in a position that is <ul style="list-style-type: none"> i. Visible; ii. Accessible to allow connection by firefighting equipment; iii. At a working height of 450 – 600mm above ground level; and <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> <ul style="list-style-type: none"> a) Comply with tank signage requirements within AS2304:2019; or <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> <ul style="list-style-type: none"> 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) b) no closer than 6m from the building area to be protected; c) a minimum width of 3m constructed to the same standard as the carriageway; and

		d) connected to the property access by a carriageway equivalent to the standard of the property access.
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4. 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"> a) facilitate an integrated approach between subdivision and subsequent building on a lot; 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 c) provide protection for lots at any stage of a staged subdivision. 	
Acceptable solutions	Proposed solutions
A1	
<ul style="list-style-type: none"> 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 b) The proposed plan of subdivision: <ul style="list-style-type: none"> i. shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; ii. shows the building area for each lot; 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</i> 	<ul style="list-style-type: none"> Ata) Not applicable. Atb) The acceptable solution is achieved. The BHMP: <ul style="list-style-type: none"> i) shows all lots within the bushfire prone area. Each site can provide a bushfire hazard management area. ii) Each lot can provide for a building area that can meet BAL 19 setbacks. 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. iv) is prepared by an accredited bushfire hazard practitioner.

<p><i>AS3959:2018 Construction of buildings in bushfire-prone areas; and</i></p> <p>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 Table 2.6 of <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone Areas; and</i></p> <p>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.</p>	<p>A1c) not applicable as Part 5 agreement is not required.</p>
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C13.6.2 Subdivision: Public and firefighting access

<p>Objective</p> <p>Access roads to, and the layout of roads, tracks and trails, in a subdivision:</p> <ul style="list-style-type: none"> 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. 	
<p>Acceptable solutions</p>	<p>Proposed solutions</p>
<p>A1</p> <ul style="list-style-type: none"> a) TFS or an accredited person certifies that there is 	<p>A1a) Not applicable.</p>

<p>an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</p> <p>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 & C13.3, is included in a bushfire hazard management plan certified by the TFS or accredited person.</p>	<p>A1b) All lots have will have access to a Council maintained road. Future dwellings must comply with table C13.2</p>
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C13.6.3 Subdivision: Provision of water supply for firefighting purposes

<p>Objective</p> <p>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.</p>	
<p>Acceptable solutions</p>	<p>Proposed solutions</p>
<p>A1 In areas serviced with reticulated water by the water corporation:</p> <p>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;</p> <p>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 C13.4; or</p> <p>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.</p>	<p>A1</p> <p>a) Not applicable.</p> <p>b) Not applicable.</p> <p>c) The acceptable solution achieved.</p>

<p>A2</p> <p>In areas that are not serviced by reticulated water by the water corporation:</p> <p>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;</p> <p>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</p> <p>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.</p>	<p>A2a) Not applicable.</p> <p>A2b) Acceptable solution achieved for both lots. The proposed plan of subdivision demonstrates that a static water supply can be provided and located compliant with Table C13.5. water supply is provided in accordance with table C13.5.</p> <p>A2c) Not applicable.</p>
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Conclusions and recommendations

The proposal seeks planning approval for a 2 lot subdivision at 333 Davis Gully Road, Four Mile Creek. The sites and the surrounding land fall within the bushfire prone area overlay. The hazard management plan demonstrates that each lot can achieve the requirements of a BAL 19 building area, subject to suitable controls, such as hazard management areas, access and water supply, being in place. Access and static water supply requirements can be achieved. Future access and hazard management areas for each lot will need to be assessed individual based on the location of future habitable buildings.

Conclusions and recommendations

A static water supply will need to be provided for future habitable buildings located on lots 1 and 2, these will need to be a minimum of 10,000 litres however it is recommended to have as much water volume as possible, available for firefighting due the location and nature of the surrounding landscape. Static water supply and hardstand must comply with the following requirements.

