



Meander Valley Council
Working Together

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	DJ McCulloch & Associates - PA\25\0222
PROPERTY ADDRESS:	838 Bogan Road GOLDEN VALLEY (CT: 109922/1)
DEVELOPMENT:	Subdivision (2 lots) - lot design.

The application can be inspected until **Monday, 6 October 2025**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 20 September 2025.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



Meander Valley Council
Working Together

- Application form & details MUST be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

- Is your application the result of an illegal building work? Yes No Indicate by ✓ box
- Have you already received a Planning Review for this proposal? Yes No
- Is a new vehicle access or crossover required? Yes No

PROPERTY DETAILS:

Address:	<input type="text" value="838 BOGAN ROAD"/>	Certificate of Title:	<input type="text" value="109922"/>
Suburb:	<input type="text" value="GOLDEN VALLEY"/>	<input type="text" value="7304"/>	Lot No: <input type="text" value="1"/>
Land area:	<input type="text" value="121.2 ha"/>	<i>m² / ha</i>	
Present use of land/building:	<input type="text" value="Rural / Residential"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

- Does the application involve Crown Land or Private access via a Crown Access Licence: Yes No
- Heritage Listed Property: Yes No

DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- | | | | |
|--|--|---|-------------------------------------|
| <input type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input checked="" type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Other | | |

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

Description of work:

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

New floor area: m² New building height: m

Materials: External walls: Colour:

Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 109922	FOLIO 1
EDITION 4	DATE OF ISSUE 09-Sep-2020

SEARCH DATE : 17-Sep-2025

SEARCH TIME : 04.33 PM

DESCRIPTION OF LAND

Parish of OSMASTON, Land District of WESTMORLAND
 Lot 1 on Plan [109922](#)
 Derivation : Part of 300-0-0 Granted to W. Bakes
 Derived from A12742

SCHEDULE 1

[M829447](#) TRANSFER to KERRY MATTHEW FORSTER of one undivided 1/4 share, NICOLE GAIL FORSTER of one undivided 1/4 share and QUAMBY SPRINGS PTY LTD of two undivided 1/4 shares as tenants in common Registered 09-Sep-2020 at 12.02 PM

SCHEDULE 2

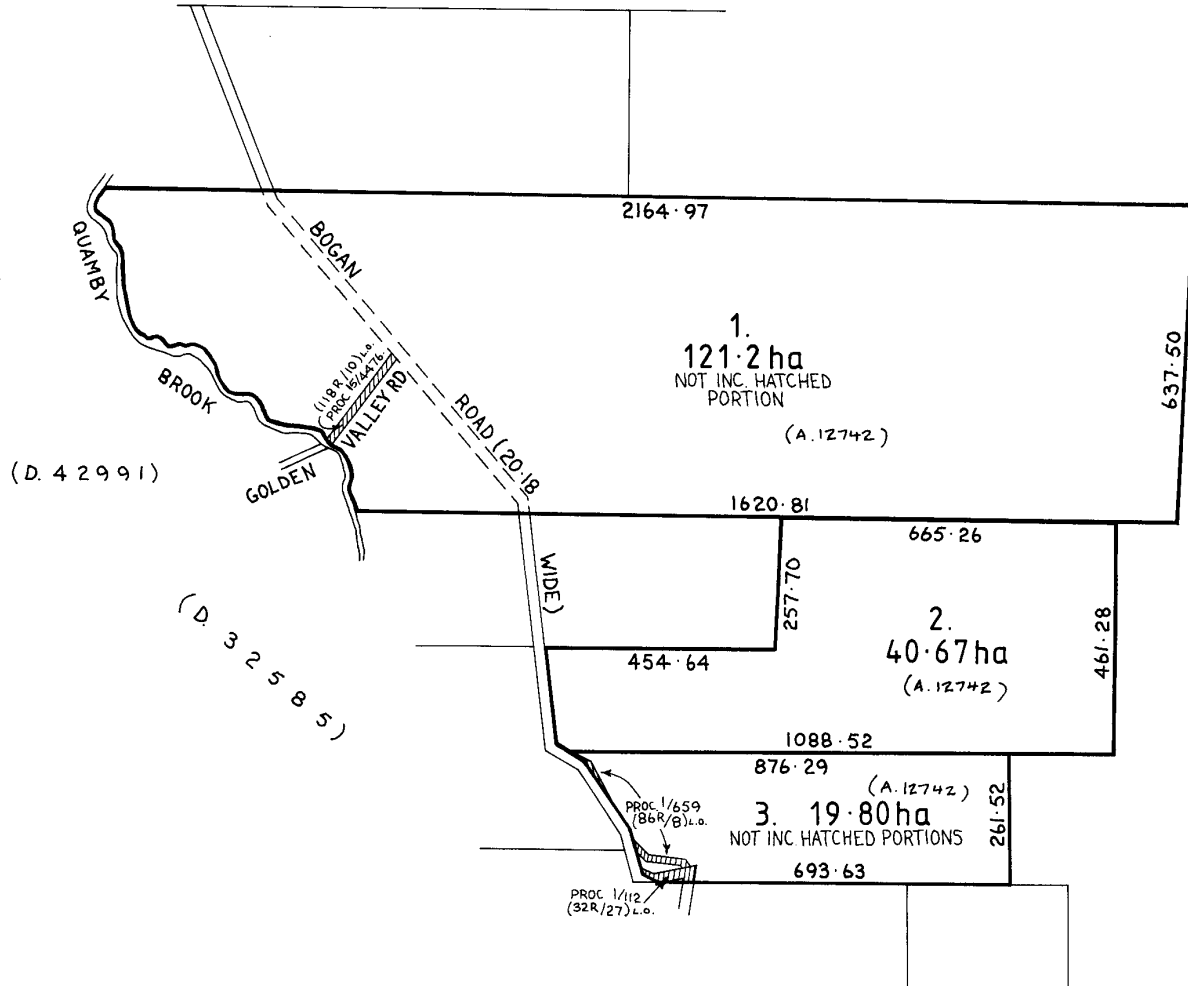
Reservations and conditions in the Crown Grant if any
[C23615](#) PRIVATE TIMBER RESERVE pursuant to Section 15(1) of the Forest Practices Act 1985 "against portion of the land as described therein" Registered 08-Aug-1997 at noon

UNREGISTERED DEALINGS AND NOTATIONS

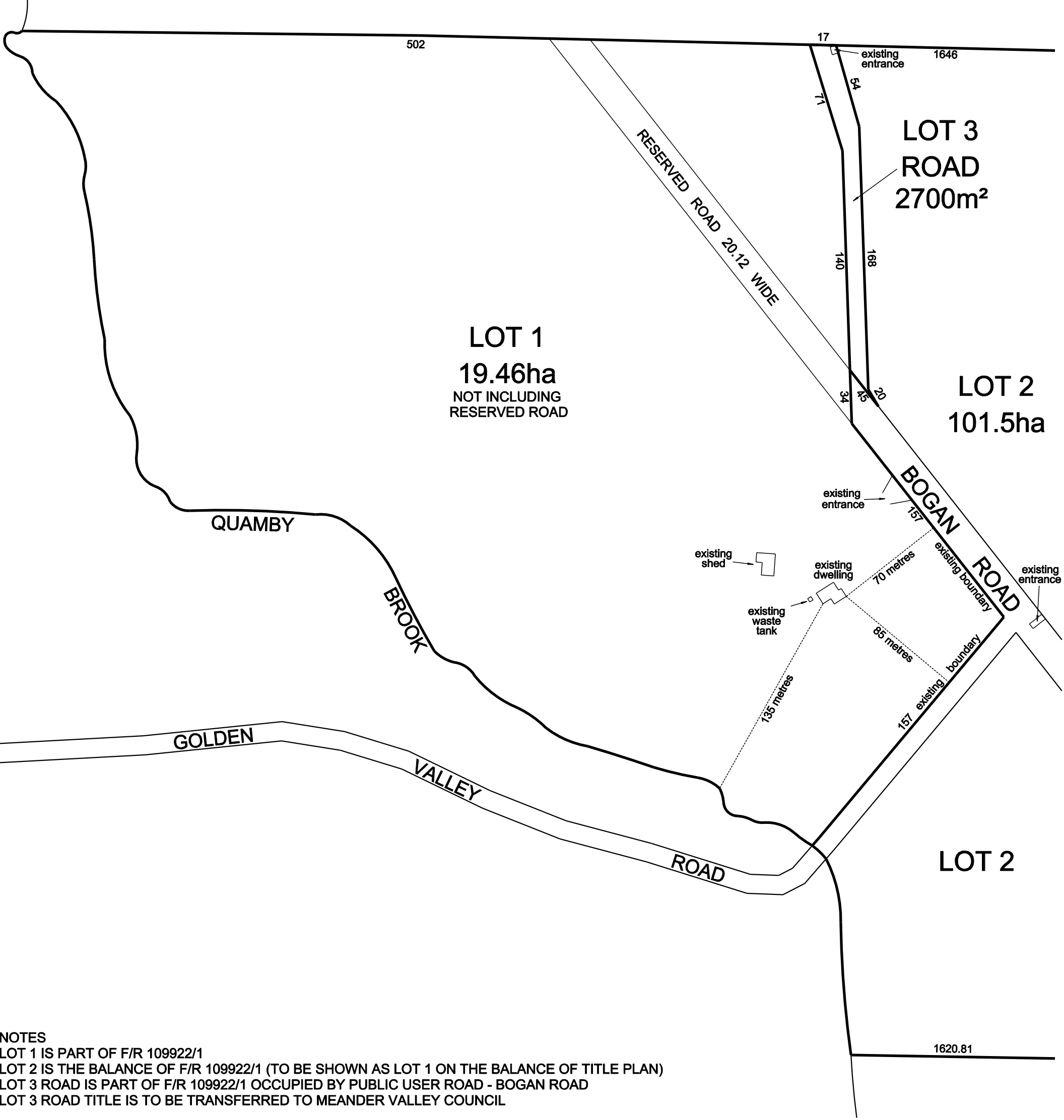
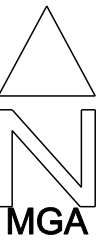
No unregistered dealings or other notations

OWNER L.T. ACT 1980		PLAN OF TITLE		REGISTERED NUMBER	
FOLIO REFERENCE A. 12742				P109922	
GRANTEE PART OF LOT 4687, 300AC GTD TO WILLIAM BAKES. WHOLE OF LOT 4813, 100 ⁺ 2 ⁺ 0 ⁺ GTD TO JOSEPH BAKES. PART OF LOT 5712, 50AC GTD TO JOHN HART.		LOCATION WESTMORLAND - OSMASTON		APPROVED 15 Feb 2021	
		COMPILED FROM 2/47, 2/49 & P.37 L.O.		<i>Whitaker</i> Recorder of Titles	
		COMPILED BY			
		SCALE 1: 9000		LENGTHS IN METRES	
MAPSHEET MUNICIPAL CODE No. 65	LAST UPI No. 597,599,600	LAST SURVEY PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

BALANCE PLAN



ASM 10175



NOTES
 LOT 1 IS PART OF F/R 109922/1
 LOT 2 IS THE BALANCE OF F/R 109922/1 (TO BE SHOWN AS LOT 1 ON THE BALANCE OF TITLE PLAN)
 LOT 3 ROAD IS PART OF F/R 109922/1 OCCUPIED BY PUBLIC USER ROAD - BOGAN ROAD
 LOT 3 ROAD TITLE IS TO BE TRANSFERRED TO MEANDER VALLEY COUNCIL

ALL DIMENSIONS AND AREAS ARE SUBJECT TO FINAL TITLE SURVEY

D.J.McCulloch & Associates
 LAND SURVEYORS
 PO BOX 725
 RIVERSIDE TAS 7250
 MOBILE 0417526589
 EMAIL:- mcculldj@bigpond.net.au

SUBDIVISION PLAN
 838 Bogan Road, Golden Valley
 K. & N. Foster & Quamby Springs Pty Ltd - Owners
 Title Reference - F/R 109922/1
 Development Application for Planning Permit
 Meander Valley Council

SCALE 1: 2500(A3)
 Job No. 2010-2522

02/07/2025
 Registered Land Surveyor Date

Plan Number
 2225-01 DA

This plan has been prepared as a proposed subdivision plan to accompany an application to Council for Planning Approval and it should not be used for any other purpose. The dimensions, areas, boundary positions and number of lots are subject to final survey and also to the requirements of Council and any other authority acting under any relevant legislation. In particular no reliance should be placed on the information shown on this plan for any legal or financial dealings involving the subject or adjoining lands. This note is an integral part of this plan.



Agricultural assessment report

838 Bogan Road, Golden Valley

7304

JULY 2025 – VERSION 2





43 Formby Road, Devonport, Tasmania 7310

Phone: 1300 746 466

Email: admin@pinionadvisory.com

www.pinionadvisory.com

Report author: Jason Lynch BAppSci(Hort) CPAg

An appropriate citation for this report is: Pinion Advisory, June 2025, Agricultural assessment report, 838 Bogan Road, Golden Valley 7304.

