
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025150**

Location: **901 Forth Road, Turners Beach**

Proposal: **Subdivision - 2 lots**

Performance Criteria: **Lot design**

The application may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during Office hours and on the council's website: www.centralcoast.tas.gov.au Any person may make representation in relation to the applications (in accordance with S.57(5) of the Act) by writing to the Chief Executive Officer, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the *Local Government (Meeting Procedures) Regulations 2025*.

The representation must be made on or before **13 November 2025**

Date of Notification: **29 October 2025**

CENTRAL COAST COUNCIL

PO Box 220

19 King Edward Street

ULVERSTONE TASMANIA 7315

Ph: (03) 6429 8900

Email: planning@centralcoast.tas.gov.auwww: centralcoast.tas.gov.au**Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme – Central Coast
PLANNING PERMIT APPLICATION**

| | |
|---|--|
|  | CENTRAL COAST COUNCIL LAND USE PLANNING |
| Received: | 2/07/2025 |
| Application No: | DA2025150 |
| Doc ID: | 523602 |

Office use only:

Zone:

Permit Pathway – NPR/Permitted/Discretionary

Use or Development Site:

Site Address

901 Forth Rd Turners Beach

Certificate of
Title Reference

110811/1

Land Area

Heritage Listed Property

NO

YES

Applicant(s)

First Name(s)

Jaron

Surname(s)

Coward

Company name
(if applicable)

Starbox Architecture

Contact No:

6424 7736

Postal Address:

Level 1/ 21 Best Street Devonport TAS 7310

Email address:

info@starbox.net.au

Please tick box to receive correspondence and any relevant information regarding your application via email.

Owner(s) (note – if more than one owner, all names must be indicated)

First Name(s)

Joh

Middle Names(s)

Surname(s)

Robertson

Company name (if applicable)

Forth Vet Property Investments

Postal Address:

25 Wilmot Rd Forth

PERMIT APPLICATION INFORMATION

(If insufficient space for proposed use and development, please attach separate documents)

"USE" is the purpose or manner for which land is utilised.

Proposed Use

Subdivision

Use Class

Office use only

"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.

Proposed Development (please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents).

Value of the development – (to include all works on site such as outbuildings, sealed driveways and fencing)

\$ Nil Estimate/ Actual

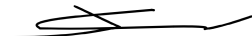
Total floor area of the development Nilm²

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I Jaron Coward , declare that the owner/each of the owners of the land has been notified of the intention to make this permit application under section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Signature of Applicant



Date 1/07/2025

If the application involves land within a Strata Corporation

I , declare that the owner/each of the owners of the body corporation has been notified of the intention to make this permit application.

Signature of Applicant

Date

If the application involves land owned or administered by the CENTRAL COAST COUNCIL

Central Coast Council consents to the making of this permit application.

General Managers Signature _____ Date _____

If the permit application involves land owned or administered by the CROWN

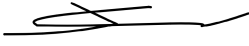
I, _____ the Minister
 responsible for the land, consent to the making of this permit application.

Minister (Signature) _____ Date _____

NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.

Applicants Declaration

I/ we Jaron Coward
 declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant/s  Date 1/7/2025

| | |
|-----------------------------------|-----------------|
| Office Use Only | |
| Planning Permit Fee | \$ |
| Public Notice Fee | \$ |
| Permit Amendment / Extension Fee | \$ |
| No Permit Required Assessment Fee | \$ |
| TOTAL | \$ |
| | |
| Validity Date | |

SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 110811 | FOLIO 1 |
| EDITION 5 | DATE OF ISSUE 28-Jun-2022 |

SEARCH DATE : 20-Mar-2023

SEARCH TIME : 10.58 AM

DESCRIPTION OF LAND

Parish of ABBOTSHAM, Land District of DEVON
 Lot 1 on Plan 110811
 Being the land described in Conveyance No. 29/1246
 Excepting thereout C.T. 2819/18 [SP.3160] 0a-1r-0p
 Derivation : Part of Lot 701, 640 Acres Gtd. to Alexander
 Clerke
 Derived from A13044

SCHEDULE 1

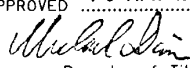
M948363 TRANSFER to FORTH VET PROPERTY INVESTMENTS PTY LTD
 Registered 28-Jun-2022 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 E309277 MORTGAGE to Medfin Australia Pty Limited Registered
 28-Jun-2022 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

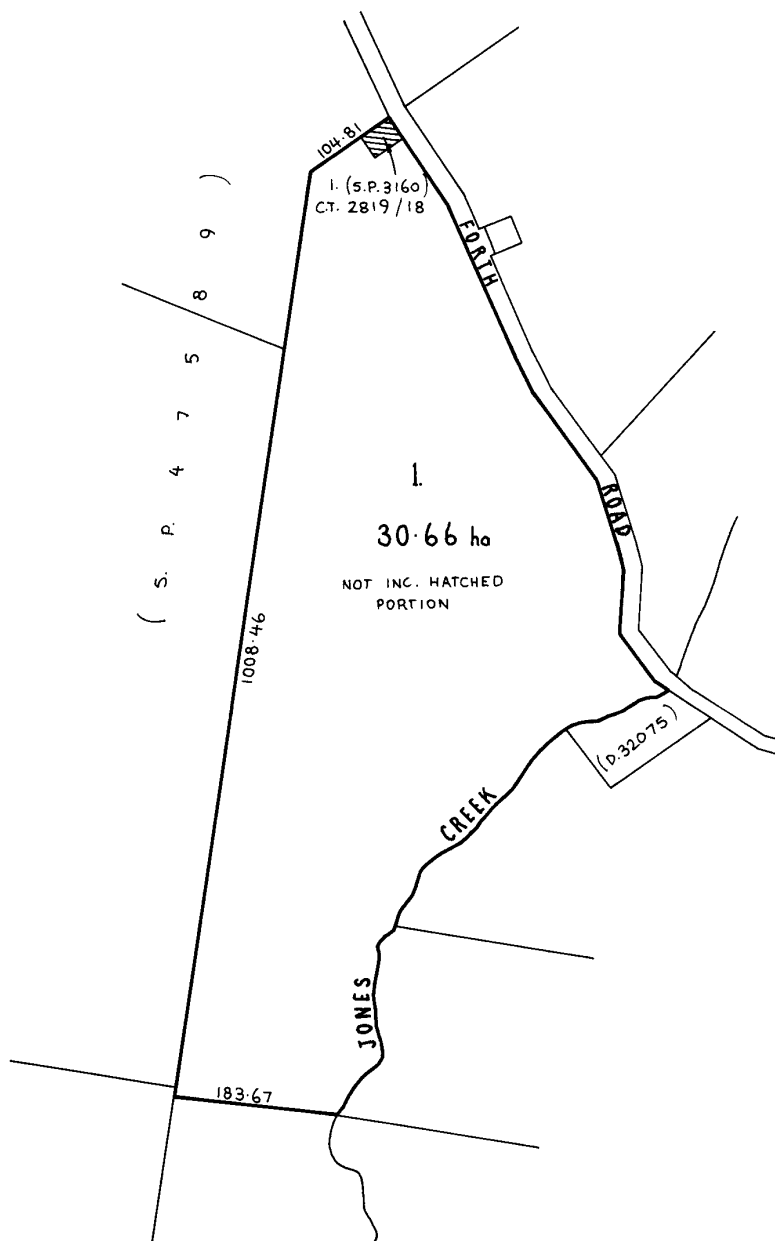
No unregistered dealings or other notations

| | | | | |
|---|-------------------|--|--|--|
| FILE NUMBER A.13044 GRANTEE PART OF LOT 701, 640A-OR-OP. GTD. TO ALEXANDER CLERKE | | CONVERSION PLAN | | REGISTERED NUMBER P 110811 |
| | | LOCATION DEVON - ABBOTSHAM | | APPROVED 13 APR 1994  Recorder of Titles |
| | | CONVERTED FROM 29/1246 | | |
| | | NOT TO SCALE LENGTHS IN METRES | | |
| MAPSHEET MUNICIPAL CODE No. 63 | LAST UPI No. 0837 | ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN | | DRAWN MC |

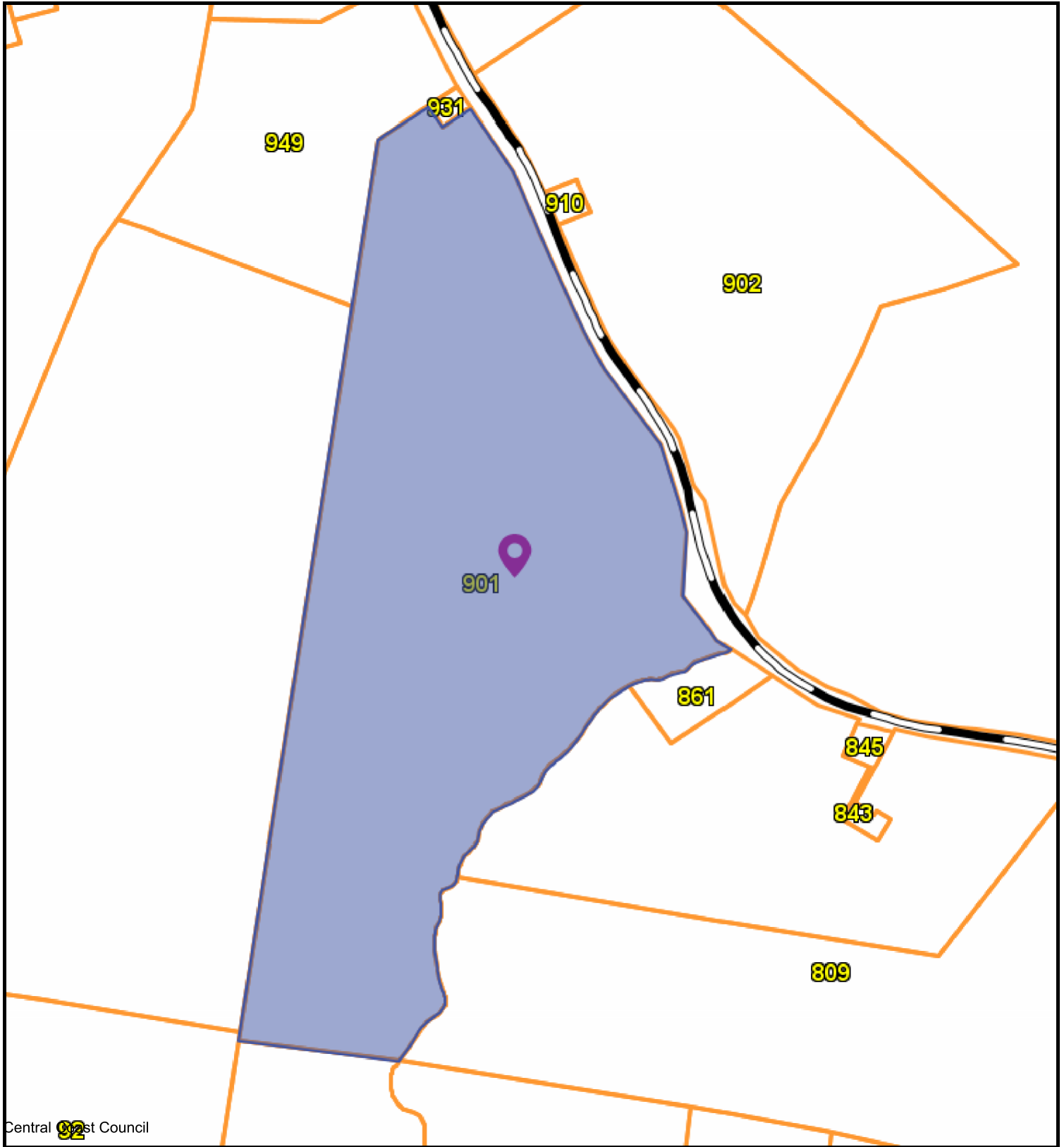
SKETCH BY WAY OF ILLUSTRATION ONLY

"EXCEPTED LANDS"

C.T. 2819/18 (S.P. 3160) OA-IR-OP.



A-183



Central Coast Council



CENTRAL COAST COUNCIL
 19 King Edward St
 Ulverstone
 TAS 7315
 Telephone: 03 6429 8900
 admin@centralcoast.tas.gov.au



27-Oct-2025

**901 FORTH ROAD,
 TURNERS BEACH
 DA2025150**

IMPORTANT

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

Disclaimer

This map is not a precise survey document
 All care is taken in the preparation of this plan; however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.
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100 m

Scale =
1:5885.460



1 OVERALL SITE PLAN
SCALE 1:5000
0mm 50000 100000 150000 200000 250000

CENTRAL COAST COUNCIL
CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 20/10/2025
Application No: DA2025150
Doc ID: 535249

| REVISION | | | | |
|----------|----------|------------------|------|------|
| Issue | Date | Description | Int. | App. |
| DA1 | 23-06-25 | SUBDIVISION PLAN | JC | JC |
| DA2 | 19-08-25 | SUBDIVISION PLAN | JC | JC |
| DA3 | 17-10-25 | TAS WATER NOTES | JC | JC |

- GENERAL NOTES:**
- USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.
 - ALL DIMENSIONS TO BE VERIFIED ON SITE.
 - ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE.
 - ALL WORK CARRIED OUT SHALL BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BCA LOCAL AUTHORITY BY LAWS & REGULATIONS AND MANUFACTURERS SPECIFICATIONS.
 - ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH CONSULTANTS SPECIFICATIONS AND DOCUMENTATION.