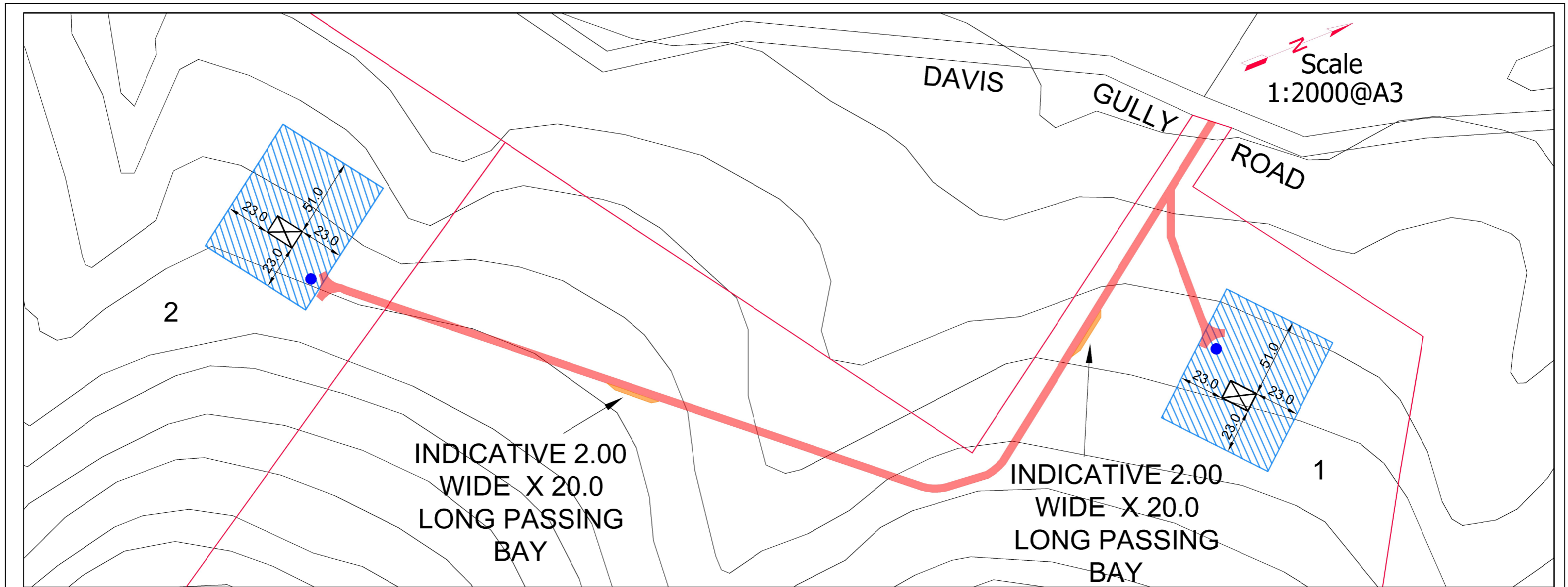
The proposed location of the access roads shown on the HMP through to the BAL 19 building areas are indicative only. Due to the topographical nature of the land any access roads will need careful planning, and considerations to make sure they comply with the design and construction requirements.

A Hazard Management Area meeting the separation distances required for BAL 19 can be achieved on each lot, these HMA shown on the HMP are indicative only and are shown to meet the requirements of the code .

Annexure 1 – Bushfire Hazard Management Plan

Annexure 2 – Subdivision Proposal Plan

Annexure 3 – Planning Certificate



Access Roads

The future dwelling on each lot must provide compliant private access through to the future firefighting water point and dwelling. The proposed location of the access roads shown on this HMP through to the BAL 19 building areas are indicative only. Due to the topographical nature of the land any access roads will need careful planning, and considerations to make sure they comply with the design and construction requirements.

The following design and construction requirements apply to property access:

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

Property access length is 200 metres or greater. The following design and construction requirements apply to property access:
 - complies with requirements for B above; and passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

Static Fire Fighting Water Supply

A static water supply will need to be provided for future habitable buildings located on lots 1 and 2, these will need to be a minimum of 10,000 litres however it is recommended to have as much water volume as possible, available for firefighting due to the location and nature of the surrounding landscape:

- Tanks and above ground fittings and pipes must be made of non-rusting, non-combustible, non-heat deforming materials.
- The tank or remote offtake must not be located within 6m of the dwelling.
- The tank or remote offtake 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 5.4 of the Hazard Management Report.

