



Devonport City Council

PUBLIC NOTICE

APPLICATION FOR PLANNING PERMIT

Section 57(3) Land Use Planning Approvals Act 1993

An application for a planning permit has been made which may affect you.

Application Details

Application Number:	PA2025.0130
Proposed Use or Development:	Subdivision (2 lots)
Address of the Land:	13 Wrenswood Drive, Quoiba
Date of Notice:	20/12/2025

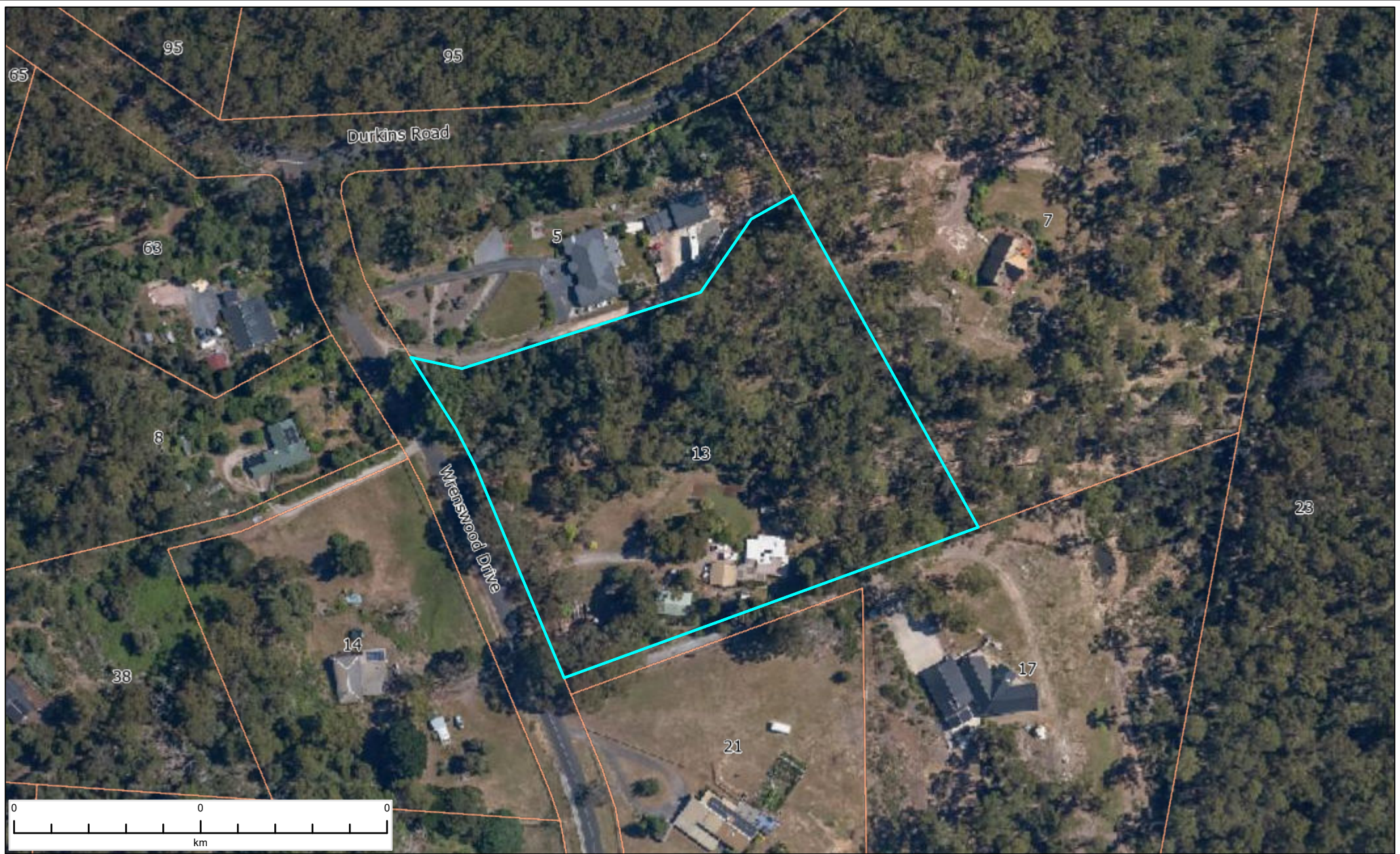
You are invited to view the application and any documents and plans accompanying it on the ground floor of the paranaple centre at 137 Rooke Street, Devonport or on Council's website www.devonport.tas.gov.au

Any person may make a representation relating to the application in accordance with section 57(5) of the *Land Use Planning Approvals Act 1993*, during a period of 14 days commencing on the date of this notice.

Your representation must:

- be received by close of business on **16/01/2026**;
- be in writing; and
- addressed to the Chief Executive Officer, Devonport City Council:
 - P.O. Box 604, Devonport, Tasmania, 7310; or
 - townplanning@devonport.tas.gov.au

If you make a representation then Council must consider your submission before making its decision on the application.



13 Wrenswood Drive, Quoiba



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**Devonport
City Council**



PLANNING REPORT

13 Wrenswood Drive, Quiba
2 Lot Subdivision

54657 | 24th September 2025

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REVISION HISTORY

Revision	Description	Date
0	First Issue	24/09/2025
1		

ENGAGEMENT & COSTS, FEES, CHARGES & INVOICING DIRECTIONS

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PDA Engineers, Surveyors & Planners has been engaged by Land owner (the Permit Holder) to prepare documentation for a planning permit for a 2 Lot Subdivision located on land known as 13 Wrenswood Drive, Quoiba. Any Permit issued is affixed to land and not to any individual or Agent of the Permit Holder.

The services rendered by the Agent are strictly limited to the preparation of documentation in order to obtain planning permissions only. The Agent is not to be considered as the "Permit Holder" as part of any permit condition issued by any Authority and is not responsible for any costs, fees or charges incurred through a Permit Holder enacting a permit condition. All costs, fees and charges including invoices associated with this use or development is borne of the Permit Holder only and is to be addressed to the Permit Holder only.

In such circumstances where the primary Permit Holder named above sells land or otherwise relinquishes the land; the new permit holder is the party responsible for all costs, fees, charges and invoices incurred by enacting any permit issued that is affixed to the land.

In granting any permit or consent for this development the issuing or consenting Authority hereby agree and are bound to the terms listed above.

EXECUTIVE SUMMARY

PROPERTY ADDRESS	13 Wrenswood Drive, Quoiba
PROPOSAL	2 Lot Subdivision

PID/s	7315208
CT/s	245901/1
PLANNING ORDINANCE	Tasmanian Planning Scheme - Devonport Council
LAND ZONING	Rural Living A
SPECIFIC AREAS PLANS	Not applicable to this application
CODE OVERLAYS	CODES
	C2.0 - Parking and Sustainability Transport Code C7.0 - Natural Assets Code C13.0 - Bushfire-Prone Areas Code

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THE LAND – SITE

TITLE & DESCRIPTION

The Certificate of Title for the subject site is C/T: 245901/1, PID: 7315208.

The street address is 13 Wrenswood Drive, Quoiba.

