



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.

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### Application Details

Application Number:	<b>PA2025.0199</b>
Proposed Use or Development:	<b>3 lot subdivision (one additional lot)</b>
Address of the Land:	<b>51 &amp; 65 Laycock Road, Spreyton</b>
Date of Notice:	<b>24/01/2026</b>

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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](http://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 **10/02/2026**;
- 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](mailto:townplanning@devonport.tas.gov.au)

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

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## 51 & 65 Laycock Road, Spreyton



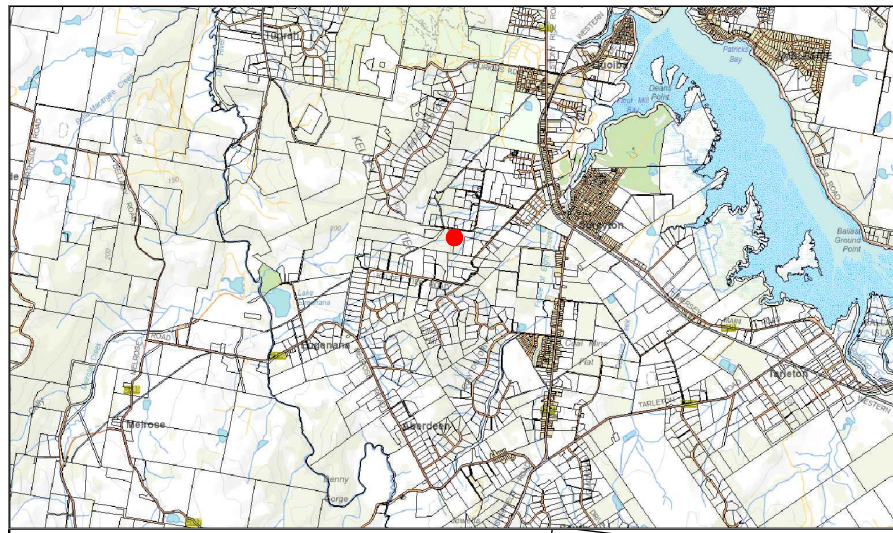
This map is made available for the purpose of providing access to Devonport City Council information and not as professional advice. The information contained on the map is diagrammatic only. All information should be verified on site, or with the appropriate State Government Department or Council Office, prior to being used for any purpose.

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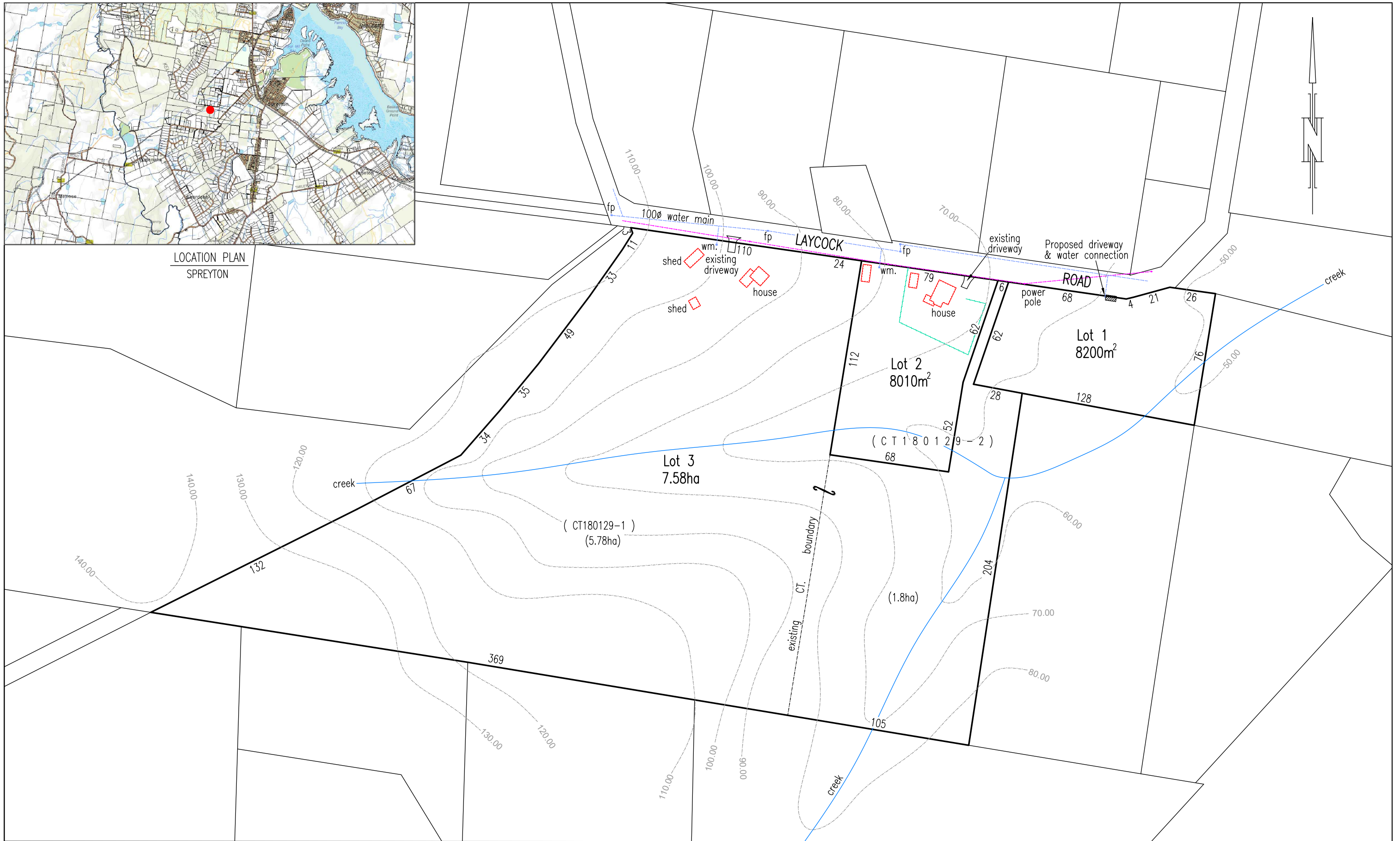
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**Devonport  
City Council**

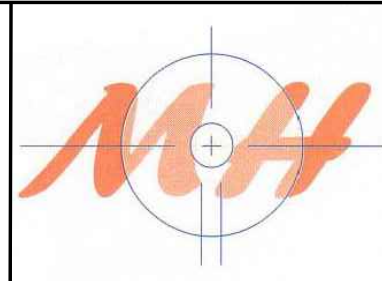


LOCATION PLAN  
SPREYTON



This plan has been prepared only for the purpose of obtaining subdivision approval from the local planning authority & the information shown hereon should be used for no other purpose.

All dimensions & areas subject to final survey .  
All measurements are in metres .