Hazard Management – Vegetation Management

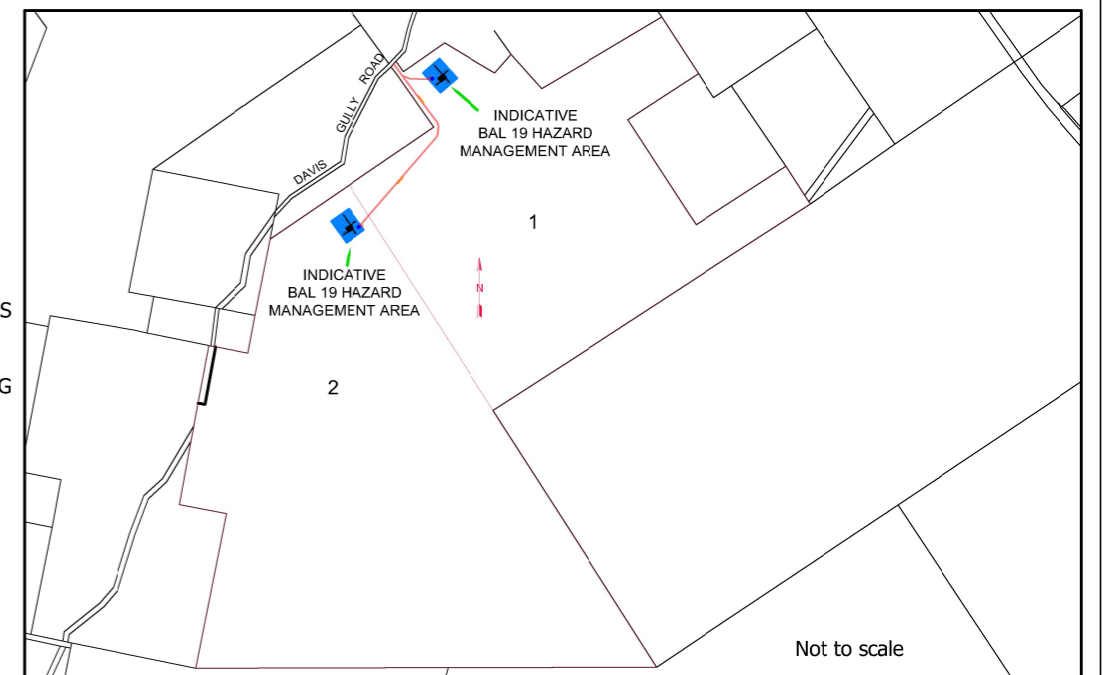
A Hazard Management Area meeting the separation distances required for BAL 19 can be achieved on each lot, these HMA shown on this HMP are indicative only and are shown to meet the requirements of the code. Hazard Vegetation in the Hazard Management Areas are to be managed and maintained in a minimum fuel condition in perpetuity (refer to section 5.2 of Bushfire Hazard Management Report)
 Hazard Management Areas will be subject to change with future assessment, depending on the location of a future dwelling.

Notes:

1. Refer plans – Woolcott Land Services, Proposed 2 Lot Subdivision, 333 Davis Gully Road, Four Mile Creek 211205, date 03/10/25 - V01.1.
2. All future works to comply with Directors-Determination-Bushfire-Hazard-Areas-2024 V1.2 Requirements-for-Building-in-Bushfire-Prone-Areas-Determination V2.3
3. Plan to be read in conjunction with Bushfire Hazard Report dated - 211205 06/10/2025

LEGEND:

- BAL 19 HAZARD MANAGEMENT AREA
- TITLE BOUNDARIES
- 10m X 15m INDICATIVE BUILDING AREA
- INDICATIVE COMPLIANT PRIVATE ACCESS
- 10,000L MINIMUM STATIC FIRE FIGHTING WATER SUPPLY (INDICATIVE LOCATION)



Design and construction of habitable buildings.

Buildings sited in accordance with this BHMP are to be designed and constructed to AS 3959:2018.

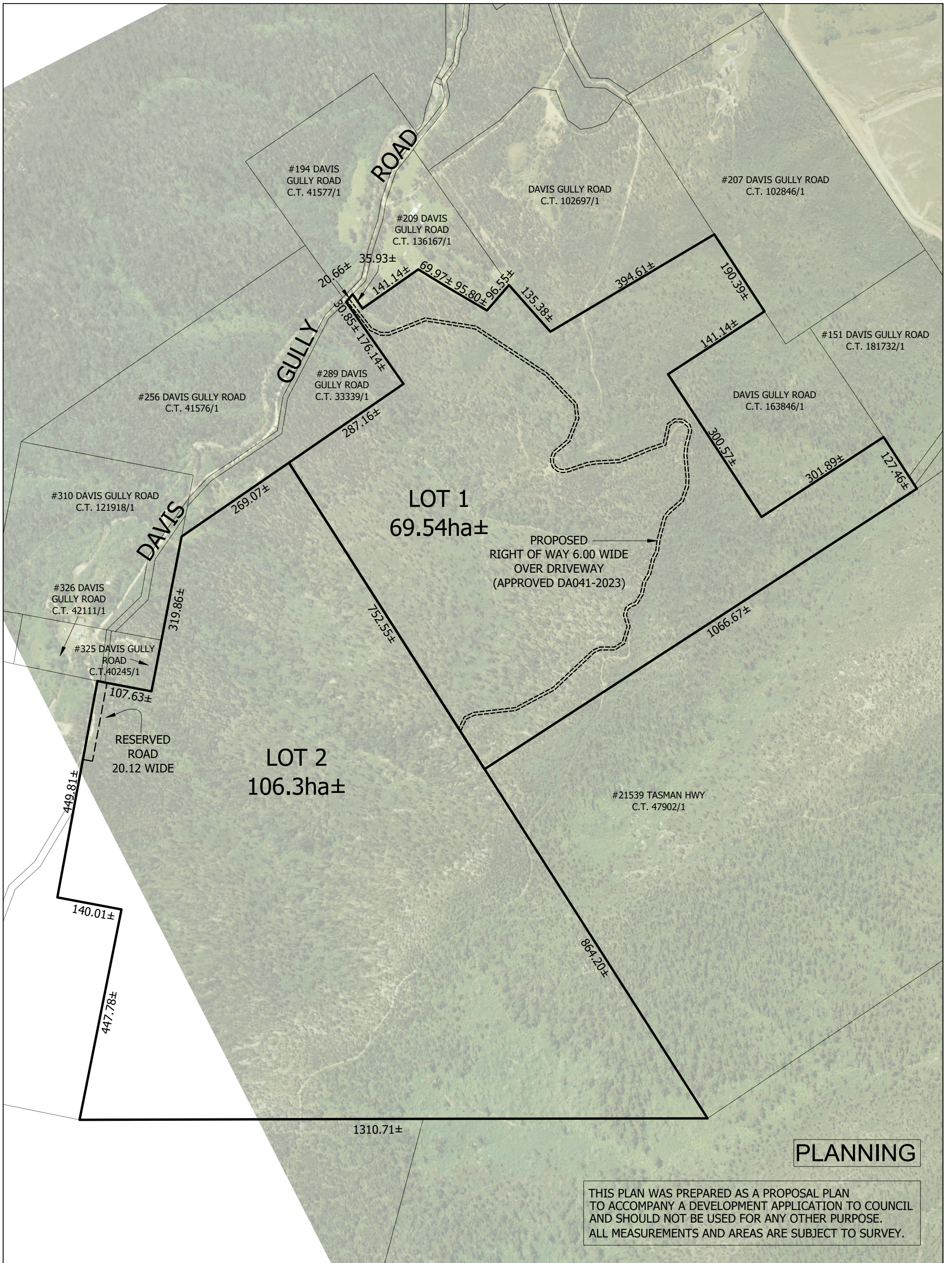
BUSHFIRE HAZARD MANAGEMENT PLAN
 2 LOT SUBDIVISION
 FOR : PAUL HARDGRAVE
 333 DAVIS GULLY RD, FOUR MILE CREEK 7215
 C.T. 136167/2, PID 2116912