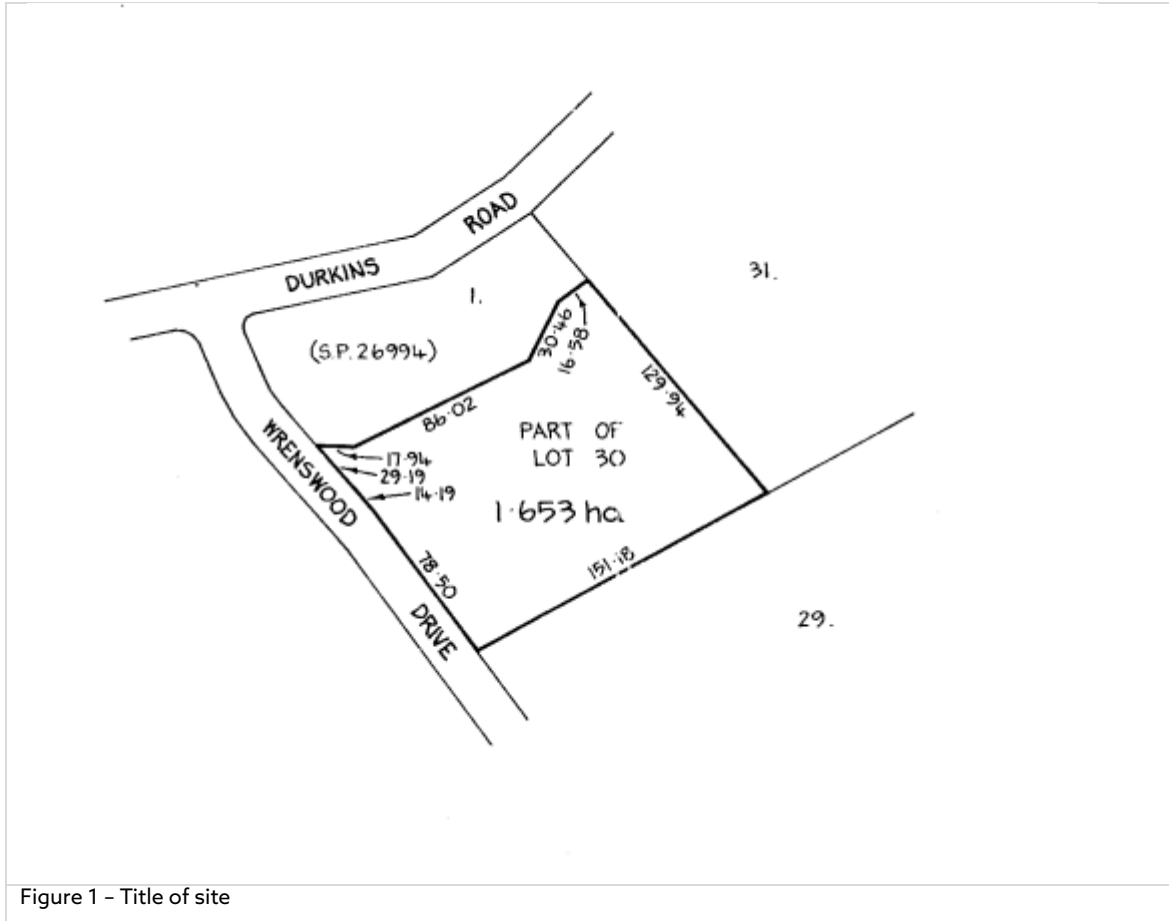


Figure 1 - Title of site

The total land involved in the application is featured in the submission plans and fronts onto Wrenswood Drive.

EXISTING USE AND DEVELOPMENT

The current use of land is residential use with a house and associated sheds located on the property.

DRAINAGE

Drainage to the site is via the following method:

- Stormwater is disposed of through on site tanks with an overflow that is distributed through a soakage area within the allotment.
- Sewerage is intended to be disposed of within an on-site waste water system

ACCESS

Access to the site is via the following method:

- Access to the subject land is off Wrenswood Drive, a council-maintained road.

RETICULATED SERVICES

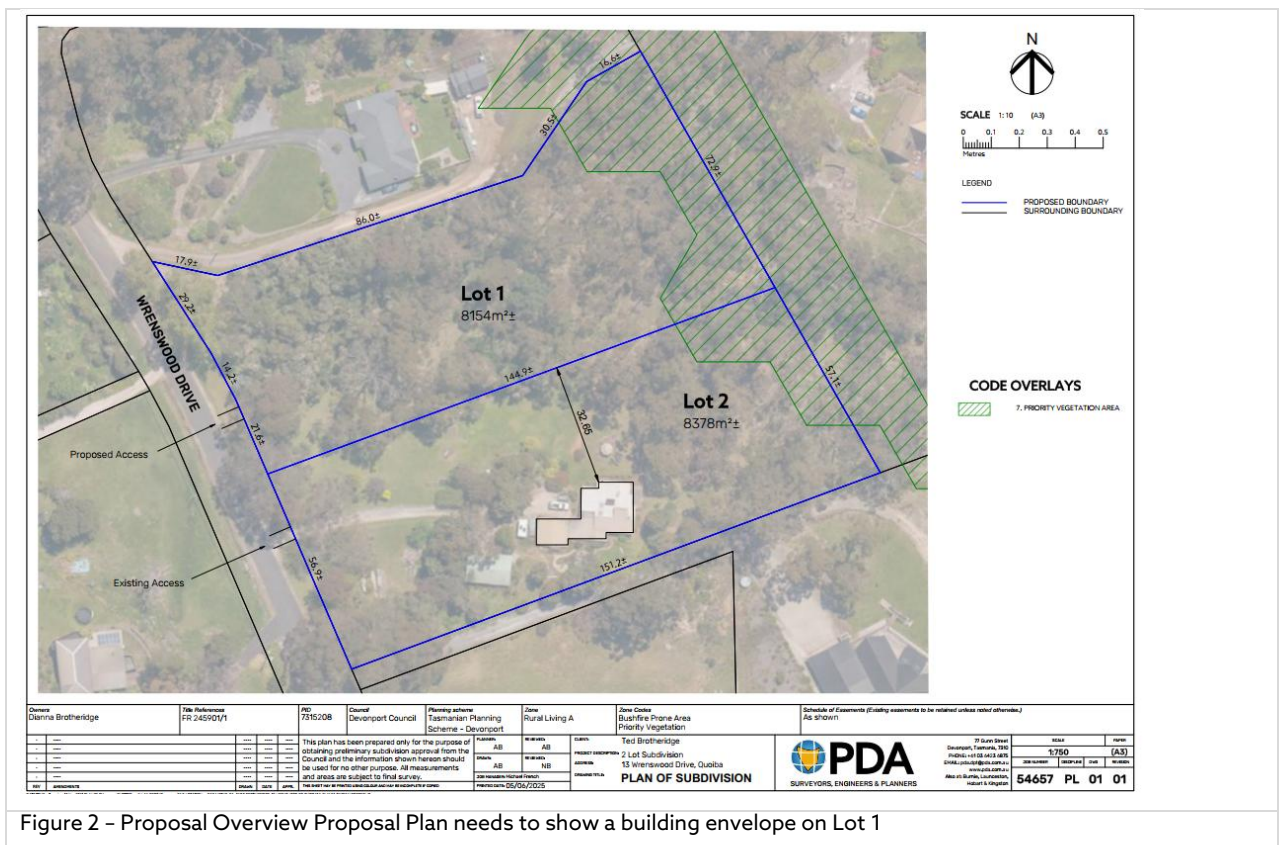
The following describes the reticulated services that service the immediate area:

- Water reticulation is not available to the subject site
- Sewer reticulation is not available to the subject site
- Stormwater reticulation is not available to the subject site

PROPOSAL

The proponents are seeking to develop land which features a 2 Lot Subdivision within the Devonport municipal area under the Tasmanian Planning Scheme.

The purpose of this proposal is to create 2 Lots. Lot 1 will be the new vacant lot and Lot 2 will retain the exiting dwelling and access.