STARBOX ARCHITECTURE
ABN 44 559 455 974
LEVEL 1/ 21 BEST STREET DEVONPORT TAS 7310
t 6424 7736 e info@starbox.net.au w www.starbox.net.au
Accreditation # CC5544V

Project Title
901 FORTH ROAD for



Drawing Title
SUBDIVISION PLAN

DEVELOPMENT
APPROVAL

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Plot Date 19/8/2025 Sheet Size: A3 Approved: JC Drawn: JC

Project Number 210712 Drawing Number A01/DA3

 **CENTRAL COAST COUNCIL**
LAND USE PLANNING

| | |
|-----------------|-----------|
| Received: | 2/07/2025 |
| Application No: | DA2025150 |
| Doc ID: | 523600 |



Agricultural assessment report

901 Forth Road, Turners Beach 7315

FEBRUARY 2025





43 Formby Road, Devonport, Tasmania 7310

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www.pinionadvisory.com

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An appropriate citation for this report is:

Pinion Advisory, February 2025, Agricultural assessment report, 901 Forth Rd, Turners Beach 7315

Document status: FINAL

| Date | Status /Issue number | Reviewed by | Authorised by | Transmission method |
|---------|----------------------|-------------|---------------|---------------------|
| 24/4/25 | 1 | Jason Lynch | Ryan Burrows | Electronic |
| | | | | |
| | | | | |
| | | | | |

This report has been prepared in accordance with the scope of services described in the contract or agreement between Pinion Advisory and the Client. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Pinion Advisory accepts no responsibility for its use by other parties.

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Executive summary

This agricultural assessment report has been prepared on behalf of the proponent, Forth Vet Property Investments Pty. Ltd., and covers the various aspects of the agricultural land activities associated with, and surrounding the property at 901 Forth Road and the potential for them to be negatively impacted by the proposed development.

The proponent wishes to undertake a subdivision of the 29.3 hectare property and produce 2 lots:

- Lot 1 (2.8ha) which has the approved veterinary clinic and supporting infrastructure (under construction).
- Lot 2 (26.5ha) would cover the balance of the property including the existing residential dwelling and continue to be operated and managed for cattle grazing.

Under the Tasmanian Planning Scheme, the property is zoned as Agriculture.

The subject property is covered by ground with a land capability of 4+3, 4 and 5 and is used for small-scale, non commercial cattle grazing.

The approved veterinary clinic is being constructed on the subject property to service the agriculture industry, as well as pet services, equine and wildlife rehabilitation.

The subject property is located within the Kindred North Motton Irrigation District (KNMID) but is not serviced by the Kindred North Motton Irrigation Scheme (KNMIS), due to a combination of the complete unavailability of irrigation water , land capability constraints, and limited property size makes it only capable and being used for dryland grazing purposes

The proposed development can be undertaken without expectation of creating conflict with and/or limiting the current and future agricultural land use on adjacent and nearby agricultural land.

The proposed development could be undertaken with a negligible impact on the current future agricultural land use activities which can and could be undertaken on the adjacent and nearby properties.

The proposed development is considered compliant with Clauses 21.1, 21.4.2, 21.4.3 and 21.5.1 of the Tasmanian Planning Scheme.

1 Purpose

This report has been undertaken on behalf of the proponent, Forth Vet Property Investments Pty. Ltd., and provides support for the development application to be lodged for the proposed subdivision at 901 Forth Road, Turners Beach.

The document provides an agricultural assessment of the property in question and reviews the current and future agricultural usage of the property and the surrounding area in relation to the Land Capability and Land Classification.

This includes soils, aspect, topography, water resource, economic feasibility, and impact of the proposed development in relation to agricultural activities.

1.1 Land Capability

The currently recognised reference for identifying land capability is based on the class definitions and methodology described in the Land Classification Handbook, Second Edition, C.J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

Most agricultural land in Tasmania has been classified by the Department of Primary Industries and Water at a scale of 1:100,000, according to its ability to withstand degradation. A scale of 1 to 7 has been developed with Class 1 being the most productive for agriculture and resilient to degradation and Class 7 the least suitable to agriculture. Class 1, 2 and 3 is collectively termed “prime agricultural land”. For planning purposes, a scale of 1:100,000 is often unsuitable and a re-assessment is required at a scale of 1:25,000 or 1:10,000. Factors influencing capability include elevation, slope, climate, soil type, rooting depth, salinity, rockiness and susceptibility to wind, water erosion and flooding.

In providing the opinion enclosed here, it is to be noted that Ryan Burrows possesses a Bachelor of Applied Science (Environmental Science), experience in land capability assessment, agronomic assessment, soil classification and management, irrigation management, and environmental assessment and management. Ryan has over 10 years’ experience in the agricultural industry in Tasmania at both a practical and advisory level.

In providing the opinion enclosed here, it is to be noted that Jason Lynch possesses a Bachelor of Applied Science (horticulture) and is a certified practising agriculturalist (CPAg) and has over 25 years’ experience in the agricultural industry in Tasmania. Jason is skilled to undertake agricultural and development assessments as well as land capability studies. He has previously been engaged by planning authorities, property owners, independent planners, and surveyors to undertake assessments within the, Break O’Day, Burnie, Central Coast, Circular Head, Clarence, Devonport, Dorset, George Town, Glamorgan Spring Bay, Kentish, King Island, Latrobe, Launceston, Meander Valley, Northern Midlands, Southern Midlands, Sorell, Tasman, West Tamar, Waratah-Wynyard and West Coast municipalities. Most of these studies have involved the assessment of land for development purposes for potential conflict with the Tasmanian and various council based interim planning schemes.

1.2 Tasmanian Planning Scheme

The Central Coast municipality declared the Tasmanian Planning Scheme (TPS) to be active in 2022 and this sets out the requirements for use and development of land in the municipality. The property was classified as Rural Resource when the development application for the veterinary clinic was submitted and has now been rezoned to Agriculture under the new TPS.

2 Property details

2.1 Location

Forth Vet Property Investments Pty. Ltd. Are the owners of the property at 901 Forth Road, Turners Beach. The subject property sits on the outskirts of the suburban area of Turners Beach, on the road to the rural village of Forth. Table 1.

Table 1 Property information.

| Address | Property ID | Title | Hectares (Approx.) |
|----------------------------------|-------------|----------|-----------------------|
| 901 Forth Rd, Turners Beach 7315 | 6984119 | 110811/1 | 29.3 |

The subject property is located to the west of River Forth, along Forth Road.

The topography is predominantly rolling low hills and open slopes (with an area of mid slope ridges to the northwest) to foot slopes and plains on river terrace. Jones Creek flows along the eastern boundary of the property. The existing residential dwelling and sheds are situated on foot slopes to the northeast, connected to Forth Road (property frontage) via an access road (Figure 2).

The vegetation present on the subject property is predominantly improved pastures and patches of eucalypt forest and woodland species.

The subject property is held as private freehold land and immediately surrounded by the same (Figure 3).

The subject property is zoned as Agriculture under the TPS (Figure 4)

The subject property is located under the KNMID but is not serviced by the KNMIS.

There are no Threatened Native Vegetation Communities on the subject property.



Figure 1 Locality plan with the property outlined in blue.

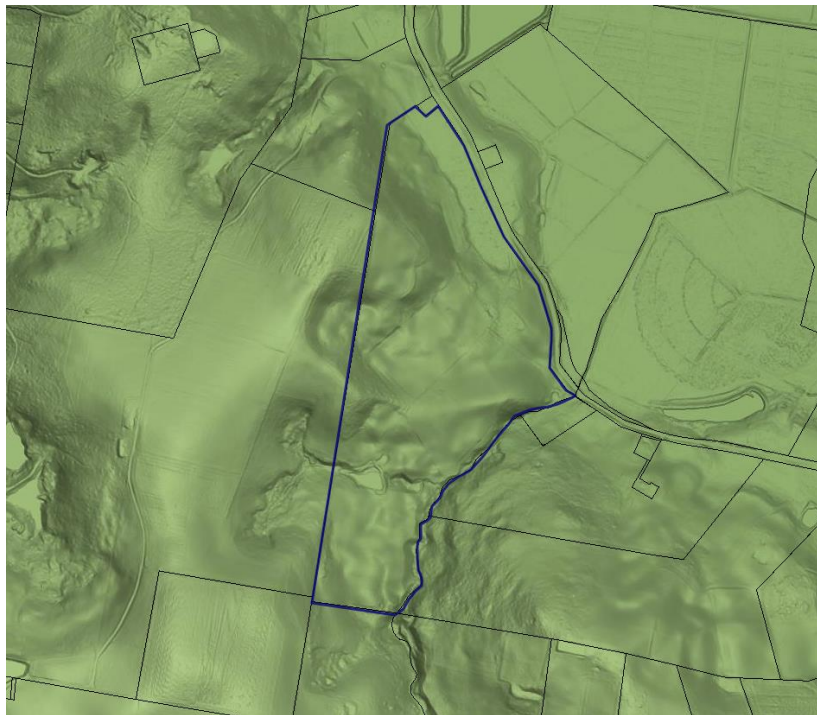


Figure 2 Topography of the subject property using LIDAR imagery (source the LIST)



Figure 3 Land tenure of the subject property (outlined blue) and surrounding properties is private freehold (source theLIST)



Figure 4 The subject property and neighbouring properties are in the Agriculture planning zone, shaded brown (source theLIST).

3 Land capability

The official land capability map for the area was produced by DPI in 1999 at a scale of 1:100,000 and reported in their Forth Report. On the subject lot, DPIF identified the subject property to be covered by Class 3, 4 and 5 land.

A detailed inspection of the subject property was undertaken by Pinion Advisory in February 2025, and determined the majority of the property is covered by Class 4 and 5 land, with a small area of class 3 land that is interspersed with class 4 land (Figure 5).

Land capability of the property was assessed according to the Tasmanian Land Capability Classification System (Grose, 1999). Land is ranked according to its ability to sustain a range of agricultural activities without degradation of the land resource. Class 1 land is considered to be prime agricultural land and Class 7 land is unsuitable for agriculture due to severe limitations. A wide range of limitations are considered, and the most significant limitation determines its final classification. Limitations in relation to soils include stoniness, topsoil depth, drainage and erosion hazard. Limitations to topography include slope and associated erosion hazard.

The land capability assessment for this report was focused on the proposed development area and the land classes were found to be consistent with data available on the LIST, with slight adjustment to the class 5 area for a more appropriate representation of the topography. Table 2 illustrates the land capability assessment of the proposed development area and immediate surroundings only.

The subject property consists predominantly of class 4+3 (67% or 19.66ha) land, which is suitable for restricted cropping and grazing. Only 40% of this land class area can be cropped in theory, however, given that it would be sporadically interspersed amongst the class 4 area, it should be managed as such.

The balance of the subject property is covered by class 4 (19% or 5.5ha) land on flatter areas which is restricted in regards to cropping, but suitable for grazing and class 5 (14% or 4.12ha) land on mid slopes that is unsuitable for cropping with moderate limitations to pastoral use (Figure 5).

The primary limitation of all land classes is erosion, due to factors relating to the sloping topography, landform and soil type.

Class 3 land is defined as:

Land suitable for cropping and intensive grazing. Moderate levels of limitation restrict the choice of crops or reduce productivity in relation to Class 1 or Class 2 land. Soil conservation practices and sound management are needed to overcome the moderate limitations to cropping use.

Land is moderately productive, requiring a higher level of inputs than Classes 1 and 2. Limitations either restrict the range of crops that can be grown or the risk of damage to the

soil resource is such that cropping should be confined to three to five years out of ten in a rotation with pasture.

Class 4+3 land is defined as:

At least 60% Land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops, up to 40% Land suited to cropping and intensive grazing with moderate limitations to use.

Class 4 land is defined as:

Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation.

Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent, during 'normal' years to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited. (NB some parts of Tasmania are currently able to crop more frequently on Class 4 land than suggested above. This is due to the climate being drier than 'normal'. However, there is a high risk of crop or soil damage if 'normal' conditions return.

Class 5 land is described as:

Land with slight to moderate limitations to pastoral use. This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

The key land capability limitations associated with the property are:

- Erosion (e) associated with the risk rill and sheet erosion caused by surface water movement on bare and exposed soil and potential for degraded soil structural due to pugging from livestock movement on waterlogged soils and/or inappropriate and excessive ground cultivation activities.
- Wettness (w) associated with the potential for periods of soil water logging.