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
211205

Drawn GM	File name 211205-BHMP	Date 06/10/25	Scale AS SHOWN @ A3	Edition V1	Sheet 1/2
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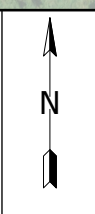


PLANNING

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.

Notes:
Image is per DPIPWE ARCGIS 16/01/2011 and is not georeferenced.
Boundary dimensions and areas are compiled and are approximate and subject to survey.

PROPOSED 2 LOT SUBDIVISION
333 DAVIS GULLY ROAD,
FOUR MILE CREEK, 7215
C.T. 136167/2



		10 Goodman Court Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Email: enquiries@woolcott.au		Job Number 211205	
		Drawn EGB	File name 211205_PropPlan_v1.1_021025.dwg	Date 03/10/25	Scale 1:7000@A3

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:

333 DAVIS GULLY RD FOUR MILE CREEK 7215

Certificate of Title / PID:

CT. 136167/2. PID 2116912

2. Proposed Use or Development

Description of proposed Use and Development:

2 lot subdivision

Applicable Planning Scheme:

Tasmanian Planning Scheme – Break O’Day

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report	Woolcott Land Services	06/10/2025	2
Bushfire Hazard Management Plan	Woolcott Land Services	06/10/2025	1
Proposed 2 Lot Subdivision	Woolcott Land Services	03/10/2024	1.1

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

4. Nature of Certificate

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

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

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

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

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

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

<input type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply 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:	Geoff McGregor	Phone No:	0409 800 387
Postal Address:	PO BOX 593, Mowbray, Tas, 7248	Email Address:	geoff@woolcott.au
Accreditation No:	BFP – 176	Scope:	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:** 06/10/2025

Certificate Number: 211205

(for Practitioner Use only)

13 November 2025

Reference No. GL25729Ab

Mr Paul Hargrave
PO Box 3
RIVERSIDE TAS 7250

Dear Sir

**RE: Landslide Risk Appraisal
333 Davis Gully Road, Four Mile Creek**

We have pleasure in submitting herein our report detailing the results of the geotechnical Landslide Risk Appraisal conducted at the above site.

Should you require clarification of any aspect of this report, please contact Sean Shahandeh on 03 6326 5001.

For and on behalf of Geoton Pty Ltd



Tony Barriera

Director – Principal Geotechnical Engineer

Rev No.	Date	Written By	Reviewed By	Description
Ab	13/11/2025	S Shahandeh	T Barriera	Original

1 INTRODUCTION

A landslide risk appraisal has been conducted for Mr Paul Hargrave at the site of a proposed 2-lot subdivision of a site at 333 Davis Gully Road, Four Mile Creek.