**MICHELL HODGETTS SURVEYORS**  
A.C.N. 109 596 152  
AUTHORISED SURVEYORS  
DEVONPORT – SMITHTON – LAUNCESTON – SCOTTSDALE  
P.O. Box 712 , Devonport 7310 Telephone (03) 6424 5144  
AUSDOC DX 70346 , Devonport Fax (03) 6423 4090  
E.Mail : mhasurv@bigpond.net.au

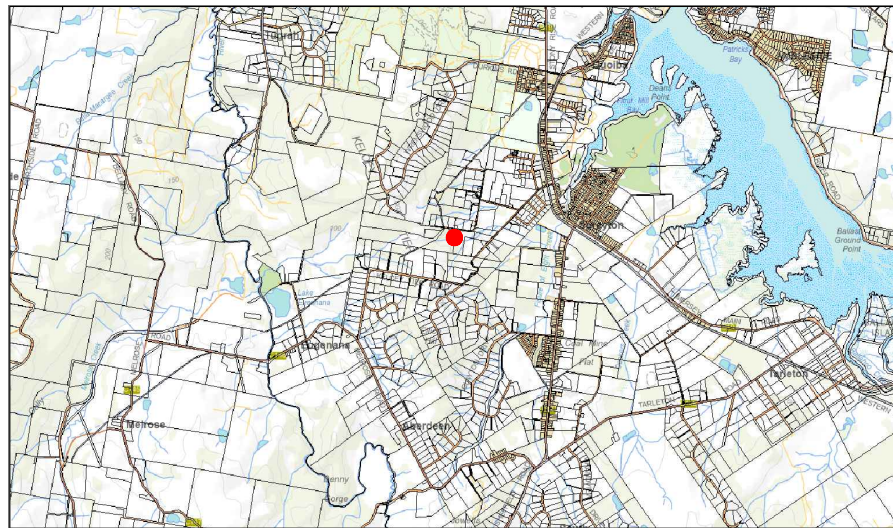
**PROPOSED SUBDIVISION**

*51 & 65 Laycock Road, Spreyton*  
*P.R. Brooke, T.W. & K.L. Brooke*

Drawn : J.A.T | Scale : 1:2000 (A3) | Date : 03/10/25

Drawing No.  
**225119**

Paul Hodgetts – Registered Land Surveyor

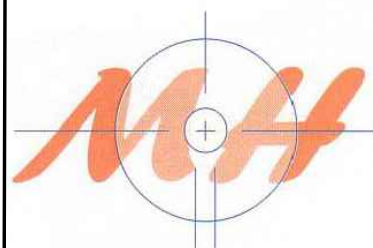


LOCATION PLAN  
SPREYTON



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 E.Mail : mhasurv@bigpond.net.au

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 P.R. Brooke, T.W. & K.L. Brooke*

Drawn : J.A.T

Scale :1:2000 (A3)

Date :03/10/25

Drawing No.

**225119**

Paul Hodgetts – Registered Land Surveyor

Planning Department  
Devonport City Council  
137 Rooke Street  
DEVONPORT TAS 7310

5 December 2025

Dear Sir/madam,

**RE: Planning Application, Subdivision – 51 Laycock Road and 65 Laycock Road, Spreyton**

This letter is prepared in support of a proposal on behalf of Paul Brooke for a three-lot subdivision at land identified in CT 180129/1 and CT 180129/2. An existing single dwelling and outbuildings are located on Lot 2 as well as proposed Lot 3.

Two lots currently exist; the subdivision will create one additional lot. Lots 2 and 3 will maintain existing access to Laycock Road, with Lot 1 provided with a new access to Laycock Road.

Lot number	Area	Frontage
1	8200m <sup>2</sup>	Min. 93m
2	8010m <sup>2</sup>	79m
3	7.58ha	134m

The subject land is zoned Rural Living Zone A within the Tasmanian Planning Scheme - Devonport Local Provisions Schedule, effective 18<sup>th</sup> November 2020, and subject to the Bushfire-Prone Areas Code, the Landslip Hazard Code (Lot 3) and the Natural Assets Code (Priority vegetation area and Waterway and coastal protection area).

**Rural Living Zone**

**11.5 Development Standards for Subdivision**

**11.5.1 Lot Design**

**A1** – Lot 3 will have an area not less than 1ha (7.58ha). Lot 3 is able to contain a minimum area of 15m x 20m clear of all setbacks required by clause 11.4.2 A2 and A3 and any easements (minimum 20m from a frontage and minimum 10m from a side and rear boundary). The existing dwelling on Lot 3 is consistent with the setback required by clause 11.4.2 A2 and A3 to the new boundaries. Lot 3 complies with the acceptable solution.

**P1** – Lot 1 and Lot 2 rely upon assessment against the performance criteria due to being less than 1ha (8200m<sup>2</sup> and 8010m<sup>2</sup> respectively). Lot 1 has sufficient useable area and

dimensions for the intended residential use, having regard to intended location of buildings on each lot. The Bushfire Hazard Management Plan details future buildable areas that consider the constraints of the sites including, bushfire risk, waterways and priority habitat areas. Lot 1 is sufficient in area to accommodate onsite wastewater and stormwater disposal for a typical residential dwelling. The lot provides for adequate provision of private open space and is consistent with the character of the pattern of development on established properties in the area, with many titles similar in size or even smaller. Lot 1 is to be no more than 20% smaller than the applicable lot size required by clause 11.5.1 A1.

Lot 2 contains an existing single dwelling including parking, onsite wastewater management system and associated private open space. An existing outbuilding is located within 10m of a side boundary; however this is an existing boundary and not a new boundary.

The lot provides for adequate provision of private open space and is consistent with the character of the pattern of development on established properties in the area, with many titles similar in size or even smaller. Lot 2 is to be no more than 20% smaller than the applicable lot size required by clause 11.5.1 A1.

The proposal is consistent with the performance criteria.

**A2** – Each lot is to have a frontage to Laycock Road of at least 40m. Acceptable solution met.

**A3** - Each lot is provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority. One new access is proposed, and should Council consider that the existing accesses are not to Council's standard, a condition could be placed upon any approval requiring upgrades.

#### **11.5.2 Roads**

**A1** – Proposal complies, the subdivision does not include any new roads.

#### **11.5.3 Services**

**A1** – Each lot is able to be connected to the relevant water supply service. One new water connection to Lot 1 is proposed.

**A2** – Lots 1, 2 and 3 rely on the performance criteria as the lots are not connected or able to be connected to a reticulated sewerage system.

**P2** – The existing habitable buildings on Lot 2 and Lot 3 are provided with an existing on-site wastewater treatment system adequate for the existing use and development of the land. Adequate setbacks to proposed boundaries have been provided from the existing infrastructure.

Proposed Lot 1 is of sufficient area and capable of accommodating an onsite wastewater treatment system adequate for the future use and development of the land. The proposal is consistent with the performance criteria.

#### **CODES**

##### **C2.0 Parking and Sustainable Transport Code**

Proposal complies where relevant to C2.5.1, no changes to existing parking arrangements for the Lot 2 and Lot 3 is proposed, at least 2 car parking spaces are existing and provided on

site. Lot 1 has sufficient area to accommodate on site car parking at the time of consideration of a future dwelling.