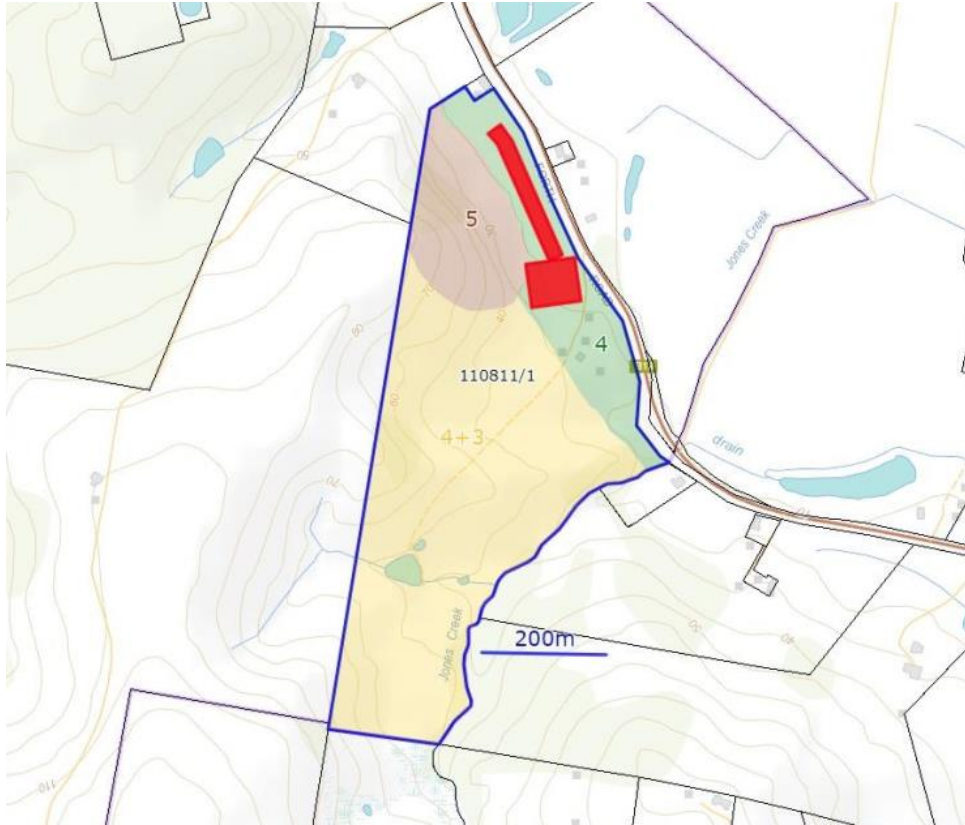


Figure 5 Land capability of the area of the subject property involved in the development.

Table 2 Land capability information for the subject property.

| Land Capability Class (ha) | Land Characteristics | | | | | | | |
|----------------------------|---|-----------|---|------------------------------------|---|--|---|--|
| | Geology & Soils | Slope (%) | Topography & Elevation | Erosion Type & Severity | Soil Qualities | Agricultural Versatility | Main Land Management Requirements | Climatic Limitations |
| 4 (Approx. 5.5ha) | <p>Sandy to loamy sand topsoil, over quaternary alluvium sands and clay deposits.</p> <p>Clay loam on eastern parts, deposited through mass movement.</p> | 0-10% | <p>Undulating plains on river terrace</p> <p>10-30m above sea level</p> | Low rill and moderate wind erosion | Moderately well drained and moderately permeable soil | Severely limited to cropping but suitable for grazing. | <p>Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of compaction in winter from machinery and stock increases significantly during periods of water saturation and logging.</p> | <p>Minor climatic limitations.</p> <p>This region experiences cold winter and warm summer conditions. Receives an average of 864.8mm annual rainfall, can experience 9 frost days annually, 1016 GDD (October – April) and 692 chill hours (May – August).</p> |

| Land Capability Class (ha) | Land Characteristics | | | | | | | |
|----------------------------|--|-----------|--|--|--|--|--|---|
| | Geology & Soils | Slope (%) | Topography & Elevation | Erosion Type & Severity | Soil Qualities | Agricultural Versatility | Main Land Management Requirements | Climatic Limitations |
| 5 (Approx. 4.12ha) | Clay loam, topsoil developed on tertiary basalt. | 25-30% | Rolling low hills with open slopes and mid slope ridges. 30-80m above sea level | Low to moderate sheet erosion and mass movement. | Moderately well drained to well drained (on slopes) and moderately permeable soil. | Unsuitable for cropping with moderate limitation to grazing. | Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of compaction in winter from machinery and stock increases significantly during periods of water saturation and logging. | Minor climatic limitations. This region experiences cold winter and warm summer conditions. Receives an average of 864.8mm annual rainfall, can experience 9 frost days annually, 1016 GDD (October – April) and 692 chill hours (May – August). |

4 Soils

Soils present on the subject property range from sand – sandy loam formed on alluvial deposits to clay loam soils developed over tertiary basalt.

The topography of the subject property is predominantly rolling low hills with open slopes (with N to NE aspects) to foot slopes and plains on river terrace.

The sandy – sandy loam soils are present on land capability class 4 land to the northwest of the subject property, on the river terrace plains. These soils are well drained and moderately permeable. They are susceptible to wind and water erosion if soil is left.

The clay loam soil is present on class 5 land area and on the northeast part of the class 4 land where it was deposited through mass movement over time. These soils are well drained on slopes to moderately well drained on plains and are moderately permeable. They can be prone to sheet erosion if soil is left bare and mass movement can occur on slopes.



Figure 6 Dried out, exposed, clay loam soil deposited on land capability class 4 area through mass movement.



Figure 7 Soil profile 2. Sand-sandy loam soil on land capability class 4 area to the northwest of the subject property.



Figure 8 Soil profile 1. Clay loam soil on land capability class 5 area. Presence of stones throughout profile.

Site photos



Figure 9 View north towards veterinary clinic from the residential driveway. Proposed approximate subdivision boundary highlighted in red.



Figure 10 View southeast showing the hilly topography of the subject property.



Figure 11 Veterinary clinic under construction, showing some existing vegetation buffering between the clinic and neighbouring residential dwellings.



Figure 12 Northern neighbouring dwelling near the veterinary clinic. New earthen bunding around boundary highlighted in red that will be planted with vegetation for noise and light buffering.



Figure 13 Driveway entrance for veterinary clinic.



Figure 14 Driveway entrance for residential dwelling and farm access, showing cattle yards and loading facilities and farm outbuildings. Proposed approximate subdivision boundary highlighted in red.

5 Proposed development

The proponent wishes to undertake a subdivision of the subject property and produce 2 lots:

- Lot 1 (2.8ha) which has the approved veterinary clinic and supporting infrastructure (under construction).
- Lot 2 (26.5ha) would cover the balance of the property including the existing residential dwelling and continue to be operated and managed for cattle grazing.



Figure 15 Proposed lot 1 (outlined red) and proposed lot 2 (outlined blue).

The proposed subdivision of the land containing the veterinary clinic and supporting infrastructure (lot 1) from the balance lot containing the grazing land and residential dwelling (lot 2) would result in a minor reduction in land area of the balance lot of approximately 10.5%.

The rationale for the subdivision is that the proponent wishes to separate the veterinary clinic from the grazing enterprise as they are different business ventures. The building of the new veterinary premises is a significant expansion, and the proponent wishes to allow outside investment into the veterinary

business. By subdividing the land, it minimises financial risk to both businesses and allows the grazing land and residential dwelling (proposed lot 2) to be put into a family trust for future generations.

The proposed lot 2 would still be operated and managed the same as it is currently, for cattle grazing of pasture.

The proposed subdivision has been designed to ensure the agricultural land use activity conducted of both blocks would be maintained. The operation, management and productivity of both the veterinary clinic as an agricultural service, as well as the grazing enterprise will not be negatively impacted by the subdivision.

As the veterinary clinic is already under construction, the subdivision of the property into two lots will not have any new effects.

6 Land use

The subject property is currently managed as a beef grazing enterprise. The veterinary clinic and supporting infrastructure are currently under construction on the 2.7ha of land on the flatter area of the property bordering Forth road. Existing infrastructure includes a residential dwelling, farm sheds, boundary and internal fencing, cattle yards and loading ramp, a small decommissioned grain silo, stock water troughs and a small, 5ML dam.

6.1 Potential agricultural activities conducted

6.1.1 Pastoral Use

The subject property is suitable for pastoral use with nil to slight limitations on the land capability on class 4+3 land; with slight to moderate limitation on class 4 land and moderate to high limitation on class 5 land, primarily due to slope, erosion risk if the soil is left bare and rock fragments in some areas.

The ability for this steeper land to be improved is very limited, due to the restrictions on machinery trafficability. Based on the property's size, land capability, topography, in conjunction with growing season duration and rainfall, it would be reasonable to consider that it can support a potential carrying capacity of 20 DSE/ha for a property total of approximately 560 DSE/year on average.

Thus, it is reasonable to consider that the property has the potential to support 56 head of cattle which represents an approximate total annual gross margin of \$25,200 (at a gross margin of \$450/hd) or \$890/ha. This is not considered to be a commercial scale grazing enterprise.

The property is not currently carrying any stock (February 2025).

6.1.2 Cropping use

The class 5 land on the subject property is unsuitable for cropping due to steep topography. The flatter class 4 land under development for the veterinary clinic means it is now unavailable due to infrastructure covering the area and remaining areas being under 1ha and too small to make dryland cropping economical. Spray drift risk from agricultural chemical application to crops close to the veterinary clinic and nearby neighbouring residences also makes this land unsuitable for cropping.

The remaining land area on the property is class 4+3 (approximately 19.5ha). Since only 40% of this area is comparable to class 3 land and is interspersed with class 4, the area would be managed as per class 4 land in the broader scheme.

Theoretically, class 4 land could be cropped for 2 in every 10 years (Grose 1999). Therefore, 3.9ha could be cropped each year.

Although the property has a 5ML capacity irrigation dam, the amount of water is not sufficient to support the entire cropped area and hence gross margin estimates are based on dryland cropping.

There is no water allocation available in the Kindred North Motton irrigation scheme and no more irrigation development is planned in the foreseeable future for the district.

Dryland wheat production in high rainfall areas has a gross margin of \$1,160/ha (DNRET gross margin analysis). Therefore, a sustainable cropping gross margin on the property would contribute to \$4,524 annually. This activity is not considered to be commercial in nature.

6.1.3 Perennial horticulture use

Although the topography, soil type and climate are suitable to horticultural crops, the lack of sufficient (only 5ML capacity irrigation dam and no scheme allocation) irrigation water for commercial horticultural enterprise on the subject property (including berries, viticulture and orchard) would be unfeasible.

6.2 Adjacent land use activities

Land adjacent to and surrounding the subject property has varied uses, including agricultural land use activities (pastoral and cropping), lifestyle and residential blocks with no agricultural land use activities conducted therewith.

- North
 - Property title 64807/1 (0.1 ha), a residential block zoned as Agriculture, no agricultural use and has a residential dwelling present.
 - Property title 47589/2 (7.2ha), a lifestyle block, zoned as Agriculture, used for small grazing enterprise and has a residential dwelling present.
- South
 - Property title 37948/1 (8.8ha) zoned as Agriculture. Used in conjunction with neighbouring property to the north for cropping and grazing.
 - Property title 89285/1 (6.7ha) zoned as Agriculture. Residential dwelling and lifestyle block.
- East
 - Property title 198815/1 (20.6ha), a lifestyle block, zoned as Agriculture. used for non-commercial scale cattle grazing and very occasional cropping and has a residential dwelling present.
 - Property title 32075/1 (0.76ha) a residential block. zoned as Agriculture, no agricultural use and has a residential dwelling present.
 - Property title 112481/1 (12.2ha), a lifestyle block, zoned as Agriculture, used for non-commercial scale cattle grazing and no residential dwelling in present.
 - Property title 185907/1 (18ha), a lifestyle block, zoned as Agriculture, used for non-commercial scale cattle grazing and very occasional cropping, and has a residential dwelling present. Separated from the subject property by the 20m wide Forth Road reserve.
 - Property title 185906/1 (0.15 ha), a residential block. zoned as Agriculture, no agricultural use and has a residential dwelling present. Separated from the subject property by the 20m wide Forth Road reserve.
- West
 - Property title 47589/6 (60.2ha), zoned Agriculture, forms part of a larger land holding adjacent to the south, and is used for commercial scale grazing and cropping, and has a residential dwelling present.

6.3 Impact on agricultural activities and residential amenity

Normal agricultural activities are not expected to have any unreasonable impact on the proposed subdivision and vice versa in the future on the basis that the neighbouring farm activities are likely to include cropping and livestock grazing.