A review of the Land Information System Tasmania (LIST) website indicates that the site is predominantly mapped within low and medium landslide hazard bands. As such, a landslide risk appraisal is required to satisfy the Landslide Hazard Code of the Tasmanian Planning Scheme – Break O'Day Council (Sections C15.6.1 - Building and works within a landslip hazard area and C15.7.1 - Subdivision within a landslip hazard area).

A site plan showing the proposed subdivision layout was provided, prepared by Woolcott Land Services, Project No. 211205, Edition v1.1, dated 03/10/2025. It is understood that the proposed development involves subdividing the existing lot into two vacant lots, with proposed areas of approximately 69.54 ha for Lot 1 and 106.3 ha for Lot 2. (refer to Drawing 1).

2 BACKGROUND

2.1 Geology

The MRT Digital Geological Atlas 1:25,000 Series, indicates that the site is mapped as Devonian period metamorphic rocks comprising porphyry with phenocrysts of plagioclase, quartz, biotite, K-feldspar, hypersthene and augite, in a very fine-grained groundmass.

2.2 Landslide Hazards

Examination of the LIST Landslide Planning Map – Hazard Bands Overlay indicates that the existing lot is predominantly mapped within low and medium landslide hazard bands (refer to Drawing 1).

2.3 Landslide Polygons

Examination of the LIST Landslide Planning Map – Landslide Polygons of Tasmania shows that there are no landslides mapped within or surrounding the site, including the broader Four Mile Creek area.

2.4 Hillshade Map

A review of the LIST hillshade base map suggests that the slopes within and surrounding the site are typically convex-shaped and smooth, with no obvious evidence of any recent landslide activity. (refer to Drawing 2).

2.5 Other MRT Reports

A search of the MRT database revealed no prior studies on slope stability in the immediate area of the site being assessed.

3 SITE DESCRIPTION

The proposed subdivision layout plan and aerial imagery show the site as a large rural allotment of approximately 175.8 hectares that is currently undeveloped and has an existing local access road off Davis Gully Road located to the northwest extending through the proposed Lot 1 to the proposed Lot 2 to the south. The site generally consists of moderate to steep slopes with several hillsides and watercourses. The western watercourses drain towards Four Mile Creek, while those on the eastern side discharge into Tin Creek and Old Billys Creek. The vegetation across the site is inferred to predominantly comprise native grassland and woodland.

4 GEOLOGICAL MODEL

From a review of geological maps a general geological model of the site has been inferred. Generally, the site comprises Devonian period metamorphic rocks.

5 LANDSLIDE RISK APPRAISAL

Section C15.0 of the *Tasmanian Planning Scheme* (TPS) applies to developments within areas of denoted landslide hazard or for projects which may cause or contribute to landslip.

Director's Determination - Landslip Hazard Areas (2021) specifies that development of a site must achieve and maintain a **tolerable level** of risk for the intended life of a development. It is considered that the existing landslide risk at the site is LOW and that the proposed subdivision of the site into 2 lots will maintain the current tolerable level of risk at the site based on the following:

- There is no evidence on the Listmap and the MRT database of any recent landslide activity within the site or immediate surrounds, including the broader Four Mile Creek area;
- The Devonian period metamorphic rocks are generally considered a more stable geological formation, with a lower susceptibility to landslides compared to younger geological formations; and
- A review of a 1.0m LiDAR survey (Tasmanian Government 2013) shows that there are no observed features indicative of past landslide activity within the site and immediate surrounds; and
- The proposed subdivision works are minimal and limited to the potential extension or improvement of the right-of-way access road to the proposed Lot 2.

Therefore, we consider that an acceptable level of risk can be achieved in accordance with Section C15.7.1 (Subdivision within a landslip hazard area) of the Landslide Hazard Code of the Tasmanian Planning Scheme – Break O'Day Council, with the following Performance Criteria:

- **C15.7.1 - P1** - Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area must not create an opportunity for use or development that cannot

achieve a tolerable risk from landslip: **a tolerable level of risk can be achieved for the proposed lots.**

As such, we consider that a tolerable level of risk will be maintained for the proposed development and design life of the building provided that good hillside practices are maintained.

An information sheet entitled “Some Guidelines for Hillside Construction” adapted from the Journal of the Australian Geomechanics Society, Volume 42, Number 1, dated March 2007, is presented in Appendix B.

An Engineering Certificate addressing the Landslide Code is provided in Appendix B.

6 FUTURE WORKS

Further geotechnical investigation, including subsurface investigation and a Landslide Risk Assessment, shall be carried out for any development within the proposed lots in accordance with the AGS (2007) to provide site-specific recommendations for the design and construction.

References:

Australian Geomechanics Society (2007) – Practice note guidelines for landslide risk management 2007, Australian Geomechanics Journal, Vol 42, No. 1

Land Information System Tasmania (LIST).