Document status:

Date	Status /Issue number	Reviewed by	Authorised by	Transmission method
1/7/25	FINAL	JL	JL	Email
31/8/25	FINAL Version 2	JL	JL	Email

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

Contents

Table index.....	4
Figure index.....	4
Executive summary.....	5
1 Purpose.....	6
1.1 Land Capability.....	6
1.2 Tasmanian Interim Planning Scheme – Meander Valley provisions.....	6
2 Property details.....	7
2.1 Location.....	7
3 Land capability.....	11
4 Proposed development.....	24
5 Land use.....	25
5.1 Potential agricultural activities conducted.....	25
5.1.1 Pastoral Use.....	25
5.1.2 Cropping use.....	26
5.1.3 Perennial horticulture use.....	26
5.2 Adjacent land use activities.....	27
5.3 Impact on agricultural activities and residential amenity.....	27
5.3.1 Impact of agricultural activity on neighbouring land on the proposed development....	27
5.3.2 Impact of proposed development on agricultural activity of neighbouring land.....	29
5.4 Residential amenity.....	30
6 Water resources.....	31
7 Tasmanian Planning Scheme – Meander provisions.....	32
7.1 21.1 Zone purpose.....	32
7.2 21.4.2 Setbacks.....	33
7.3 21.5 Development Standards for Subdivision.....	34
8 Conclusion.....	40
9 References.....	42
10 Declaration.....	42
11 Appendix A.....	43

Table index

Table 1 Property location identification details.....	7
Table 2 Land capability assessment of the ground present on the subject properties.....	13
Table 3 The residential dwelling setback distances on the proposed Lot 1.	24
Table 4 Potential risk from agricultural land use on neighbouring land.....	28
Table 5 Potential risk from proposed development to neighbouring agricultural land use and activity	29

Figure index

Figure 1 Location of the subject property titles (outlined in blue). (source the LIST).....	8
Figure 2 Topography of the subject property titles (outlined in blue). (source the LIST).....	8
Figure 3 Land tenure on the subject property titles (outlined in blue) and adjacent land to the west, south and north west is private freehold land (yellow shaded), Conservation Covenant land (gold shaded) is nearby to the south, and Permanent Timber Production Zoned land (green shaded) to the east. (source the LIST).....	9
Figure 4 The subject properties (outlined in blue) and adjacent land as Agriculture zoned land (brown shaded), Rural zone (beige shaded) to the east, Rural Living zone (pink shaded) nearby to the south and west. (source the LIST).....	10
Figure 5 Land capability areas present on the subject properties.....	12
Figure 6 Black/grey loam texture contrast kurosol soil present throughout much of the subject properties. (taken on the site assessment 30/9/2024)	20
Figure 7 Southerly view from the north west corner of the proposed Lot 1. (taken on the site assessment 30/9/2024)	21
Figure 8 Northerly over the western boundary of the proposed Lot 1. (taken on the site assessment 30/9/2024)	21
Figure 9 Southerly view from the southern central area of the proposed Lot 1 towards what would be the north west corner of the proposed Lot 2. (taken on the site assessment 30/9/2024)	22
Figure 10 North westerly view from the central area of the proposed Lot 2. (taken on the site assessment 30/9/2024)	22
Figure 11 Easterly view over the northern area of the proposed Lot 2. (taken on the site assessment 30/9/2024)	23
Figure 13 The residential dwelling (blue dot) on the proposed Lot 1 (outlined in red) and a 500m buffer (yellow circle), and nearest residential dwelling (green dot) to the north.....	30
Figure 13 Plan of the proposed subdivision (source D.J McCulloch & Associates).....	43

Executive summary

This agricultural assessment report has been prepared on behalf of the proponent, Kerry Forster, and covers the various aspects of the agricultural land activities associated with the property at 838 and Bogan Road, Golden Valley and the potential to be negatively impacted by the proposed development.

The proposed development involves a subdivision of the property title C.T. 109922/1 at 838 Bogan Road, with two lots produced:

- Lot 1 would cover approximately 19.46 hectares (subject to survey).
- Lot 2 would cover approximately 101.5 hectares the balance would be identified as property title.

Under the Tasmanian Planning Scheme - Meander Valley provisions this property is zoned as Agriculture.

The proponent will enter into a section 71 agreement and this will prevent a residential dwelling from being built on the proposed Lot 2 in the future.

The subject property is covered by class 4, 5, 5+6 and 6+7 land and are used for agricultural land use activity, that being to breed sheep and finish prime lambs.

The ability to fully realise and integrate the grazing potential of the entire subject property is restricted due to the presence of Bogan Road and Golden Valley Road which separates both parcels of land (as would be Lot 1 and Lot 2) and it is reasonable to consider that both parcels are currently already largely managed as separate land holdings and have a minimal reliance on each other for productivity, operational and/or management outcomes.

The proposed subdivision and separation of the proposed Lot 1 would have effectively a negligible material impact on the carrying capacity, productivity, and operation and management of the balance of the property (as per Lot 2).

The proposed development could be undertaken with a negligible impact on the adjacent properties and would not impact any agricultural land use activities on Agriculture zoned land which can and could be undertaken on the adjacent and nearby properties.

The current location the road reserves present on the 838 Quamby Road property are not consistent with the actual position of Bogan Road and Golden Valley Road. The proposed property boundary adjustment would involve surveying the actual position of the road reserves associated with the Bogan Road and Golden Valley Road.

The proposed development is considered compliant with clauses 21.1, 21.4.2 and 21.5 of the Tasmanian Planning Scheme – Meander Valley Provisions.

1 Purpose

This report has been undertaken on behalf of Kerry Forster (the proponent) in order to support an application for a planning development application on the properties at 838 Bogan Road, Golden Valley.

The document provides an agricultural assessment of the property in question and reviews the current and future agricultural usage of the property and the surrounding area in relation to the land capability and land classification.

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

1.1 Land Capability

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

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

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

1.2 Tasmanian Interim Planning Scheme – Meander Valley provisions

The Meander Valley municipality declared the Tasmanian Planning Scheme (TPS) to be active in 2022 and this sets out the requirements for use and development of land in the municipality.

2 Property details

2.1 Location

The 838 Bogan Road property is owned by Kerry Forster and consists of two titles which are located approximately 11.5 km south east of the Deloraine. Table 1 and Figure 1.

Table 1 Property location identification details

Address	Property Title	Property ID	Hectares (Approx.)
838 Bogan Road, Golden Valley 7304	C.T. 109922/1	7032988	121
	C.T. 227343/1		19.0

Only C.T 109922/1 is subject to the proposed development.

The subject property can be characterised by the high elevated ground on the eastern areas, and which leads down over moderate and steep sloping ground to the west to gently sloping and rolling ground. Figure 2.

The infrastructure present on the subject property includes a residential dwelling, boundary and internal paddock fencing and 5 span centre pivot irrigator.

The vegetation present on the subject properties includes approximately 64 hectares of native vegetation, including *Eucalyptus delegatensis*, *E. amygdalina* and *E. obliqua* forest and woodland, and approximately 57 hectares of open pastureland.

The subject property and adjacent land to the west, south and north west is private freehold land, Conservation Covenant land is adjacent to the south east and Permanent Timber Production Zoned land to the east. Figure 3.

The subject properties and adjacent land to the west, south and north west are zoned as Agriculture zoned land, Rural zone land is adjacent to the east. Figure 4.

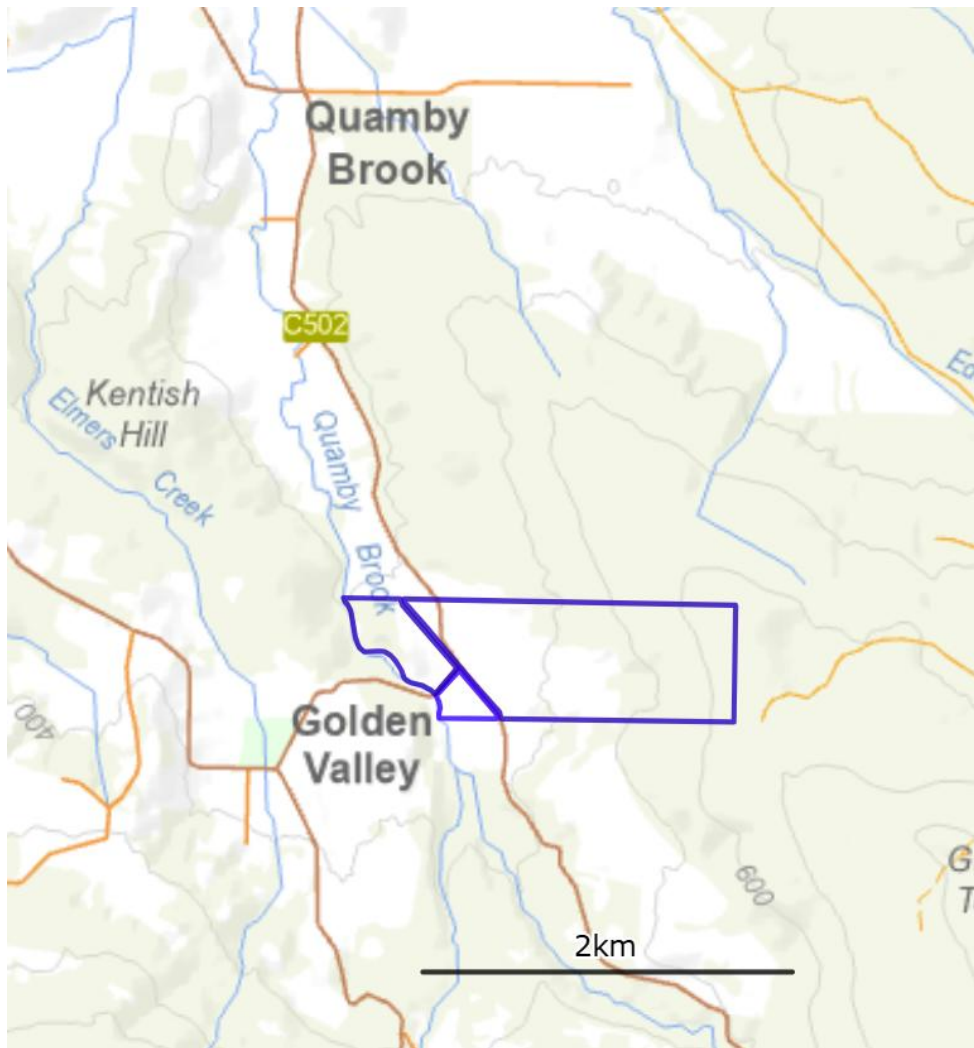


Figure 1 Location of the subject property titles (outlined in blue). (source the LIST).

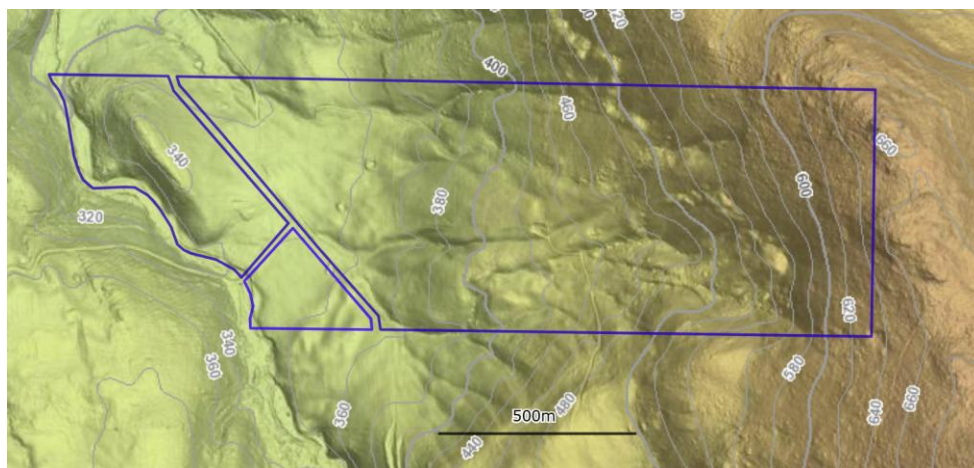


Figure 2 Topography of the subject property titles (outlined in blue). (source the LIST).

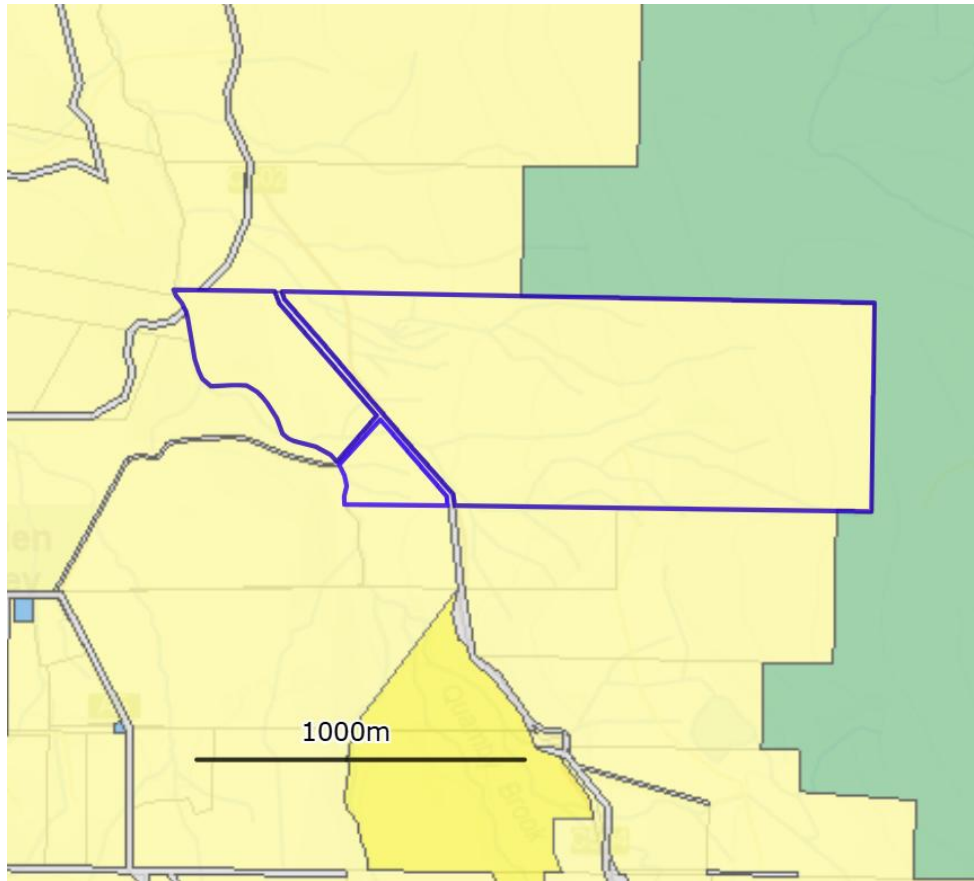


Figure 3 Land tenure on the subject property titles (outlined in blue) and adjacent land to the west, south and north west is private freehold land (yellow shaded), Conservation Covenant land (gold shaded) is nearby to the south, and Permanent Timber Production Zoned land (green shaded) to the east. (source the LIST)

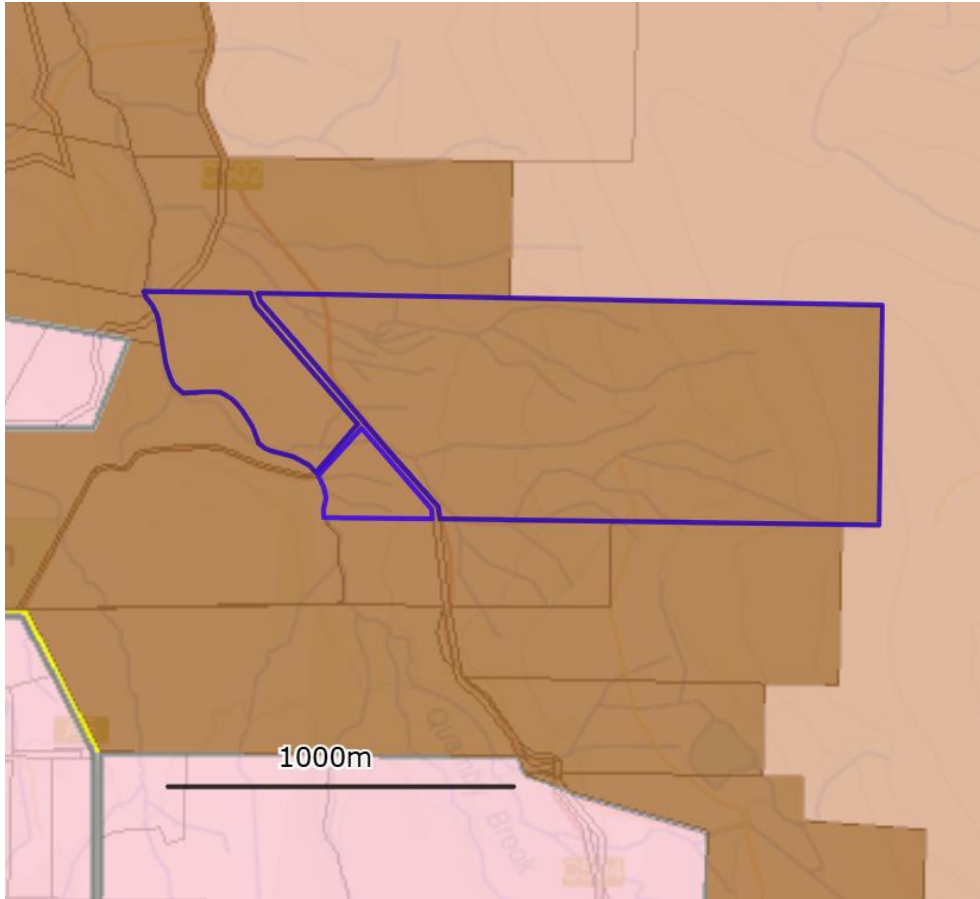


Figure 4 The subject properties (outlined in blue) and adjacent land as Agriculture zoned land (brown shaded), Rural zone (beige shaded) to the east, Rural Living zone (pink shaded) nearby to the south and west. (source the LIST)

3 Land capability

The original land capability assessment of the area was modelled undertaken by DPI in 1993 at a scale of 1:100,000 and reported in their Meander Report. On the subject lot, DPI identified the property to be covered by class 4, 5 and 6 land.