6.3.1 Impact of agricultural activity on neighbouring land on the proposed development

Agricultural activity could be conducted on land adjacent to the east, south and west of the property in question, albeit at varying levels of scale and intensity:

- West: commercial scale mixed cropping and livestock production.
- South and east: non-commercial scale lifestyle grazing land use activity, and very occasional cropping on one title.

An assessment of the key risks to the proposed Lot 1 are summarised in Table 3.

Table 3 Potential risk from agricultural land use on neighbouring land

| Potential Risk from Neighbouring Agricultural Land Activity | Extent of Risk & Possible Mitigation Strategy |
|---|--|
| 1. Spray drift and dust | Risk = low. Ground spraying is most commonly used in agricultural production systems whilst spot spraying is a practical and mostly used alternative. Vegetation buffering should be considered to reduce the risk of spray drift. Spraying events should be communicated in a timely manner to the inhabitants of dwellings on adjacent properties. The use and application of agricultural sprays must abide by the Tasmanian Code of practice for ground and aerial spraying 2014 and any applicable agricultural chemical label requirements. |
| 2. Noise from machinery, livestock and dogs. | Risk = low. The subject property is located in rural area, and so it is accepted that noises involved with the use farm machinery and associated infrastructure and livestock will occur. |
| 3. Irrigation water over boundary | Risk = low. Irrigated agricultural land use activity is not undertaken on the adjacent properties to the north, east and south. Irrigated cropping does occur on the property to the west (property title 47598/6) however due to a combination of the significant topographic variation and the presence of a block of remnant native vegetation would assist in mitigating the potential for irrigation spray water over the common boundary. In addition, producers work to minimise the application of irrigation water in windy conditions and where irrigation spray is not applied to there crops/pasture and this further minimises the risk of irrigation the potential for irrigation spray water over the common boundary |
| 4. Stock escaping and causing damage. | Risk = low. Provided that boundary fences are maintained in sound condition. |
| 5. Electric fences | Risk = low. Mitigated by the proponent attaching appropriate warning signs on boundary fencing. |

6.3.2 Impact of proposed development on agricultural activity of neighbouring land

These potential impacts are usually manifested as complaints that could be made by residents of nearby dwellings. Other risks to neighbouring agricultural activity are outlined in Table 4. Some of these risks rely on an element of criminal intent.

Table 4 Potential risk from proposed development on neighbouring agricultural land use and activity

| Potential Risk to Neighbouring Agricultural Land Activity | Extent of Risk & Possible Mitigation Strategy |
|---|---|
| 1. Trespass | Risk = low. Mitigation measures include installation and maintenance of sound boundary fencing, if applicable lockable gates and appropriate signage to warn inhabitants and visitors about entry onto private land; where possible and appropriate report unauthorised entry to police. |
| 2. Theft | Risk = low. Ensure there is good quality boundary fencing on the boundary to neighbouring properties and appropriate signage to deter inadvertent entry to property; limit unauthorised vehicle movements, report thefts to police. |
| 3. Damage to property | Risk = low/medium. As for theft. |
| 4. Weed infestation | Risk = low. The proponent is committed to the sustainable management of the property and weed control would be a key feature of the general ongoing property management program. |
| 5. Fire outbreak | Risk = low. Fire risk can be mitigated by careful operation of outside barbeques and disposal of rubbish and adherence to all applicable local and state bushfire regulations. All buildings are to comply with TFS fire regulations. Veterinary clinic has had commercial grade firefighting infrastructure installed. |
| 6. Dog menace to neighbouring livestock | Risk = low. Mitigated by ensuring that all dogs would be managed as per Central Coast council guidelines. |
| 7. Noise | Risk = low. A combination of the separation distances and vegetation buffers present would assist in mitigating this risk. Additional vegetation buffering should be implemented to mitigate noise from out-of-hours emergency care at the veterinary clinic. |

6.4 Residential amenity

The Turners Beach area in the vicinity of the subject property is lightly populated with 11 residential dwellings within a 500m radius (red circle in Figure 12) of which 2 are located within 200m of the location of the development on the property. The 500m radius just reaches the edge of the Turners Beach higher density residential area.

The nearest residential dwelling (as per on property title 64807/1) is located approximately 6m to the north at the nearest point to the northern boundary of the location of proposed Lot 1.

The new earthen bunding constructed around this residence by the proponent and soon to be established shelterbelt will ensure impacts from the proposed subdivision will be mitigated.

Existing vegetation along the eastern road boundary should be thickened with extra tree planting to provide more buffering to neighbouring properties on the other side of Forth Road.

A combination of the separation distances and existing and proposed vegetation (e.g. shelterbelts) present would ensure a negligible impact on the nearest and other nearby residential dwellings in the vicinity of the subject property.



Figure 16 Residential dwellings within a 500m radius (green circle), residential dwellings within a 200m radius (red circle) of the proposed lot 1 (blue outline)

7 Water resources

The subject property is serviced by TasWater for potable water but not for sewage (The LIST).

The subject property also has a small 5ML capacity irrigation dam on site (dam ID 8919).

The subject property is within the KNMID , although it is not serviced by the KNMIS. Regardless of the access the KNMIS, there is no unallocated irrigation water available in the Forth Zone 1 delivery pipeline.

There are no streams on the property or opportunities for water development. In reality, there are no opportunities to develop water resources or obtain irrigation water from an irrigation scheme.

Theoretically potable water, supplied by TasWater, could be used a source of irrigation water, however it does come with significant management constraints including:

- Cost:
 - Current (2024/25) TasWater fixed annual connection charge varies with the diameter of the inlet pipe, such as a 50mm connection costs \$2,459 whilst a 100mm connection costs \$9,838.
 - TasWater delivery costs would be anticipated to cost approximately \$1,200/ML which is over four times greater than the most expensive irrigation water delivery charges charged TasWater in the KNMIS.
- Surety:
 - TasWater is not obliged to give priority access to an irrigation water users. An example would be during periods when water restrictions apply (e.g. summer) and the supply of water to irrigation users could be restricted.
- Flow rate and delivery:
 - The minimum water delivery pressure is 220 kPa and the flow rate is determined by the size of the outlet.
 - If a smaller outlet is available, then it may be necessary to require a buffer dam to ensure sufficient irrigation water delivery. The exact size of any buffer dam would be calculated based on the required irrigation schedule flow rate, irrigation season length and size of the TasWater outlet.

In reality the use of potable water supplied by TasWater for use in irrigation would not be realistic.

Therefore, the opportunities to develop any horticultural or agricultural enterprises that rely on irrigation is not feasible and the property is best suited to dryland grazing.

8 Tasmanian Planning Scheme

8.1 21.1 Zone purpose

| Zone Purpose | Response |
|--|--|
| <p>21.1.1 To provide for the use or development of land for agricultural use.</p> <p>21.1.2 To protect land for the use or development of agricultural use by minimising:</p> <ul style="list-style-type: none"> (a) conflict with or interference from non-agricultural uses; (b) non-agricultural use or development that precludes the return of the land to agricultural use; and (c) use of land for non-agricultural use in irrigation districts. <p>21.1.3 To provide for use or development that supports the use of the land for agricultural use.</p> | <p>21.1.1 The subject property in question is currently used for agricultural land use activity, that being for non-commercial scale grazing. The agricultural use of the subject property is not of a sufficient scale to be considered as a standalone commercial enterprise. The proposed subdivision would be anticipated to have a negligible negative impact on the agricultural land use activities conducted on the subject property in question nor that of the adjacent agricultural properties.</p> <p>21.1.2 (a) The proposed development could be undertaken with a negligible impact on the current future agricultural land use activities which can and could be undertaken on the adjacent and nearby properties. Section 5.3.1 provides extensive details on the potential for negatively impacting adjacent and nearby agricultural land use activities.</p> <p>(b) The construction of the veterinary clinic and associated infrastructure has been approved by the Central Coast council and is already in progress. The subdivision will have no impact on the productivity of the agricultural land as it does not significantly reduce the size of the balance lot.</p> <p>(c) The subject property is severely restricted for access to current and future irrigation water and is best considered as a dryland property. The proposed development will have no impact on the current and future potential for irrigation development on the property, that being as a continuation of the dryland production systems currently in place.</p> <p>21.1.3 The proposed subdivision of the subject property would still allow for a continuation as agricultural land use activity, that being for a small grazing enterprise. The nature and small scale of the</p> |

| Zone Purpose | Response |
|--------------|---|
| | <p>agricultural land use activity which can and could be conducted on the property is consistent with the agricultural land use activity which conducted on similar sized blocks in the immediate vicinity of the subject property and more broadly in the district and throughout many rural areas of the Central Coast municipality. The veterinary clinic will provide for an agricultural use through the provision of agricultural support services and the use of the remaining land in Lot 1 for horse training and grazing.</p> |

8.2 21.4.2 Setbacks

| Objectives | |
|--|--|
| <p>That the siting of buildings minimises potential conflict with use on adjoining properties.</p> <p>Response: A2 has been addressed as per the response to Clause 21.5.1 P1 C2 (iii).</p> <p>The veterinary clinic on the proposed Lot 1 is not considered as a sensitive use, as per the definition outlined in the Tasmanian Planning Scheme Version 10.</p> <p>The proposed Lot 2 has an existing residential dwelling present on it, and hence the concentration of A2.</p> | |
| Performance criteria | Response |
| <p>A2</p> <p>Buildings for a sensitive use must have a setback from all boundaries of:</p> <p>(a) not less than 200m; or (b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.</p> | <p>A2</p> <p>The location of the residential dwelling on the proposed Lot 2, is located within 200m of agricultural land, however no new dwelling is being proposed as part of the development on either the proposed Lot 1 and Lot 2. Therefore, the proposed development would be compliant with A2.</p> <p>The setback distances to the adjacent properties to the south, east and west for the existing residential dwelling would not change as a result of the proposed subdivision.</p> <p>The setback distance from the nearest boundary from the proposed Lot 1 of approximately 35m. The proponent will establish vegetation and landscaped gardens around the veterinary clinic. The building has been architecturally designed to sit harmoniously within the agricultural landscape as much as possible.</p> |

8.3 21.4.3 Access for new dwellings

Objectives

Not applicable, no new dwellings. All buildings and dwellings have existing access points.

8.4 21.5 Development standards for subdivision

| Objectives | |
|--|--|
| <p>To provide for subdivision that:</p> <ul style="list-style-type: none"> (a) relates to public use, irrigation infrastructure or Utilities; and (b) protects the long-term productive capacity of agricultural land. <p>Response:</p> <p>The proposed subdivision is not compliant with A1 and would results in the formation of 2 titles, is in support of an allied agricultural use of the and hence the concentration on the response to P1 (a) and (c).</p> <p>The subject property, and that of the proposed Lot 1 and Lot 2, have existing entrances to Forth Road and therefore is compliant with A2.</p> | |
| Performance criteria | Response |
| <p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) provide for the operation of an agricultural use, having regard to: <ul style="list-style-type: none"> (i) not materially diminishing the agricultural productivity of the land; (ii) the capacity of the new lots for productive agricultural use; (iii) any topographical constraints to agricultural use; and (iv) current irrigation practices and the potential for irrigation; (c) be for the excision of a use or development existing at the effective date that satisfies all of the following: <ul style="list-style-type: none"> (i) the balance lot provides for the operation of an agricultural 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; c. any topographical constraints to agricultural use; and d. current irrigation practices and the potential for irrigation; | <p>P1</p> <ul style="list-style-type: none"> (a) (i) The proposed subdivision would allow for a continuation of the current agricultural land use activities to continue to be undertaken on the property, as per Lot 2. Lot 1 has limited potential for agricultural land use activity due to the low land capability of the ground present. The nature and small scale of the agricultural land use activity which can and could be conducted on the proposed Lot 2 is consistent with the agricultural land use activity which is conducted on similar sized blocks in the immediate vicinity of the subject property and more broadly in the district and throughout many rural areas of the Central Coast municipality. The veterinary clinic which is situated on the proposed Lot 1 is an agricultural service that services and supports livestock operations in the Forth district and the wider Central Coast municipality. (ii) Agricultural land use activity would still be able to be undertaken, albeit as a continuation of the small, non-commercial scale grazing operation on the proposed lot 2. The proposed Lot 1 area not covered by the veterinary buildings and associated |

Objectives

To provide for subdivision that:

- (a) relates to public use, irrigation infrastructure or Utilities; and
- (b) protects the long-term productive capacity of agricultural land.

Response:

The proposed subdivision is not compliant with A1 and would results in the formation of 2 titles, is in support of an allied agricultural use of the and hence the concentration on the response to P1 (a) and (c).

