



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:        | <b>Wilkin Design &amp; Drafting - PA\25\0256</b>   |
| PROPERTY ADDRESS: | <b>78 Main Road MEANDER (CT176130/3)</b>   |
| DEVELOPMENT:      | <b>Secondary Residence, Residential outbuilding (garage), water tank &amp; vegetation removal - setback, waterway, attenuation area, flood prone area.</b> |

The application can be inspected until **Monday, 24 November 2025**, at [www.meander.tas.gov.au](http://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](mailto: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 8 November 2025.

Jonathan Harmey  
**GENERAL MANAGER**

# APPLICATION FORM

## PLANNING PERMIT

### Land Use Planning and Approvals Act 1993



- 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="78 MAIN RD"/>                      | Certificate of Title:   | <input type="text" value="176130"/>    |
| Suburb:                       | <input type="text" value="MEANDER, TAS"/>                    | <input type="text" value="7304"/>                                       | Lot No: <input type="text" value="3"/> |
| Land area:                    | <input type="text" value="22280 m&lt;sup&gt;2&lt;/sup&gt;"/> | <i>m<sup>2</sup> / ha</i>   |  |
| Present use of land/building: | <input type="text" value="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 checked="" type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input 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:   New building height:

Materials: External walls:  Colour:   
Roof cladding:  Colour:

SEARCH OF TORRENS TITLE

|                  |                              |
|------------------|------------------------------|
| VOLUME<br>176130 | FOLIO<br>3                   |
| EDITION<br>2     | DATE OF ISSUE<br>24-Jan-2020 |

SEARCH DATE : 29-Apr-2025

SEARCH TIME : 09.07 AM

DESCRIPTION OF LAND

Parish of CALSTOCK Land District of WESTMORLAND  
 Lot 3 on Sealed Plan 176130  
 Derivation : Part of Lot 6298 Gtd. to John Hall  
 Prior CT 250147/1

SCHEDULE 1

M190043 & M786195 TRANSFER to JASON DAVID CHILCOTT  
 Registered 24-Jan-2020 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP176130 EASEMENTS in Schedule of Easements  
 SP176130 FENCING PROVISION in Schedule of Easements  
 E206400 MORTGAGE to Australia and New Zealand Banking Group  
 Limited Registered 24-Jan-2020 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



PROJECT INFORMATION

BLUE GUM DESIGN  
78 MAIN RD MEANDER TAS. 7304

CONTACT

laura@wilkindesign.com.au  
P.O. BOX 478,  
LAUNCESTON,  
TAS. 7250

| DESIGNER                  | DATE      |
|---------------------------|-----------|
| T. WILKIN<br>Acc: CC678 X | 7/08/2025 |

SITE INFORMATION

|                       |   |
|-----------------------|---|
| PID                   | 9612322   |
| TITLE REFERENCE       | 176130/3  |
| COUNCIL               | MEANDER VALLEY COUNCIL                                    |
| ZONE                  | AGRICULTURE   |
| SOIL CLASS            | TBC   |
| CLIMATE ZONE          | 7   |
| WIND CLASSIFICATION   | TBC   |
| BAL                   | 19  |
| CORROSION ENVIRONMENT | N/A   |
| KNOWN SITE HAZARDS    | BUSHFIRE-PRONE AREA, WATERWAY AND COASTAL PROTECTION AREA |
| ALPINE AREA           | N/A   |
| TOTAL SITE AREA:      | 22280 m2  |
| DWELLING FLOOR AREA:  | 57 m2   |
| DECK AREA:            | 13.2 m2   |
| SHED AREA:            | 36 m2   |

CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING ASSESSMENT.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE ASSESSMENT IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

THESE DOCUMENTS ARE INTENDED FOR COUNCIL PLANNING APPLICATION ONLY, THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED BY "WILKIN DESIGN & DRAFTING" THE DRAWER RETAINS ALL "INTELLECTUAL PROPERTY"

**DEVELOPMENT APPLICATION ONLY**  
[NOT FOR CONSTRUCTION]

| ID    | NAME                         |
|-------|------------------------------|
| DA 01 | COVER                        |
| DA 02 | LOCALITY PLAN                |
| DA 03 | SITE PLAN                    |
| DA 04 | FLOOR PLAN & ELEVATIONS      |
| DA 05 | SHED FLOOR PLAN & ELEVATIONS |
| DA 06 | INDICATIVE 3D VIEWS          |



wilkin  
design

PROPOSED ANCILLARY DWELLING & SHED  
78 MAIN RD MEANDER TAS. 7304



BLUE GUM DESIGN

not so tiny

|                              |                                     |               |                 |       |
|------------------------------|-------------------------------------|---------------|-----------------|-------|
| PROJECT                      | DATE                                | SCALE         | DRAWING TITLE   | NORTH |
| 78 MAIN RD MEANDER TAS. 7304 | 7/08/2025                           | As shown @ A3 | <b>COVER</b>    |       |
| CLIENT                       | CONTACT                             |               | DRAWING         |       |
| NOT SO TINY HOMES            | Email: laura@wilkindesign.com.au    |               | <b>DA 01</b>    |       |
| DESIGNER ACCREDITATION NO.   | Phone: 0432 928 361                 |               | JOB NO.         |       |
| T. WILKIN: CC678X            | PO BOX 478<br>LAUNCESTON, TAS. 7250 |               | <b>NSTH-011</b> |       |

**78 MAIN RD MEANDER TAS 7304**  
 PID: 9612322  
 TITLE REF: 176130/3  
 SITE AREA: 22,280m<sup>2</sup>  
 COUNCIL: MEANDER VALLEY  
 ZONE: AGRICULTURE

- PROPOSED STATIC WATER TANK 10,000L  
HEIGHT 2.4Mm
- PROPOSED DECK
- PROPOSED DWELLING
- PROPOSED SHED
- EXISTING WOOD SHED
- PROPOSED EXTENSION TO EXISTING GRAVEL DRIVEWAY (2% GRADIENT)