### **C3.0 Road and Railway Assets Code**

One new vehicle crossing is proposed to Lot 1, which will not result in any increase in traffic movement by the proposed subdivision. Any further development on Lot 1 may be required to consider this Code further dependent on the use, although likely to be a single dwelling with less than 7-9 vehicle movements per day on average anticipated. The subdivision is not within a road or railway attenuation area.

### **C7.0 Natural Assets Code**

**The application of this Code does apply to this subject site as the Code applies to priority vegetation areas within the Rural Living Zone and development on land within a waterway and coastal protection area.**

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

**P1** – The proposal will not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area as demonstrated by the Plan of Subdivision as prepared by Michell Hodgetts Surveyors. The proposal complies with A1 (e).

#### **C7.7.2 Subdivision within a priority vegetation area**

**P1.1 and P1.2** – There are no listed threatened Flora or Fauna species on the subject site or in close proximity.

A small amount of vegetation removal is required to provide for hazard management area for the existing dwelling on proposed Lot 3 for that specified for BAL 19. This will require an extension of managed area from 23m to 41m to the southeast and from 18m to 23m to the southwest. Lot 2 will require also a small extension to the existing managed area; however this will involve grassland vegetation only to be maintained to less than 10cm in height. In accordance with Table 4.4.1 (c), fire hazard management in accordance with a bushfire hazard management plan approved as part of a use or development is exempt. The clearance of native vegetation is also within a private garden on Lot 3 and Lot 2 and therefore in accordance with C7.4.1 (c)(ii), the development is exempt from this code.

The proposed indicative build area on Lot 1 is located within an existing cleared area, and any associated future vegetation management for the prescribed hazard management area is not within the priority vegetation area.

### **C13.0 Bushfire-Prone Areas Code**

Attached to this submission is a Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan prepared by Rebecca Green BFP—116, dated: 5 December 2025 demonstrating compliance with the relevant acceptable solutions.

### **C15.0 Landslip Hazard Code**

Subdivision of land within the medium landslip hazard band is exempt from this Code in this instance as the proposal does not involve significant works or creation of a new road or extension of an existing road (Clause C15.4.1 (e) and (i)) within the mapped overlay areas. In fact, no works at all are proposed within these landslip band.

The proposal is considered to be consistent with the Tasmanian Planning Scheme – Devonport and should therefore be considered for approval.

Kind Regards,

A handwritten signature in black ink, appearing to read 'R Green', is placed on a light blue rectangular background.

Rebecca Green

Senior Planning Consultant  
m – 0409 284422  
e – [admin@rgassociates.com.au](mailto:admin@rgassociates.com.au)

# Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

51 Laycock Road and 65 Laycock Road, Spreyton



**Prepared for (Client)**

Paul Brooke

71 Laycock Road

SPREYTON TAS 7310

**Assessed & Prepared by**

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

PO Box 2108 LAUNCESTON TAS 7250

Mobile: 0409 284 422

Version 1

5 December 2025

Job No: RGA-B3019

## **Executive Summary**

The proposed development at 51 Laycock Road and 65 Laycock Road, Spreyton, 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 – Devonport, 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 subdivision for 3 lots. Two titles currently exist. A single dwelling will each be retained on proposed Lot 2 as well as proposed Lot 3.