SITE ANALYSIS

CURRENT ZONING

The land is zoned as Rural Living

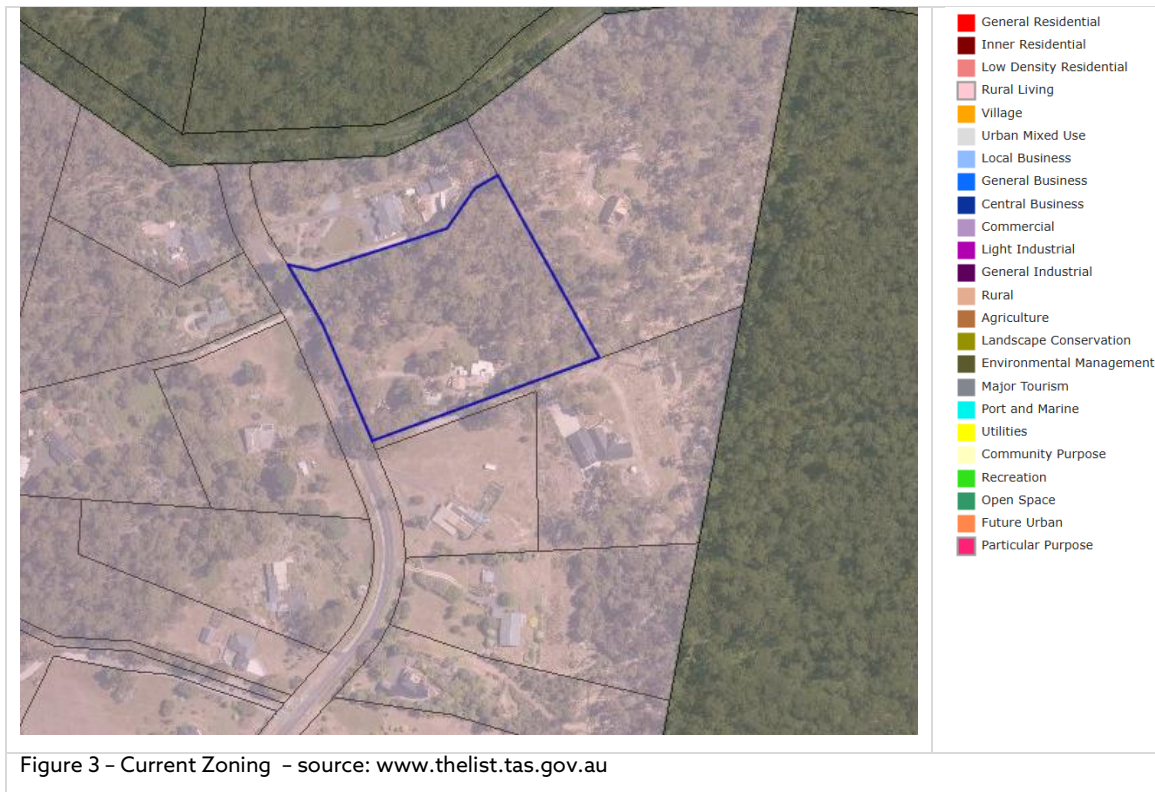


Figure 3 - Current Zoning - source: www.thelist.tas.gov.au

THREATENED FLORA AND FAUNA POINTS

The following is a basemap with existing cadastral parcel overly to show the known locations of threatened Flora and Fauna within proximity to the use/development. It is intended to identify ecological assessments that determine the presence, location, and conservation status of plants and animals, especially for threatened species.

The Threatened Species Protection Act 1995 (TSP Act) is to protect and manage threatened native flora and fauna by providing a legal framework for their conservation.



Figure 4 - Fauna and Flora Points - source: www.thelist.tas.gov.au

Threatened species have been located within close proximity to site however they remain unaffected by this proposal.

LAND OVERLAYS

The following is a basemap with existing cadastral parcel overly demonstrate what overlays are applicable to the application. Further details are discussed in the Codes section seen below.

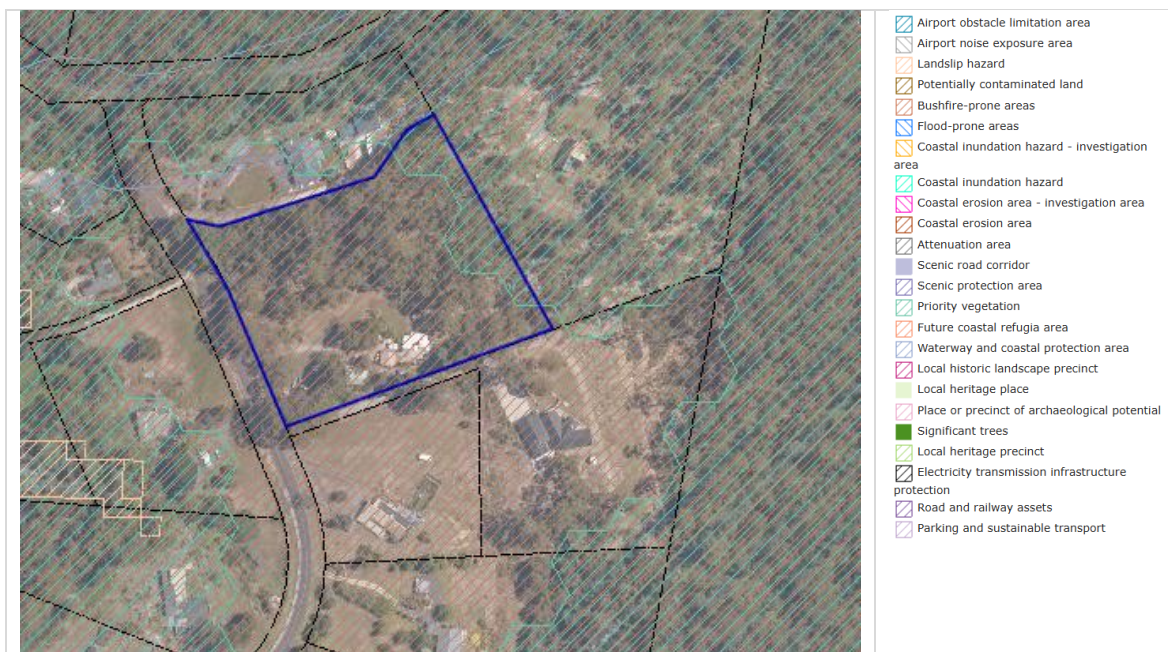


Figure 5 – Planning Scheme Overlays– source: www.thelist.tas.gov.au

Overlays featured in Figure 9 above are discussed in greater detail in the Codes section of this report.

PLANNING SCHEME PROVISIONS

The applicable planning instrument is the Tasmanian Planning Scheme and where applicable, with the Local Area Provisions of the Devonport Council. The subject land is zoned as Rural Living A.

The relevant sections of the Planning Scheme are listed below for discussion. The relevant issue and item identifier is provided and states whether the proposal meets the Acceptable Solutions (AS) or the Performance Criteria (PC) for each relevant section.

The clauses that are not applicable to the proposal have not been discussed.

The applicable Scheme standards for development in the Rural Living Zone are described in the following relevant sections of the Scheme.

ZONE PROVISIONS

Below is a list of the zones that are contained within the Tasmanian Scheme. The relevant zone/s that apply to the subject land feature the responses to clauses applicable to the application:

11.0 RURAL LIVING ZONE

11.1 Zone Purpose

The purpose of the Rural Living Zone is:

- 11.1.1 To provide for residential use or development in a rural setting where:
 - (a) services are limited; or
 - (b) existing natural and landscape values are to be retained.
- 11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.
- 11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off-site impacts.
- 11.1.4 To provide for Visitor Accommodation that is compatible with residential character.