**DEVELOPMENT APPLICATION ONLY**  
 [NOT FOR CONSTRUCTION]

⊙ **SATELLITE IMAGERY**  
 1:1000



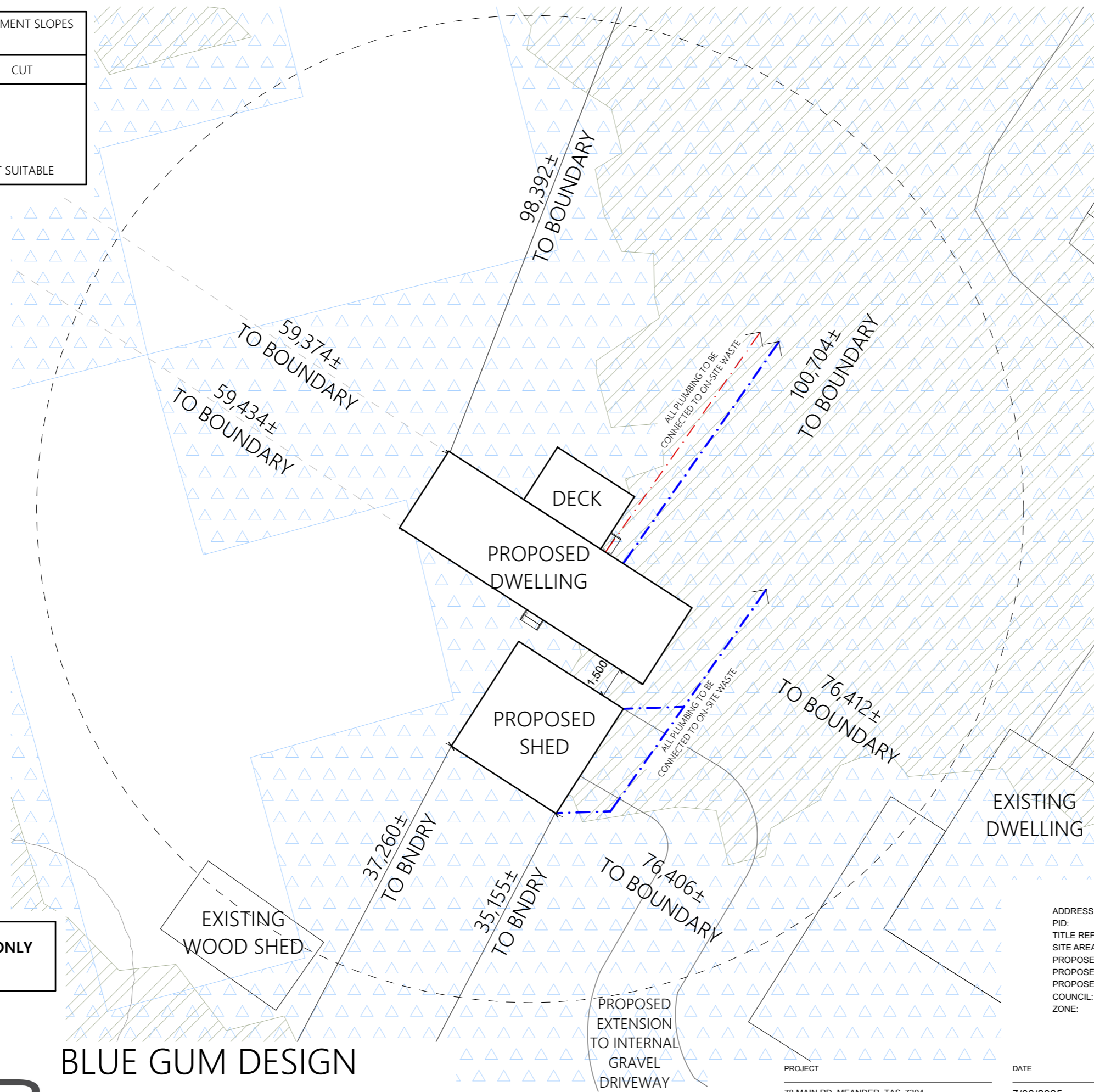
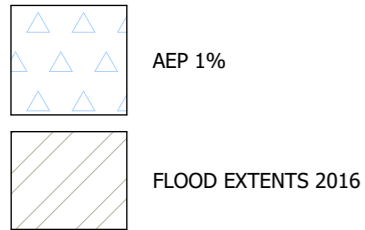
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Document Set ID: 2187717  
 Version: 1, Version Date: 12/08/2025

| PROJECT                      | DATE                             | SCALE         | DRAWING TITLE        | NORTH |
|------------------------------|----------------------------------|---------------|----------------------|-------|
| 78 MAIN RD MEANDER TAS. 7304 | 7/08/2025                        | As shown @ A3 | <b>LOCALITY PLAN</b> |       |
| CLIENT                       | CONTACT                          | DRAWING       | <b>DA 02</b>         |       |
| NOT SO TINY HOMES            | Email: laura@wilkindesign.com.au |               | JOB NO.              |       |
| DESIGNER ACCREDITATION NO.   | Phone: 0432 928 361              |               |                      |       |
| T. WILKIN: CC678X            | PO BOX 478                       |               |                      |       |
|                              | LAUNCESTON, TAS. 7250            |               | <b>NSTH-011</b>      |       |

NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES  
SLOPE = H:L

| SOIL TYPE   | COMPACTED FILL | CUT          |
|-------------|----------------|--------------|
| STABLE ROCK | 2:3            | 8:1          |
| SAND        | 1:2            | 1:2          |
| SILT        | 1:4            | 1:4          |
| CLAY (FIRM) | 1:2            | 1:1          |
| CLAY (SOFT) | NOT SUITABLE   | 2:3          |
| SOFT SOILS  | NOT SUITABLE   | NOT SUITABLE |



**DEVELOPMENT APPLICATION ONLY**  
[NOT FOR CONSTRUCTION]



EXISTING ANIMAL ENCLOSURE IN STATE OF DISREPAIR TO BE DEMOLISHED.



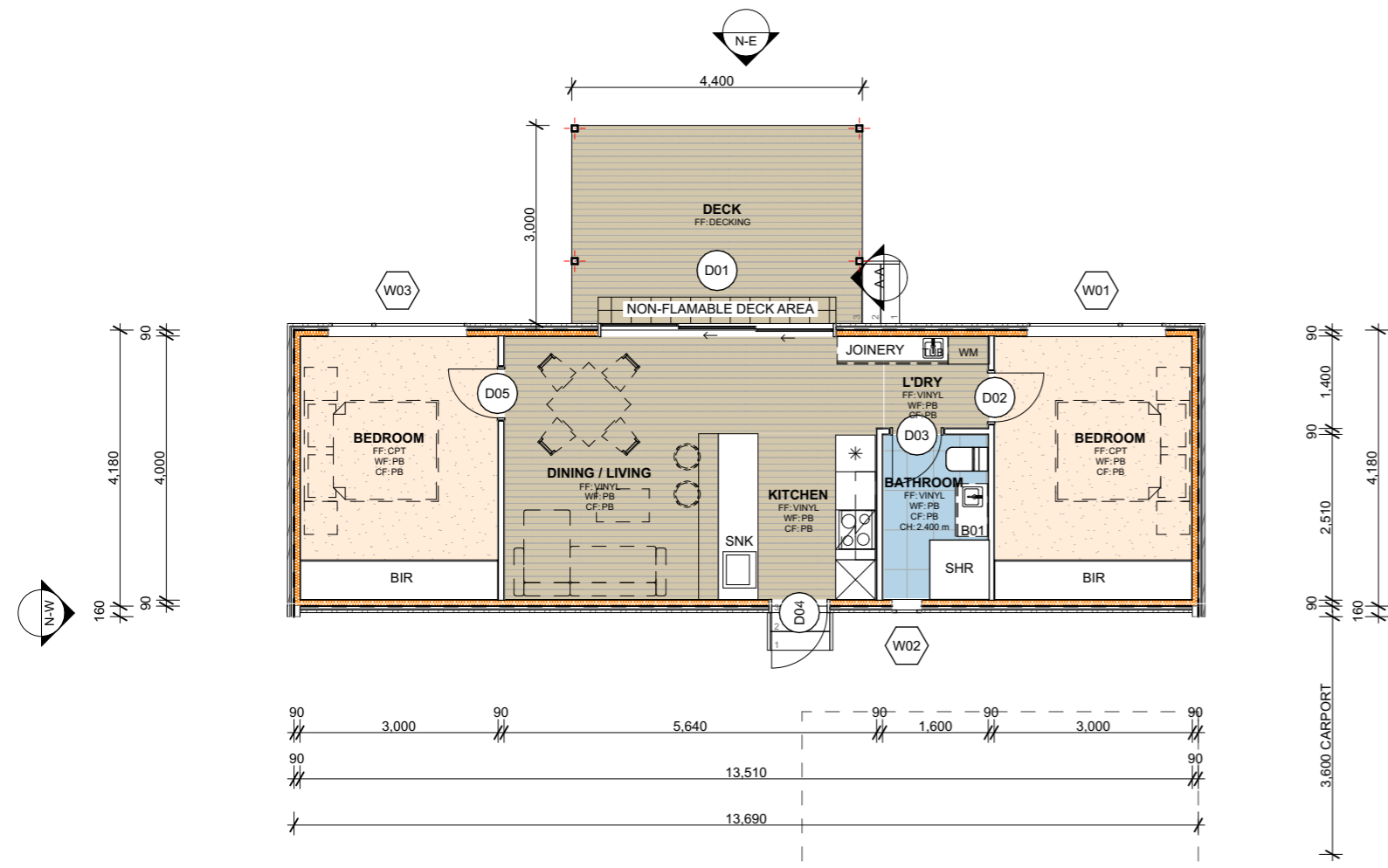
EXISTING ANIMAL ENCLOSURE IN STATE OF DISREPAIR TO BE DEMOLISHED. EXISTING WOOD SHED TO REMAIN.