## 2.0 Site Description for Proposal (Bushfire Context)

### 2.1 Locality Plan

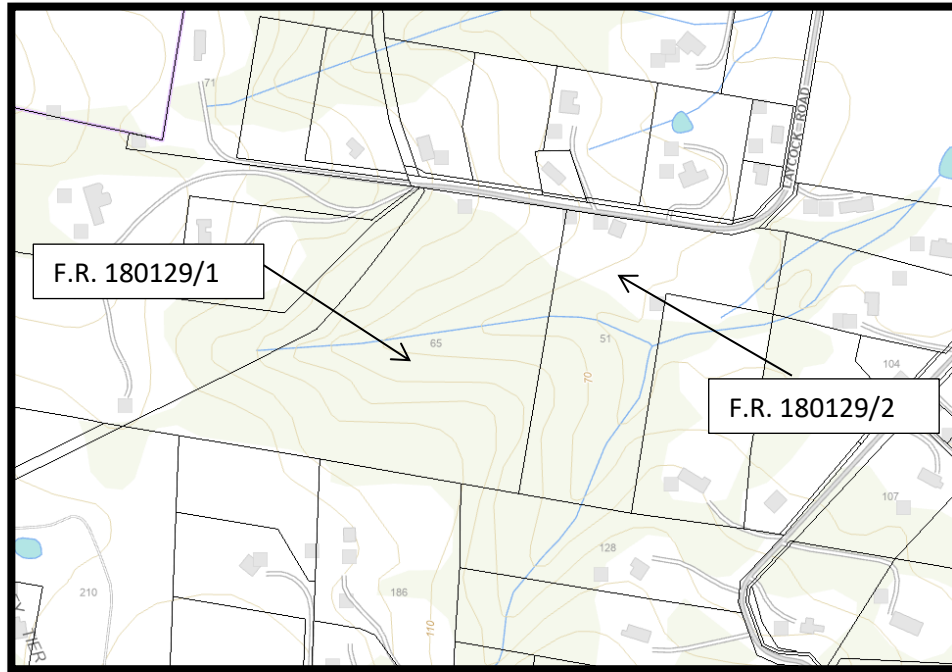


Figure 1: Location Plan of 51 Laycock Road and 65 Laycock Road, Spreyton

### 2.2 Site Details

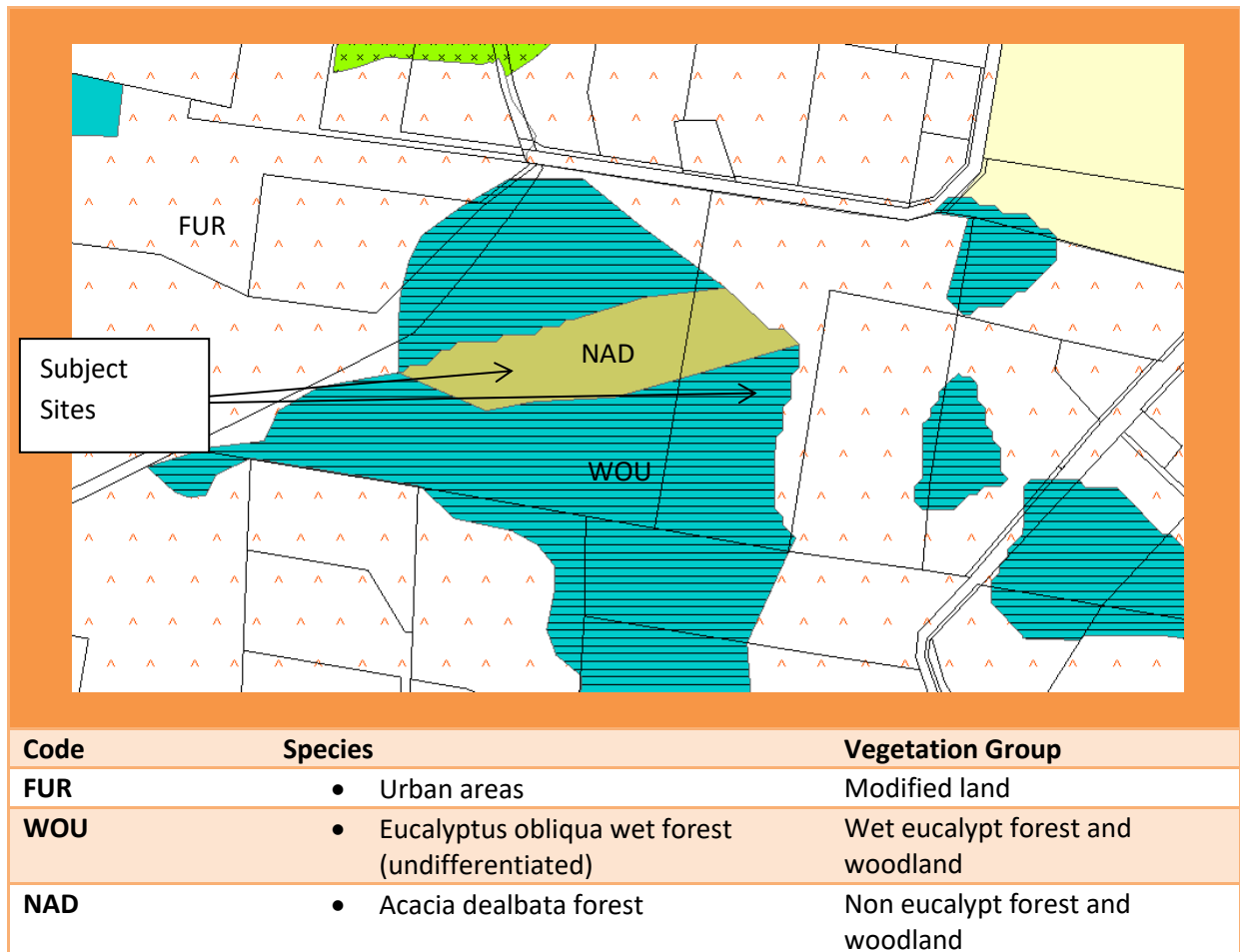
<b>Property Address</b>	51 Laycock Road and 65 Laycock Road, Spreyton
<b>Certificate of Title</b>	Volume 180129 Folio's 1 and 2
<b>Existing Use</b>	Dwelling x 2
<b>Type of Proposed Work</b>	Subdivision – 3 Lots
<b>Water Supply</b>	Reticulated TasWater supply available (100mm DN) from existing fire hydrants in Laycock Road
<b>Road Access</b>	Laycock 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 fire plug on southern side of Laycock Road</p>	<p>Existing access – Lot 2</p>
	
<p>Looking north – Lot 2</p>	<p>Existing fire plug on northern side of Laycock Road outside #52</p>
	
<p>Looking east – Lot 2</p>	<p>Looking south– Lot 2</p>
	
<p>Looking north toward dwelling on Lot 2</p>	<p>Looking west – Lot 2</p>



Proposed access location – Lot 1



Area of likely future driveway looking back toward access – Lot 1



Looking north – Lot 1



Looking east – Lot 1



Looking south – Lot 1



Looking west – Lot 1



Existing fire plug outside #60



Existing access – Lot 3



Existing turn area – Lot 3



Looking northeast – Lot 3



Looking southeast – Lot 3



Looking south – Lot 3



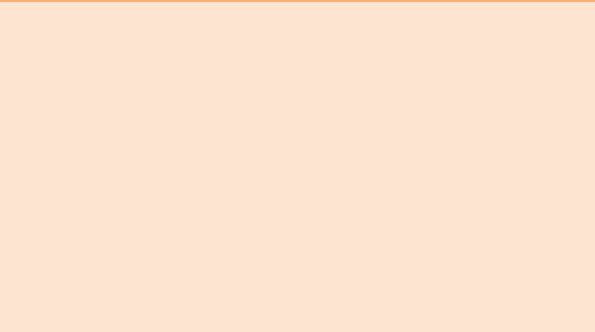
Looking southwest – Lot 3



Looking southwest – Lot 3



Looking northwest – Lot 3



### 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, Lot 2 and Lot 3).**

#### Lot 1

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
<b>Group A</b>	<input checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Forest
<b>Group B</b>	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
<b>Group C</b>	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
<b>Group D</b>	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
<b>Group E</b>	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
<b>Group F</b>	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
<b>Group G</b>	<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 type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land
<b>Effective slope (degrees)</b>	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°
	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input 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°
<b>Likely direction of bushfire attack</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Prevailing winds</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Distance to classified vegetation</b>	0m to forest	0-<23m grassland >23m forest	0-<29m grassland >29m forest	0m to grassland Min. 100m to forest
<b>REQUIRED Distance to classified vegetation for BAL 19</b>	<b>23-&lt;32m</b>	<b>23-&lt;32m</b>	<b>27-&lt;38m</b>	<b>10-&lt;14m</b>

**Lot 2**

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input checked="" type="checkbox"/>
<b>Group A</b>	<input type="checkbox"/> Forest	<input checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Forest
<b>Group B</b>	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
<b>Group C</b>	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
<b>Group D</b>	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
<b>Group E</b>	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
<b>Group F</b>	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
<b>Group G</b>	<input 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
<b>Effective slope (degrees)</b>	<input type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°
	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input checked="" 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°
<b>Likely direction of bushfire attack</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Prevailing winds</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Distance to classified vegetation</b>	>100m managed	0-<20m managed 20-<36m grassland >36m forest	0-<28m managed 28-<48m grassland >48m forest	0-<10m managed 10-<38m grassland >38m forest
<b>REQUIRED Distance to classified vegetation for BAL 19</b>	<b>To title boundary</b>	<b>34-&lt;46m</b>	<b>13-&lt;19m</b>	<b>23-&lt;32m</b>

**Lot 3**

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"/>
<b>Group A</b>	<input type="checkbox"/> Forest	<input checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Forest
<b>Group B</b>	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
<b>Group C</b>	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
<b>Group D</b>	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
<b>Group E</b>	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
<b>Group F</b>	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
<b>Group G</b>	<input checked="" type="checkbox"/> Grassland	<input type="checkbox"/> Grassland	<input type="checkbox"/> Grassland	<input 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
<b>Effective slope (degrees)</b>	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°
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<b>Likely direction of bushfire attack</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Prevailing winds</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Distance to classified vegetation</b>	0-<26m managed >26m grassland	0-<18m managed >18m forest	0-<23m managed >23m forest	0-<34m managed >34m forest
<b>REQUIRED Distance to classified vegetation for BAL 19</b>	<b>To title boundary</b>	<b>23-&lt;32m</b>	<b>41-&lt;56m</b>	<b>23-&lt;32m</b>

### 3.3 Outbuildings

Not applicable – existing (Lot 2 and Lot 3).