A detailed inspection of the property was undertaken by the author in September 2024, and determined the property is covered by Class 4, 5, 5+6 and 6+7 land. (Figure 5).

Class 4 land is described as:

Land well suited to grazing but which is limited to occasional cropping or to a very restricted range of crops. The length of cropping phase and/or range of crops are constrained by severe limitations of erosion, wetness, soils or climate. Major conservation treatments and/or careful management is required to minimise degradation.

Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited.

Class 4+5 land is described as:

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

Class 5 land is described as:

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

Class 5+6 land is described as:

At least 60% land suitable to grazing with moderate limitations to use, up to 40% land suited to grazing with severe limitation limitations to use.

Class 6 land is described as:

Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use.

Class 6+7 land is described as:

At least 60% land suited to grazing with severe limitation limitations to use, up to 40% land unsuited to agricultural use.

Class 7 land is described as:

Land with very severe to extreme limitations which make it unsuitable for agricultural use.

The key land capability limitations associated with the properties are:

- Erosion (e) associated with the risk rill and sheet erosion caused by surface water movement and wind scouring on bare and exposed soil and potential for degraded soil structural due to pugging from livestock movement on waterlogged soils and/or inappropriate and excessive ground cultivation activities.
- Soils (s) associated with challenging growing conditions for pasture and/or crops due to limitations such as soil depth, texture contrast, shallower depth and the presence of rock and stone.
- Wetness (w) associated the land adjacent to the Quamby Brook which is subject to waterlogging, periodic inundation and flooding.
- Climate (c) associated with the low heat unit accumulation, a significant number of chill hours, high winter rainfall all of which results in a particularly short growing season and limited potential crop and pasture yields.



Figure 5 Land capability areas present on the subject properties.

Table 2 Land capability assessment of the ground present on the subject properties.

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
4se (approx. 32ha)	<p>Texture contrast soils, as the kurosol soil type, which is derived from mudstone and sandstone geology.</p> <p>Brown sandy loamy topsoil soil, over a mottled brown/grey clay subsoil.</p>	3-12	<p>Gently sloping and rolling ground.</p> <p>310-360m ASL.</p>	<p>Low/moderate risk.</p> <p>Rill and sheet erosion due to surface water movement on bare and exposed soils and structure decline due to excessive and inappropriate soil cultivation.</p>	<p>Moderate/high.</p> <p>This land experiences cool/cold winters and cool/warm summer conditions. Receives on average approximately 935mm annual rainfall, has up to 40 annual frost events, has 880 GDD (Oct to April) and 1,300 chill hours (May to August).</p>	<p>Moderate to well drained.</p> <p>Topsoil depth up to 30-40cm.</p> <p>Low/moderate nutrient and soil moisture holding capacity.</p>	<p>Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.</p> <p>The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging.</p>	<p>This land is suitable for cropping on a 2 in 10 year rotation with a severely restricted range of crops.</p> <p>This land is suitable for grazing with minor limitations, which includes reduced grazing pressure when the soils are waterlogged and/or when soil moisture is limiting, and pasture covers are much reduced.</p>

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
5se (approx. 26 ha)	<p>Texture contrast soils, as the kurosol soil type, which is derived from mudstone and sandstone geology.</p> <p>Brown sandy loamy topsoil soil, over a mottled brown/grey clay subsoil.</p>	8-18%	<p>Gentle to moderate sloping and undulating ground.</p> <p>340-480m above sea level.</p>	<p>Moderate/high risk.</p> <p>Rill and sheet erosion due to surface water movement on bare and exposed soils and structure decline due to excessive and inappropriate soil cultivation.</p> <p>Some areas of land are subject to mass movement, as per mostly low risk although some medium risk areas are present.</p>	<p>Moderate/high.</p> <p>This land experiences cool/cold winters and cool/warm summer conditions. Receives on average approximately 935mm annual rainfall, has up to 25 annual frost events, has 850 GDD (Oct to April) and 1,500 chill hours (May to August).</p>	<p>Moderate to well drained.</p> <p>Topsoil depth up to 20-30cm.</p> <p>Low/moderate nutrient and soil moisture holding capacity.</p>	<p>Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.</p> <p>The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging.</p>	<p>This land is unsuitable for cropping.</p> <p>This land is suitable for grazing with moderate limitations which includes reduced grazing pressure when the soils are waterlogged and/or when soil moisture is limiting, and pasture covers are much reduced.</p>

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
5we (approx. 1 ha)	<p>Texture contrast soils, as the kurosol soil type, which is derived from mudstone and sandstone geology and recent alluvium.</p> <p>Brown sandy loamy topsoil soil, over a mottled brown/grey clay subsoil.</p>	1-3%	<p>Flat to very gently sloping ground adjacent to the Quamby Brook waterway.</p> <p>300-305m above sea level.</p>	<p>Moderate/high risk.</p> <p>Rill and sheet erosion due to surface water movement on bare and exposed soils and structure decline due to excessive and inappropriate soil cultivation.</p> <p>Possible stream bank erosion during periods of high water flow in the Quamby Brook waterway.</p>	<p>Moderate/high.</p> <p>This land experiences cool/cold winters and cool/warm summer conditions. Receives on average approximately 935mm annual rainfall, has up to 50 annual frost events, has 820 GDD (Oct to April) and 1,250 chill hours (May to August).</p>	<p>Moderate to well drained.</p> <p>Topsoil depth up to 30-40cm.</p> <p>Low/moderate nutrient and soil moisture holding capacity.</p>	<p>Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.</p> <p>The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging.</p>	<p>This land is unsuitable for cropping.</p> <p>This land is suitable for grazing with moderate limitations which includes reduced grazing pressure when the soils are waterlogged and/or when soil moisture is limiting, and pasture covers are much reduced.</p>

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
5+6er (approx. 7 ha)	<p>Complex of texture contrast soils, as the kurosol soil type, which is derived from mudstone and sandstone, and dermosol soil derived from volcano-sedimentary geology.</p> <p>Brown sandy loamy topsoil soil, over a mottled brown/grey clay subsoil, and brown clay loam soils.</p>	5-30%	<p>Moderate/steep sloping and rolling ground.</p> <p>300-340m above sea level.</p>	<p>Moderate/high risk.</p> <p>Rill and sheet erosion due to surface water movement on bare and exposed soils and structure decline due to excessive and inappropriate soil cultivation.</p> <p>Some areas of land are subject to mass movement, as per mostly low risk although some medium risk areas are present.</p>	<p>Moderate/high.</p> <p>This land experiences cool/cold winters and cool/warm summer conditions. Receives on average approximately 935mm annual rainfall, has up to 30 annual frost events, has 865 GDD (Oct to April) and 1,400 chill hours (May to August).</p>	<p>Moderate to well drained.</p> <p>Topsoil depth up to 20-30cm.</p> <p>Low/moderate nutrient and soil moisture holding capacity.</p> <p>Boulders, rocky outcrops and stone present on and in the soil profile.</p>	<p>Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.</p> <p>The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging.</p>	<p>This land is unsuitable for cropping.</p> <p>This land is suitable for grazing with moderate/severe limitations which includes reduced grazing pressure when the soils are waterlogged and/or when soil moisture is limiting, and pasture covers are much reduced.</p> <p>In reality this ground is entirely covered by native vegetation and would be best not cleared and converted to pastureland and therefore maintained as such.</p>

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
5+6se (approx. 1 ha)	<p>Texture contrast soils, as the kurosol soil type, which is derived from mudstone and sandstone geology and recent alluvium.</p> <p>Brown sandy loamy topsoil soil, over a mottled brown/grey clay subsoil.</p>	10-30%	<p>Moderate/steep sloping ground.</p> <p>340-400m above sea level.</p>	<p>Moderate/high risk.</p> <p>Rill and sheet erosion due to surface water movement on bare and exposed soils and structure decline due to excessive and inappropriate soil cultivation.</p> <p>Some areas of land are subject to mass movement, as per mostly low risk although some medium risk areas are present.</p>	<p>Moderate/high.</p> <p>This land experiences cool/cold winters and cool/warm summer conditions. Receives on average approximately 935mm annual rainfall, has up to 30 annual frost events, has 865 GDD (Oct to April) and 1,400 chill hours (May to August).</p>	<p>Moderate to well drained.</p> <p>Topsoil depth up to 30-40cm.</p> <p>Low/moderate nutrient and soil moisture holding capacity.</p>	<p>Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.</p> <p>The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging.</p>	<p>This land is unsuitable for cropping.</p> <p>This land is suitable for grazing with moderate/severe limitations which includes reduced grazing pressure when the soils are waterlogged and/or when soil moisture is limiting, and pasture covers are much reduced.</p> <p>In reality this ground is entirely covered by native vegetation and would be best not cleared and converted to pastureland and therefore maintained as such.</p>

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
5+6se.1 (approx. 1.5 ha)	Texture contrast soils, as the kurosol soil type, which is derived from mudstone and sandstone geology. Brown sandy loamy topsoil soil, over a mottled brown/grey clay subsoil.	10-30%	Moderate/steep sloping ground as per a gully land formation. 400-460m above sea level.	High risk. Rill and sheet erosion due to surface water movement on bare and exposed soils and structure decline due to excessive and inappropriate soil cultivation. Some areas of land are subject to mass movement, as per mostly low risk although some medium risk areas are present.	Moderate/high. This land experiences cool/cold winters and cool/warm summer conditions. Receives on average approximately 935mm annual rainfall, has up to 30 annual frost events, has 865 GDD (Oct to April) and 1,400 chill hours (May to August).	Moderate to well drained. Topsoil depth up to 30-40cm. Low/moderate nutrient and soil moisture holding capacity.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging.	This land is unsuitable for cropping. This land is suitable for grazing with moderate/severe limitations which includes reduced grazing pressure when the soils are waterlogged and/or when soil moisture is limiting, and pasture covers are much reduced.

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
6+7ce (approx. 52.5 ha)	<p>Texture contrast soils, as the kurosol soil type, which is derived from mudstone and sandstone geology and Ferrosol soils, developed from Jurassic Dolerite geology.</p> <p>Kurosol soil is a brown sandy loamy topsoil soil, over a mottled brown/grey clay subsoil. Ferrosol soil is red brown clay soil.</p>	5-35%	<p>Gentle to very steep sloping ground.</p> <p>360-660m above sea level.</p>	<p>High risk.</p> <p>Rill and sheet erosion due to surface water movement on bare and exposed soils and structure decline due to excessive and inappropriate soil cultivation.</p> <p>Some areas of land are subject to mass movement, as per mostly low risk although some medium risk areas are present.</p>	<p>High.</p> <p>This land experiences cool/cold winters and cool/warm summer conditions. Receives on average approximately 935mm annual rainfall, has up to 30 annual frost events, has 865 GDD (Oct to April) and 1,400 chill hours (May to August).</p>	<p>Moderate to well drained.</p> <p>Topsoil depth up to 30-40cm.</p> <p>Low/moderate nutrient and soil moisture holding capacity.</p>	<p>Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.</p> <p>The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging.</p>	<p>This land is unsuitable for cropping.</p> <p>Technically 60% this land is suitable for grazing with severe limitations which includes reduced grazing pressure when the soils are waterlogged and/or when soil moisture is limiting, and pasture covers are much reduced, and the balance is unsuitable for agricultural use.</p> <p>This land is entirely covered by native vegetation, and based on the challenges associated any pastural use of this land and the associated very low level of agricultural productivity which could be obtained this land should remain as native vegetation/</p>



Figure 6 Black/grey loam texture contrast kurosol soil present throughout much of the subject properties. (taken on the site assessment 30/9/2024)



Figure 7 Southerly view from the north west corner of the proposed Lot 1. (taken on the site assessment 30/9/2024)



Figure 8 Northerly over the western boundary of the proposed Lot 1. (taken on the site assessment 30/9/2024)



Figure 9 Southerly view from the southern central area of the proposed Lot 1 towards what would be the north west corner of the proposed Lot 2. (taken on the site assessment 30/9/2024)



Figure 10 North westerly view from the central area of the proposed Lot 2. (taken on the site assessment 30/9/2024)



Figure 11 Easterly view over the northern area of the proposed Lot 2. (taken on the site assessment 30/9/2024)

4 Proposed development

The proposed development involves a subdivision of property title C.T 109922/1 at 838 with two lots produced:

- Lot 1 would be located on the north western area of the title, and would be bound by Bogan Road to the east, Golden Valley Road to the south and Quamby Brook to the west.
 - The eastern boundary of the proposed Lot 1 would then align with the actual location of Bogan Road.
 - Would cover approximately 19.46 ha (subject to survey).
 - Includes the existing residential dwelling.
- Lot 2 would cover the balance of the current property title C.T 109922/1.
 - Would cover approximately 101.5 ha (subject to survey).
 - No future residential dwelling development would be undertaken, as per a section 71 agreement.

Two new property titles will be produced as part of the proposed development.

The current location the road reserves present on the 838 Quamby Road property are not consistent with the actual position of Bogan Road and Golden Valley Road. The proposed property boundary adjustment would involve surveying the actual position of the user road area associated with the Bogan Road and Golden Valley Road.