**VIEWS FROM PORPOSED DWELLING & SHED LOCATION**



ADDRESS: 78 MAIN RD MEANDER TAS. 7304  
 PID: 9612322  
 TITLE REF: 176130/3  
 SITE AREA: 22280 m2  
 PROPOSED DWELLING AREA: 57 m2  
 PROPOSED DECK AREA: 14.4 m2  
 PROPOSED SHED AREA: 36 m2  
 COUNCIL: MEANDER VALLEY COUNCIL  
 ZONE: AGRICULTURE

| PROJECT  | DATE   | SCALE                         | DRAWING TITLE                              | NORTH |
|--|--|-------------------------------|--|-------|
| 78 MAIN RD MEANDER TAS. 7304   | 7/08/2025  | As shown @ A3<br>1:200, 1:100 | <b>SITE PLAN</b>                           |       |
| CLIENT   | CONTACT  |                               | DRAWING                                    |       |
| NOT SO TINY HOMES<br>DESIGNER ACCREDITATION NO.<br>T. WILKIN: CC678X | Email: laura@wilkindesign.com.au<br>Phone: 0432 928 361<br>PO BOX 478<br>LAUNCESTON, TAS. 7250 |                               | <b>DA 03</b><br>JOB NO.<br><b>NSTH-011</b> |       |