The subject property, and that of the proposed Lot 1 and Lot 2, have existing entrances to Forth Road and therefore is compliant with A2.

| Performance criteria | Response |
|---|--|
| <p>(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;</p> <p>(iii) any existing buildings for a sensitive use must meet the setbacks required by clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and</p> <p>(iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.</p> | <p>infrastructure is to be utilised for grazing and training areas for horses.</p> <p>(b) (iii) The proposed Lot 1 is covered by class 4 land, is unsuitable and unfavourable for cropping and only capable of being used for low intensity, small scale grazing purposes. The equine grazing and training use proposed once the veterinary clinic is complete is a highly suitable agricultural use of the land. Notwithstanding the proposed Lot 1 is consistent with similar sized blocks in the immediate vicinity of the subject property and more broadly in the district and throughout many rural areas of the Central Coast municipality.</p> <p>(iv) The subject property has no access to irrigation scheme water and there is no scope for development of irrigation water resources on the property and is best considered as a dryland property.</p> <p>No irrigation infrastructure and/or water resources would be degraded and/or diminished on adjacent properties as a result of the proposed subdivision.</p> <p>(c) (i) The proposed subdivision would allow for a continuation of the current agricultural land use activities to continue to be undertaken on the property, as per Lot 2. Lot 1 has limited potential for</p> |

Objectives

To provide for subdivision that:

- (a) relates to public use, irrigation infrastructure or Utilities; and
- (b) protects the long-term productive capacity of agricultural land.

Response:

The proposed subdivision is not compliant with A1 and would results in the formation of 2 titles, is in support of an allied agricultural use of the and hence the concentration on the response to P1 (a) and (c).

The subject property, and that of the proposed Lot 1 and Lot 2, have existing entrances to Forth Road and therefore is compliant with A2.

| Performance criteria | Response |
|----------------------|---|
| | <p>agricultural land use activity due to the low land capability of the ground present. The nature and small scale of the agricultural land use activity which can and could be conducted on the proposed Lot 2 is consistent with the agricultural land use activity which is conducted on similar sized blocks in the immediate vicinity of the subject property and more broadly in the district and throughout many rural areas of the Central Coast municipality. The subject property is severely restricted for access to irrigation water, and this is limited to the existing 5 ML dam. The subject property is located in the KNMID, although it is not serviced by the KNMIS, and regardless no unallocated irrigation water is available in the Forth delivery pipeline. TasWater is unrealistic option for access to irrigation water to a combination of the high cost, low surety and limited delivery flow rates.</p> <p>(ii) No section 71 is required as an existing residential dwelling is present on the balance of the water, as per the proposed Lot 2.</p> <p>(iii) Please refer to the response outlined in section 8.2 Clause 21.4.2.</p> <p>(iv) Both of the proposed Lot 1 and Lot 2 have frontage to Forth Road and will be accessed via this roadway.</p> |

9 Conclusion

1. The property is located at 901 Forth Rd, Turners Beach and covers a single title 110811/1.
2. The property consists of land capability covered by class 3, 4 and 5 land.
3. The property is currently used for agricultural land use activity and includes grazing of which is conducted at small, non-commercial scale. The veterinary clinic construction will be complete soon and be operated as an agricultural activity as it is an essential service to the agricultural operations in the district.
4. The proposed development includes subdivision of the property to create Lot 1 and Lot 2.
5. The proposed subdivision will ensure Lot 2 would continue to be used for a continuation of the small scale, non-commercial scale grazing enterprise.
6. The property is severely constrained for current and future access to irrigation water and is best considered as a dryland block. The property is in the KNMID but is not serviced by the KNMIS and regardless no irrigation water is available to be allocated by delivery in the Forth pipeline. The proposed development will have no impact on neighbouring properties access irrigation water nor fetter the use of any irrigation infrastructure and/or irrigated agricultural land use activity on adjacent and/or nearby properties.
7. The activities on Lot 1 can be undertaken without expectation of creating conflict with and/or limiting the current and future agricultural land use on adjacent and nearby agricultural land.
8. The proposed development is sensitive to the adjacent land use activity and is not anticipated to create any negative impacts and/or constraint on the capability/capacity of the neighbouring properties to be actively managed and used for agricultural land use activity.
9. The proposed development is considered compliant with applicable sections of Clauses 21.1, 21.4.2, 21.4.3 and 21.5 of the Tasmanian Planning Scheme.

10 References

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National Committee on Soil and Terrain (2009) 'Australian soil and land survey field handbook (3rd edn).' (CSIRO Publishing: Melbourne).

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11 Declaration

I declare that I have made all the enquiries which I consider desirable or appropriate, and no matters of significance which I regard as relevant have, to my knowledge, been withheld.

Ryan Burrows

Mr Ryan Burrows BAppSci (EnvSci)
Consultant
Pinion Advisory Pty Ltd
February 2025

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February 2025



| | |
|---|--|
|  | CENTRAL COAST COUNCIL LAND USE PLANNING |
| Received: | 2/07/2025 |
| Application No: | DA2025150 |
| Doc ID: | 523601 |

Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

901 Forth Road, Turners Beach



Prepared for (Client)

Joh Robertson

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Assessed & Prepared by

Rebecca Green

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Rebecca Green & Associates

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Version 1

1 July 2025

Job No: RGA-B2817

Executive Summary

The proposed development at 901 Forth Road, Turners Beach, is subject to bushfire threat. A bushfire attack under extreme fire weather conditions is likely to subject buildings at this site to considerable radiant heat, ember attack along with wind and smoke.

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

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

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Schedule 1 – Bushfire Report

1.0 Introduction

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

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

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

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

1.1 Scope

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

1.2 Limitations

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

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

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

1.3 Proposal

The proposal is for the development of a two lot subdivision.

2.0 Site Description for Proposal (Bushfire Context)

2.1 Locality Plan

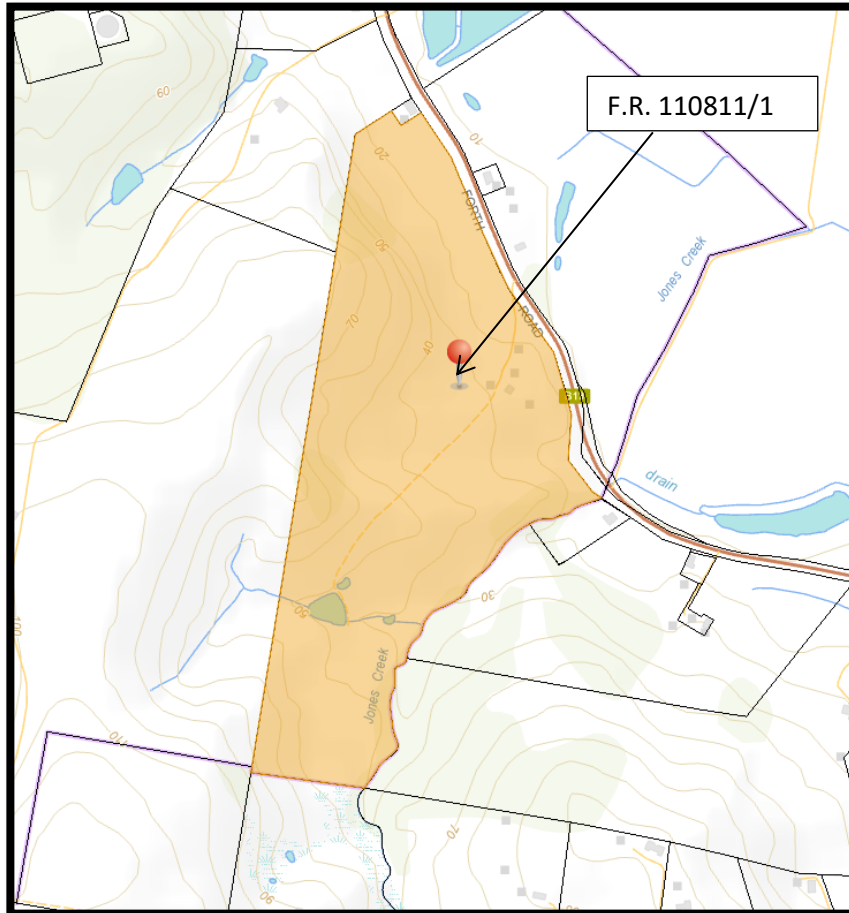


Figure 1: Location Plan of 901 Forth Road, Turners Beach

2.2 Site Details

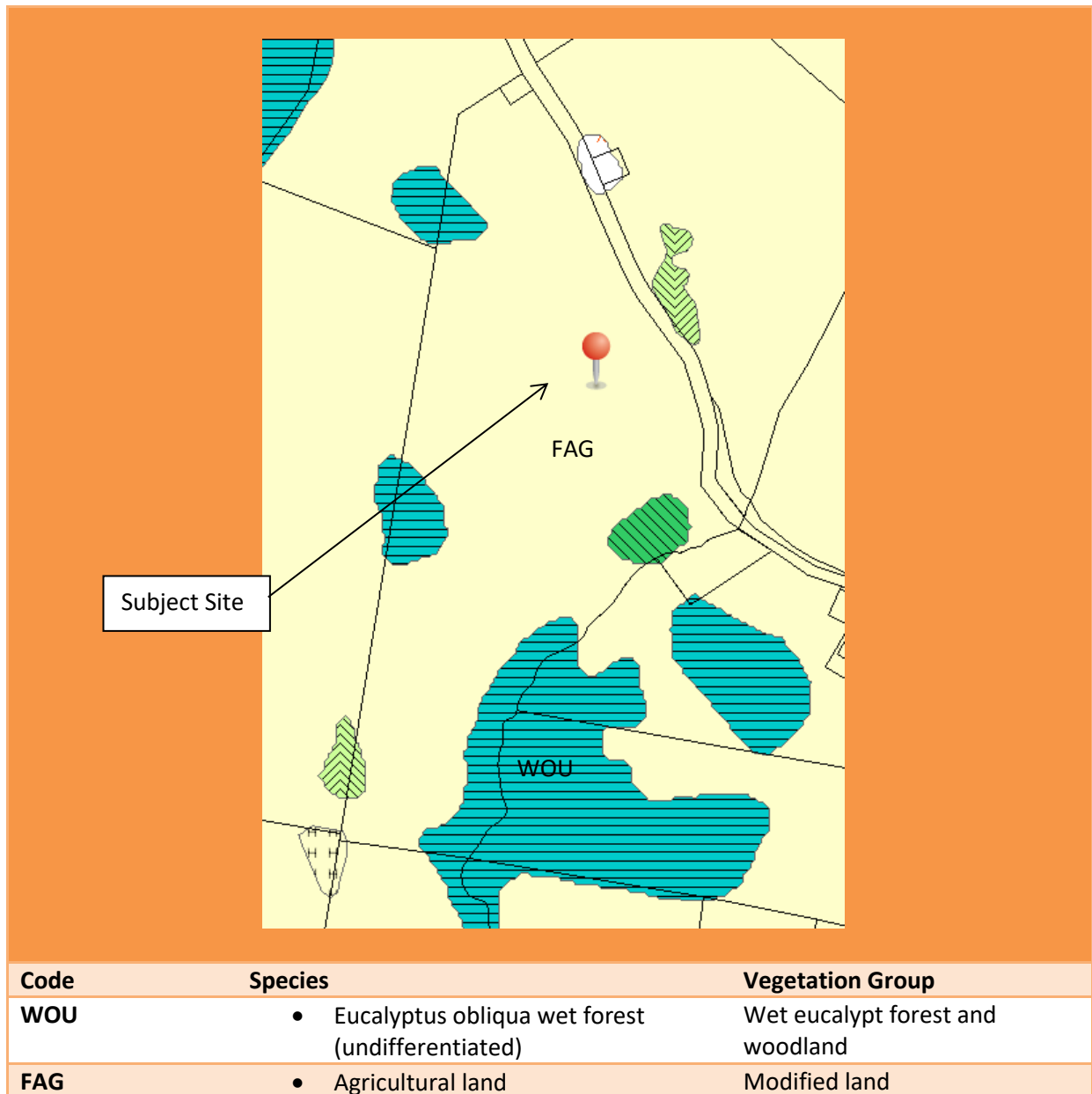
| | |
|------------------------------|--|
| Property Address | 901 Forth Road, Turners Beach |
| Certificate of Title | Volume 110811 Folio 1 |
| Owner | Forth Vet Property Investments Pty Ltd |
| Existing Use | Dwelling/ Rural/ Vet Clinic |
| Type of Proposed Work | 2 Lot Subdivision |
| Water Supply | Reticulated TasWater supply available (300mm DN) (Lot 1) from existing fire hydrants in Forth Road On-site for fire fighting – Lot 2 (greater than 120m hose lay) |
| Road Access | Forth Road |

3.0 Bushfire Site Assessment








3.1 Vegetation Analysis

3.1.1 TasVeg Classification

Reference to Tasmanian Vegetation Monitoring & Mapping Program (TASVEG) indicates the land in and around the property is generally comprising of varying vegetation types including:



3.1.2 Site & Vegetation Photos

| | |
|---|--|
|  |  |
| <p>Existing access – Lot 1</p> | <p>Looking northeast – Lot 1</p> |
|  |  |
| <p>Looking southeast – Lot 1</p> | <p>Looking southwest – Lot 1</p> |
|  |  |
| <p>Looking northwest – Lot 1</p> | <p>Existing access from Forth Road – Lot 2 (approx. 3.2m wide)</p> |
|  | |
| <p>Aerial image – Lot 2</p> | |

3.2 BAL Assessment – Subdivision

The Acceptable Solution in Clause 13.6.1, C13.0 Bushfire-Prone Areas Code requires all lots within the proposed subdivision to demonstrate that each lot can achieve a Hazard Management Area between the bushfire vegetation and each building on the lot with distances equal to or greater than those specified in Table 2.6 of AS3959-2018 Construction of Buildings in Bushfire Prone Areas for **BAL 19 (Lot 1) and BAL 19 (Lot 2)**.