A plan of the proposed development is attached in Appendix A Figure 13.

The associated boundary setback distances associated with the existing residential dwelling present on the proposed Lot 1 is outlined in Table 3.

Table 3 The residential dwelling setback distances on the proposed Lot 1.

Lot	Residential dwelling location to the nearest proposed lot boundary setback distance* (m)			
	N	S	E	W
1	340	80	70	140

*subject to survey

The proposed Lot 1 would be used to support a small scale grazing enterprise and would be best described as a lifestyle block.

The proposed Lot 2 would be used for a continuation of the existing grazing enterprise.

The proponent would operate and manage the proposed Lot 2 in conjunction with the larger land holdings, as per located on property titles C.T. 227343/1 and 983 Bogan Road (includes property titles C.T. 207471/1, C.T. 109922/3 and C.T. 109922/2) for sheep breeding and finishing prime lambs.

5 Land use

The subject properties are currently used to support a sheep breeding and prime lamb finishing enterprise.

5.1 Potential agricultural activities conducted

5.1.1 Pastoral Use

The subject property has an effective grazing area of approximately 57 hectares with approximately 20 hectares of rough run-off grazing country (excluding the class 6+7 land), and it would be reasonable to consider the property would be able to support a total carrying capacity of approximately 1,200 DSE.

A 1,200 DSE carrying capacity would equate to a sheep enterprise consisting of 260 mature breeding ewes, finishing 325 prime lambs and running 40 replacement ewe lambs. At an operational level the exact numbers of sheep run on the property will vary, such as the number of replacement ewes required, sucker lambs sold directly at weaning and the associated number of prime lambs finished.

It would be reasonable to consider that supplementary feeding of livestock run on the property would be required when pasture growth is limiting, such as during winter and to a lesser extent during summer.

The proposed Lot 1 would be anticipated to have a total carrying capacity of approximately 190 DSE.

The proposed Lot 2 would be anticipated to have a total carrying capacity of approximately 1,010 DSE, noting that this land also has approximately 4.5 hectares of centre pivot irrigated pasture present on it.

It should be noted that the ability to fully realise and integrate the grazing potential of the entire subject property is restricted due to the presence of Bogan Road and Golden Valley Road which separates both parcels of land (as would be Lot 1 and Lot 2). The presence of these roads constrains and complicates the management of these parcels of land (as would be Lot 1 and Lot 2) by:

- Restricts the ability to freely move livestock at will and requires additional safety measures and supervision to ensure no risk is posed to users of the road and the livestock are moved in a secure manner all of which requires additional care and attention well beyond what is normally required and/or involved in shifting livestock.
- Challenging to integrate a grazing rotation across both parcels to ensure optimal grazing and associated livestock performance outcomes, and this results in the isolated parcel (as per Lot 1) not being efficiently and effectively grazed.
- Both parcels require separate electric fencing units and separate stockwater systems.

It is reasonable to consider that both parcels are currently already largely managed as separate land holdings and have a minimal reliance on each other for operational and/or management outcomes.

No agricultural land will be lost as part of the proposed development, and current carrying capacity associated with the 838 Bogan Road properties would be maintained subsequent to the proposed Lot 1 and Lot 2 development.

5.1.2 Cropping use

Theoretically the class 4 land on the property could be used for cropping land use activity.

It should be noted that class 4 land would only be suitable for cropping potentially on an average cropping rotation of 2 times in 10 years, and with a severely restricted range of crops.

However, in reality due to the prevailing climate and short growing season it would be considered as a high risk venture to grow cash crops on the class 4 land present on the subject properties.

Therefore, pasture and forage crop production is realistically the best and most sustainable use of the class 4 land on the subject properties.

5.1.3 Perennial horticulture use

Due to the prevailing climate in conjunction with the soils present and topography associated with the subject properties the potential opportunity to grow perennial horticultural crops such as cherries, hazelnuts, grape vines or olives is considered to be effectively nil.

5.2 Adjacent land use activities

Adjacent land are lifestyle blocks, and used for residential purposes:

- North west
 - Property title C.T. 19199/2 (approximately 47.5 hectares), zoned as Agriculture. Rural, land, entirely covered by native forest with no residential dwelling present.
- North and East
 - Property title C.T. 152319/1 (approximately 1,340 hectares), zoned as Rural, land is entirely covered by native forest, set aside for timber production and harvesting, and no residential dwelling is present.
- North
 - Property title C.T. 227344/1 (approximately 41.5 hectares), zoned as Agriculture, extensive areas of land covered by native forest (25.5 hectares) and the balance with open pastureland, has a residential dwelling present, used for low intensity and small scale grazing of livestock and is best described as lifestyle block.
- South
 - Property title C.T. 227343/1 (approximately 19 hectares), zoned as Agriculture, as per the 838 Bogan Road property, covered by open pastureland and native forest.
 - Property title C.T. 109922/2 (approximately 40.3 hectares), zoned as Agriculture, is largely covered by native forest and the balance by open pastureland.
- West
 - Property title C.T. 119847/2 (approximately 82.4 hectares), split zoned as Agriculture (75.2) and Rural Living (7.2 hectares), land is covered by native forest (28 hectares) and the balance with open pastureland (54.4 hectares), has a residential dwelling present, hosts the Quamby Corner caravan park and camping ground and is used to graze livestock.
 - Property title C.T. 241241/1 (approximately 15.5 hectares), zoned as Agriculture, largely covered by native forest (13.5 hectares) and the balance with open pastureland, has a residential dwelling present, used to graze livestock and is best described as lifestyle block.

5.3 Impact on agricultural activities and residential amenity

The proposed development on the property in question has been planned in order to minimise any potential negative impacts or constraints on the adjacent properties.

After the recent site assessment, it has been concluded that the location, nature and layout of the proposed development would be sufficient to prevent any unreasonable impact of agricultural activities and/or residential amenities and vice versa on neighbouring properties.

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

Agricultural activity is conducted on land adjacent to the property in question, with small scale/lifestyle livestock use carried out on the properties to the north and west, forestry operations are undertaken to the north and east. The proponent owns the land to the south, which is farmed in conjunction with the subject property titles.

An assessment of the key risks to the proposed Lot 2 are summarised in Table 4 .

Table 4 Potential risk from agricultural land use on neighbouring land.

Potential Risk from Neighbouring Agricultural Land Activity	Extent of Risk & Possible Mitigation Strategy
1. Spray drift and dust	Risk = low. Ground spraying is most commonly used in agricultural production systems whilst spot spraying is a practical and mostly used alternative. Spraying events should be communicated in a timely manner to neighbours. The use and application of agricultural sprays must abide by the Tasmanian Code of practice for ground and aerial spraying 2014 and any applicable agricultural chemical label requirements. Extensive native forest is located on and adjacent to the north, east and west of the subject property titles, which forms a significant buffer to the pastureland in these direction. Native forest is located to the north and east, and the application of agricultural chemicals occurs on a very seldom basis (limited to when new plantation forest is established).
2. Noise from machinery, livestock and dogs.	Risk = low. The property is located in a rural area, and so it is accepted that noises involved with the use farm machinery and associated infrastructure and livestock will occur. It should be noted that the
3. Irrigation water over boundary	Risk = low. Irrigated agricultural land use activity is not undertaken on the adjacent properties. Irrigated pasture is already undertaken on the 838 Bogan Road property, as would be the north west area of the proposed Lot 2 using a centre pivot irrigator, and the presence of the Golden Valley Road provides a buffer as well as the routine operation of the irrigator would assist in mitigating the potential for irrigation water crossing over the southern boundary over the proposed Lot 1. A 90m setback distance is present between the residential dwelling present on the proposed Lot 1 and to the nearest point of the centre pivot irrigator nearby to the south, as would be located on the proposed Lot 2.
4. Stock escaping and causing damage.	Risk = low. Provided that boundary fences are maintained in sound condition.
5. Electric fences	Risk = low. Mitigated by the proponent attaching appropriate warning signs on boundary fencing.

5.3.2 Impact of proposed development on agricultural activity of neighbouring land

These potential impacts are usually manifested as complaints that could be made by residents of nearby dwellings. Other risks to neighbouring agricultural activity are outlined in Table 5. Some of these risks rely on an element of criminal intent.

Table 5 Potential risk from proposed development to neighbouring agricultural land use and activity

Potential Risk to Neighbouring Agricultural Land Activity	Extent of Risk & Possible Mitigation Strategy
1. Trespass	Risk = low. Mitigation measures include installation and maintenance of sound boundary fencing, if applicable lockable gates and appropriate signage to warn inhabitants and visitors about entry onto private land, where possible and appropriate report unauthorised entry to police.
2. Theft	Risk = low. Ensure there is good quality boundary fencing on the boundary to neighbouring properties and appropriate signage to deter inadvertent entry to property, limit unauthorised vehicle movements, report thefts to police.
3. Damage to property	Risk = low/medium. As for theft.
4. Weed infestation	Risk = low. The proponent is committed to the sustainable management of the property and weed control would be a key feature of the general ongoing property management program.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of outside barbeques and disposal of rubbish and adherence to all applicable local and state bushfire regulations.
6. Dog menace to neighbouring livestock	Risk = low. Mitigated by ensuring that all dogs would be managed as per the guidelines determined by the Meander Valley council.

5.4 Residential amenity

The Golden Valley locale can be characterised as being lightly populated with a limited number of residential dwellings present on lifestyle blocks.

Figure 12 The residential dwelling (blue dot) on the proposed Lot 1 (outlined in red) and a 500m buffer (yellow circle), and nearest residential dwelling (green dot) to the north. Figure 12 shows the location of the nearest residential dwelling (as per on property title C.T 227344/1 and the existing residential dwelling as would be present on the proposed Lot 1.

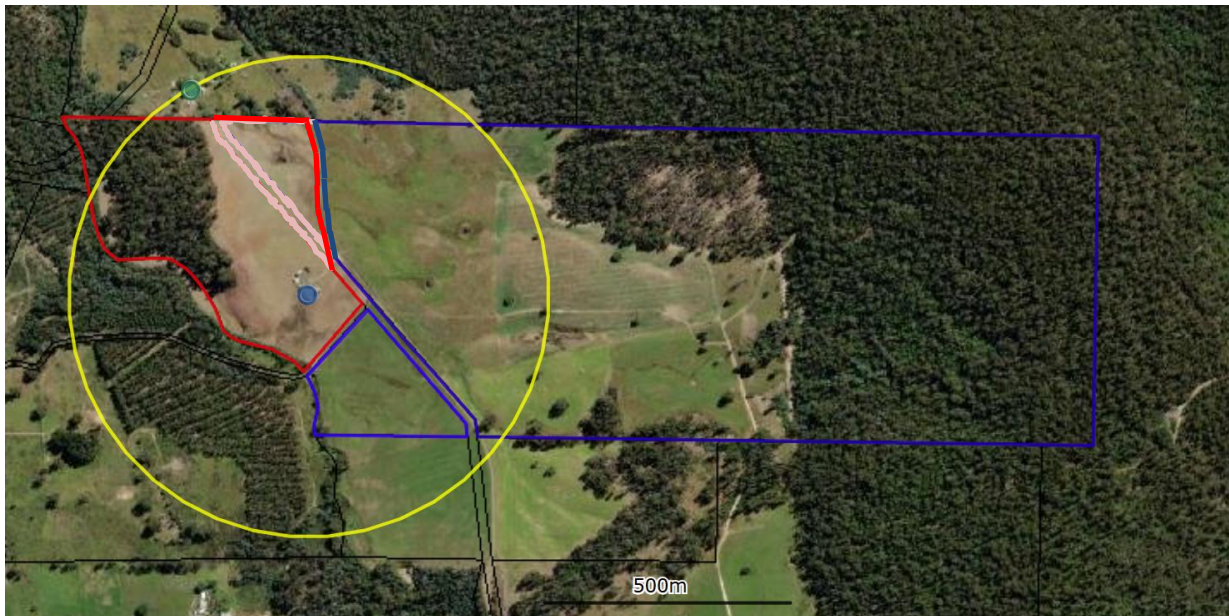


Figure 12 The residential dwelling (blue dot) on the proposed Lot 1 (outlined in red) and a 500m buffer (yellow circle), and nearest residential dwelling (green dot) to the north.

The setback distance from the existing residential dwelling on the proposed Lot 1 to the nearest residential dwelling would be 450m to the nearest residential dwelling, as located on property title C.T. 227344/1. A combination of the separation distances, topography and presence of a vegetated buffer present along the northern boundary of the proposed Lot 1 would ensure the residential amenity of the nearest residential dwelling would be preserved.

No new buildings are part of the proposed development.

6 Water resources

No irrigation dams are located on the subject property.

A number of small stock water holes are present on the subject property.

No bores are identified on the subject property.

Quamby Brook flows along the western boundary of the subject property.

The subject property is not located within an irrigation district and no irrigation scheme services the subject property.

The subject property is not serviced by TasWater for the supply of drinking water and/or sewerage services.

The proposed subdivision development will have no impact on access to stock and/or frontage to - Quamby Brook for either the proposed Lot 1 or Lot 2.

7 Tasmanian Planning Scheme – Meander provisions

7.1 21.1 Zone purpose

Zone Purpose	Response
<p>21.1.1 To provide for the use or development of land for agricultural use.</p> <p>21.1.2 To protect land for the use or development of agricultural use by minimising:</p> <p>(a) conflict with or interference from non-agricultural uses;</p> <p>(b) non-agricultural use or development that precludes the return of the land to agricultural use; and</p> <p>(c) use of land for non-agricultural use in irrigation districts.</p>	<p>21.1.1</p> <p>The subject property is involved in agricultural land use activity, that being for sheep breeding and prime lamb production on irrigated and dryland pasture production systems. No agricultural land will be lost as part of the development, and the overall productivity of the land will be maintained. No new dwellings and/or buildings form part of the proposed development.</p> <p>21.1.2</p> <p>(a) The subject property is currently used for livestock production on dryland and irrigated pasture production systems. The proposed development will not result in the loss of any agricultural land. No new buildings form part of the proposed development, and all current setbacks associated with sensitive uses to agricultural land will be maintained. As outlined in section 5.3.1 and 5.3.2 the potential risk to and from agricultural use will be low.</p> <p>(b) No new buildings are associated with the proposed development, and no land currently used for agriculture will be lost and/or diminished as part of the development.</p> <p>(c) The subject property is not located within a declared irrigated district.</p>

7.2 21.4.2 Setbacks

A response to clause 21.4.2 is required as per required by the response of clause 21.5.1 section (b) (iii).