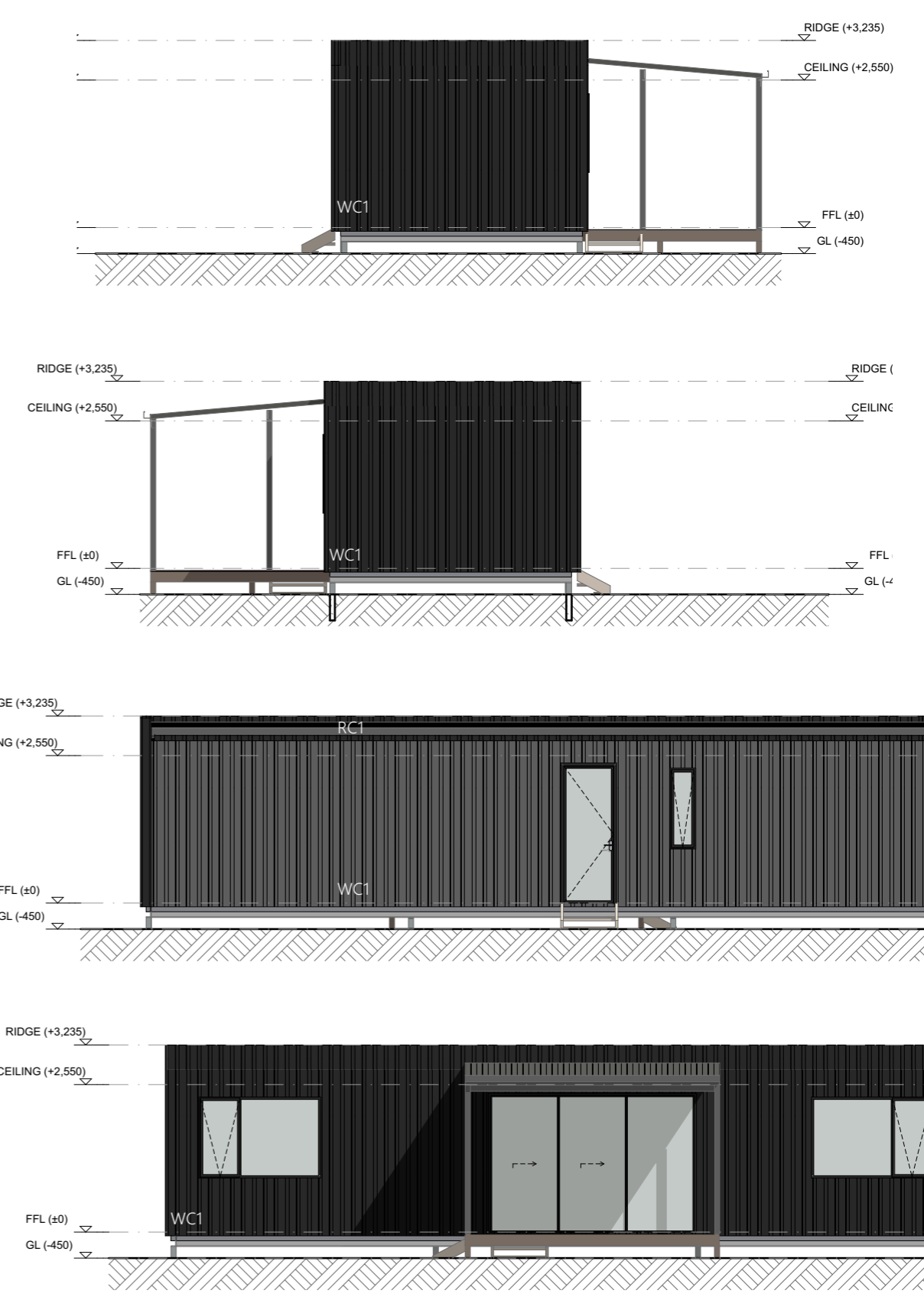


SOUTH-EAST

NORTH-WEST

SOUTH-WEST

NORTH-EAST



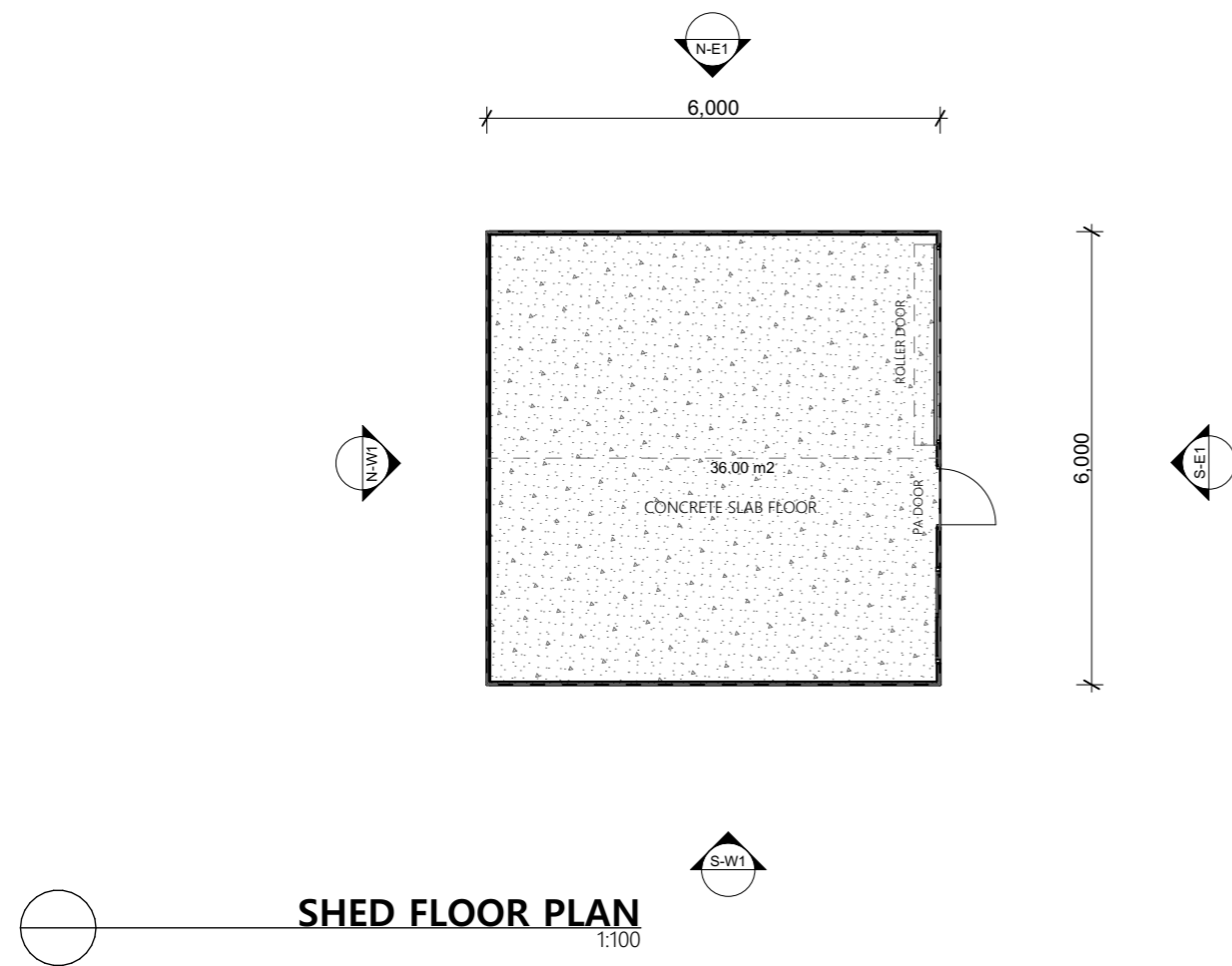
**MATERIALS**



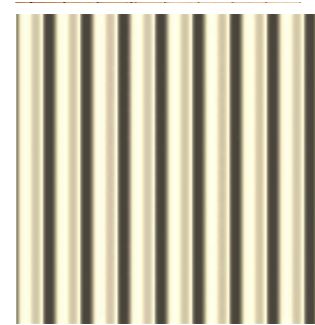
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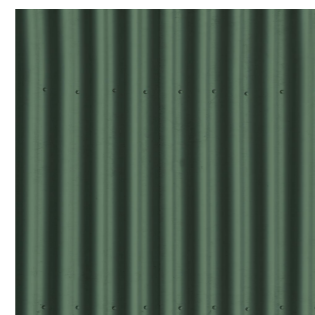
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|--|---|------------------------|---|-------|
| 78 MAIN RD MEANDER TAS. 7304   | 7/08/2025   | As shown @ A3<br>1:100 | <b>FLOOR PLAN &amp; ELEVATIONS</b>                    |       |
| CLIENT<br>NOT SO TINY HOMES<br>DESIGNER ACCREDITATION NO.<br>T. WILKIN: CC678X | CONTACT<br>Email: laura@wilkindesign.com.au<br>Phone: 0432 928 361<br>PO BOX 478<br>LAUNCESTON, TAS. 7250 |                        | DRAWING<br><b>DA 04</b><br>JOB NO.<br><b>NSTH-011</b> |       |



**MATERIALS**



**METAL CLADDING**  
COLOUR: CLASSIC CREAM



**CUSTOM ORB METAL CLADDING**  
COLOUR: COTTAGE GREEN

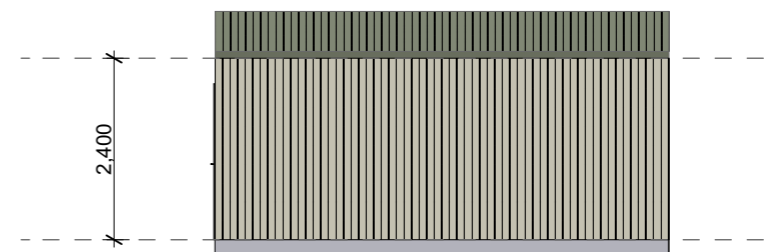
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[NOT FOR CONSTRUCTION]