### 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.

<b>Lot 2 and Lot 3 – (existing)</b>	Access is not required for a fire appliance to access a fire fighting water point. Private access roads are to be maintained to a standard not less than specified in Table C13.2A.
<b>Lot 1 – (new)</b>	Access is not required for a fire appliance to access a fire fighting water point. Private access roads are to be maintained to a standard not less than specified in Table C13.2A.

#### Table C13.2A: Standards for Property Access

There are no specified design and construction requirements.

### 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.

<b>Lot 1, Lot 2 and Lot 3 – Reticulated Water Supply (existing)</b>	Building areas are compliant with Table C13.4, being within 120m of an existing hydrants.
---	---

### 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

		Comments
<input checked="" type="checkbox"/>	<b>A1</b>	(a) & (b) Specified distances for Hazard Management Areas for BAL 19 (Lot 1, Lot 2 and Lot 3) as specified on the plan are in accordance with AS3959. The

Hazard Management Area for Lot 2 and Lot 3 shall be <u>maintained</u> prior to the Council sealing the final plan of survey and maintained into perpetuity. The proposal complies.		
<input type="checkbox"/> P1		
<b>C13.6.2 Public and fire fighting access</b>		
Comments		
<input type="checkbox"/> A1	(a)	Not applicable.
<input checked="" type="checkbox"/> A1	(b)	The private driveway to Lot 2 and Lot 3 will be maintained in accordance with Table C13.2A. Access is not required to on-site dedicated firefighting water supply.  The private driveway to Lot 1 will be constructed/maintained in accordance with Table C13.2A at building application stage. Access is not required to on-site dedicated firefighting water supply.
<input type="checkbox"/> P1		
<input type="checkbox"/> A2		Not applicable.
<input type="checkbox"/> P2	No PC	
<b>C13.6.3 Provision of water supply for fire fighting purposes</b>		
Comments		
<input checked="" type="checkbox"/> A1	(a)	Not applicable
	(b)	Lot 1, Lot 2 and Lot 3 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 type="checkbox"/> A2	(a)	Not applicable.
	(b)	Not applicable.
<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, Lot 2 and Lot 3) in Table 2.6 of AS 3959 – 2018 Construction of Buildings in Bushfire Prone Areas.**

### Access

The private driveway to Lot 1 will be constructed in accordance with Table C13.2A at the time of future habitable building.

The private driveway to Lot 2 and Lot 3 will be maintained into perpetuity in accordance with Table C13.2A for existing habitable building.

### Water Supplies

Water supply complies with Table C13.4 – Lot 1, Lot 2 and Lot 3.

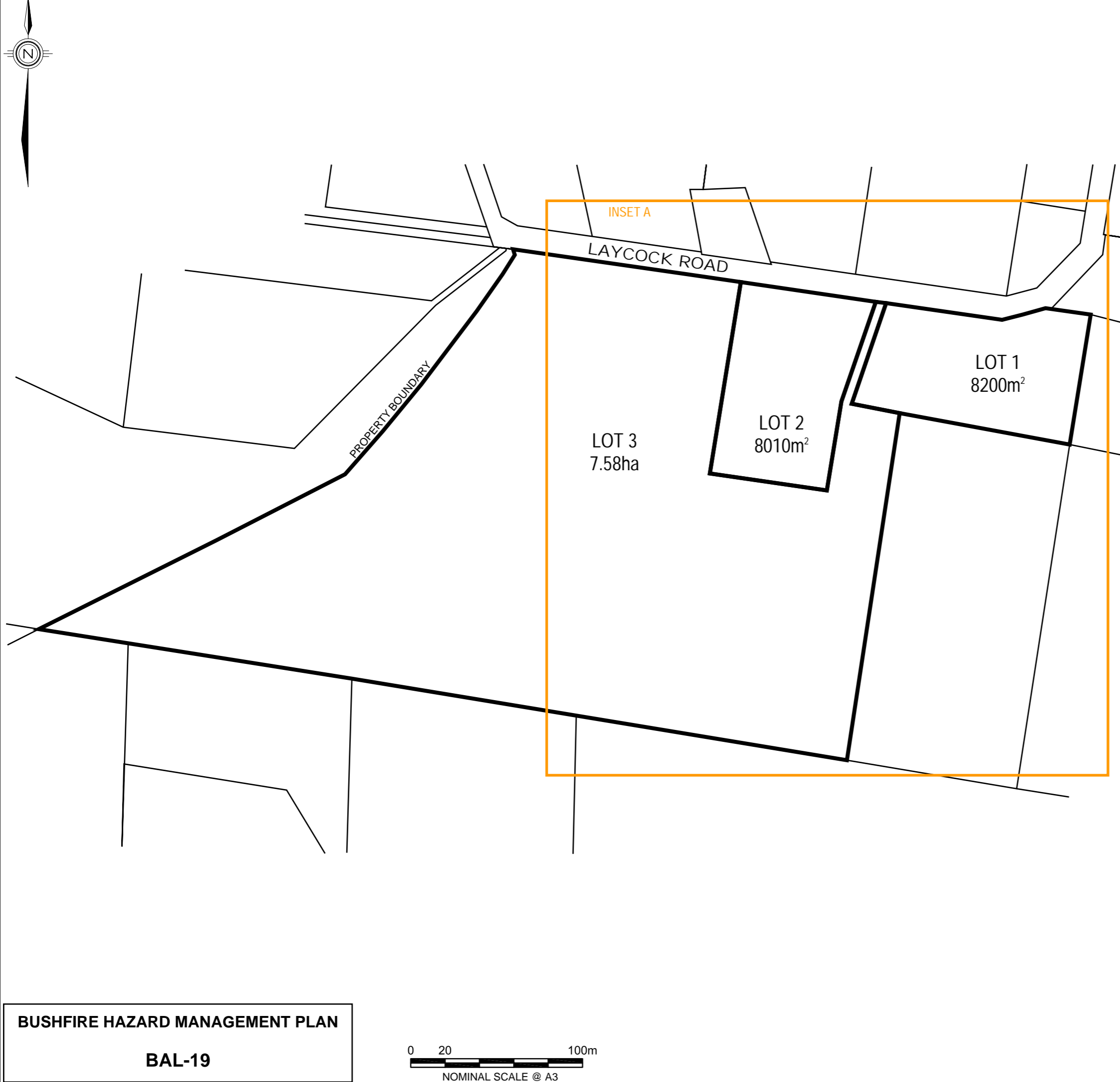
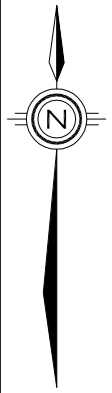
### Fuel Managed Areas

Hazard Management Areas as detailed within the plan shall be constructed and maintained as detailed in Schedule 2.

For Lot 2 and Lot 3, Hazard Management Area is to be maintained prior to the final plan of survey being sealed by Council and must be managed into perpetuity.

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.