Objectives	
<p>That the siting of buildings minimises potential conflict with use on adjoining sites.</p> <p>Response: As per the response to clause 21.5.1 section (b) (iii) it is required to respond to AA2.</p>	
Performance criteria	Response
<p>A2</p> <p>Buildings for a sensitive use must have a setback from all boundaries of:</p> <p>(a) not less than 200m; or</p> <p>(b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building</p>	<p>A2</p> <p>The current residential dwelling, as is located on the proposed Lot 1 is both located within 200m of the respective Lot boundaries.</p> <p>No new residential dwellings are associated with the proposed Lot 1 or Lot 2 and therefore are compliant with A2 (b).</p>

7.3 21.5 Development Standards for Subdivision

Objectives	
<p>To provide for subdivision that:</p> <ul style="list-style-type: none"> (a) relates to public use, irrigation or Utilities; or (b) facilitates use and development for allowable uses in the zone. <p>Response:</p> <p>The proposed development is not compliant with A1, and hence the concentration on the response to P1 (a) and (c).</p>	
Performance criteria	Response
<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) provide for the operation of an agricultural use, having regard to: <ul style="list-style-type: none"> (i) not materially diminishing the agricultural productivity of the land; (ii) the capacity of the new lots for productive agricultural use; (iii) any topographical constraints to agricultural use; and (iv) current irrigation practices and the potential for irrigation; (c) be for the excision of a use or development existing at the effective date that satisfies all of the following: <ul style="list-style-type: none"> (i) the balance lot provides for the operation of an agricultural use, having regard to: <ul style="list-style-type: none"> a. not materially diminishing the agricultural productivity of the land; b. the capacity of the balance lot for productive agricultural use; c. any topographical constraints to agricultural use; and d. current irrigation practices and the potential for irrigation; (ii) an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot; (iii) any existing buildings for a sensitive use must meet the setbacks required by clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and 	<p>P1</p> <ul style="list-style-type: none"> (a) (i) Both proposed Lot 1 and Lot 2 will be used for agricultural land use activity, that being a continuation for grazing activities. No new buildings form part of the development and therefore no agricultural land will be lost as part of the development. The proposed Lot 1 boundaries would be consistent with the existing roads (as per Bogan Road to the east, and Golden Valley Road to the south). <p>The existing irrigation centre pivot, as would be located on the proposed Lot 2, would not be negatively impacted and/or diminished in its current level of operation or management. Both Lot 1 and Lot 2 would maintain frontage to the Quamby Brook waterway, and the waterway used to fill the dam which would be located on the proposed Lot 2 would not be impacted by the proposed development.</p> <ul style="list-style-type: none"> (ii) Lot 1 and Lot 2 will continue to be used for productive agriculture, as per sheep grazing based enterprises. Both Lot 1 and Lot 2 will maintain access to the Quamby Brook waterway. No agricultural land will be lost as part of the proposed development, and the overall level of pasture production

Objectives

To provide for subdivision that:
 (a) relates to public use, irrigation or Utilities; or
 (b) facilitates use and development for allowable uses in the zone.

Response:

The proposed development is not compliant with A1, and hence the concentration on the response to P1 (a) and (c).

Performance criteria	Response
<p>(iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.</p>	<p>and associated combined carrying capacity of Lot 1 and Lot 2 will be maintained.</p> <p>(iii) Both Lot 1 and Lot 2 have a degree of topographic constraint present which restrict the agricultural land use activity. Lot 1 has a section of elevated rocky ground covered by native vegetation which limits the current and any future grazing use. There are extensive areas of moderate to very steep sloping ground (as per the class 6+7 land) present on the proposed Lot 2 which has very limited to no agricultural land use activity either now or in the future. It is reasonable to considered that the pasture land currently available and developed on both Lot 1 and Lot 2 represents what can be fully developed, that notwithstanding improvements are likely able to be made such as in relation to ongoing pasture renovation and soil fertility management.</p> <p>(iv) Irrigated pasture production occurs already on the 838 Bogan Road property. Subsequent to the proposed development the current irrigation infrastructure and associated pasture production would continue on the proposed Lot 2. The unnamed waterway used to fill the existing dam located on the 983 Bogan Road property would be located on the proposed Lot 2 and would not be impacted by the proposed development. Both properties would retain access to the Quamby Brook</p>

Objectives

To provide for subdivision that:
 (a) relates to public use, irrigation or Utilities; or
 (b) facilitates use and development for allowable uses in the zone.

Response:

The proposed development is not compliant with A1, and hence the concentration on the response to P1 (a) and (c).

Performance criteria	Response
	<p>waterway. Future irrigation schemes could be undertaken on either Lot 1 and/or Lot 2 provided there is sufficient water resources available and it is appropriately positioned to avoid potential interference with irrigation water on to Bogan Road or Golden Valley Road. Neither the 838 nor 983 Bogan Road properties are located in an irrigation district.</p> <p>(c) (i) (a) The proposed development will not materially diminish the agricultural productivity of the land, and agricultural land use activity can and will continue to be undertaken on both lots with no expectation of disruption. No agricultural land will be lost as part of the proposed development. There is no infrastructure and/or resources present on the proposed Lot 1 which can and/or would preclude and/or limit the current agricultural productivity of the proposed Lot 2. It should be noted that the ability to fully realise and integrate the grazing potential of the entire subject property is restricted due to the presence of Bogan Road and Golden Valley Road which separates both parcels of land (as would be Lot 1 and Lot 2). The presence of these roads constrains and complicates the management of these parcels of land (as would be Lot 1 and Lot 2) by:</p> <ul style="list-style-type: none"> - Restricting the ability to freely move livestock which requires additional safety measures to ensure no risk is

Objectives

To provide for subdivision that:
 (a) relates to public use, irrigation or Utilities; or
 (b) facilitates use and development for allowable uses in the zone.

Response:

The proposed development is not compliant with A1, and hence the concentration on the response to P1 (a) and (c).

Performance criteria	Response
	<p>posed to road users and the livestock are moved in a safe and secure manner all of which requires additional care and attention well beyond what is normally required and/or involved in shifting livestock.</p> <ul style="list-style-type: none"> - Challenging to integrate a grazing rotation across both parcels to ensure optimal grazing and associated livestock performance outcomes, and this results in the isolated parcel (as per Lot 1) not being efficiently and effectively grazed. - Both parcels require separate electric fencing units and separate stockwater systems. There is no operational mutual reliance upon each of the parcels. <p>Therefore, despite Lot 1 (carrying capacity of 190 DSE) and Lot 2 (1,010 DSE) combining together for a total carrying capacity of 1,200 DSE, in an operational and management sense they are already largely utilised as separate blocks. It is reasonable to consider that both parcels are currently already largely managed as separate land holdings and have a minimal reliance on each other for operational and/or management outcomes.</p> <p>The proposed subdivision and separation of the proposed Lot 1 would have effectively a negligible material impact on the carrying capacity, productivity, and operation and</p>



Objectives

To provide for subdivision that:
 (a) relates to public use, irrigation or Utilities; or
 (b) facilitates use and development for allowable uses in the zone.

Response:

The proposed development is not compliant with A1, and hence the concentration on the response to P1 (a) and (c).

Performance criteria	Response
	<p>management of the balance of the property (as per Lot 2).</p> <p>(b) The current agricultural land use activities and productivity capacity will be able to be maintained on Lot 2 as at the current intensity and diversity of use. The proposed Lot 2 will continue to be used for livestock production, as per grazing running breeding ewes and finishing prime lambs on both dryland and irrigated pasture. It is reasonable to consider that both parcels are currently already largely managed as separate land holdings and have a minimal reliance on each other for operational and/or management outcomes.</p> <p>(c) Lot 2 has topographic constraints which restricts agricultural land use activity. Lot 2 has extensive areas of moderate to very steep sloping ground which has very limited potential for agricultural land use activity. It is reasonable to considered that the pasture land currently available and developed on Lot 2 represents what can be fully developed. Please note that ongoing pasture improvement is undertaken by the proponent which would lead to increased pasture production and overall improved livestock production levels.</p> <p>(d) The proposed Lot 2 will still be able to be used for irrigated agriculture pasture production. The irrigation water used in the existing pivot, as is located on the south west area of the proposed Lot 2 is supplied</p>

Objectives

To provide for subdivision that:
(a) relates to public use, irrigation or Utilities; or
(b) facilitates use and development for allowable uses in the zone.

Response:

The proposed development is not compliant with A1, and hence the concentration on the response to P1 (a) and (c).

Performance criteria	Response
	<p>via dam located on land to the south, as per C.T 109922/3. The property title C.T 109922/3 is not part of the proposed development and the irrigation dam is not impact and/or diminished by the proposed development. The proposed Lot 2 would retain frontage to Quamby Brook.</p> <p>(ii) The proponent will enter into a section 71 agreement and this will prevent a residential dwelling from be built on the proposed Lot 2 in the future.</p> <p>(iii) Please refer to the response to clause 21.4.2 A2.</p> <p>(iv) Both the proposed Lot 1 and 2 would have frontage to Bogan Road, and the existing residential dwelling present would be accessed via the existing laneways off Bogan Road.</p>

8 Conclusion

1. The subject properties are located at 838 Bogan Road which consists of two titles, as per C.T. 109922/1 and C.T. 227343/1, only title C.T 109922/1 is involved in the proposed development.
2. The subject property is covered by land capability class 4, 5 5+6 and 6+7 ground.
3. The subject property is currently used for agricultural land use activity based on a sheep breeding and lamb finishing enterprise.
4. The proposed development involves a subdivision of property tile 109922/1 and with two lots produced:
 - a. Lot 1, covering approximately 19.46 ha.
 - b. Lot 2, covering approximately 101.5 hectares and would represent the balance of the title.
5. The proposed Lot 1 and Lot 2 would continue to be used agricultural land use activity, as per grazing livestock.
6. No new buildings are part of the proposed development and no agricultural land will be lost or diminished as a result of the proposed development.
7. The ability to fully realise and integrate the grazing potential of the entire subject property is restricted due to the presence of Bogan Road and Golden Valley Road which separates both parcels of land (as would be Lot 1 and Lot 2) and it is reasonable to consider that both parcels are currently already largely managed as separate land holdings and have a minimal reliance on each other for productivity, operational and/or management outcomes.
8. The proposed subdivision and separation of the proposed Lot 1 would have effectively a negligible material impact on the carrying capacity, productivity, and operation and management of the balance of the property (as per Lot 2).
9. The proponent will enter into a section 71 agreement and this will prevent a residential dwelling from be built on the proposed Lot 2 in the future.

10. The proposed development is sensitive to the adjacent land use activity and is not anticipated to create any negative impacts and/or constraint on the capability/capacity of the neighbouring properties to be actively managed and used for agricultural land use activity.
11. The current location the road reserves present on the 838 Quamby Road property are not consistent with the actual position of Bogan Road and Golden Valley Road. The proposed property boundary adjustment would involve surveying the actual position of the road reserves associated with the Bogan Road and Golden Valley Road
12. The proposed development is considered compliant with clauses 21.1, 21.4.2 and 21.5 of the Tasmanian Planning Scheme – Meander Valley Provisions.

9 References

Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.

Noble, K. E. (1993) Land Capability Survey of Tasmania. Meander, 1:100 000 map. Department of Primary Industry, Tasmania, Australia.

Noble, K. E. (1993) Land Capability Survey of Tasmania. Meander Report. Department of Primary Industry, Tasmania, Australia.

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

The LIST Map datasets.

Tasmanian Planning Scheme – Meander Midlands provisions 2022.

10 Declaration

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

Jason Lynch

Mr Jason Lynch BAppSc (Hort) CPAg
Senior Consultant
Pinion Advisory Pty Ltd
July 2025 – Revised August 2025

11 Appendix A

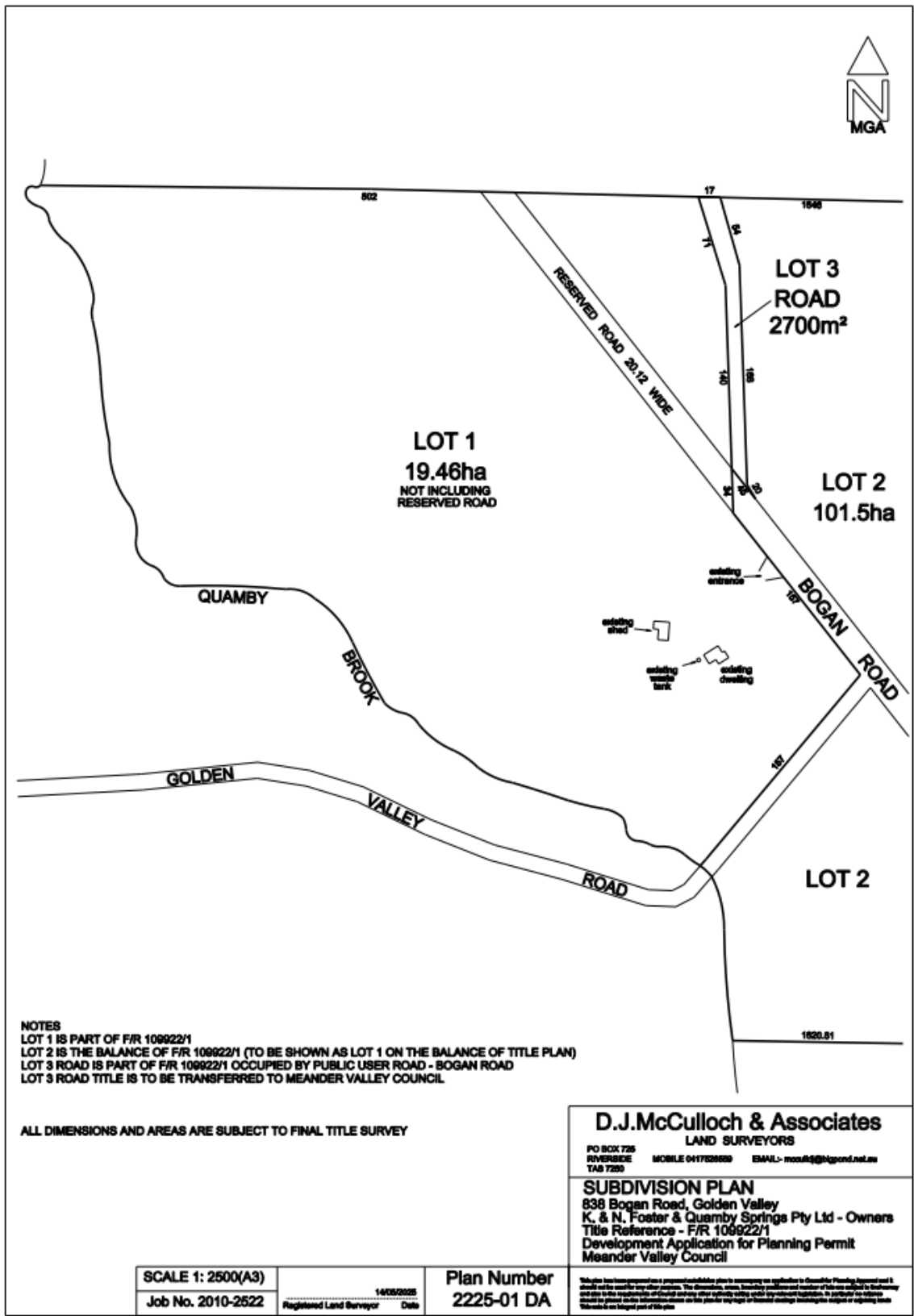


Figure 13 Plan of the proposed subdivision (source D.J. McCulloch & Associates)

Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

838 Bogan Road, Golden Valley



Prepared for (Client)

D.J. McCulloch & Associates

PO Box 725

RIVERSIDE TAS 7250

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

22 June 2025

Job No: RGA-B2801

Executive Summary

The proposed development at 838 Bogan Road, Golden Valley, 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.