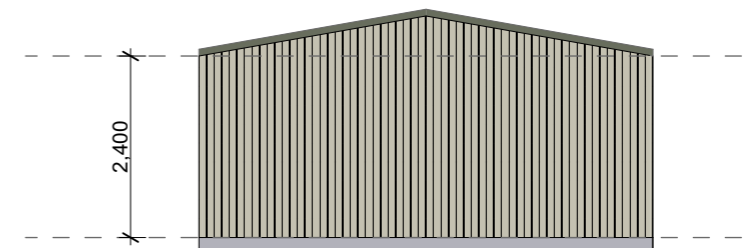
**BLUE GUM DESIGN**



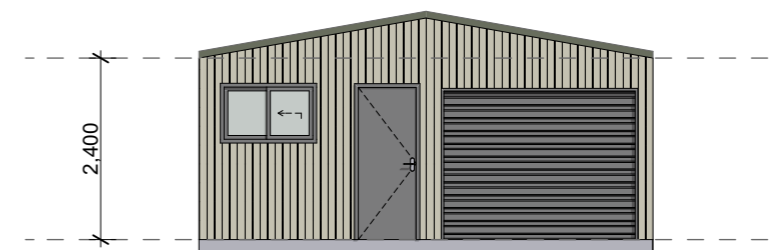
**NORTH-EAST**



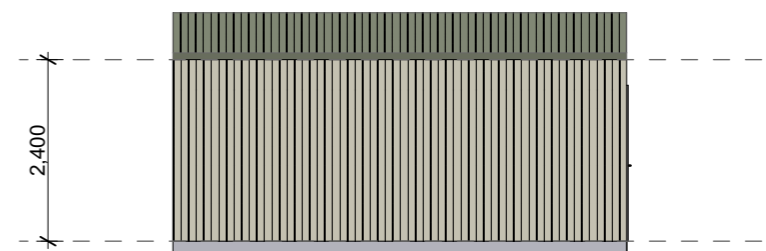
**NORTH-WEST**



**SOUTH-EAST**



**SOUTH-WEST**



PROJECT  
78 MAIN RD MEANDER TAS. 7304

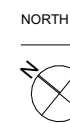
DATE  
7/08/2025

SCALE  
As shown @ A3

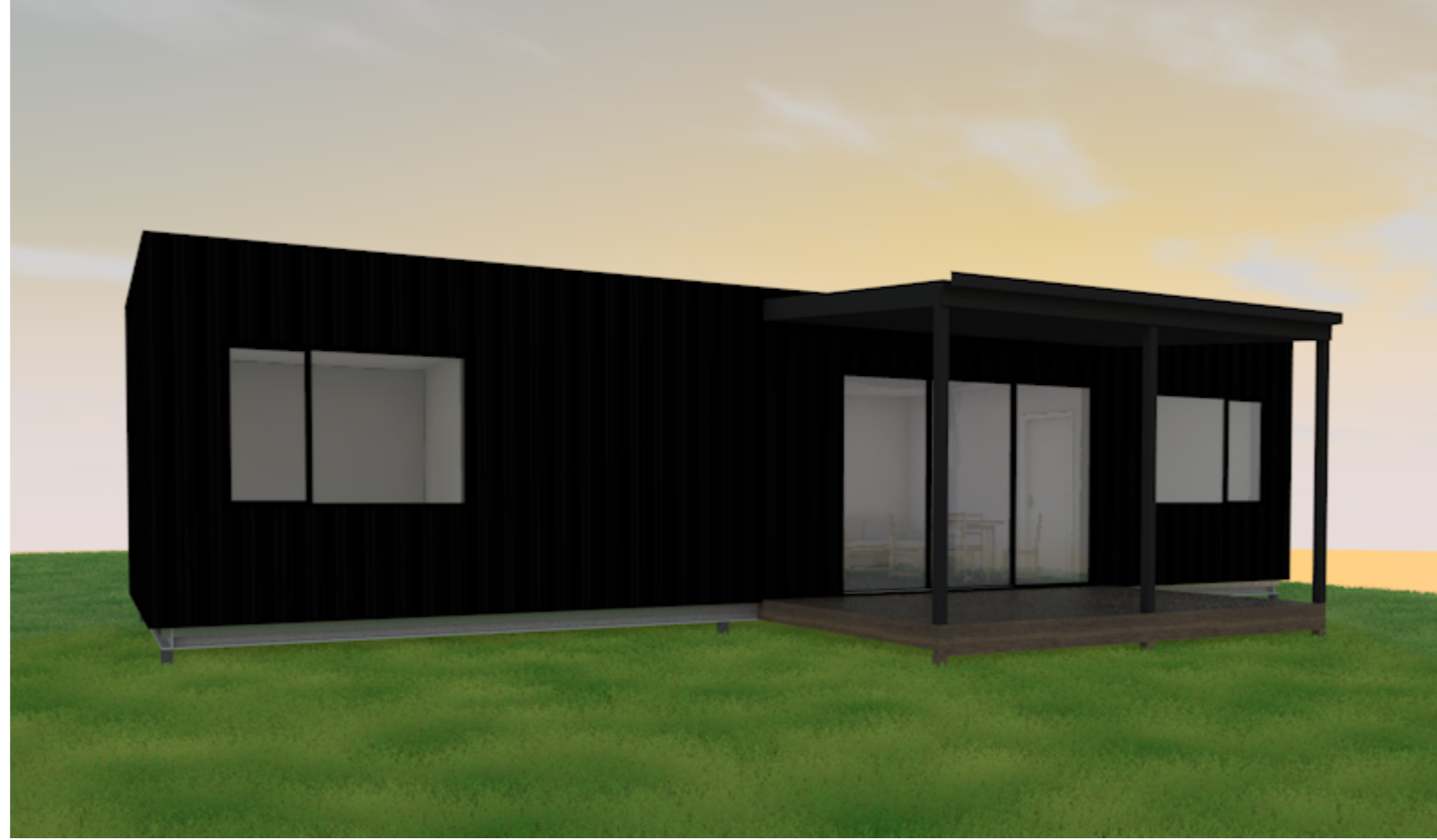
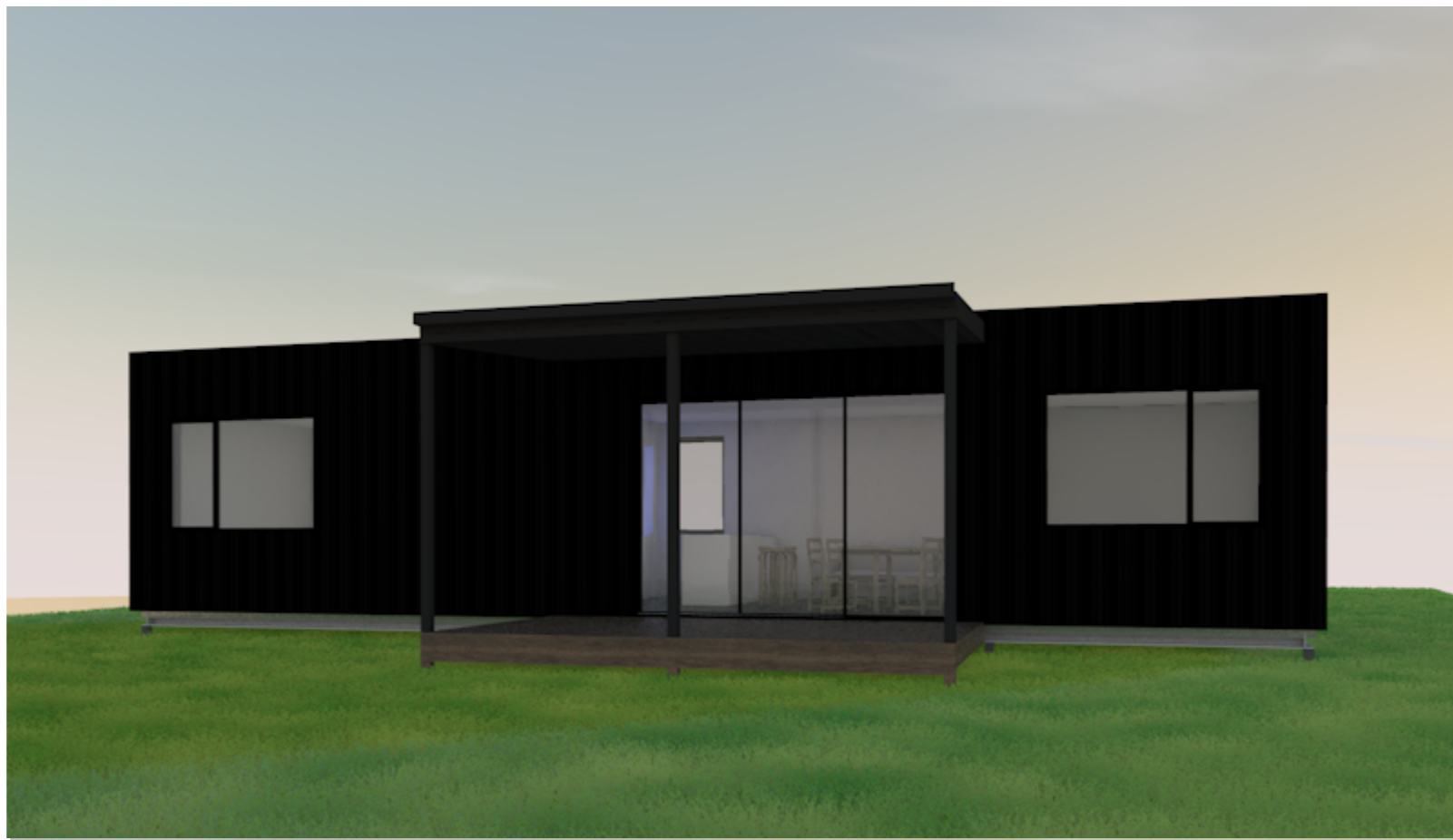
CLIENT  
NOT SO TINY HOMES  
DESIGNER ACCREDITATION NO.  
T. WILKIN: CC678X