11.5 Development Standards for Subdivision

11.5.1 Lot design

Objective:

That each lot:

- (a) has an area and dimensions appropriate for use and development in the zone;
- (b) is provided with appropriate access to a road; and
- (c) contains areas which are suitable for residential development.

Acceptable Solution	Performance Criteria
<p>A1</p> <p><i>Each lot, or a lot proposed in a plan of subdivision, must:</i></p> <p><i>(a) have an area not less than specified in Table 11.1 and:</i></p>	<p>P1</p> <p><i>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable</i></p>

<p>(i) be able to contain a minimum area of 15m x 20m clear of:</p> <ul style="list-style-type: none"> a. all setbacks required by clause 11.4.2 A2 and A3; and b. easements or other title restrictions that limit or restrict development; and <p>(ii) existing buildings are consistent with the setback required by clause 11.4.2 A2 and A3;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of existing buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) any natural or landscape values; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area, <p>and must be no more than 20% smaller than the applicable lot size required by clause 11.5.1 A1.</p>
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Response

Performance Criteria

The proposed subdivision contains lot sizes of not more than 20% smaller than the applicable lot size required under Table 11.1.

The subdivision provides for the sufficient area and dimensions to accommodate the intended use having regard to the provisions of this clause and evidenced in the submission plans.

Acceptable Solution	Performance Criteria
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 40m.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage;

	<p>(e) the ability to manoeuvre vehicles on the site; and</p> <p>(f) the pattern of development existing on established properties in the area,</p> <p>and is not less than 3.6m wide.</p>
<p>Response Acceptable Solution The proposed subdivision has a frontage of not less than 40m as evidenced in the submission plans.</p>	
Acceptable Solution	Performance Criteria
<p>A3 <i>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</i></p>	<p>P3 <i>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</i></p> <p>(a) the topography of the site;</p> <p>(b) the length of the access;</p> <p>(c) the distance between the lot or building area and the carriageway;</p> <p>(d) the nature of the road and the traffic;</p> <p>(e) the anticipated nature of vehicles likely to access the site; and</p> <p>(f) the ability for emergency services to access the site.</p>
<p>Response Acceptable Solution Each lot of the proposed subdivision provides vehicular access from the boundary of the lot to the road in accordance with road authority.</p>	

Table 11.1 Rural Living Zone minimum lot sizes

Rural Living Zone A	1ha
Rural Living Zone B	2ha
Rural Living Zone C	5ha
Rural Living Zone D	10ha

11.5.2 Roads

Objective:

That the arrangement of new roads with a subdivision provides:

- (a) safe, convenient and efficient connections to assist accessibility and mobility of the community;
- (b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and

(c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

Acceptable Solution	Performance Criteria
<p>A1 <i>The subdivision includes no new roads.</i></p>	<p>P1 <i>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, having regard to:</i></p> <ul style="list-style-type: none"> <i>(a) any relevant road network plan adopted by the council;</i> <i>(b) the existing and proposed road hierarchy;</i> <i>(c) maximising connectivity with the surrounding road network;</i> <i>(d) appropriate access to public transport; and</i> <i>(e) access for pedestrians and cyclists.</i>
<p>Response Acceptable Solution The proposed subdivision does not contain any roads as seen on the submission plans.</p>	

11.5.3 Services

Objective:

That the subdivision of land provides services for the future use and development of the land.

Acceptable Solution	Performance Criteria
<p>A1 <i>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</i></p> <ul style="list-style-type: none"> <i>(a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or</i> <i>(b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service,</i> <p><i>unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.</i></p>	<p>P1 <i>No Performance Criterion.</i></p>
<p>Response Acceptable Solution</p>	

The proposed subdivision is not within 30m of a reticulated water supply and is not capable of connecting to a reticulated supply.

Acceptable Solution

A2

Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must:

- (a) be connected to a reticulated sewerage system; or*
- (b) be connected to a reticulated sewerage system if the frontage of each lot is within 30m of a reticulated sewerage system and can be connected by gravity feed.*

Performance Criteria

P2

Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.

Response

Performance Criteria

The proposed subdivision is capable of accommodating an on-site septic disposal system.

CODES

The following Codes that have been determined as "Applicable" or "Exempted" are indicated as such. The relevant Code/s that apply to the subject application feature the responses to clauses applicable to the proposal.

C2.0 Parking and Sustainable Transport Code

C2.1 Code Purpose

The purpose of the Parking and Sustainable Transport Code is:

- C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.
- C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.
- C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.
- C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.
- C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.
- C2.1.6 To provide for parking precincts and pedestrian priority streets.

C2.5 Use Standards

C2.5.1 Car parking numbers

Objective:

That an appropriate level of car parking spaces are provided to meet the needs of the use.

Acceptable Solution	Performance Criteria
<p>A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:</p> <ul style="list-style-type: none"> (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: <ul style="list-style-type: none"> (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: <p>$N = A + (C - B)$ N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing</p>	<p>P1.1 The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the availability of off-street public car parking spaces within reasonable walking distance of the site; (b) the ability of multiple users to share spaces because of: <ul style="list-style-type: none"> (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) the availability and frequency of other transport alternatives; (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (g) the effect on streetscape; and (h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development, or <p>P1.2 The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p>

<p><i>use or development specified in Table C2.1</i></p> <p><i>C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</i></p>	<p><i>(a) the nature and intensity of the use and car parking required;</i></p> <p><i>(b) the size of the dwelling and the number of bedrooms; and</i></p> <p><i>(c) the pattern of parking in the surrounding area.</i></p>
<p>Response Acceptable Solution Each lot of the proposed subdivision has sufficient space to provide for a building envelope, private open space and quantity of car parking spaces as specified in Table C2.1</p>	

C2.6.3 Number of accesses for vehicles

Objective:

That:

- (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;
- (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and
- (c) the number of accesses minimise impacts on the streetscape.

Acceptable Solution	Performance Criteria
<p>A1</p> <p><i>The number of accesses provided for each frontage must:</i></p> <ul style="list-style-type: none"> <i>(a) be no more than 1; or</i> <i>(b) no more than the existing number of accesses,</i> <p><i>whichever is the greater.</i></p>	<p>P1</p> <p><i>The number of accesses for each frontage must be minimised, having regard to:</i></p> <ul style="list-style-type: none"> <i>(a) any loss of on-street parking; and</i> <i>(b) pedestrian safety and amenity;</i> <i>(c) traffic safety;</i> <i>(d) residential amenity on adjoining land; and</i> <i>(e) the impact on the streetscape.</i>

Response

Acceptable Solution

The proposal provides for a single frontage to each lot as demonstrated on the submission plans.

Acceptable Solution	Performance Criteria
<p>A2</p> <p><i>Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.</i></p>	<p>P2</p> <p><i>Within the Central Business Zone or in a pedestrian priority street, any new accesses must:</i></p> <ul style="list-style-type: none"> <i>(a) not have an adverse impact on:</i> <ul style="list-style-type: none"> <i>(i) pedestrian safety and amenity;</i> <i>or</i> <i>(ii) traffic safety; and</i> <i>(b) be compatible with the streetscape.</i>

Response

Acceptable Solution

Not applicable - the proposal is not within the Central Business Zone and is not within a pedestrian priority street.

C7.0 Natural Assets Code

C7.7.2 Subdivision within a priority vegetation area

Objective:

That:

- (a) works associated with subdivision will not have an unnecessary or unacceptable impact on priority vegetation; and
- (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation.