<https://maps.thelist.tas.gov.au/listmap/app/list/map>

Mineral Resources Tasmania (2013) – Tasmanian Information on Geoscience and Exploration Resources (TIGER) System.

<http://www.mrt.tas.gov.au/portal/database-searches>

ELVIS - Elevation and Depth - Foundation Spatial Data

<http://elevation.fsd.org.au/>

Attachments:

Limitations of report

Drawing 1 – Site Plan

Drawing 2 – Hillshade Map

Appendix A – Certificate Forms

Geotechnical Consultants - Limitations of report

These notes have been prepared to assist in the interpretation and understanding of the limitations of this report.

Project specific criteria

The report has been developed on the basis of unique project specific requirements as understood by Geoton and applies only to the site investigated. Project criteria are typically identified in the Client brief and the associated proposal prepared by Geoton and may include risk factors arising from limitations on scope imposed by the Client. The report should not be used without further consultation if significant changes to the project occur. No responsibility for problems that might occur due to changed factors will be accepted without consultation.

Subsurface variations with time

Because a report is based on conditions which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. In the event of significant delays in the commencement of a project, further advice should be sought.

Interpretation of factual data

Site assessment identifies actual subsurface conditions only at those points where samples are taken and at the time they are taken. All available data is interpreted by professionals to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, as it is virtually impossible to provide a definitive subsurface profile which includes all the possible variabilities inherent in soil and rock masses.

Report Recommendations

The report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete and therefore the report recommendations can only be regarded as preliminary. Where variations in conditions are encountered, further advice should be sought.

Specific purposes

This report should not be applied to any project other than that originally specified at the time the report was issued.

Interpretation by others

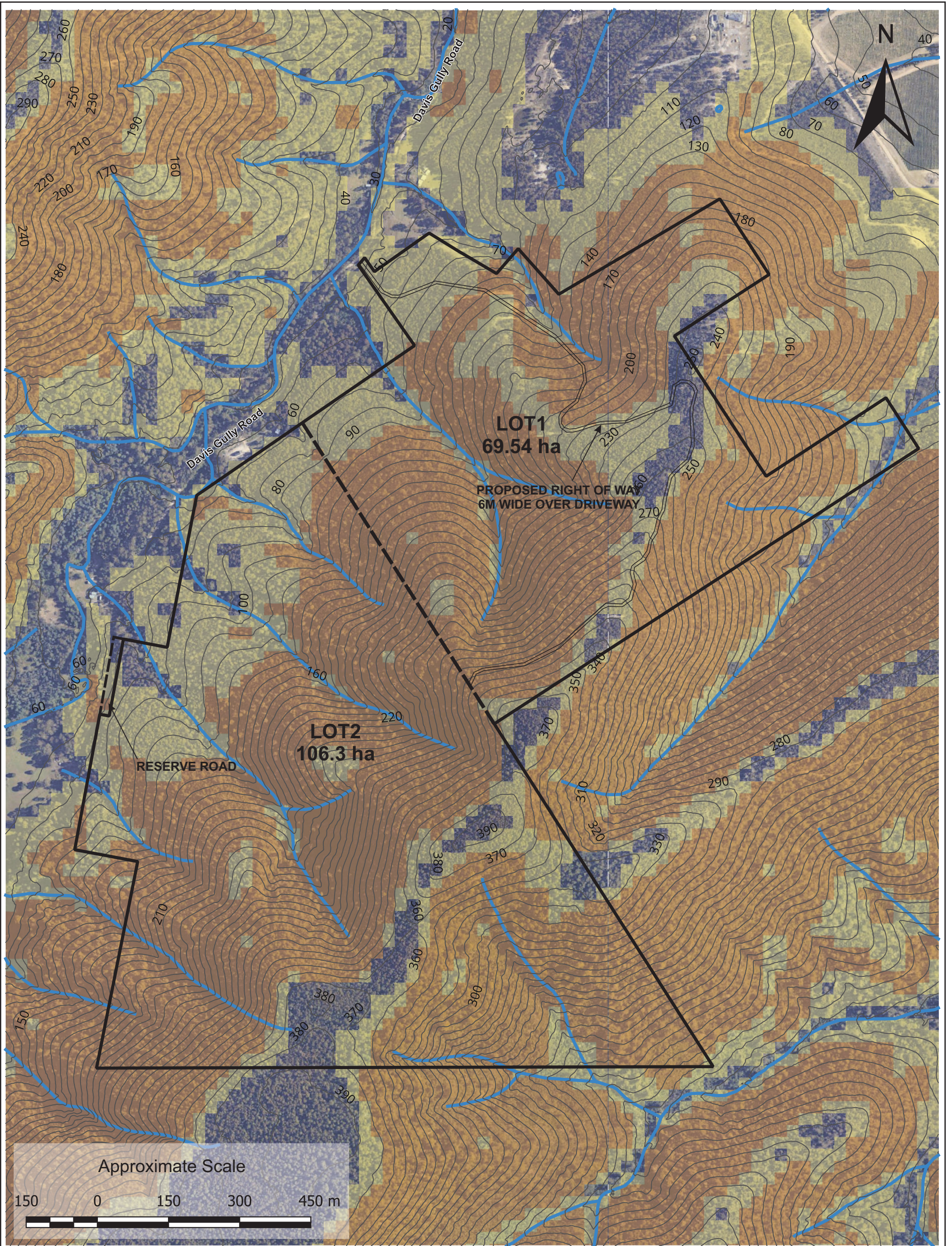
Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

Report integrity

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way.