CONTACT  
Email: laura@wilkindesign.com.au  
Phone: 0432 928 361  
PO BOX 478  
LAUNCESTON, TAS. 7250

DRAWING TITLE  
**SHED FLOOR PLAN & ELEVATIONS**  
DRAWING  
**DA 05**  
JOB NO.  
**NSTH-011**



INDICATIVE 3D VIEWS



DEVELOPMENT APPLICATION ONLY  
[NOT FOR CONSTRUCTION]



BLUE GUM DESIGN



PROJECT  
78 MAIN RD MEANDER TAS. 7304

DATE  
7/08/2025

SCALE  
As shown @ A3

DRAWING TITLE  
INDICATIVE 3D VIEWS

NORTH

CLIENT  
NOT SO TINY HOMES  
DESIGNER ACCREDITATION NO.  
T. WILKIN: CC678X

CONTACT  
Email: laura@wilkindesign.com.au  
Phone: 0432 928 361  
PO BOX 478  
LAUNCESTON, TAS. 7250

DRAWING  
DA 06  
JOB NO.  
NSTH-011

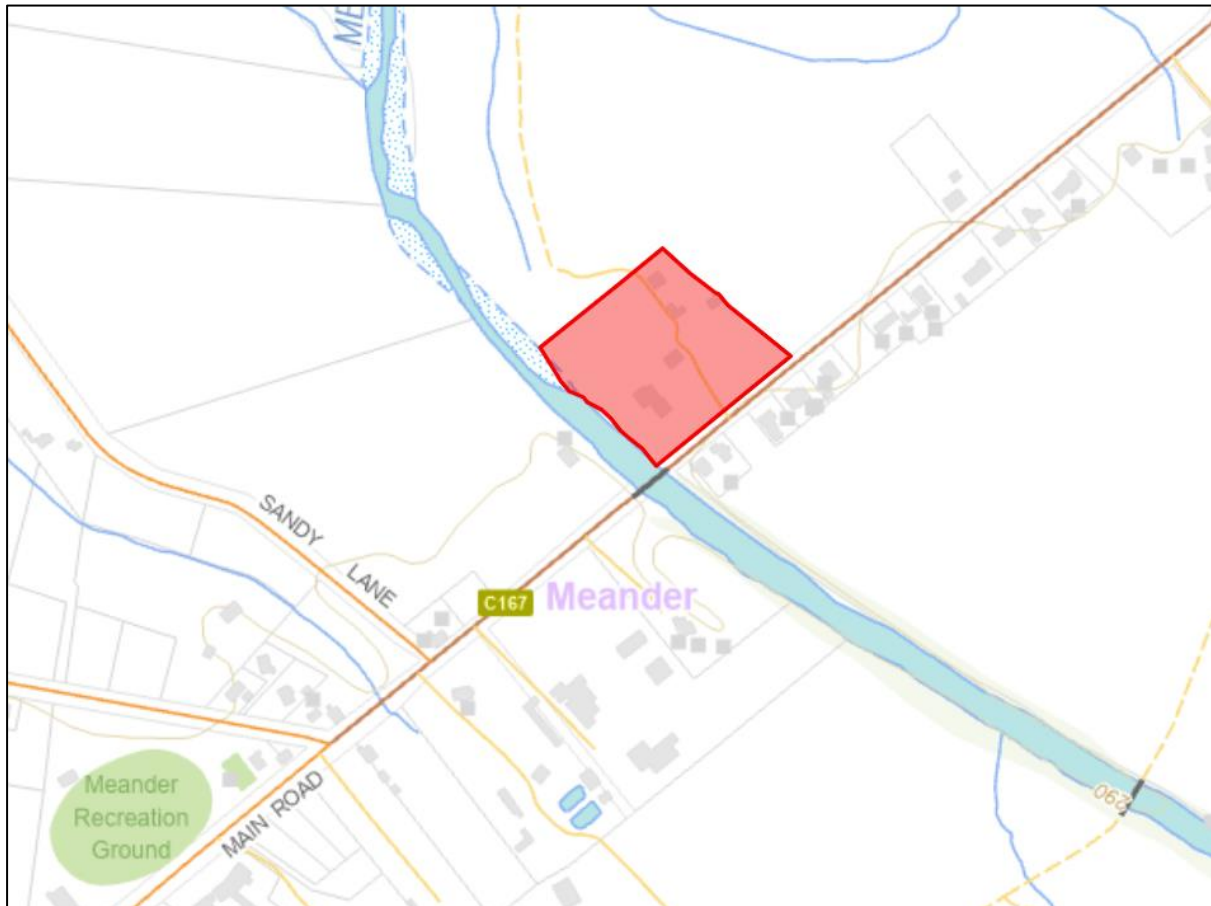
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**BUSH FIRE RISK ASSESSMENT REPORT**

**NEW CLASS 1A ANCILLARY DWELLING – 78 MAIN ROAD MEANDER**

**04<sup>TH</sup> JUNE 2025**

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**Disclaimer:** The information in this report is ensuring compliance with the Tasmanian Planning Scheme, Meander Valley Local Provision Schedule, and consistent with, the Director’s Determination 16<sup>th</sup> July 2024 – Bushfire Hazard Areas V1.2, *Building Act 2016 & Building Regulations 2016* (Part 5 Division 6). The information stated within this report is also based on the instructions of AS 3959 – 20018 – Construction of buildings in bush fire-prone areas. The purpose of this code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

“It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.”

GPM P/L has taken all reasonable steps to ensure that the information and data collected in the preparation of this assessment is accurate and reflects the conditions on and adjoining the site and allotment on the date of assessment. GPM P/L do not warrant or represent that the information contained within this assessment report is free from errors or omissions and accepts no responsibility for any loss, damage, cost or expense (direct or indirect) incurred as result of a person taking action in respect to any representation, statement or advice referred to in this report. This report is only to be used for the purpose of which it was commissioned.