Acceptable Solution	Performance Criteria
<p>A1 Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:</p> <ul style="list-style-type: none"> (a) be for the purposes of creating separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area. 	<p>P1.1 Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:</p> <ul style="list-style-type: none"> (a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person; (b) subdivision for the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) subdivision involving clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (f) subdivision involving clearance of native vegetation that is of limited

	<p><i>scale relative to the extent of priority vegetation on the site.</i></p> <p>P1.2 <i>Works association with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</i></p> <ul style="list-style-type: none"> <i>(a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;</i> <i>(b) any particular requirements for the works and future development likely to be facilitated by the subdivision;</i> <i>(c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings;</i> <i>(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;</i> <i>(e) any on-site biodiversity offsets; and</i> <i>(f) any existing cleared areas on the site.</i>
<p>Response Acceptable Solution The proposed subdivision does not include any works, building area, bushfire hazard management area, services or vehicular access in a priority vegetation area complying with A1(e).</p>	

C13.0 Bushfire-Prone Areas Code

Please see provided bushfire reports for recommendations.

CONCLUSION

This supporting documentation demonstrates that the proposal being a 2 Lot S supports and furthers the Planning Scheme aims and objectives, relevant Clauses and Schedules as set out for development within the Rural Living A Zone.

Where the proposal does not comply with the Acceptable Solution (AS) it has been demonstrated that the Performance Criteria (PC) are satisfied meeting the objective of the relevant provision and there is not an unreasonable loss of amenity as a consequence of this proposal.

With the above in mind, a planning permit for a 2 Lot Subdivision at 13 Wrenswood Drive, Quoiba is respectfully sought from the Planning Authority.



Contact

For any enquiries, please contact one of our offices:

HOBART

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BUSHFIRE HAZARD REPORT - Version 2
Client – Ted Brotheridge

2 Lot subdivision

13 Wrenswood Drive

Quoiba TAS

Author- Matt Perry

BFP- 175

24 September 2025

Scope of Assessors Accreditation

Matt Perry (BFP- 175) is accredited by the Chief Officer of the Tasmania Fire Service under Section 60B of the *Fire Service Act 1979* for scope of works:

1. Certify a Bushfire Hazard Management Plan for the purposes of the Building Act 2016
2. Certify an Exemption from a Bushfire Hazard Management Plan for the purposes of the Building Act 2016 or the Land Use Planning and Approvals Act 1993
- 3B. Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for small subdivisions for the purposes of the Land Use Planning and Approvals Act 1993.

Works performed by **Matt Perry** that require Tasmania Fire Service endorsement:

4. Certify an Emergency Management Strategy or Bushfire Emergency Plan

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Bushfires in Tasmania are an unpredictable natural phenomenon and preparing a Bushfire Hazard Management Plan increases your chances of defending your property and assists in the protection the people whom frequent it. This Fire Hazard Management Plan in no way guarantees immunity from a bushfire in or around your property or the effects thereof.

Any measures implemented based on the advice from *Environmental Services and Design Pty Ltd*, is offered as potential methods of reducing your properties risk of fire damage only and is not to be relied upon as a total solution. It in no way guarantees that any or all buildings on site will survive the effects of a bushfire nor does it guarantee the safety and security of any individuals whom frequent the property.

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Re-Certification – Ability to Re-Evaluate

If in the event that the land owner requests a re-assessment of this plan due to a reduced or eliminated bushfire risk in the future; an Accredited Bushfire Assessor can over-ride any or all of the requirements or provisions of this plan. This provision serves to formally expunge any Part 5 Agreement with a Council Planning Authority (if placed on a Title as a condition of Permit) or to reduce the construction standards required under AS3959 *Construction of Buildings in Bushfire Prone Areas* (as amended) if the bushfire risk is reduced to **BAL – LOW** or a threat no longer exists.

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Appendix A – Plan of Subdivision

Appendix B – Bushfire Hazard Management Plan

Appendix C – Requirements for Property Access and Water Supply

Appendix D – Planning Certificate

1. Introduction

Environmental Services and Design Pty Ltd has been engaged to complete a bushfire hazard management assessment for a proposed 2 lot subdivision.

No building area is shown on the plan of subdivision for lot 1. In consultation with the client regarding the location of a building area that may be used for future construction of a dwelling a 20m x 20m building area will be shown on the bushfire hazard management plan for assessment purposes only. Lot 2 contains an existing dwelling that will be used for the assessment.

The purpose of this report is to document the assessment, bushfire attack level and associated hazard management areas under the Tasmanian Building Regulations 2016, Tasmanian Planning Scheme – Devonport Code C13 and AS3959-2018.

2. Site Description

2.1 Property Details

Property Address	13 Wrenswood Drive Quoiba
Certificate of Title	CT – 245901/1 PID 7315208
Type of Application	2 lot subdivision
Area	Lot 1 – 8154m ₂ Lot 2 – 8378m ₂
Zoning	Rural Living Zone A - Zone 11
Surrounding Zoning	Rural living in all directions
Planning Scheme	Tasmanian Planning Scheme – Devonport
Existing land Use	Residential
Proposed land use	Residential



Site Aerial

2.2 Surrounding Land Use

Surrounding land use consists of agricultural developed Rural Living lots with associated dwellings, cultivated gardens, outdoor areas and non-vegetated access roads and parking areas in all directions.

3. Proposed Development

The proposal is for a 2-lot subdivision for 2 lots to be created from 1 existing lot.

Plan of Subdivision prepared by PDA Job Number 54657 dated 05/06/2025 is at appendix A.

4. Bushfire Hazard Assessment

A site assessment was carried out on 2 April 2025.
Report assessment was conducted on 7 July 2025.
Report was revised on the 24 September 2025

4.1. Vegetation & Effective Slope

Vegetation and relevant effective slopes within 100m of the proposed assessed building areas for both lots have been inspected and classified in accordance with AS 3959-2018.

The surrounding lots contain dwellings, other buildings, non-vegetated access roads, parking areas, cultivated gardens and managed lawns. The existing dwelling of lot 2 also contains managed lawns and cultivated garden areas. These areas are assessed as low threat as well as the Wrenswood Drive Roadway under AS3959 2.2.3.2.

The vegetation to the north and east elevations within the original lot contains a mix of forest and woodland vegetation and is assessed as forest for the assessment.

Vegetation

Lot 1

- North – forest to 24m then low threat to 71m then forest to 100m,
- South – low threat
- East – forest to 100m,
- West – forest to 35m then low threat to 100m

Lot 2

- North – low threat to 21m then forest to 100m,
- South – low threat to 93m then forest to 100m,
- East – forest to 100m,
- West – low threat to 100m.

Topography

Lot 1

Effective slope under assessable vegetation was assessed as:

- North – upslope
- South – upslope,
- East – 5-10° downslope,
- West – upslope.

Lot 2

Effective slope under assessable vegetation was assessed as:

- North – 0-5° downslope,
- South – 5-10° downslope,
- East – 5-10° downslope,
- West – upslope.