Lot 1

| Vegetation classification AS3959 | North <input type="checkbox"/> North-East <input checked="" type="checkbox"/> | South <input type="checkbox"/> South-West <input checked="" type="checkbox"/> | East <input type="checkbox"/> South-East <input checked="" type="checkbox"/> | West <input type="checkbox"/> North-West <input checked="" type="checkbox"/> |
|--|--|--|---|---|
| Group A | <input type="checkbox"/> Forest | <input type="checkbox"/> Forest | <input type="checkbox"/> Forest | <input type="checkbox"/> Forest |
| Group B | <input type="checkbox"/> Woodland | <input type="checkbox"/> Woodland | <input type="checkbox"/> Woodland | <input type="checkbox"/> Woodland |
| Group C | <input type="checkbox"/> Shrub-land | <input type="checkbox"/> Shrub-land | <input type="checkbox"/> Shrub-land | <input type="checkbox"/> Shrub-land |
| Group D | <input type="checkbox"/> Scrub | <input type="checkbox"/> Scrub | <input type="checkbox"/> Scrub | <input type="checkbox"/> Scrub |
| Group E | <input type="checkbox"/> Mallee-Mulga | <input type="checkbox"/> Mallee-Mulga | <input type="checkbox"/> Mallee-Mulga | <input type="checkbox"/> Mallee-Mulga |
| Group F | <input type="checkbox"/> Rainforest | <input type="checkbox"/> Rainforest | <input type="checkbox"/> Rainforest | <input type="checkbox"/> Rainforest |
| Group G | <input checked="" type="checkbox"/> Grassland | <input checked="" type="checkbox"/> Grassland | <input checked="" type="checkbox"/> Grassland | <input checked="" type="checkbox"/> Grassland |
| | <input checked="" type="checkbox"/> Managed Land | <input checked="" type="checkbox"/> Managed Land | <input checked="" type="checkbox"/> Managed Land | <input checked="" type="checkbox"/> Managed Land |
| Effective slope (degrees) | <input type="checkbox"/> Up/0° | <input checked="" type="checkbox"/> Up/0° | <input type="checkbox"/> Up/0° | <input type="checkbox"/> Up/0° |
| | <input type="checkbox"/> >0-5° | <input type="checkbox"/> >0-5° | <input type="checkbox"/> >0-5° | <input checked="" type="checkbox"/> >0-5° |
| | <input checked="" type="checkbox"/> >5-10° | <input type="checkbox"/> >5-10° | <input checked="" type="checkbox"/> >5-10° | <input type="checkbox"/> >5-10° |
| | <input type="checkbox"/> >10-15° | <input type="checkbox"/> >10-15° | <input type="checkbox"/> >10-15° | <input type="checkbox"/> >10-15° |
| | <input type="checkbox"/> >15-20° | <input type="checkbox"/> >15-20° | <input type="checkbox"/> >15-20° | <input type="checkbox"/> >15-20° |
| Likely direction of bushfire attack | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Prevailing winds | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Distance to classified vegetation | 0-<10.5m managed >10.5m grassland | 0-<13.5m managed >13.5m grassland | 0-<10.5m managed >10.5m grassland | 0-min. 19m managed >19m grassland |
| REQUIRED Distance to classified vegetation for BAL 19 | 13-<19m | 10-<14m | 13-<19m | 11-<16m |

Lot 2

| Vegetation classification AS3959 | North <input type="checkbox"/> North-East <input checked="" type="checkbox"/> | South <input type="checkbox"/> South-West <input checked="" type="checkbox"/> | East <input type="checkbox"/> South-East <input checked="" type="checkbox"/> | West <input type="checkbox"/> North-West <input checked="" type="checkbox"/> |
|--|--|--|---|---|
| Group A | <input type="checkbox"/> Forest | <input checked="" type="checkbox"/> Forest | <input type="checkbox"/> Forest | <input type="checkbox"/> Forest |
| Group B | <input type="checkbox"/> Woodland | <input type="checkbox"/> Woodland | <input type="checkbox"/> Woodland | <input type="checkbox"/> Woodland |
| Group C | <input type="checkbox"/> Shrub-land | <input type="checkbox"/> Shrub-land | <input type="checkbox"/> Shrub-land | <input type="checkbox"/> Shrub-land |
| Group D | <input type="checkbox"/> Scrub | <input type="checkbox"/> Scrub | <input type="checkbox"/> Scrub | <input type="checkbox"/> Scrub |
| Group E | <input type="checkbox"/> Mallee-Mulga | <input type="checkbox"/> Mallee-Mulga | <input type="checkbox"/> Mallee-Mulga | <input type="checkbox"/> Mallee-Mulga |
| Group F | <input type="checkbox"/> Rainforest | <input type="checkbox"/> Rainforest | <input type="checkbox"/> Rainforest | <input type="checkbox"/> Rainforest |
| Group G | <input checked="" type="checkbox"/> Grassland | <input checked="" type="checkbox"/> Grassland | <input checked="" type="checkbox"/> Grassland | <input checked="" type="checkbox"/> Grassland |
| | <input checked="" type="checkbox"/> Managed Land | <input checked="" type="checkbox"/> Managed Land | <input checked="" type="checkbox"/> Managed Land | <input checked="" type="checkbox"/> Managed Land |
| Effective slope (degrees) | <input type="checkbox"/> Up/0° | <input checked="" type="checkbox"/> Up/0° | <input checked="" type="checkbox"/> Up/0° | <input checked="" type="checkbox"/> Up/0° |
| | <input type="checkbox"/> >0-5° | <input type="checkbox"/> >0-5° | <input type="checkbox"/> >0-5° | <input type="checkbox"/> >0-5° |
| | <input checked="" type="checkbox"/> >5-10° | <input type="checkbox"/> >5-10° | <input type="checkbox"/> >5-10° | <input type="checkbox"/> >5-10° |
| | <input type="checkbox"/> >10-15° | <input type="checkbox"/> >10-15° | <input type="checkbox"/> >10-15° | <input type="checkbox"/> >10-15° |
| | <input type="checkbox"/> >15-20° | <input type="checkbox"/> >15-20° | <input type="checkbox"/> >15-20° | <input type="checkbox"/> >15-20° |
| Likely direction of bushfire attack | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Prevailing winds | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Distance to classified vegetation | 0m grassland/managed | 0m grassland/managed >100m to forest | 0m grassland/managed | 0m grassland/managed |
| REQUIRED Distance to classified vegetation for BAL 19 | 13-<19m | 10-<14m | 10-<14m | 10-<14m |

3.3 Outbuildings

Not applicable – existing and greater than 6.0m from habitable building on Lot 2.

3.4 Road Access

Roads are to be constructed to provide vehicle access to the site to assist firefighting and emergency personnel to defend the building or evacuate occupants; and provide access at all times to the water supply for firefighting purposes on the building site.

Private access roads are to be maintained from the entrance to the property cross over with the public road through to the buildings on the site.

| | |
|---------------------------|---|
| Lot 1 - (existing) | Access is not required for a fire appliance to access a fire fighting water point. Private access roads are to be constructed and maintained to a standard not less than specified in Table C13.2A. (if habitable building less than 120m hose lay of fire hydrant). |
| Lot 2 (existing) | Private access driveways are to be <u>upgraded/maintained</u> from the entrance of the property cross over at the public road through to the existing habitable building and on-site dedicated firefighting water supply. Private access roads are to be upgraded/maintained (widened) to a standard not less than specified in Table C13.2B prior to Final Plan of Survey for subdivision to be signed off by Council. |

Table C13.2A: Standards for Property Access

There are no specified design and construction requirements.

Table C13.2B: Standards for Property Access

The following design and construction requirements apply to property access length is 30 metres or greater or access for a fire appliance to a fire fighting point:

- (a) All weather construction;
- (b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- (c) Minimum carriageway width of 4 metres;
- (d) Minimum vertical clearance of 4 metres;
- (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- (f) Cross falls of less than 3 degrees (1:20 or 5%);
- (g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- (h) Curves with a minimum inner radius of 10 metres;

- (i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- (j) Terminate with a turning area for fire appliances provided by one of the following:
 - i) A turning circle with a minimum inner radius of 10 metres;
 - ii) A property access encircling the building; or
 - iii) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.

3.5 Water Supply

A building that is constructed in a designated bushfire prone area must provide access at all times to a sufficient supply of water for firefighting purposes on the building site.

The exterior elements of a habitable building in a designated Bushfire prone area must be within reach of a 120m long hose (reticulated) or 90m long hose (static) (lay) connected to –

- (i) A fire hydrant system designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA Edition 2.0; or
- (ii) A stored water supply in a water tank, swimming pool, dam or lake available for fire fighting at all times which has the capacity of at least 10,000L for each separate building area to be protected.

| | |
|--|---|
| Lot 1 – Reticulated Water Supply (existing) | <p>Building areas are compliant with Table C13.4, being within 120m of an existing hydrants.</p> <p>Should a future habitable building be greater than 120m hose lay of a fire hydrant, static water supply in accordance with Table C13.5 required.</p> |
| Lot 2 – Static Water Supply (new) | <p>On-site water supply is required for the existing habitable building prior to Final Plan of Survey for subdivision to be signed off by Council.</p> <p>A water tank of at least 10,000 litres per building area to be protected and above ground pipes and fittings used for a stored water supply must be of non-rusting, non-combustible, non-heat-deforming materials and must be situated more than 6m from a building area to be protected.</p> |

Table C13.5: Static Water Supply for Fire Fighting

| Column 1 | Column 2 |
|---|--|
| Element | Requirement |
| A. Distance between building area to be protected and water supply | <p>The following requirements apply:</p> <ul style="list-style-type: none"> (a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the fire fighting water point and the |

| | | |
|-----------|---|---|
| | | furthest part of the building area. |
| B. | Static Water Supplies | <p>A static water supply:</p> <ul style="list-style-type: none"> (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018 the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) Metal; (ii) Non-combustible material; or (iii) Fibre-cement a minimum 6mm thickness. |
| C. | Fittings, pipework and accessories (including stands and tank supports) | <p>Fittings and pipework associated with a fire fighting 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 diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) If a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450-600mm above ground level; and (iv) Protected from possible damage, including damage from vehicles. |
| D. | Signage for static water connections | The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of |

| | | |
|----|-----------|--|
| | | the assembly in a visible location. The sign must comply with: |
| | | (a) water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or |
| | | (b) <i>Water Supply Signage Guideline</i> , version 1.0, Tasmanian Fire Service, February 2017. |
| E. | Hardstand | A hardstand area for fire appliances must be provided: <ul style="list-style-type: none"> (1) No more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (2) No closer than 6m from the building area to be protected; (3) a minimum width of 3m constructed to the same standard as the carriageway; and (4) Connected to the property access by a carriageway equivalent to the standard of the property access. |

4.0 Bushfire-Prone Areas Code Assessment Criteria

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

C13.4 – Exemptions – Not applicable.

C13.6 Development Standards for Subdivision

C13.6.1 Provision of hazard management areas

| C13.6.1 Provision of hazard management areas | | |
|--|--------------|---|
| | | Comments |
| <input checked="" type="checkbox"/> | A1 (a) & (b) | Specified distances for Hazard Management Areas for BAL 19 (Lot 1), and BAL 19 (Lot 2) as specified on the plan are in accordance with AS3959. The Hazard Management Area for Lot 2 shall be <u>established/maintained</u> prior to the Council sealing the final plan of survey. The proposal complies. |
| <input type="checkbox"/> | P1 | |
| C13.6.2 Public and fire fighting access | | |
| | | Comments |
| <input type="checkbox"/> | A1 (a) | Note applicable. |
| <input checked="" type="checkbox"/> | A1 (b) | The private driveway to Lot 1 will be maintained in accordance with Table C13.2A at the time of future habitable building (if within 120m hose lay of existing fire hydrant). Access is not required to on-site dedicated firefighting water supply. The existing private driveway to Lot 2 will be upgraded/maintained (widened to 4.0m carriageway) in accordance with Table C13.2B prior to |

| | | |
|---|-----------|--|
| | | the Final Plan of Survey for subdivision to be signed off by Council. Access is required to on-site dedicated firefighting water supply. |
| <input type="checkbox"/> | P1 | |
| <input checked="" type="checkbox"/> | A2 | Not applicable. |
| <input type="checkbox"/> | P2 | No PC |
| C13.6.3 Provision of water supply for fire fighting purposes | | |
| Comments | | |
| <input checked="" type="checkbox"/> | A1 | (a) Not applicable (b) Lot 1 indicative habitable building is located within 120m hose lay of existing fire plugs in the existing roads. The acceptable solution is achieved. |
| <input type="checkbox"/> | P1 | No PC |
| <input checked="" type="checkbox"/> | A2 | (a) Not applicable. (b) The existing dwelling on Lot 2, prior to the final plan of survey being sealed by Council, shall be provided with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5 shall be considered. |
| <input type="checkbox"/> | A2 | (c) Not applicable. |
| <input type="checkbox"/> | P2 | No PC |

5.0 Layout Options

Not relevant to this proposal.