## Schedule 2 – Bushfire Hazard Management Plan



**SCHEDULE OF REQUIREMENTS**

- 1. BUILDING DESIGN & CONSTRUCTION**
  - SPECIFIED SEPARATION DISTANCES SHOWN ON THIS PLAN PROVIDE FOR A BAL SOLUTION AS INDICATED.
  - HABITABLE BUILDINGS AND ASSOCIATED OUTBUILDINGS MUST BE DESIGNED AND CONSTRUCTED TO COMPLY WITH AS 3959:2018 - SECTION 3 FOR GENERAL REQUIREMENTS AND RELEVANT SECTION FOR BAL RATING REQUIREMENTS.
  - NO SPECIFIC CONSTRUCTION REQUIREMENTS FOR OUTBUILDINGS FIRE SEPARATED FROM THE HABITABLE BUILDINGS IN ACCORDANCE WITH AS 3959 CLAUSE 3.2 OR WITH GREATER THAN 6m SEPARATION FROM THE HABITABLE BUILDINGS.
- 2. PROPERTY ACCESS**
  - PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2A - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- 3. RETICULATED WATER SUPPLY FOR FIREFIGHTING**
  - FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.4 - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT
  - THE BUILDING TO BE PROTECTED MUST BE LOCATED WITHIN 120m OF A FIRE HYDRANT, MEASURED AS A HOSE LAY
- 4. HAZARD MANAGEMENT AREA**
  - HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT ESTABLISH HAZARD MANAGEMENT AREA AS DIMENSIONED ON THIS PLAN.
  - MAINTAIN IN A MINIMAL FUEL CONDITION IN PERPETUITY, ENSURING FUELS ARE REDUCED SUFFICIENTLY AND OTHER HAZARDS ARE REMOVED SUCH THAT THE FUELS & OTHER HAZARDS DO NOT SIGNIFICANTLY CONTRIBUTE TO THE BUSHFIRE ATTACK.
  - LIMITED AMOUNTS OF LOW FLAMMABILITY PLANTS ARE ACCEPTABLE WITHIN THE HMA: INCLUDING MAINTAINED LAWN, LOW GROWING PLANTS & GROUND COVERS, LOW FLAMMABILITY ORNAMENTAL GARDENS, VEGETABLE GARDENS AND THE LIKE.
  - DO NOT PLANT ADJACENT TO WALLS & DECKS OR DIRECTLY UNDER GLAZED ELEMENTS.
  - REGULARLY REMOVE GROUND FUELS SUCH AS FALLEN BRANCHES, STICKS, LEAVES, BARK, LAWN CLIPPINGS ETC.
  - MAINTAIN LAWN TO A HEIGHT LESS THAN 100mm.
  - DO NOT USE PINE BARK AND OTHER FLAMMABLE MULCH.
  - THIN-OUT UNDERSTORY VEGETATION AND PRUNE LOW-HANGING TREE BRANCHES.
  - PRUNE TREES TO MAINTAIN HORIZONTAL SEPARATION BETWEEN CANOPIES.
  - MINIMISE STORAGE OF FLAMMABLE MATERIALS SUCH AS FIREWOOD AND BUILDING MATERIALS.
  - CLEAR ACCUMULATED LEAVES AND OTHER DEBRIS FROM ROOF GUTTERS.

**LEGEND**

-  EXISTING DWELLING
-  INDICATIVE 20m X 15m BUILDING AREA
-  HAZARD MANAGEMENT AREA
-  FIRE HYDRANT

THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B3019, R.GREEN, 5 DECEMBER 2025

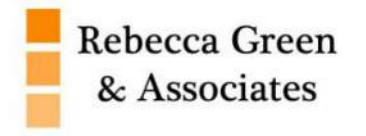
THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - DEVONPORT (EFFECTIVE 18 NOVEMBER 2020)



**3 LOT SUBDIVISION**

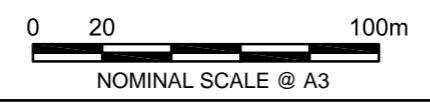
51 LAYCOCK ROAD & 65 LAYCOCK ROAD, SPREYTON  
VOLUME 10129 FOLIO 2 & VOLUME 180129 FOLIO 1  
PROPERTY ID 9890486 & 9890485

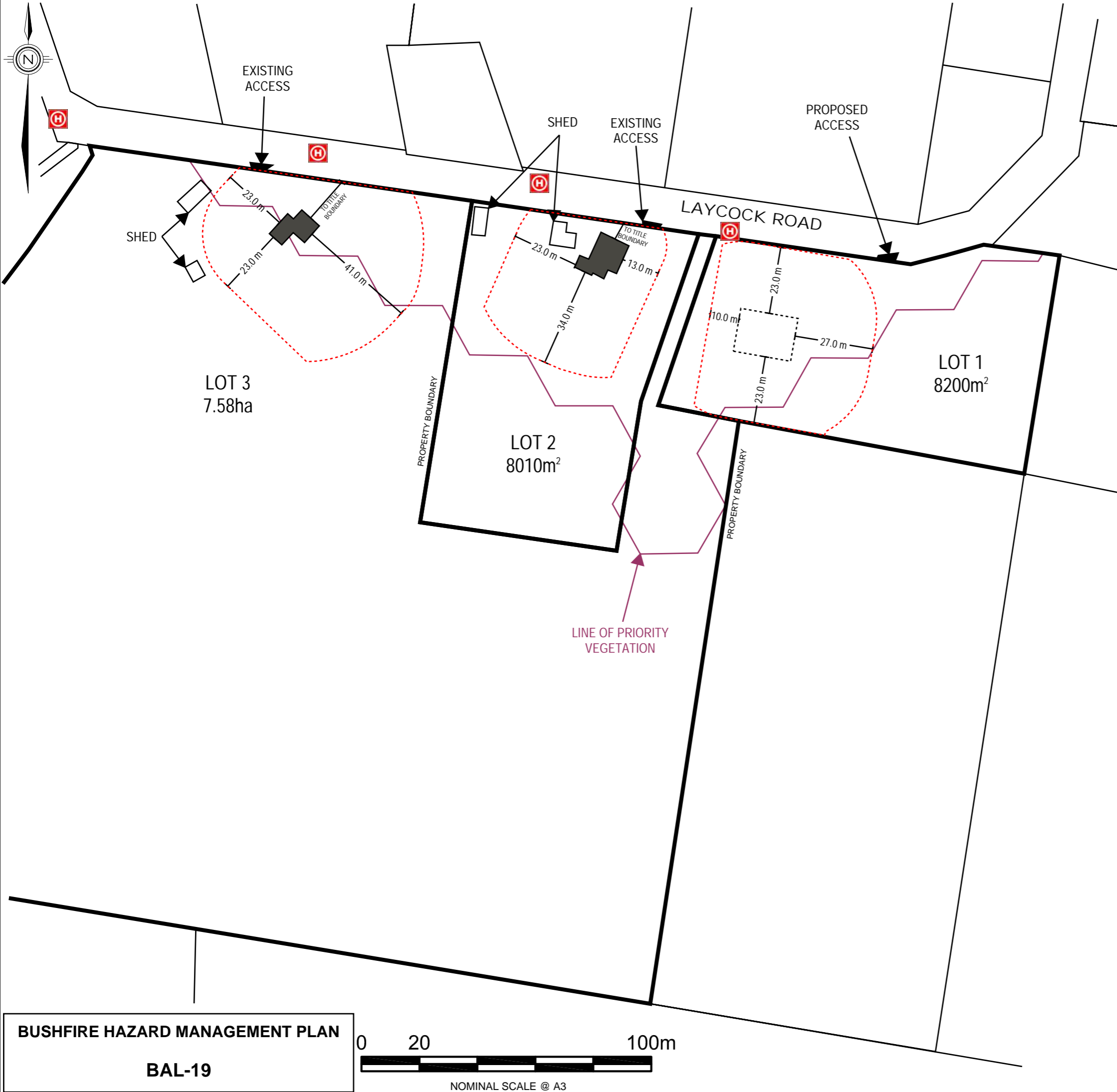
DATE: 5 DECEMBER 2025  
VERSION: 1  
SHEET: 1