Contents

Executive Summary	3
Schedule 1 – Bushfire Report	5
1.0 Introduction	5
2.0 Site Description for Proposal (Bushfire Context)	6
3.0 Bushfire Site Assessment	7
3.1 Vegetation Analysis	7
3.2 BAL Assessment – Subdivision	10
3.3 Outbuildings	11
3.4 Road Access	12
3.5 Water Supply	13
4.0 Bushfire-Prone Areas Code Assessment Criteria	16
5.0 Layout Options	17
6.0 Other Planning Provisions	17
7.0 Conclusions and Recommendations	18
Schedule 2 – Bushfire Hazard Management Plan	19
Form 55	20
Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code	23
Attachment 2 – AS3959-2018 Construction Requirements	28
Attachment 3 – Proposal Plan	29
Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline	30
References	31

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 – Meander Valley, 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 2 lots and Road.

2.0 Site Description for Proposal (Bushfire Context)

2.1 Locality Plan

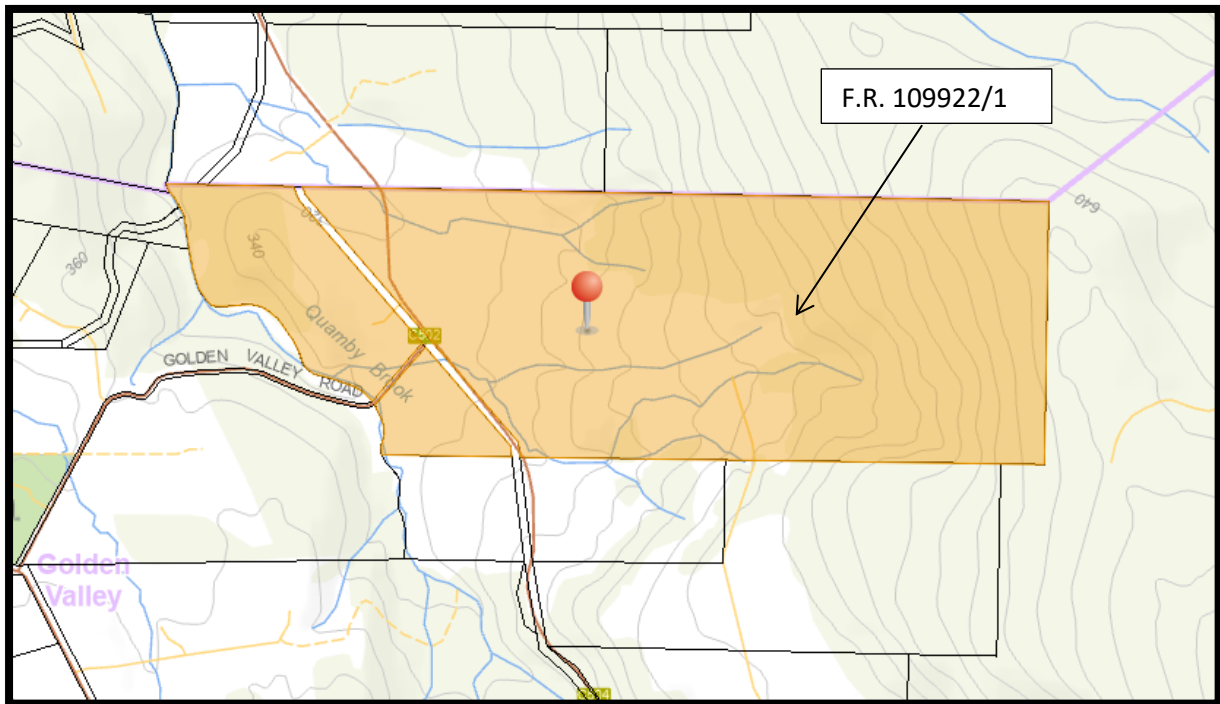


Figure 1: Location Plan of 838 Bogan Road, Golden Valley

2.2 Site Details

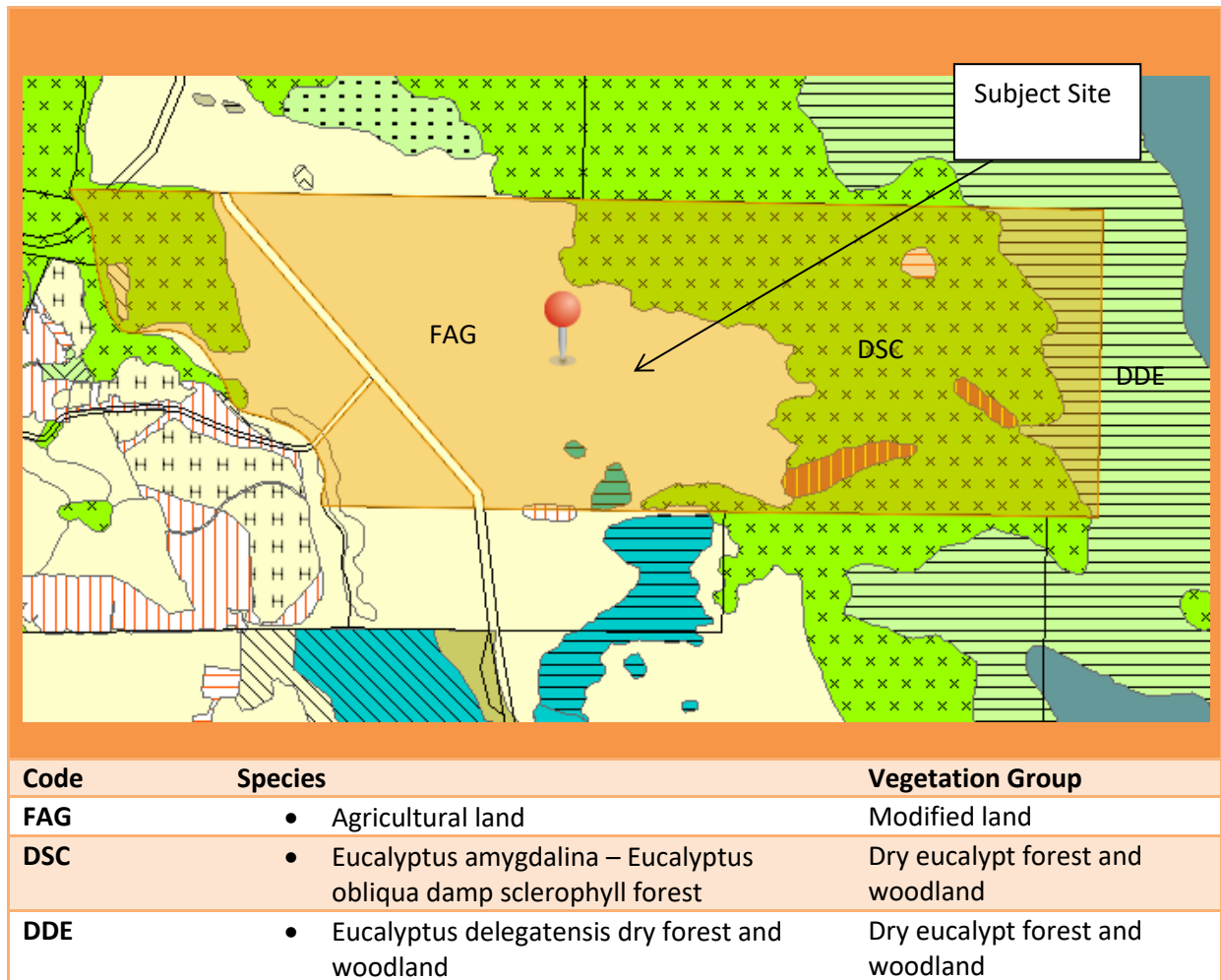
Property Address	838 Bogan Road, Golden Valley
Certificate of Title	Volume 109922 Folio 1
Owner	Kerry Matthew Forster, Nicole Gail Forster, Quamby Springs Pty Ltd
Existing Use	Dwelling/ Rural
Type of Proposed Work	Subdivision – 2 lots and Road
Water Supply	On-site for fire fighting
Road Access	Bogan Road and Golden Valley Road

3.0 Bushfire Site Assessment

3.1 Vegetation Analysis

3.1.1 TasVeg Classification

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



3.1.2 Site & Vegetation Photos

	
<p>Existing access from Bogan Road – Lot 1 (approx. 3.0m wide)</p>	<p>Looking northwest – Lot 1</p>
	
<p>Looking northeast – Lot 1</p>	<p>Looking southeast – Lot 1</p>
	
<p>Looking southwest – Lot 1</p>	<p>Existing poly tank – Lot 1 (non-compliant for fire fighting purposes due to materials)</p>
	
<p>Looking south – Lot 1</p>	<p>Looking west – Lot 1</p>



Looking further to northwest – Lot 1



Existing access – Lot 2



Looking northwest – Lot 2



Looking northeast – Lot 2



Looking southeast – Lot 2



Looking southwest – Lot 2

3.2 BAL Assessment – Subdivision

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

Lot 1

Vegetation classification AS3959	North <input type="checkbox"/> North-East <input checked="" type="checkbox"/>	South <input type="checkbox"/> South-West <input checked="" type="checkbox"/>	East <input type="checkbox"/> South-East <input checked="" type="checkbox"/>	West <input type="checkbox"/> North-West <input checked="" type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land
Effective slope (degrees)	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°
	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°	<input 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°
Likely direction of bushfire attack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Distance to classified vegetation	0-<6.8m managed >6.8m grassland	0-<12.7m managed >12.7m grassland	0-<2.0m managed >2.0m grassland	0-min. 24m >24m grassland
REQUIRED Distance to classified vegetation for BAL 19	10-<14m	11-<16m	10-<14m	10-<14m

Lot 2

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

3.3 Outbuildings

Not applicable – existing.

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.

<p>Lot 2 - (existing/new)</p>	<p>Private access driveways are to be <u>constructed / maintained</u> from the entrance of the property cross over at the public road through to any future habitable building and on-site dedicated firefighting water supply. Private access roads are to be maintained to a standard not less than specified in Table C13.2B (C13.2C if greater than 200m).</p>
<p>Lot 1 (existing, approx. 80m)</p>	<p>Private access driveways are to be <u>upgraded/maintained</u> from the entrance of the property cross over at the public road through to the existing habitable building and on-site dedicated firefighting water supply. Private access roads are to be upgraded/maintained (widened to 4.0m wide carriageway) to a standard not less than specified in Table C13.2B prior to Final Plan of Survey for subdivision to be signed off by Council.</p>

Table C13.2B: Standards for Property Access

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

- (a) All weather construction;
- (b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- (c) Minimum carriageway width of 4 metres;
- (d) Minimum vertical clearance of 4 metres;
- (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- (f) Cross falls of less than 3 degrees (1:20 or 5%);
- (g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- (h) Curves with a minimum inner radius of 10 metres;
- (i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and

- (j) Terminate with a turning area for fire appliances provided by one of the following:
 - i) A turning circle with a minimum inner radius of 10 metres;
 - ii) A property access encircling the building; or
 - iii) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.

Table C13.2C: Standards for Property Access

The following design and construction requirements apply to property access length is 200 metres or greater or access for a fire appliance to a fire fighting point:

- (a) All weather construction;
- (b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- (c) Minimum carriageway width of 4 metres;
- (d) Minimum vertical clearance of 4 metres;
- (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- (f) Cross falls of less than 3 degrees (1:20 or 5%);
- (g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- (h) Curves with a minimum inner radius of 10 metres;
- (i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- (j) Terminate with a turning area for fire appliances provided by one of the following:
 - i) A turning circle with a minimum inner radius of 10 metres;
 - ii) A property access encircling the building; or
 - iii) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.
- (k) Passing bays of 2m additional carriageway width and 20m length provided every 200m.

3.5 Water Supply

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

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

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

Lot 2 – Static Water Supply (new)

On-site water supply is required for any new habitable building.

A water tank of at least 10,000 litres per building

	area to be protected and above ground pipes and fittings used for a stored water supply must be of non-rusting, non-combustible, non-heat-deforming materials and must be situated more than 6m from a building area to be protected.
Lot 1 – Static Water Supply (new)	<p>On-site water supply is required for the existing habitable building prior to Final Plan of Survey for subdivision to be signed off by Council.</p> <p>A water tank of at least 10,000 litres per building area to be protected and above ground pipes and fittings used for a stored water supply must be of non-rusting, non-combustible, non-heat-deforming materials and must be situated more than 6m from a building area to be protected.</p>

Table C13.5: Static Water Supply for Fire Fighting

Column 1		Column 2
Element		Requirement
A.	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> (a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018 the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) Metal; (ii) Non-combustible material; or (iii) Fibre-cement a minimum 6mm thickness.
C.	Fittings, pipework and accessories (including stands and tank)	<p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> (a) Have a minimum nominal internal diameter of

	supports)	<p>50mm;</p> <p>(b) Be fitted with a valve with a minimum nominal diameter of 50mm;</p> <p>(c) Be metal or lagged by non-combustible materials if above ground;</p> <p>(d) if buried, have a minimum depth of 300mm;</p> <p>(e) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;</p> <p>(f) Ensure the coupling is accessible and available for connection at all times;</p> <p>(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);</p> <p>(h) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and</p> <p>(i) If a remote offtake is installed, ensure the offtake is in a position that is:</p> <p>(i) Visible;</p> <p>(ii) Accessible to allow connection by fire fighting equipment;</p> <p>(iii) At a working height of 450-600mm above ground level; and</p> <p>(iv) Protected from possible damage, including damage from vehicles.</p>
D.	Signage for static water connections	<p>The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with:</p> <p>(a) water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or</p> <p>(b) <i>Water Supply Signage Guideline</i>, version 1.0, Tasmanian Fire Service, February 2017.</p>
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <p>(1) No more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</p> <p>(2) No closer than 6m from the building area to be protected;</p> <p>(3) a minimum width of 3m constructed to the same standard as the carriageway; and</p> <p>(4) Connected to the property access by a carriageway equivalent to the standard of the property access.</p>

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"/> A1	(a) & (b)	Specified distances for Hazard Management Areas for BAL 19 (Lot 1), and BAL 19 (Lot 2) as specified on the plan are in accordance with AS3959. The Hazard Management Area for Lot 1 shall be <u>established/maintained</u> prior to the Council sealing the final plan of survey (extended to northeast and southeast to 10m minimum). The proposal complies.
<input type="checkbox"/> P1		

C13.6.2 Public and fire fighting access

Comments		
<input checked="" type="checkbox"/> A1	(a)	Lot 3 ROAD complies, insufficient increase in risk, existing road, subdivision plan will resolve encroachment issue.
<input checked="" type="checkbox"/> A1	(b)	The private driveway to Lot 2 will be constructed/maintained in accordance with Table C13.2B/ C13.2C at the time of future habitable building. Access is required to on-site dedicated firefighting water supply. The existing private driveway to Lot 1 will be upgraded/maintained (widened to 4.0m carriageway) in accordance with Table C13.2B prior to the Final Plan of Survey for subdivision to be signed off by Council. Access is required to on-site dedicated firefighting water supply.
<input type="checkbox"/> P1		
<input checked="" type="checkbox"/> A2		Not applicable.
<input type="checkbox"/> P2	No PC	

C13.6.3 Provision of water supply for fire fighting purposes

Comments		
<input type="checkbox"/> A1	(a) (b)	Not applicable Not applicable.
<input type="checkbox"/> P1	No PC	
<input checked="" type="checkbox"/> A2	(a) (b)	Not applicable. Any new habitable building on Lot 2, at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.