6.0 Other Planning Provisions

Not relevant to this proposal.

7.0 Conclusions and Recommendations

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

The site has been assessed as demonstrating a building area that have the dimensions equal to or greater than the separation distance required for BAL 19 (Lot 1) and BAL 19 (Lot 2) in Table 2.6 of AS 3959 – 2018 Construction of Buildings in Bushfire Prone Areas.

Access

The private driveway to Lot 1 will be maintained into perpetuity in accordance with Table C13.2A at the time of future habitable building (if less than 120m to existing fire hydrant).

The private driveway to Lot 2 shall be upgraded/maintained prior to the council sealing the final plan of survey and maintained into perpetuity in accordance with Table C13.2B (widened to 4.0m wide carriageway).

Water Supplies

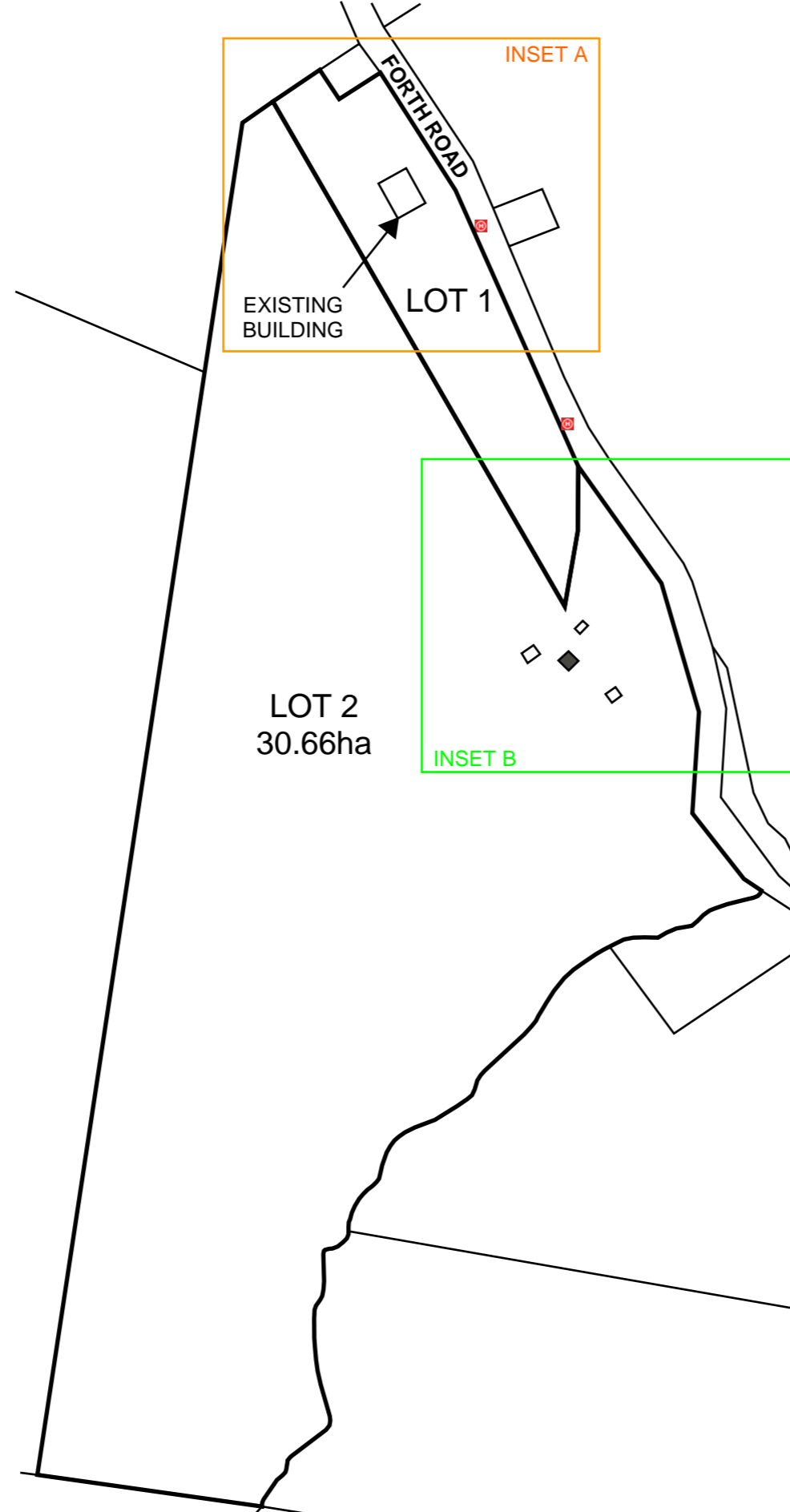
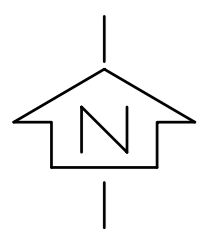
Water supply complies with Table C13.4 – Lot 1.

The existing dwelling on Lot 2 prior to the council sealing the final plan of survey, must be provided with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.


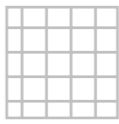



Fuel Managed Areas

Hazard Management Areas as detailed within the plan shall be constructed and maintained as detailed in Schedule 2. For Lot 1, Hazard Management Area to be established and maintained prior to the construction of any habitable building on the lot and managed into perpetuity. For Lot 2, Hazard Management Area is to be established/managed prior to the final plan of survey being sealed by Council and must be managed into perpetuity (extended to northeast and southeast).

Schedule 2 – Bushfire Hazard Management Plan



LEGEND

| | |
|---|--|
|  | FIRE HYDRANT |
|  | HAZARD MANAGEMENT AREA |
|  | EXISTING DWELLING |
|  | PROPOSED 10,000L METAL FIRE FIGHTING WATER TANK (SUGGESTED LOCATION) |
|  | INDICATIVE 20m X 20m BUILDING AREA |

NOTES

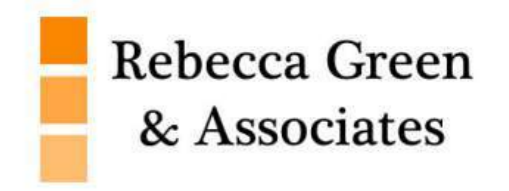
- PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2A(LOT 1)/C13.2B(LOT 2)
- REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.4(LOT 1)/C13.5(LOT 2) - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B2817, R.GREEN, 1 JULY 2025
- THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - CENTRAL COAST (EFFECTIVE 27 OCTOBER 2021)

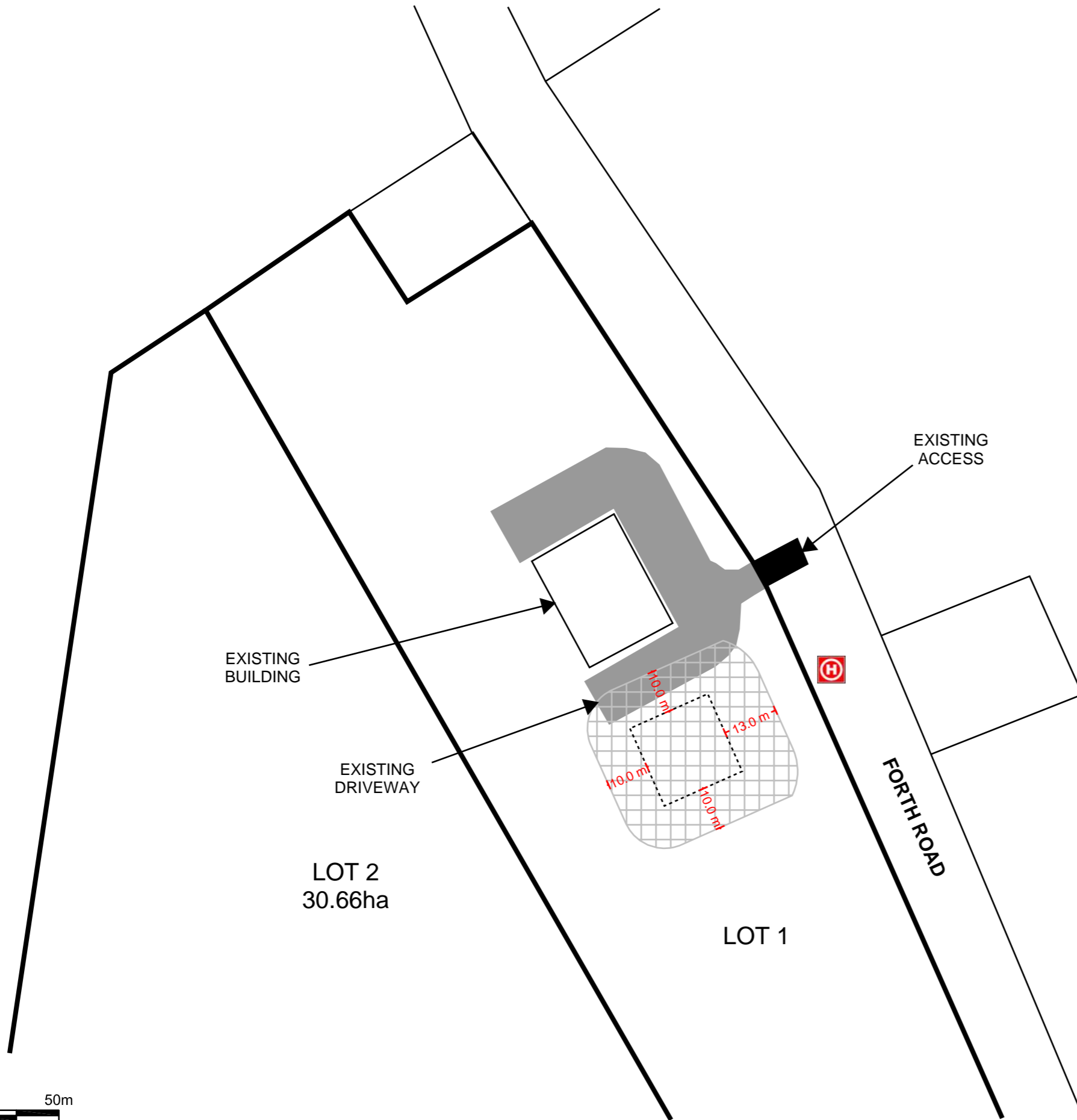
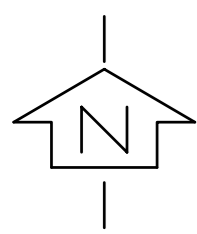


BUSHFIRE HAZARD MANAGEMENT PLAN
 BUSHFIRE ATTACK LEVEL (BAL) - 19
 2 LOT SUBDIVISION

901 FORTH ROAD, TURNERS BEACH
 VOLUME 110811 FOLIO 1
 PROPERTY ID 6984119

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





LEGEND

-  FIRE HYDRANT
-  HAZARD MANAGEMENT AREA
-  EXISTING DWELLING
-  PROPOSED 10,000L METAL FIRE FIGHTING WATER TANK (SUGGESTED LOCATION)
-  INDICATIVE 20m X 20m BUILDING AREA

NOTES

- PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2A(LOT 1)/C13.2B(LOT 2)
- REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.4(LOT 1)/C13.5(LOT 2) - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B2817, R.GREEN, 1 JULY 2025
- THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - CENTRAL COAST (EFFECTIVE 27 OCTOBER 2021)

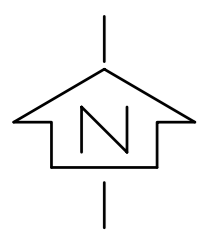


BUSHFIRE HAZARD MANAGEMENT PLAN
 BUSHFIRE ATTACK LEVEL (BAL) - 19
 2 LOT SUBDIVISION
 INSET A

901 FORTH ROAD, TURNERS BEACH
 VOLUME 110811 FOLIO 1
 PROPERTY ID 6984119

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





LEGEND

| | |
|---|--|
|  | FIRE HYDRANT |
|  | HAZARD MANAGEMENT AREA |
|  | EXISTING DWELLING |
|  | PROPOSED 10,000L METAL FIRE FIGHTING WATER TANK (SUGGESTED LOCATION) |
|  | INDICATIVE 20m X 20m BUILDING AREA |