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

**BUSHFIRE HAZARD MANAGEMENT PLAN**  
**BAL-19**





**SCHEDULE OF REQUIREMENTS**

- 1. BUILDING DESIGN & CONSTRUCTION**
  - SPECIFIED SEPARATION DISTANCES SHOWN ON THIS PLAN PROVIDE FOR A BAL SOLUTION AS INDICATED.
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  - FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.4 - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT
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- 4. HAZARD MANAGEMENT AREA**
  - HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT ESTABLISH HAZARD MANAGEMENT AREA AS DIMENSIONED ON THIS PLAN.
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  - PRUNE TREES TO MAINTAIN HORIZONTAL SEPARATION BETWEEN CANOPIES.
  - MINIMISE STORAGE OF FLAMMABLE MATERIALS SUCH AS FIREWOOD AND BUILDING MATERIALS.
  - CLEAR ACCUMULATED LEAVES AND OTHER DEBRIS FROM ROOF GUTTERS.

**LEGEND**

- EXISTING DWELLING
- INDICATIVE 20m X 15m BUILDING AREA
- HAZARD MANAGEMENT AREA
- FIRE HYDRANT

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THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - DEVONPORT (EFFECTIVE 18 NOVEMBER 2020)

*Rebecca Green*

**3 LOT SUBDIVISION - INSET A**

51 LAYCOCK ROAD & 65 LAYCOCK ROAD, SPREYTON  
VOLUME 10129 FOLIO 2 & VOLUME 180129 FOLIO 1  
PROPERTY ID 9890486 & 9890485

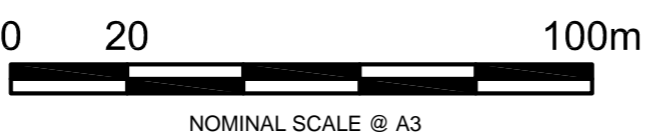
DATE: 5 DECEMBER 2025  
VERSION: 1  
SHEET: 2

**Rebecca Green & Associates**

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

**BUSHFIRE HAZARD MANAGEMENT PLAN**

**BAL-19**



**Form 55**

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To:  Owner /Agent  
 Address  
  Suburb/postcode<sup>a</sup>

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, 5 December 2025, Version 1, Job No. RGA-B3019)
Relevant	N/A
References:	<i>Tasmanian Planning Scheme – Devonport, 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, Lot 2 and Lot 3) solutions.

*Scope and/or Limitations*

<p><b>Scope</b></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 – Devonport, Bushfire-Prone Areas Code C13.0</i>, the <i>Building Act 2016 &amp; Regulations 2016</i>, <i>National Construction Code</i> and <i>Australian Standard 3959-2018, Construction of buildings in bushfire-prone areas</i>.</p> <p><b>Limitations</b></p> <p>The assessment has been undertaken and report provided on the understanding that:-</p> <ol style="list-style-type: none"><li>1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this certificate.</li><li>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.</li><li>3. Impacts of future development and vegetation growth have not been considered.</li><li>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.</li><li>5. No warranty is offered or inferred for any buildings constructed on the property in the event of a Bushfire.</li></ol> <p><b>No action or reliance is to be placed on this certificate or report; other than for which it was commissioned.</b></p>
---

**I certify the matters described in this certificate.**

Qualified person:	<p>Signed:</p> 	<p>Certificate No:</p> <p>RG-258/2025</p>	<p>Date:</p> <p>5 December 2025</p>
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**Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code**

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## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> 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:**

51 and 65 Laycock Road, SPREYTON TAS 7310

**Certificate of Title / PID:**

F.R. 180129/2 PID9890486

F.R. 180129/1 PID9890485

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

Proposed Subdivision (3 lots)

**Applicable Planning Scheme:**

Tasmanian Planning Scheme – Devonport

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Proposed Subdivision Ref: 225119	Michell Hodgetts Surveyors	03/10/25	-
Bushfire Hazard Assessment Report	Rebecca Green	5 December 2025	1
Bushfire Hazard Management Plan	Rebecca Green	5 December 2025	1

---

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

#### 4. Nature of Certificate

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

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

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

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

<input checked="" type="checkbox"/> <b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.6.1 P1 / C13.6.1 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<input type="checkbox"/> E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/> E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')  <i>Refer to Bushfire Hazard Assessment Report &amp; Bushfire Hazard Management Plan, prepared by</i>

		<i>Rebecca Green &amp; Associates, 5 December 2025 demonstrating BAL 19 for Lot 1, Lot 2 and Lot 3.</i>
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	<b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables <i>Refer to Bushfire Hazard Assessment Report &amp; Bushfire Hazard Management 5 December 2025.</i>

<input checked="" type="checkbox"/>	<b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table  <i>Refer to Bushfire Hazard Assessment Report &amp; Bushfire Hazard Management Plan, prepared by Rebecca Green &amp; Associates, 5 December 2025.</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 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:

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:

5 December 2025

Certificate  
Number:

RGA-080/2025

(for Practitioner Use only)