Image 4.1.1 – Low threat south of lot 2



Image 4.1.2 access road and cultivated gardens north of lot 1



Image 4.1.3 forest east from original lot



Image 4.1.4 forest from the existing dwelling of lot 2 across lot 1



Image 4.1.5 managed lawns and cultivated gardens west of lot 2



Image 4.1.6 forest east of lot 2



Image 4.1.7 forest along Durkins Road north of the original lot

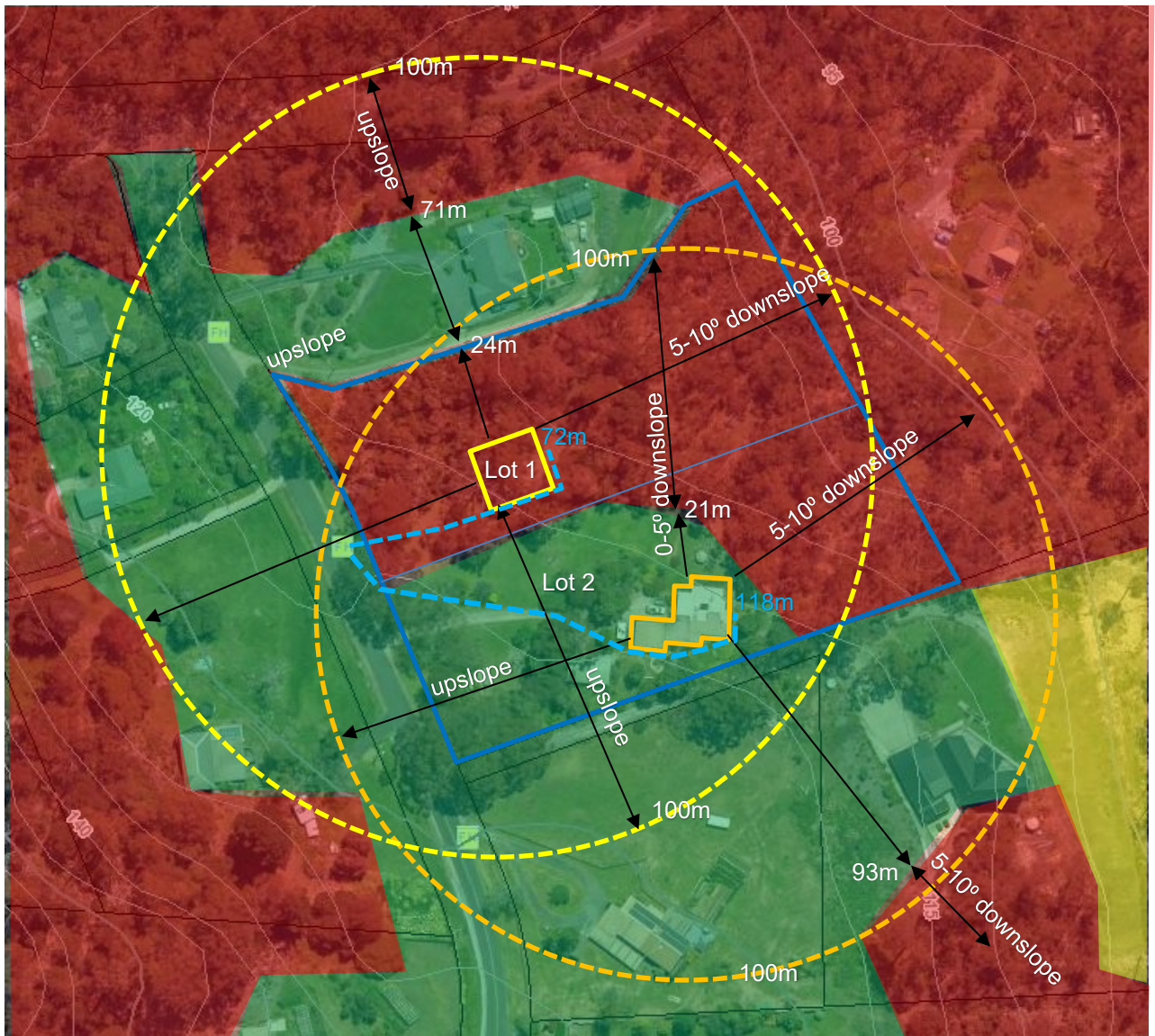


Image 4.1.8– Site Analysis

- Legend
- Low threat
 - Grassland
 - Forest
 - Hose lay

4.2. Bushfire Attack Level

Lot 1

A Bushfire Attack Level assessment has been completed using Method 1 of AS 3959-2018. Assessment relates to the subdivision.

Step 1: Relevant fire danger index (clause 2.2.2): FDI 50

Step 2: Assess the vegetation within 100m in all directions

Vegetation Classification	N	S	E	W
Group A - Forest	X		X	X
Group B – Woodland				
Group C – Shrubland				
Group D – Scrub				
Group E – Mallee/Mulga				
Group F – Rainforest				
Group G – Grassland				
Low threat (cl. 2.2.3.2)	X	X		X

Step 3: Distance from classified vegetation (clause 2.2.4)

	N	S	E	W
Existing distance	0-24m Forest 24-71m Low threat 71-100m forest	0-100m	0-100m	0-50m forest 50-100m Low threat
Proposed HMA distance	14m To boundary	8m To boundary	34m	23m

Step 4: Effective slope under classified vegetation

	N		S		E		W	
	Upslope/0	X	Upslope/0	X	Upslope/0		Upslope/0	X
	>0-5°		>0-5°		>0-5°		>0-5°	
	>5-10°		>5-10°		>5-10°	X	>5-10°	
	>10-15°		>10-15°		>10-15°		>10-15°	
	>15-20°		>15-20°		>15-20°		>15-20°	

Step 5: Determination of Bushfire Attack Level (BAL)

	N	S	E	W
BAL value for each quadrant	19	19	19	19

The applicable Bushfire Attack Level is: **BAL – 19**

Lot 2

A Bushfire Attack Level assessment has been completed using Method 1 of AS 3959-2018. Assessment relates to the subdivision.

Step 1: Relevant fire danger index (clause 2.2.2): FDI 50

Step 2: Assess the vegetation within 100m in all directions

Vegetation Classification	N	S	E	W
Group A - Forest	X		X	
Group B – Woodland				
Group C – Shrubland				
Group D – Scrub				
Group E – Mallee/Mulga				
Group F – Rainforest				
Group G – Grassland				
Low threat (cl. 2.2.3.2)	X	X		X

Step 3: Distance from classified vegetation (clause 2.2.4)

	N	S	E	W
Existing distance	0-21m Low threat 21-100m forest	0-93m Low threat 93-100m forest	0-100m	0-100m
Proposed HMA distance	32m To boundary	8m To boundary	34m	58m To boundary

Step 4: Effective slope under classified vegetation

	N		S		E		W	
	Upslope/0		Upslope/0		Upslope/0		Upslope/0	X
	>0-5°	X	>0-5°		>0-5°		>0-5°	
	>5-10°		>5-10°	X	>5-10°	X	>5-10°	
	>10-15°		>10-15°		>10-15°		>10-15°	
	>15-20°		>15-20°		>15-20°		>15-20°	

Step 5: Determination of Bushfire Attack Level (BAL)

	N	S	E	W
BAL value for each quadrant	19	12.5	19	12.5

The applicable Bushfire Attack Level is: **BAL – 19**

5. Bushfire Protection Measures

LOT 1

The Bushfire Attack Level assessment for lot 1 is based on the assessed building area. The Bushfire Attack Level is assessed as **BAL 19**.

Hazard management

Hazard management area is not required until such time as a habitable building is constructed.

- If a future habitable building is constructed within the assessed building area of the Lot a Hazard Management Area must be established and maintained as shown on the Bushfire Hazard Management Plan drawing at appendix B to the building surveyor's satisfaction and maintained by the owner thereafter.

Hazard Management Distance

**N – to boundary,
S – to boundary,
E – 34m,
W – 23m.**

LOT 2

The Bushfire Attack Level assessment for lot 2 is based on the existing dwelling. The Bushfire Attack Level is assessed as **BAL 19**.