Geoenvironmental issues

This report does not cover issues of site contamination unless specifically required to do so by the client. In the absence of such a request, Geoton take no responsibility for such issues.

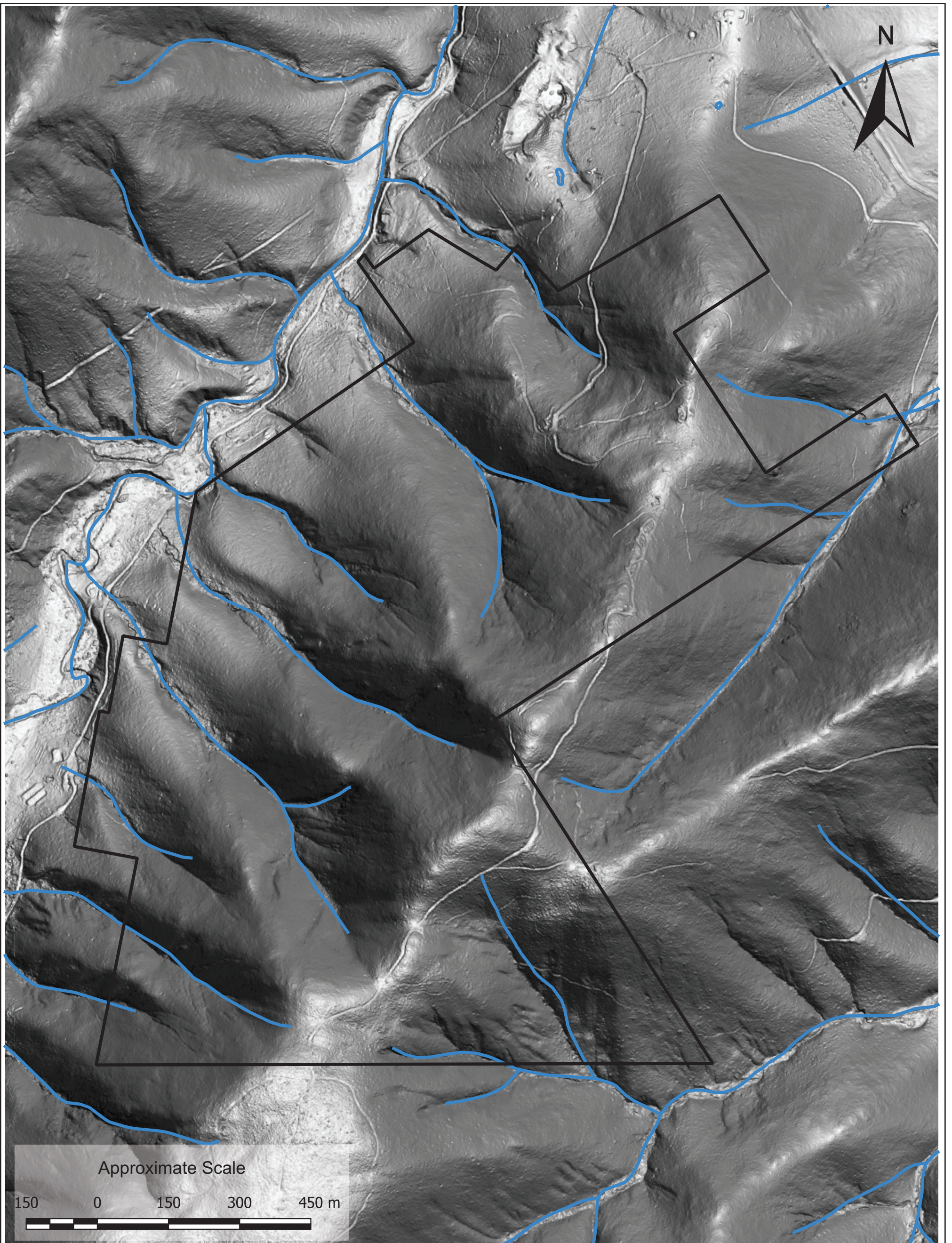


Legend

- Cadastral Parcels
- Hydrographic Lines
- Contour in Metres (LiDAR Derived)
5m Intervals
- Low Landslide Hazard Band (LIST)
- Medium Landslide Hazard Band (LIST)