## **Attachment 2 – AS3959-2018 Construction Requirements**

# BAL Assessments

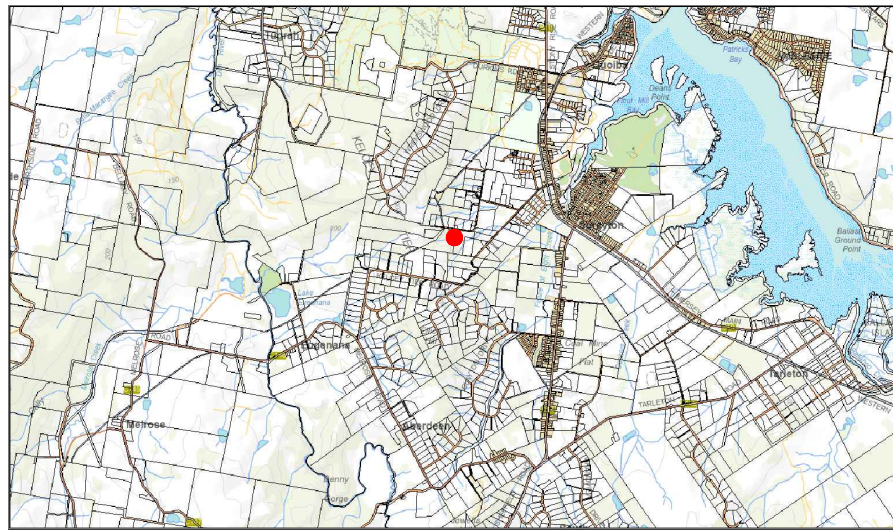
Revised for 2018 edition

	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

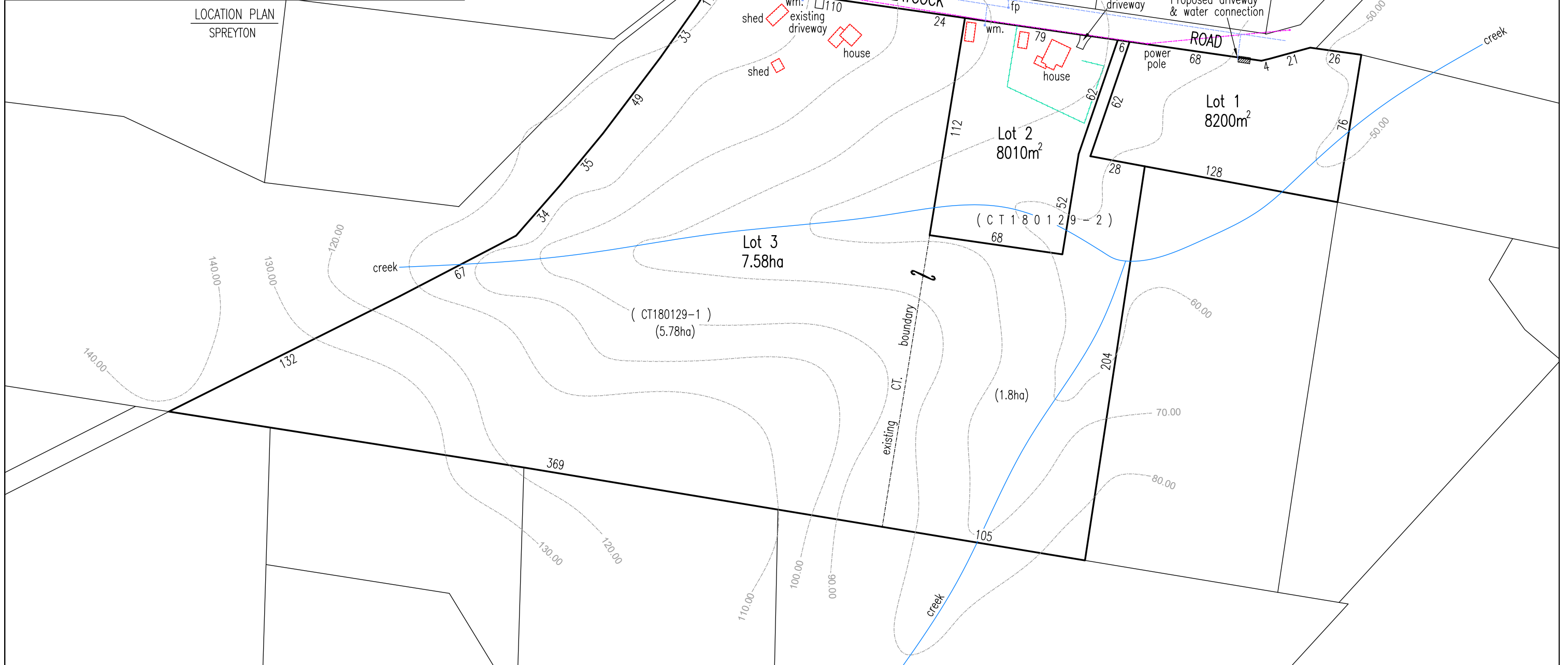
Please note: The information in the table is a summary of the construction requirements in the AS3959-2018 standard and is not intended as a design or construction guide. You should consult the standard for the full technical details.

## **Attachment 3 – Proposal Plan**

**Michell Hodgetts Surveyors**

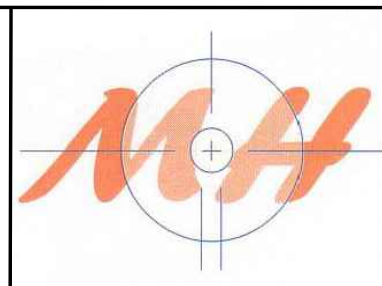


LOCATION PLAN  
SPREYTON



This plan has been prepared only for the purpose of obtaining subdivision approval from the local planning authority & the information shown hereon should be used for no other purpose.

All dimensions & areas subject to final survey .  
All measurements are in metres .



**MICHELL HODGETTS SURVEYORS**  
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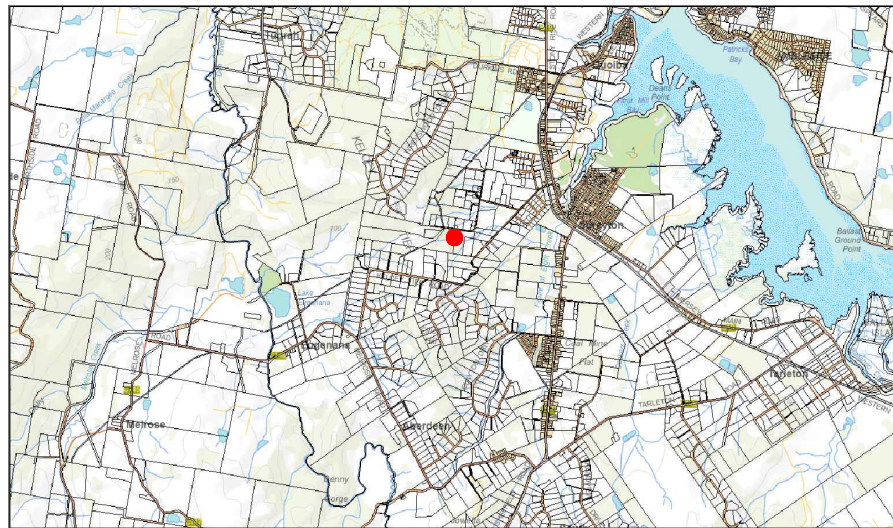
**PROPOSED SUBDIVISION**

*51 & 65 Laycock Road, Spreyton*  
*P.R. Brooke, T.W. & K.L. Brooke*

Drawn : J.A.T | Scale : 1:2000 (A3) | Date : 03/10/25

Drawing No. **225119**

Paul Hodgetts – Registered Land Surveyor

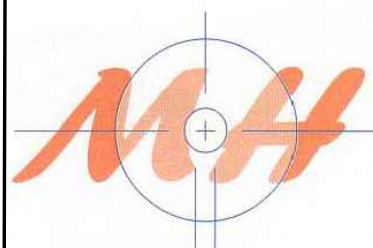


LOCATION PLAN  
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Paul Hodgetts – Registered Land Surveyor

## References

- (a) Tasmanian Planning Commission 2021, *Tasmanian Planning Scheme – Devonport (Effective 18 November 2020)*, 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](http://www.thelist.tas.gov.au)