**Document Version:** 01 – 04<sup>th</sup> June 2025

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| <b>Form 55</b>                                    |    |
| <b>TFS Water Signage Guidelines V1.0 201702</b>   |    |

EXECUTIVE SUMMARY

The development consists of a new Class 1A Ancillary Dwelling. The development site is on the outskirts of the small township of Meander, a rural area in the central north of Tasmania approximately 14km south of Deloraine. The building site is surrounded by managed ground in all directions with the exception to the southwest which there is a patch of woodland riparian vegetation associated with the Meander River. The development site itself is managed ground, associated with the gardens of the existing primary dwelling and associated farm outbuildings.

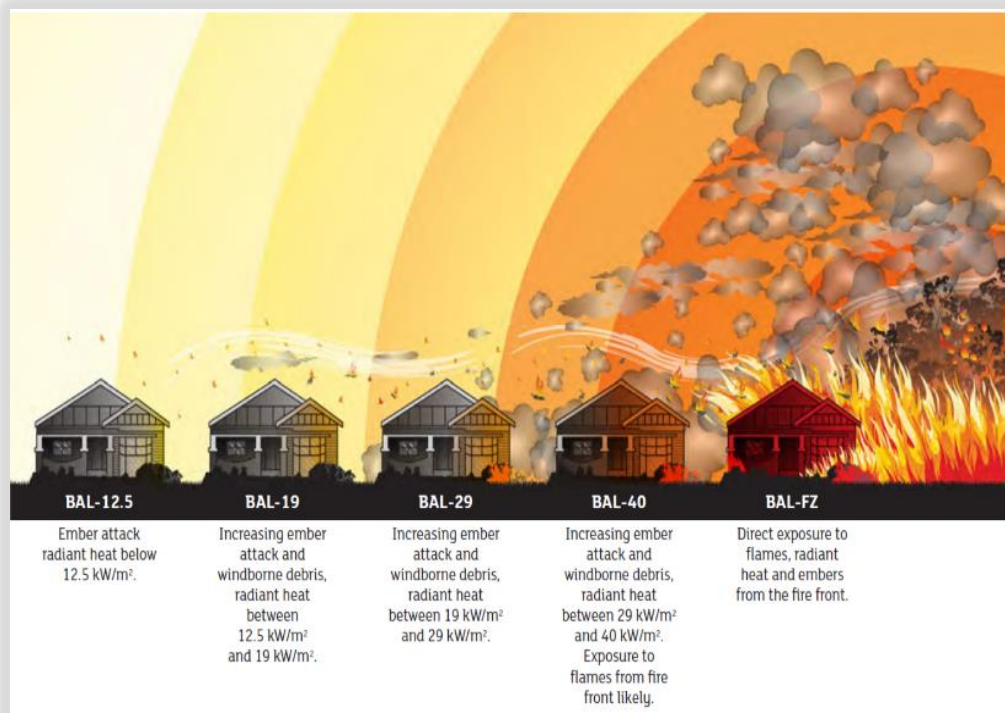
Assessment of the allotment has concluded that there is a risk of bushfire associated with the development due to the location of the bushfire prone woodland vegetation community that exists within 100m of the development as highlighted above.

The proposed development is located within an area of Agriculture Zoning. The lot size is 2.228ha. The development site is accessed via ±80m of existing and proposed private driveway that runs off Main Road.

Using ASA3959 – 2018 Simplified procedure (Method 1), the Bushfire Attack Level of the site and the associated construction requirements will be classified as BAL 19. BAL – 19 is described as being exposed to “Increasing ember attack, windborne debris and radiant heat between 12.5 kW/m<sup>2</sup> and 19 kW/m<sup>2</sup>.”

The BAL classification provided provides specifications for construction standards and the determination of the hazard management area defined in the Bushfire Hazard Management Plan (BHMP). A BAL 19 solution has been designated and the development does not require the clearing of vegetation from neighbouring properties as acceptable distances for the proposed hazard management area can be met within the property boundaries or by utilising adjoining managed ground.

The Bushfire Attack Level (BAL) Report and Bushfire Hazard Management Plan (BHMP) has been prepared under the *Building Act 2016 & Building Regulations 2016 (Part 5 Division 6)* and Director’s Determination 16<sup>th</sup> July 2024 – Bushfire Hazard Areas V1.2.



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## INTRODUCTION

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**Client(s):** Not So Tiny Homes

**Development Type / BCA Classification:** New Class 1A Ancillary Dwelling

**Building Floor Plans:** As per attachments.

**Construction Materials:**

- Will be required to achieve BAL 19 rating standard.
- As per elevation drawings.

**Date of Site Inspection:** June 2025

**Inspected by:** Justin Cashion – Ground Proof Mapping P/L

This proposal will ensure that “use and development is appropriately designed, located, serviced and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.”

This Bushfire Risk assessment report will define the sites Bushfire Attack Level classification and determine its compliance with the requirements of the National Construction Code (NCC), 2022 and AS3959 Construction of Buildings in Bushfire Prone Areas 2018.

This report will satisfy associated Council Building Requirements.

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DESCRIPTION OF PROPOSAL

---

**Proposal:** New Class 1A Ancillary Dwelling

**Applicants Name(s):** Not So Tiny Homes

**Location:** 78 Main Road Meander

**Property ID:** 9612322

**Title Reference:** 176130/3

**Area Schedule:**

|                             |                            |
|-----------------------------|----------------------------|
| <b>TOTAL SITE AREA:</b>     | <b>22280 m<sup>2</sup></b> |
| <b>DWELLING FLOOR AREA:</b> | <b>57 m<sup>2</sup></b>    |
| <b>DECK AREA:</b>           | <b>13.2 m<sup>2</sup></b>  |

**Lot Size:** 2.228ha

**Zoning:** Agriculture

**Code Overlay:**

Bushfire Prone Areas Code

Natural Assets Code

**Council:** Meander Valley

**Defendable Space** – Maintain the vegetation in a “low fuel” state within the required distance set out in this report (as shown on the Bushfire Hazard Management Plan) to satisfy ongoing compliance. This must be continually managed in perpetuity.

**Access** – Existing access is onto Main Road (Council maintained street/road) via ±80m of existing and proposed private access driveway. Further requirements are needed to satisfy access and egress as outlined further in this report.

**Water Supply** – No existing static firefighting water supply. Further requirements to satisfy water supply as outlined further in this report.

**Construction** – Construct and maintain the proposed dwelling to a minimum specification complying with BAL – 19 in accordance with AS3959 2018, Sections 3 and 6.

**Surrounding Area** - The site is surrounded by further dwellings interspersed with agricultural grassland.

**Predominant Fire Direction** – The predominant fire direction during the summer period is from the North and North West. The vegetation that triggers the assessment provides a realistic, albeit, slight fire threat.

## BUSHFIRE SITE ASSESSMENT

### Vegetation

Classifiable bushfire prone vegetation within 100m of the site of development consists of *Eucalyptus ovata* forest and woodland (DOV). Further vegetation clearing and or modification or maintenance is not required for this development to comply with hazard management area specifications, as the site and associated, defined HMA is already within specification, however, the ongoing maintenance of this hazard management area should continue in perpetuity. The maintenance management requirements are specified further in this report.