The existing dwelling on Lot 1, prior to the final plan of survey being sealed by Council, shall be provided with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5 shall be considered.

- | | | |
|------------------------------------|-------|-----------------|
| <input type="checkbox"/> A2 | (c) | Not applicable. |
| <input type="checkbox"/> P2 | No PC | |

5.0 Layout Options

Not relevant to this proposal.

6.0 Other Planning Provisions

Not relevant to this proposal.

7.0 Conclusions and Recommendations

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

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

Access

The private driveway to Lot 2 will be constructed in accordance with Table C13.2B/ C13.2C (dependent on length) at the time of any future habitable building.

The private driveway to Lot 1 shall be upgraded/maintained prior to the council sealing the final plan of survey and maintained into perpetuity in accordance with Table C13.2B (widened to 4.0m wide carriageway).

Water Supplies

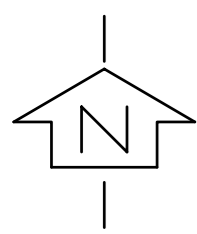
Any new habitable building on Lot 2 at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.

The existing dwelling on Lot 1 prior to the council sealing the final plan of survey, must be provided with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.



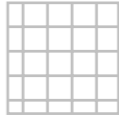
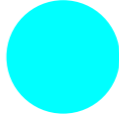
Fuel Managed Areas

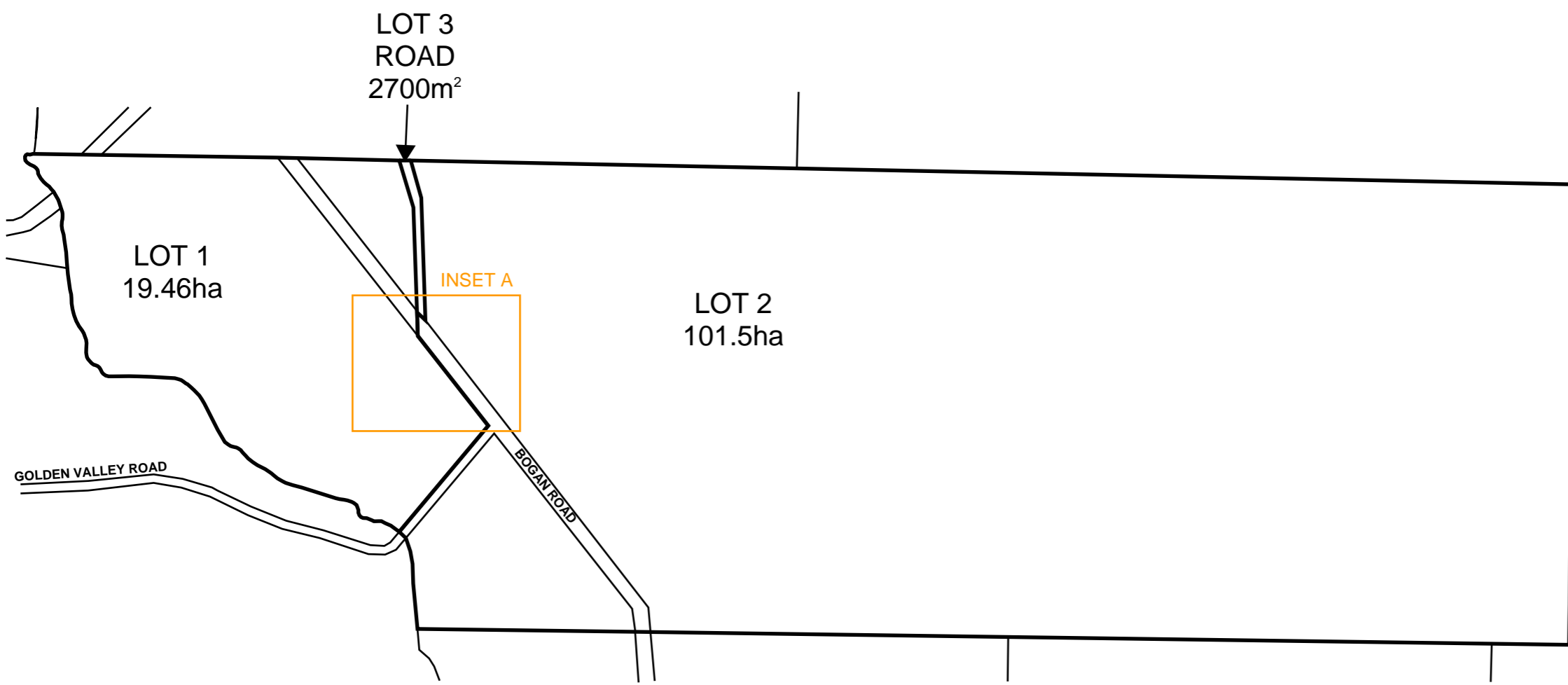
Hazard Management Areas as detailed within the plan shall be constructed and maintained as detailed in Schedule 2. For Lot 2, Hazard Management Area to be established and maintained prior to the construction of any habitable building on the lot and managed into perpetuity. For Lot 1, Hazard Management Area is to be managed prior to the final plan of survey being sealed by Council and must be managed into perpetuity (extended to min. 10m to northeast and southeast).

Schedule 2 – Bushfire Hazard Management Plan



LEGEND

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



NOTES

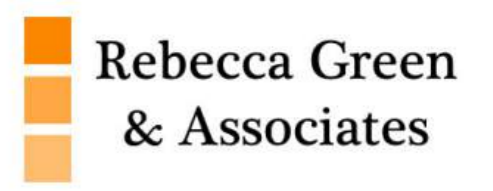
- PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2B/C - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.5 - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B2801, R.GREEN, 22 JUNE 2025
- THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - MEANDER VALLEY (EFFECTIVE 19 APRIL 2021)

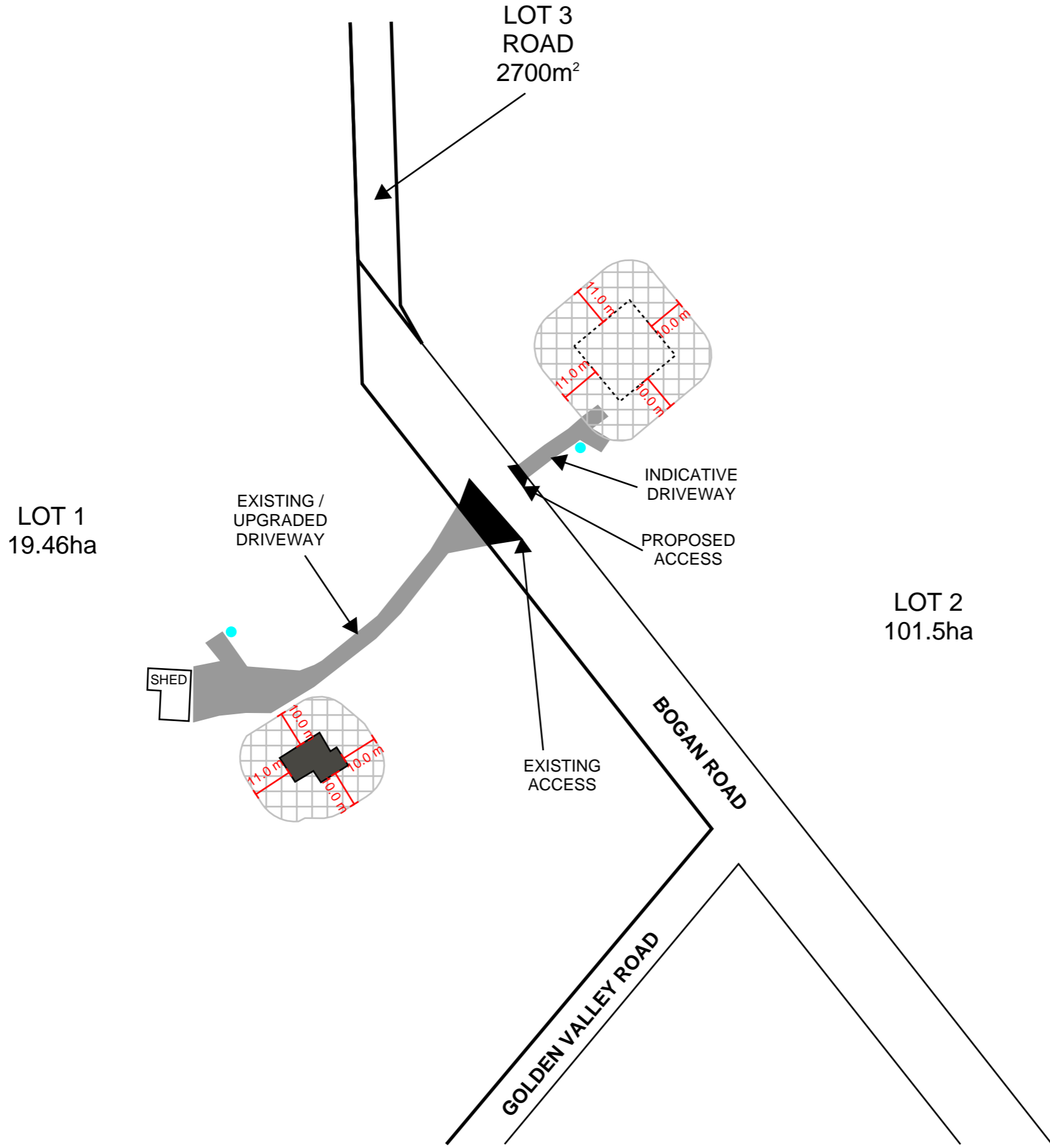
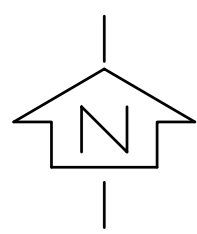


BUSHFIRE HAZARD MANAGEMENT PLAN
 BUSHFIRE ATTACK LEVEL (BAL) - 19
 PROPOSED SUBDIVISION (2 LOTS AND ROAD)

838 BOGAN ROAD, GOLDEN VALLEY
 VOLUME 10922 FOLIO 1
 PROPERTY ID 7032988

DATE: 22 JUNE 2025
 VERSION: 1
 DRAWN: REBECCA GREEN
 PHONE: 0409 284 422
 EMAIL: ADMIN@RGASSOCIATES.COM.AU
 BFP - 116, SCOPE - 1, 2, 3A, 3B, 3C





LEGEND

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

NOTES

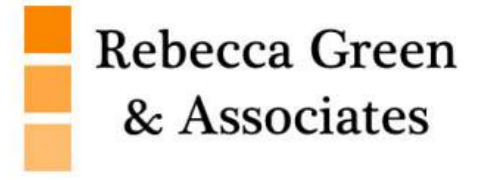
- PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2B/C - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.5 - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B2801, R.GREEN, 22 JUNE 2025
- THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - MEANDER VALLEY (EFFECTIVE 19 APRIL 2021)



BUSHFIRE HAZARD MANAGEMENT PLAN
 BUSHFIRE ATTACK LEVEL (BAL) - 19
 PROPOSED SUBDIVISION (2 LOTS AND ROAD)
 INSET A

838 BOGAN ROAD, GOLDEN VALLEY
 VOLUME 10922 FOLIO 1
 PROPERTY ID 7032988

DATE: 22 JUNE 2025
 VERSION: 1
 DRAWN: REBECCA GREEN
 PHONE: 0409 284 422
 EMAIL: ADMIN@RGASSOCIATES.COM.AU
 BFP - 116, SCOPE - 1, 2, 3A, 3B, 3C



Form 55

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: *Owner /Agent*
 Address
 Suburb/postcode

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, 22 June 2025, Version 1, Job No. RGA-B2801)
Relevant	N/A
References:	<i>Tasmanian Planning Scheme – Meander Valley, Bushfire-Prone Areas Code</i> <i>Australian Standard 3959-2018</i>


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

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

Scope and/or Limitations

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

I certify the matters described in this certificate.