GEOTON Pty Ltd			
Date	13/11/2025	Drawn	SS
Scale	As Shown	Approved	TB
Original size	A3	Rev	

Client:		MR PAUL HARGRAVE	
Project:		333 DAVIS GULLY ROAD FOUR MILE CREEK	
Title:		SITE PLAN	
Project no:	GL25729A	Drawing no.	1



- Legend**
- Cadastral Parcels
 - Hydrographic Lines

GEOTON Pty Ltd

Date	13/11/2025	Drawn	SS
Scale	As Shown	Approved	TB
Original size	A3	Rev	

Client:	MR PAUL HARGRAVE	
Project:	333 DAVIS GULLY ROAD FOUR MILE CREEK	
Title:	HILLSHADE PLAN	
Project no:	GL25729A	Drawing no. 2


Appendix A

Certificate Forms

PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT 2007

FORM	D	Page 1 of 2				
Geotechnical Declaration Minor Impact						
Office Use Only				Regulator: <Break O'Day Council>		
<p>This form may be used where minor construction works present minimal or no geotechnical impact on the site or related land. A geotechnical engineer or engineering geologist must inspect the site and/or review the proposed development documentation to determine if the proposed development requires a geotechnical report to be prepared to accompany the development application. Where the geotechnical engineer determines that such a report is not required then they must complete this form and attach design recommendations where required. A copy of this form with design recommendation, if required, must be submitted with the development application.</p> <p>Note: In all situations, this form will need to be accompanied by Form B where the structural engineer or civil engineer certifies that any residential structure designed or erected in accordance with the plans and specifications prepared by the structural engineer or civil engineer achieve the performance requirements of Clause 1.3 of the current version of AS 2870.</p> <p>Note: The use of this form does not preclude the geotechnical consultant from requiring a Geotechnical Report.</p>						
Section 1 Related Application						
Reference		What is the Council Development Application Number?				
DA Site Address		333 Davis Gully Road, Four Mile Creek				
DA Applicant		Mr Paul Hargrave				
Section 2 Documentation						
List of Documents Reviewed (More space on page two if required)		Description	Plan or Document No.	Revision or Version No.	Date	Author
		Subdivision plan	211205	1.1	03/10/2025	Woolcott Land Services
		Landslide Risk Appraisal Report	GL25729A		13/11/2025	Geoton Pty Ltd
Section 3 Declaration						
Declaration (Tick all that apply) Yes No <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>		<p>I am a geotechnical engineer or engineering geologist as defined by the Tasmanian Planning Scheme and I have inspected the site and reviewed the proposed development at the DA Site Address described above. As a result of my consideration of the Tasmanian Planning Scheme, of my site inspection and review of the documentation listed above, I have determined and declare that, on behalf of the company below:</p> <p>The current load-bearing capacity of the site will not be exceeded or be adversely impacted on by the proposed development, and</p> <p>The proposed works are of such a minor nature that the requirement for geotechnical advice in the form of a geotechnical report, prepared in accordance with the Tasmanian Planning Scheme is considered unnecessary for the adequate and safe design of the structural elements to be incorporated into the new works as there is no change to the current landslide risk on the site in accordance with AGS (2007c), and</p> <p>In accordance with AS 2870 Residential Slabs and Footings, the site is to be classified as a type: <u>To Be Determined</u></p> <p>I have attached design recommendations to be incorporated in the structural design in accordance with this site classification.</p> <p>I have professional indemnity insurance in accordance with Tasmanian Planning Scheme of not less than \$5 million, being in force for the year in which the report is dated, with retroactive cover under this insurance policy extending back to the engineer's first submission to Break O'Day Council</p> <p>I am aware that this declaration shall be used by Break O'Day Council as an essential component in granting development consent for a structure to be erected on the site or related land without requiring submission of a geotechnical report complying with the Tasmanian Planning Scheme in support of the development application.</p>				

Reference: AGS (2007c) "Practice Note Guidelines for Landslide Risk Management". Australian Geomechanics Society, Australian Geomechanics, V42, .N1, March 2007.

FORM	D	Page 2 of 2			
		Geotechnical Declaration Minor Impact			
Section 4 Additional Documentation					
<i>List of Documents Reviewed</i>	Description	Plan or Document No.	Revision or Version No.	Date	Author
Section 5 Geotechnical Engineer or Engineering Geologist Details					
<i>Company/ Organisation Name</i>	Geoton Pty Ltd				
<i>Name (Company Representative)</i>	Surname: <u>Barriera</u>		Mr /Mrs /Other: <u>Mr</u>		
	Given Names: <u>Tony</u>				
	Chartered Professional Status: <u>CPEng</u>		Registration No: <u>471929</u>		
<i>Signature</i>			Dated: <u>13/ 11 / 2025</u>		