NOTES

- PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2A(LOT 1)/C13.2B(LOT 2)
- REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.4(LOT 1)/C13.5(LOT 2) - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B2817, R.GREEN, 1 JULY 2025
- THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - CENTRAL COAST (EFFECTIVE 27 OCTOBER 2021)

LOT 1

LOT 2
30.66ha

EXISTING ACCESS

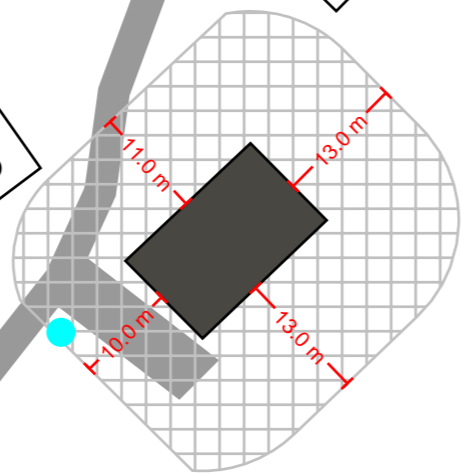
EXISTING / UPGRADED ACCESS

SHED

SHED

SHED

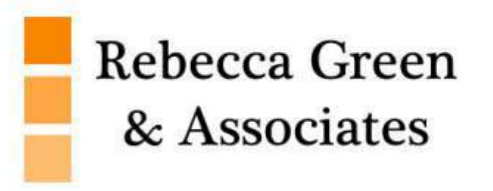
FORTH ROAD



BUSHFIRE HAZARD MANAGEMENT PLAN
 BUSHFIRE ATTACK LEVEL (BAL) - 19
 2 LOT SUBDIVISION
 INSET B

901 FORTH ROAD, TURNERS BEACH
 VOLUME 110811 FOLIO 1
 PROPERTY ID 6984119

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



Form 55

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Owner /Agent
 Address
 Suburb/postcode³

Form **55**

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

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

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

Details of work:

Address: Lot No:
 Certificate of title No:

The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work:

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

| | |
|-------------|---|
| Documents: | Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan (Rebecca Green & Associates, 1 July 2025, Version 1, Job No. RGA-B2817) |
| Relevant | N/A |
| References: | <i>Tasmanian Planning Scheme – Central Coast, Bushfire-Prone Areas Code</i> <i>Australian Standard 3959-2018</i> |


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

1. Assessment of the site Bushfire Attack Level (to Australian Standard 3959-2018)
2. Bushfire Hazard Management Plan showing BAL-19 (Lot 1 and Lot 2) solutions.

Scope and/or Limitations

| |
|---|
| <p>Scope</p> <p>This report and certification was commissioned to identify the Bushfire Attack Level for the existing property. <u>All</u> comment, advice and fire suppression measures are in relation to compliance with <i>Tasmanian Planning Scheme – Central Coast, Bushfire-Prone Areas Code C13.0</i>, the <i>Building Act 2016 & Regulations 2016</i>, <i>National Construction Code</i> and <i>Australian Standard 3959-2018, Construction of buildings in bushfire-prone areas</i>.</p> <p>Limitations</p> <p>The assessment has been undertaken and report provided on the understanding that:-</p> <ol style="list-style-type: none">1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this certificate.2. The report only identifies the size, volume and status of vegetation at the time the inspection was undertaken and cannot be relied upon for any future development.3. Impacts of future development and vegetation growth have not been considered.4. No assurance is given or inferred for the health, safety or amenity of the general public, individuals or occupants in the event of a Bushfire.5. No warranty is offered or inferred for any buildings constructed on the property in the event of a Bushfire. <p>No action or reliance is to be placed on this certificate or report; other than for which it was commissioned.</p> |
|---|

I certify the matters described in this certificate.

| | | | |
|-------------------|--|---------------------------------------|-----------------------------|
| Qualified person: | <i>Signed:</i>  | <i>Certificate No:</i> RG-123/2025 | <i>Date:</i> 1 July 2025 |
|-------------------|--|---------------------------------------|-----------------------------|

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

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:

901 Forth Road, Turners Beach TAS 7315

Certificate of Title / PID:

F.R. 110811/1, PID6984119

2. Proposed Use or Development

Description of proposed Use and Development:

2 Lot Subdivision

Applicable Planning Scheme:

Tasmanian Planning Scheme – Central Coast

3. Documents relied upon

This certificate relates to the following documents:

| Title | Author | Date | Version |
|--|----------------------|-------------|---------|
| Subdivision Plan Ref: 210712, A01/DA1 | Starbox Architecture | 23-06-25 | - |
| Bushfire Hazard Assessment Report | Rebecca Green | 1 July 2025 | 1 |
| Bushfire Hazard Management Plan | Rebecca Green | 1 July 2025 | 1 |
| | | | |

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

4. Nature of Certificate

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

| <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') <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by</i> |

| | | |
|--------------------------|------------------------------|--|
| | | <i>Rebecca Green & Associates, 1 July 2025 demonstrating BAL 19 for Lot 1 and Lot 2.</i> |
| <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 <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management 1 July 2025 – Lot 1 and Lot 2.</i> |

| | | |
|-------------------------------------|---|--|
| <input checked="" type="checkbox"/> | E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes | |
| | Acceptable Solution | Compliance Requirement |
| <input type="checkbox"/> | E1.6.3 A1 (a) / C13.6.3 A1 (a) | Insufficient increase in risk |
| <input checked="" type="checkbox"/> | E1.6.3 A1 (b) / C13.6.3 A1 (b) | Reticulated water supply complies with relevant Table <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 1 July 2025 – Lot 1.</i> |
| <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 <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 1 July 2025 – Lot 2.</i> |
| <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:

Rebecca Green

Phone No:

0409 284 422

Postal Address:

PO Box 2108
Launceston, Tas 7250

Email Address:

admin@rgassociates.com.au

Accreditation No:

BFP – 116

Scope:

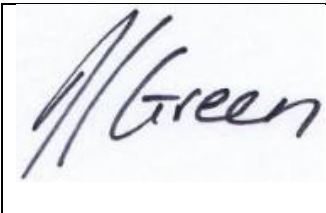
1, 2, 3A, 3B, 3C

6. Certification

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

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

Signed:
certifier



Name:

Rebecca Green

Date:

1 July 2025

Certificate
Number:

RGA-035/2025

(for Practitioner Use only)

Attachment 2 – AS3959-2018 Construction Requirements



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

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

Attachment 3 – Proposal Plan

Starbox Architecture



1 OVERALL SITE PLAN
 SCALE 1:5000
 0mm 50000 100000 150000 200000 250000

| REVISION | | | | |
|----------|----------|------------------|------|------|
| Issue | Date | Description | Int. | App. |
| DA1 | 23-06-25 | SUBDIVISION PLAN | JC | JC |

- GENERAL NOTES:
1. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.
 2. ALL DIMENSIONS TO BE VERIFIED ON SITE.
 3. ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE.
 4. ALL WORK CARRIED OUT SHALL BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BCA LOCAL AUTHORITY BY LAWS & REGULATIONS AND MANUFACTURERS SPECIFICATIONS.
 5. ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH CONSULTANTS SPECIFICATIONS AND DOCUMENTATION.



STARBOX ARCHITECTURE
 ABN 44 559 455 974
 LEVEL 1/ 21 BEST STREET DEVONPORT TAS 7310
 t 6424 7736 e info@starbox.net.au w www.starbox.net.au
 Accreditation # CC5544V

Project Title
 901 FORTH ROAD for



FORTH VALLEY
VETERINARY
 CLINIC

Drawing Title
SUBDIVISION PLAN

DEVELOPMENT
APPROVAL

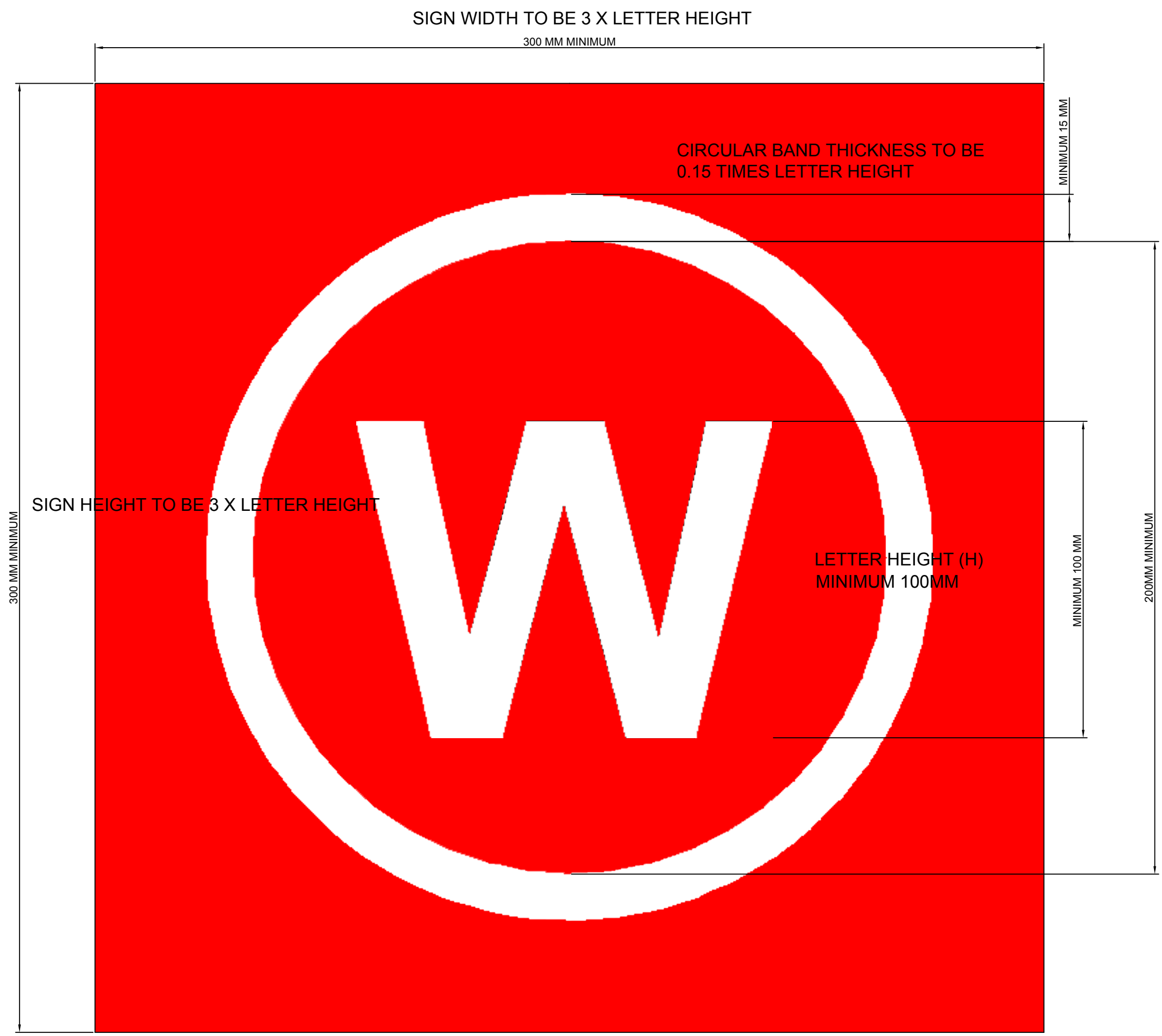
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| | | | |
|------------------------|-------------------|----------------|-------------|
| Plot Date 23/6/2025 | Sheet Size: A3 | Approved JC | Drawn JC |
|------------------------|-------------------|----------------|-------------|

Project Number Drawing Number
 210712 A01/DA1

Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline

10,000 LITRE DOMESTIC FIREFIGHTING STATIC WATER INDICATOR SIGN



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

INSIDE DIAMETER OF CIRCULAR BAND TO BE 2 TIMES LETTER HEIGHT

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

THICKNESS OF CIRCULAR BAND TO BE 0.15 TIMES LETTER HEIGHT

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

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

RED TO BE R-13 SIGNAL RED COLOUR CODE 1795U

WHITE SUBSTRATE COLOUR TO BE PMS 186C

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

SIGN TO BE PERMANENTLY FIXED

CIRCLE INNER DIAMETER
2 X LETTER HEIGHT



References

- (a) Tasmanian Planning Commission 2021, *Tasmanian Planning Scheme – Central Coast (Effective 27 October 2021)*, C13.0 *Bushfire-Prone Areas Code*, Tasmania.
- (b) Australian Standards, AS 3959-2018, *Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney NSW.
- (c) Resource Management & Conservation Division of the Department Primary Industry & Water September 2006, TASVEG, *Tasmanian Vegetation Map*, Tasmania.
- (d) Tasmanian Government, Land Information System Tasmania, www.thelist.tas.gov.au