Qualified person:	<i>Signed:</i> 	<i>Certificate No:</i> RG-115/2025	<i>Date:</i> 22 June 2025
-------------------	--	---------------------------------------	------------------------------

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

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

838 Bogan Road, Golden Valley TAS 7304

Certificate of Title / PID:

F.R. 109922/1, PID7032988

2. Proposed Use or Development

Description of proposed Use and Development:

Proposed Subdivision (2 Lots and Road)

Applicable Planning Scheme:

Tasmanian Planning Scheme – Meander Valley

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Subdivision Plan Job No: 2010-2522, Plan Number: 2225-01DA	D.J. McCulloch & Associates Land Surveyors	14/05/2025	-
Bushfire Hazard Assessment Report	Rebecca Green	22 June 2025	1
Bushfire Hazard Management Plan	Rebecca Green	22 June 2025	1

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

4. Nature of Certificate

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

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

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

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

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

		<i>Rebecca Green & Associates, 22 June 2025 demonstrating BAL 19 for Lot 1 and Lot 2.</i>
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input checked="" type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk Lot 3 ROAD complies, insufficient increase in risk, existing road, subdivision plan will resolve encroachment issue.
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management 22 June 2025 – Lot 1 and Lot 2.</i>

<input checked="" type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 22 June 2025 – Lot 1 and Lot 2.</i>
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:

Rebecca Green

Phone No:

0409 284 422

Postal Address:

PO Box 2108
Launceston, Tas 7250

Email Address:

admin@rgassociates.com.au

Accreditation No:

BFP – 116

Scope:

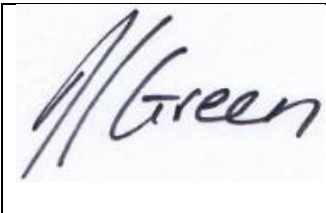
1, 2, 3A, 3B, 3C

6. Certification

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

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

Signed:
certifier



Name:

Rebecca Green

Date:

22 June 2025

Certificate
Number:

RGA-031/2025

(for Practitioner Use only)

Attachment 2 – AS3959-2018 Construction Requirements

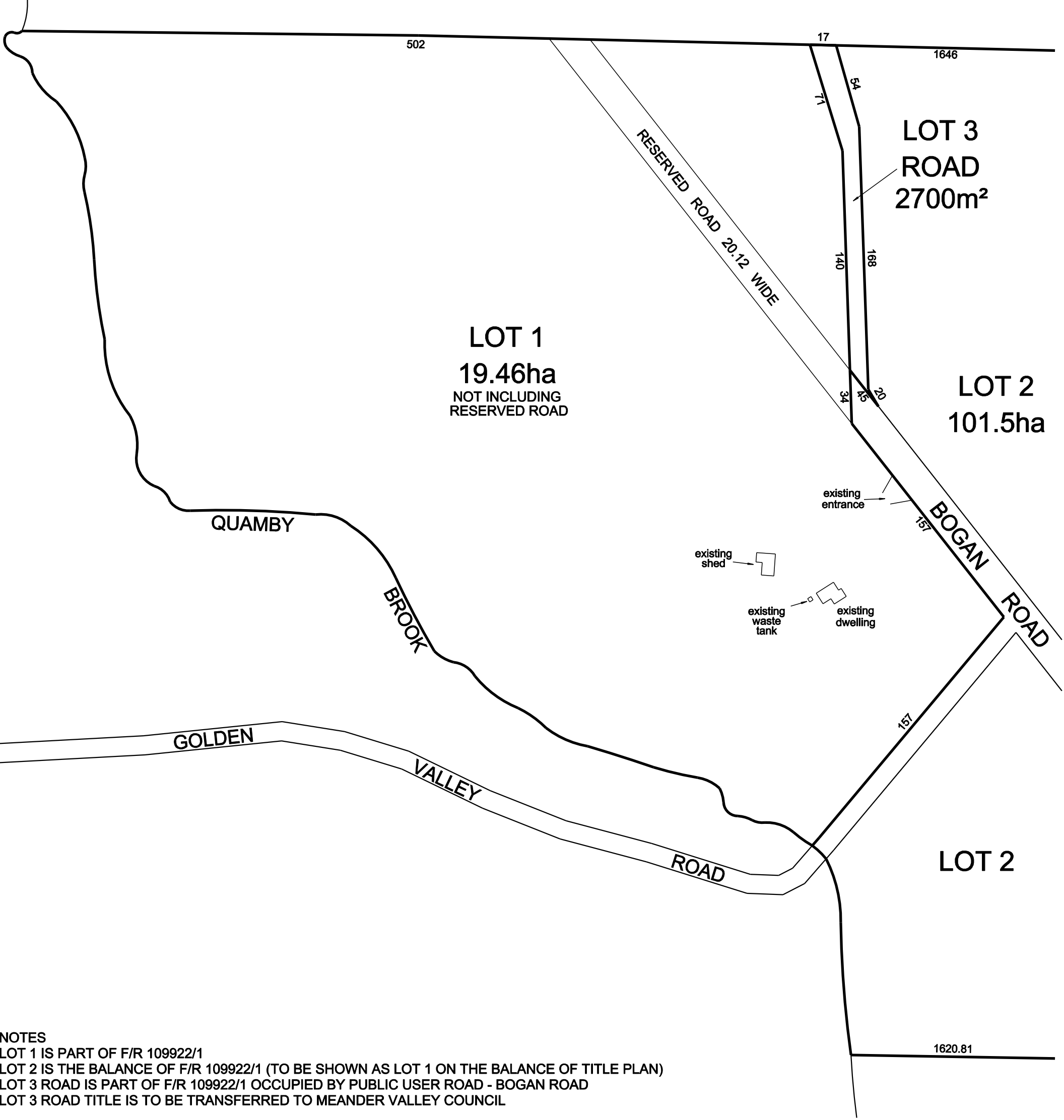
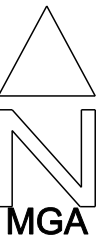


	BAL—LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL –FZ (FLAMEZONE)
SUBFLOOR SUPPORTS	No special construction requirements	No special construction requirements	Enclosure by external wall or by steel, bronze or aluminium mesh	Enclosure by external wall or by steel, bronze or aluminium mesh. Non-combustible or naturally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

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

Attachment 3 – Proposal Plan

D.J. McCulloch & Associates Land Surveyors



NOTES
 LOT 1 IS PART OF F/R 109922/1
 LOT 2 IS THE BALANCE OF F/R 109922/1 (TO BE SHOWN AS LOT 1 ON THE BALANCE OF TITLE PLAN)
 LOT 3 ROAD IS PART OF F/R 109922/1 OCCUPIED BY PUBLIC USER ROAD - BOGAN ROAD
 LOT 3 ROAD TITLE IS TO BE TRANSFERRED TO MEANDER VALLEY COUNCIL

ALL DIMENSIONS AND AREAS ARE SUBJECT TO FINAL TITLE SURVEY

D.J. McCulloch & Associates
 LAND SURVEYORS
 PO BOX 725
 RIVERSIDE MOBILE 0417526589 EMAIL:- mcculldj@bigpond.net.au
 TAS 7250

SUBDIVISION PLAN
 838 Bogan Road, Golden Valley
 K. & N. Foster & Quamby Springs Pty Ltd - Owners
 Title Reference - F/R 109922/1
 Development Application for Planning Permit
 Meander Valley Council

SCALE 1: 2500(A3)
 Job No. 2010-2522

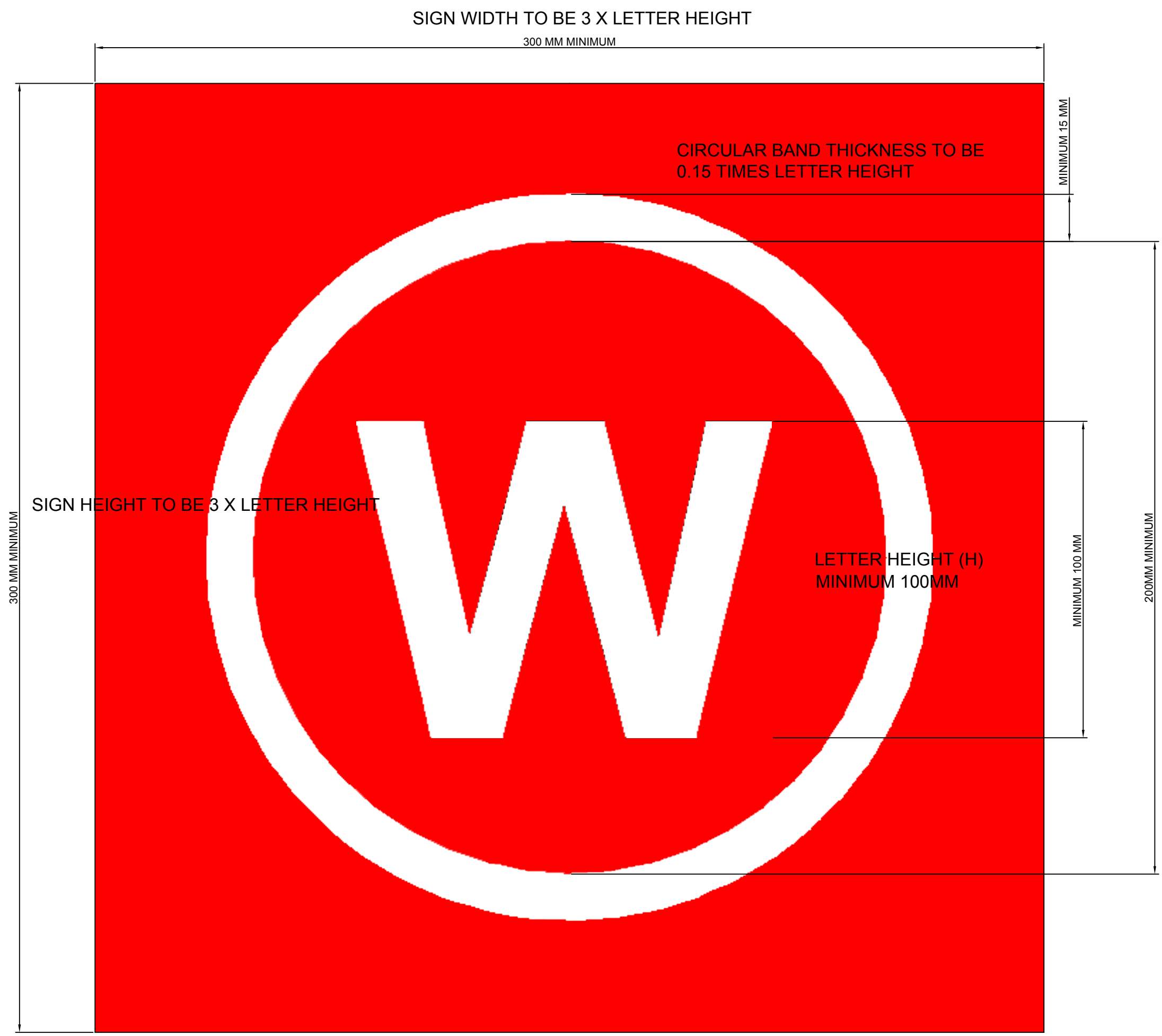
14/05/2025
 Registered Land Surveyor Date

Plan Number
 2225-01 DA

This plan has been prepared as a proposed subdivision plan to accompany an application to Council for Planning Approval and it should not be used for any other purpose. The dimensions, areas, boundary positions and number of lots are subject to final survey and also to the requirements of Council and any other authority acting under any relevant legislation. In particular no reliance should be placed on the information shown on this plan for any legal or financial dealings involving the subject or adjoining lands. This note is an integral part of this plan.

Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline

10,000 LITRE DOMESTIC FIREFIGHTING STATIC WATER INDICATOR SIGN



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

INSIDE DIAMETER OF CIRCULAR BAND TO BE 2 TIMES LETTER HEIGHT

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

THICKNESS OF CIRCULAR BAND TO BE 0.15 TIMES LETTER HEIGHT

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

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

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

WHITE SUBSTRATE COLOUR TO BE PMS 186C

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

SIGN TO BE PERMANENTLY FIXED



References

- (a) Tasmanian Planning Commission 2021, *Tasmanian Planning Scheme – Meander Valley (Effective 19 April 2021)*, C13.0 Bushfire-Prone Areas Code, Tasmania.
- (b) Australian Standards, AS 3959-2018, *Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney NSW.
- (c) Resource Management & Conservation Division of the Department Primary Industry & Water September 2006, TASVEG, *Tasmanian Vegetation Map*, Tasmania.
- (d) Tasmanian Government, Land Information System Tasmania, www.thelist.tas.gov.au

D.J.McCulloch Surveying

Land Surveyors

**P.O.BOX 725 Riverside,
TAS, 7250**

**148 West Tamar Road Riverside,
TAS, 7250**

Mobile:-- 0417 526589

Our Ref : 2225 Planning MVC

Wednesday 2nd July 2025

Planning Report

Proposed Subdivision

Land at 838 Bogan Road, Golden Valley

K.M. & N.G. Forster, Quamby Springs Pty Ltd Owners

Planning Authority: - Meander Valley Council

Planning Scheme: - Tasmanian Planning Scheme

The Proposed Subdivision

It is proposed to subdivide the existing 121.2ha title into 2 lots being 19.46ha & 101.5 each. Lot 3 Road being 0.270ha will be created over the public user road area of Bogan Road that does not lie within an existing road reserve.

The proposed subdivision continues the current uses of the land.

The land will be subdivided as shown on the Subdivision Plan 2225-01 DA.

Zoning

The whole of the parent title is zoned Agricultural under the provisions of the Tasmanian Planning Scheme.

The Subject Land

The subject land is described in Certificate of Title F/R 109922/1

The subject land is mixed pasture land and native regrowth forest. The subject land is divided by Bogan Road and Golden Valley Road that are Council maintained public roads. There is an existing long-standing dwelling and outbuildings on proposed Lot 1. Lot 2 comprises pasture and bushland only.

Existing access points off Bogan Road serve the land parcels on either side of Bogan Road.

The owners, Kerry & Nichole Forster, have advised that they intend to retire and reside on the Lot 1 area and continue with a small scale grazing use thereon. The proposed subdivision will cease the requirement to move stock and equipment across Bogan Road. The Lot 1 area may, under future ownership, be suitable for an intensive agriculture project or for small scale productive grazing thereon.

Compliance with the Development Standards for subdivision in the Agricultural Zone

21.5.1 Lot Design

Performance Criteria P1 (c)

The use of Lot 1 for residential and grazing purposes existed at the effective date. The proposed excision of Lot 1 & Lot 3 Road satisfies all of the following items:

(l) the balance lot provides for the operation of an agricultural use, having regard to:

(a) the proposed subdivision will not materially diminish the agricultural potential of the land.

(b) The use of the Lot 2 area for productive grazing purposes, by Quamby Springs Pty Ltd, will continue into the foreseeable future.

(c) there are no topographical constraints to agricultural use of the subject lands.

(d) the current irrigation practices carried out on the subject land are limited to centre pivot irrigation of the small area in the south west corner of Lot 2 . The Lot 1 & Lot 2 areas have some potential for construction (subject to regulatory approval) of small water storage facilities utilising as catchment the minor (predominately dry) creek lines passing through them.

(ii) An agreement under section 71 of the Act will be entered into and registered on the title preventing future Residential use on the balance Lot 2;

(iii) no setback to a boundary from the existing dwelling is reduced by this development application.

(iv) all lots have legal frontage to a road that is sufficient for the intended use.

Acceptable Solution A2 is met by the proposal

7.0 Natural Assets Code - Waterway

C7.7.1

Quamby Brook will not be adversely impacted by the proposed subdivision. There are several minor watercourses within the subject title that are not adversely impacted by the proposed subdivision.

Bogan Road - Public User Road

That part of Bogan Road that has Public User Road status (I.e. Lot 3) will be dedicated as Road on the Final Plan and the title for Lot 3 Road will be transferred to Meander Valley Council.

The legal Public User Road boundaries are defined by existing fencelines and Council are not entitled to claim more than is fenced off.

GENERAL

- This development complies with the objectives of the Tasmanian Planning Scheme and satisfies the purposes of the Agricultural Zone thereof.

D. McCulloch

Dallas McCulloch

Registered Land Surveyor

02/07/2025