Hazard management

- Hazard management areas must be established and maintained as shown on the Bushfire Hazard Management Plan at appendix B.
- The hazard management area for lot 2 has been extended to the boundary for the north and west elevations to ensure the managed areas of the lot continue to be maintained in a low threat state.
- Requirements of the Bushfire hazard management plan must be implemented prior to sealing of the final plan of subdivision and maintained by the owner thereafter.

Hazard Management Distance

**N – to boundary,
S – to boundary,
E – to boundary,
W – 34m.**

Lot 1 and Lot 2

Water Supply

- The property does have Taswater reticulated hydrants in the area. The hydrant is within 120m of lot 1 building area but not within 120m of the lot 2 existing dwelling.
- Lot 2 must install an access gate as shown on the bushfire hazard management plan to allow the hose lay between the hydrant and dwelling to be within 120m.

Access

- Access for both lots to is not required access to access a firefighting water point.
- Access complies with the requirements of Table C13.2 of Bushfire Prone Areas Code C13 there are no specific design or construction requirements for access for either lot.

6. Statutory Compliance

The applicable bushfire requirements are specified in the *Tasmanian Planning Scheme – Devonport Code C13 – Bushfire Prone Areas Code*.

Table 1 – Compliance Schedule

Deemed-to-Satisfy requirement	Compliance
C13.4.1 Exemptions	N/A
C13.6.1 Hazard management areas	Subject to implementing the hazard management area prescribed on the Bushfire Hazard Management Plan, the proposal will comply with clause C13.6.1 A1(b).
C13.6.2 Property access	Property access is not required to access a firefighting water point as prescribed in section 5 access. The proposal will comply with clause C13.6.2 A1(b)
C13.6.3 Water supply for firefighting	Lot 1 - Reticulated water supply for firefighting purposes complies with clause C13.6.3 A1(b) of C13 – Bushfire Prone Areas Code. Lot 2 subject to the installation of the access gate as prescribed in section 5 the proposed lot 2 will comply with clause with clause C13.6.3 A1(b) of C13 – Bushfire Prone Areas Code.

7. Conclusion

The building area shown on the bushfire hazard management plan for lot 1 is for assessment purposes only.

If a future habitable building is constructed within the lot 1 outside the building area shown on the bushfire hazard management plan an updated Bushfire Hazard Report will be required.

A bushfire hazard management plan is required and attached as appendix B. This Bushfire Hazard Report must be read in conjunction with the bushfire hazard management plan.

The requirements of the bushfire hazard management plan for lot 2 must be inspected by Council and fully implemented prior to the sealing of the final plans to the satisfaction of Council planning staff.

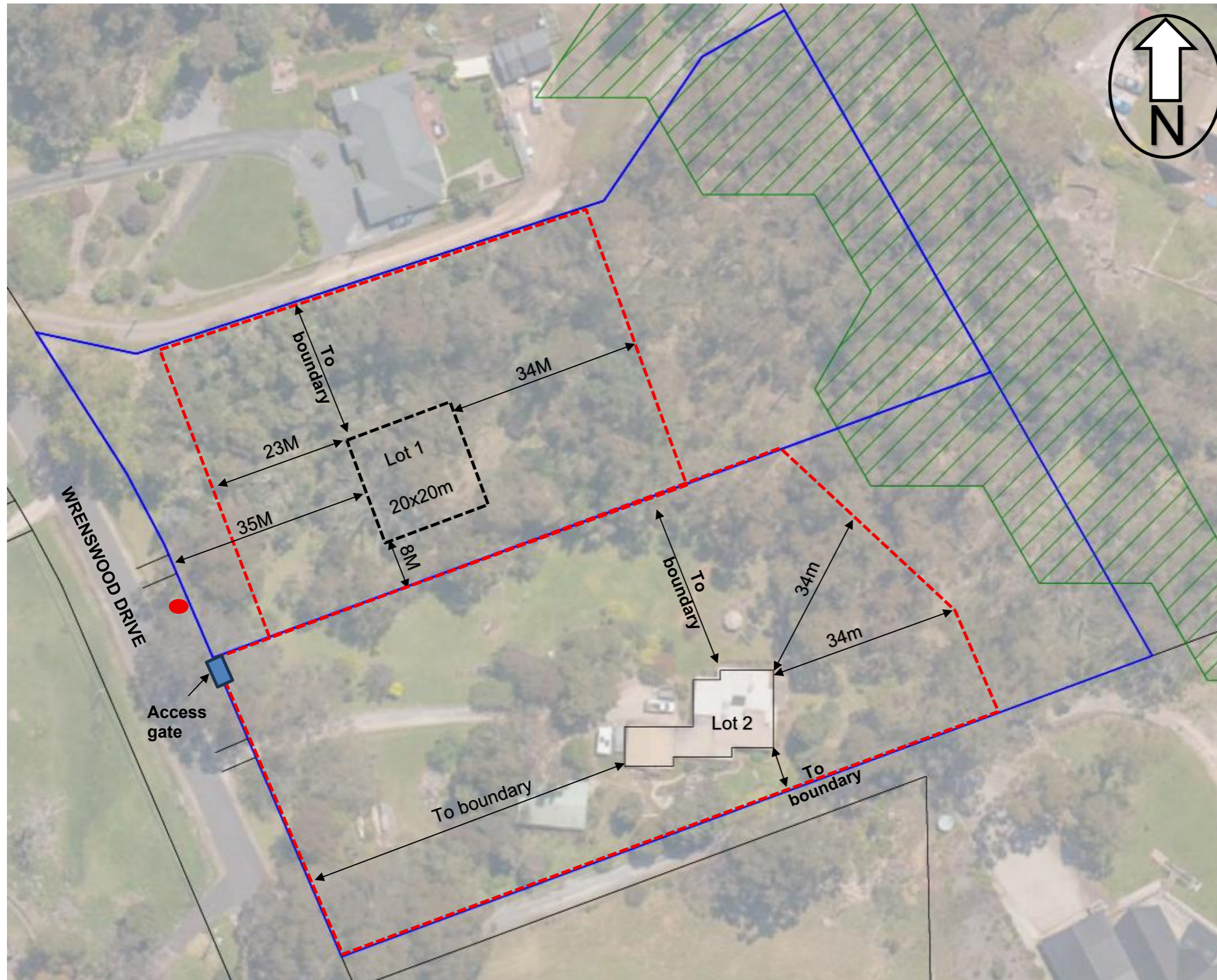
The proposal has the capability to meet the requirements of the Tasmanian Planning Scheme – Devonport Code C13 – Bushfire Prone Areas Code and AS3959-2018 for **BAL 19** for all lots.

Appendix A – Plan of Subdivision






Owners Dianna Brotheridge	Title References FR 245901/1	PID 7315208	Council Devonport Council	Planning scheme Tasmanian Planning Scheme - Devonport	Zone Rural Living A	Zone Codes Bushfire Prone Area Priority Vegetation	Schedule of Easements (Existing easements to be retained unless noted otherwise.) As shown
<p>This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.</p>				PLANNED: AB DRAWN: AB JOB MANAGER: Michael French	CLIENT: Ted Brotheridge PROJECT DESCRIPTION: 2 Lot Subdivision ADDRESS: 13 Wrenswood Drive, Quoiba DRAWING TITLE: PLAN OF SUBDIVISION	SURVEYORS, ENGINEERS & PLANNERS	77 Gunn Street Devonport, Tasmania, 7310 PHONE: +61 03 6423 6676 EMAIL: pda.dp@pda.com.au www.pda.com.au Also at: Burnie, Launceston, Hobart & Kingston
SCALE: 1:750 (A3)		JOB NUMBER: 54657 PL 01 01		DISCIPLINE: SURV		SHEET: 01	

Appendix B – Bushfire Hazard Management Plan



13 Wrenswood Drive
QIOIBA
CT - 245901/1

BAL – 19 – All Lots

LEGEND	
	Priority Vegetation
	Hazard Management Area
	Hydrant

Maintenance prior to the onset of each fire season

- Guttering on all habitable structures must be inspected and cleared of debris annually
- Ensure all hoses and brass connections are in good working order
- All valley and wall/roof junctions are inspected and debris removed
- Roof sheeting inspected for damages or dislodged roofing materials (replace if necessary)
- Painted surfaces are in good condition and decaying timbers given particular attention to repair
- Screens/shutters on windows and doors are in good working condition and fit well without breaks, holes or tears,
- Door mats to be of non-combustible materials

Woodpiles, garden sheds and other combustible materials to be kept well away from habitable structures.

General

- Plan to be read in conjunction with Bushfire Hazard Assessment Report v2.0
- Ensure that all relevant consultants and contractors are provided with a full copy of this plan and supporting report
- Lot 1 requirements of the hazard management plan must be implemented prior to sealing of the final plan of subdivision and maintained by the owner thereafter.

General Notes

Design and Construction

- Design and construction must conform to **BAL – 19** minimum specifications under AS3959:2018

Hazard Management (HMA)

- It is the responsibility of the landowner to maintain the landscaping in accordance with the Bushfire Hazard Management Plan
- Establish hazard management area for whole site as shown on the Bushfire Hazard Management Plan.
- Ensure fuels are reduced sufficiently & other hazards are removed such that the fuel & other hazards do not significantly contribute to the bushfire attack
- The hazard management area is to be regularly maintained and managed and in particular between the months of September and March in each calendar year.
- Landscaping in the HMA is to be minimised with grass maintained to a maximum height of 100mm
- Pathways and landscaping material surrounding any habitable structures must be of non-combustible elements for a minimum of 1m from any external walls or decks
- To be established prior to occupancy

Water supply

- Access gate for fire fighter access must be installed.

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:

13 Wrenswood Drive Quoiba Tasmania

Certificate of Title / PID:

CT: 245901/1 PID – 7315208

2. Proposed Use or Development

Description of proposed Use and Development:

2 lot subdivision

Applicable Planning Scheme:

Tasmanian Planning Scheme – Devonport

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision (54657)	PDA	05/06/2025	
Bushfire Hazard Report	Matt Perry BFP-175	24 September 2025	2
Hazard Management Plan	Matt Perry BFP-175	24 September 2025	2

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

4. Nature of Certificate

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

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

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

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

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

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

<input 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
<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 type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner


Name:	Matthew Perry	Phone No:	6431 2999
Postal Address:	Environmental Service and Design Pty Ltd PO Box 231 WYNYARD TAS 7325	Email Address:	mperry@esandd.com.au
Accreditation No:	BFP – 175	Scope:	1, 2 and 3B

6. Certification

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

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

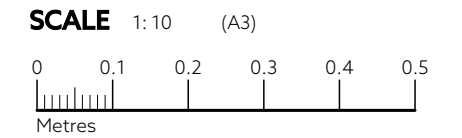
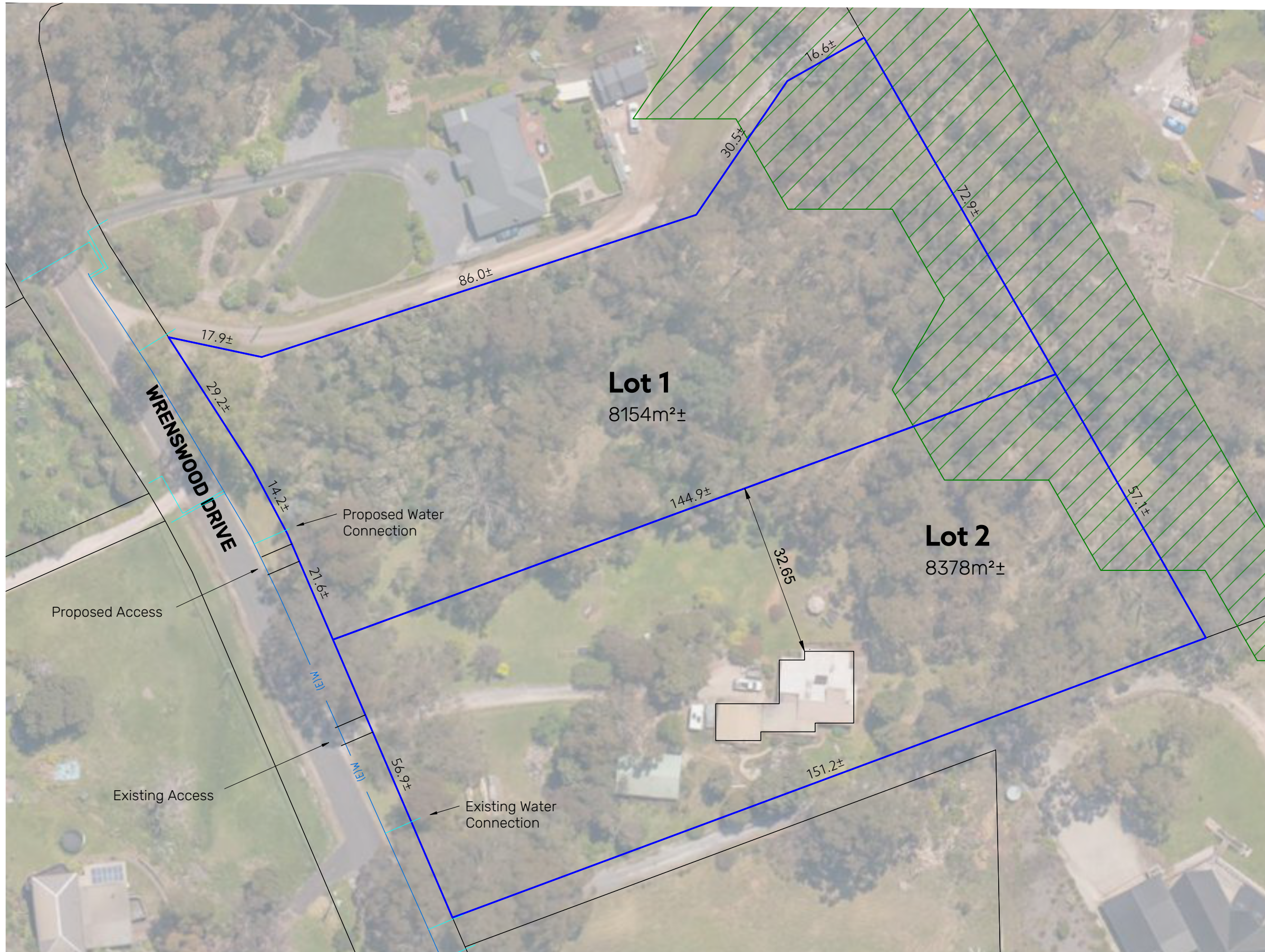
Signed:
certifier



Name: Matthew Perry **Date:** 24/09/2025

Certificate Number: 9709-1

(for Practitioner Use only)



LEGEND

— PROPOSED BOUNDARY

— SURROUNDING BOUNDARY

CODE OVERLAYS

7. PRIORITY VEGETATION AREA

Owners Dianna Brotheridge		Title References FR 245901/1		PID 7315208	Council Devonport Council	Planning scheme Tasmanian Planning Scheme - Devonport	Zone Rural Living A	Zone Codes Bushfire Prone Area Priority Vegetation	Schedule of Easements (Existing easements to be retained unless noted otherwise.) As shown																																																																								
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