### Slope / Aspect

The slope class across the development site is level, whilst the surrounding areas within 100m of the development are within the 0 - 5° range. The aspect is predominantly neutral. The altitude for the proposed dwelling is at ±300m.

### Distances to Vegetation

Appropriate distances to assessable flammable vegetation from the all façades, allows for the construction standards for the dwelling to be classified within those required for a BAL rating of 19, if proposed hazard management areas are maintained in perpetuity. The required HMA for BAL 19 rating is shown on the attached BHMP map. A purple line delineated on the attached BHMP map shows the extent of the assessment area (e.g., all vegetation with 100m of each façade of the proposed dwelling).

### Assessment and HMA

The proposed development is located in a rural interface and the risk of bushfire attack is considered to be a realistic, albeit a slight threat. Using AS3959-2018 Simplified Procedure (Method 1) the Bushfire Attack Level of the site and the associated construction requirements will be classified as BAL – 19.

### Bushfire Attack Level (BAL) – Steps 1 to 5 Summary Results

For calculations based on Tasmania’s FDI of 50, please refer to Table 1 below:

|                                  | Northwest               | Northeast               | Southeast               | Southwest        |
|----------------------------------|-------------------------|-------------------------|-------------------------|------------------|
| <b>Vegetation to 100m</b>        | Managed Ground          | Managed Ground          | Managed Ground          | Woodland         |
| <b>Vegetation Classification</b> | Low Threat*             | Low Threat*             | Low Threat*             | B                |
| <b>Slope</b>                     | Level/Upslope           | Level/Upslope           | Level/Upslope           | Downslope 0 - 5° |
| <b>Current BAL</b>               | BAL N/A                 | BAL N/A                 | BAL N/A                 | BAL 19           |
| <b>Proposed BAL</b>              | BAL 19                  | BAL 19                  | BAL 19                  | BAL 19           |
| <b>HMA for BAL 19</b>            | Existing Managed Ground | Existing Managed Ground | Existing Managed Ground | 18m+             |

**\*2.2.3.2:**

(e) Exclusions – Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.

(f) Exclusions—Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

## HMA Requirements

As per Director's Determination – Bushfire Hazard Areas, Table 4, Requirements for Hazard Management Area:

Element B: Hazard management areas for new buildings on lots not provided with a BAL at the time of subdivision

Requirement: A new building must:

- a) Be located on the lot so as to be provided with a HMA no smaller than the separation distances required for BAL 29; and
- b) Have a HMA established in accordance with a certified bushfire hazard management plan (BHMP).

## HMA Guidelines

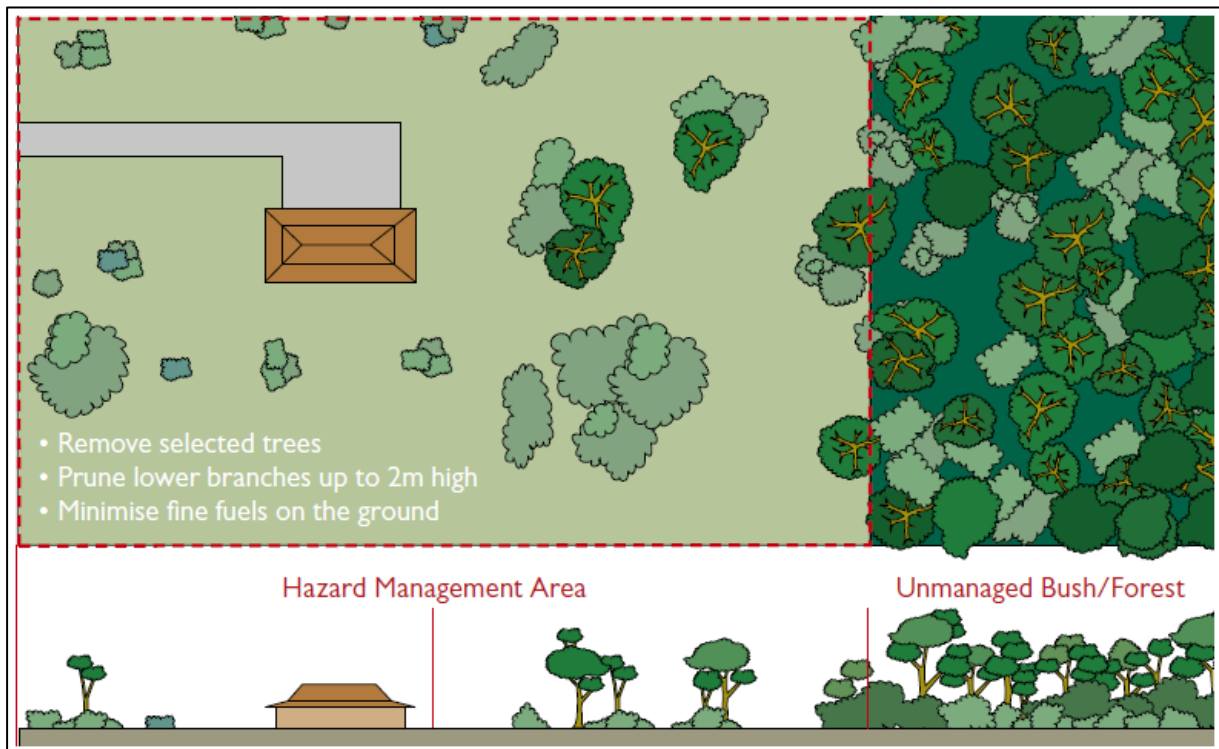
Please note that the implementation of the HMA must comply prior to occupancy certification.

The HMA requirements listed in Table 1 are the minimum distances required to achieve a compliance rating of BAL – 19. The HMA (defendable space area), should have significant fuel reduction carried out to ensure compliance with low threat vegetation classification. This single zone hazard management area must be managed and kept in a minimum fuel condition at all times “where fine fuels are minimised to the extent that the passage of fire will be restricted, e.g. short green lawns, paths, driveways etc.” All grassed areas within this zone need to be short cropped and kept to a nominal height of 100mm.

The four design principles for this area are to:

- (1) Create space
- (2) Remove flammable objects or materials
- (3) Separate fuel
- (4) Selection, location and maintenance of trees

The diagram below explains this requirement.



Other recommendations include:

- Trees and large shrubs should be pruned to remove branches within 2 m of the ground.
- Use only mown lawn, bare ground (driveways, paths etc.) or non-flammable native succulent ground cover plants immediately adjacent to buildings (within 2 metres).
- Total understorey canopy cover should be less than 20%.
- Total eucalypt overstorey to be <5%.
- Separate tree crowns by four metres.
- Shrubs should be isolated or in small clumps; avoid continuous canopies.
- New trees should not be planted closer to buildings than their expected full height.
- Avoid planting or retaining trees and shrubs with rough fibrous bark, or which retain shed bark in long strips (ribbon bark) (e.g. any of the stringy bark group of eucalypts).
- Avoid planting or retaining trees and shrubs that retain dead material in their canopies (e.g. most conifers, and most *Melaleuca* and *Leptospermum* species).
- Avoid planting or retaining shrubs under trees.
- Canopies of trees and shrubs should not touch walls or overhang buildings.
- Avoid planting or retaining trees and shrubs that deposit large quantities of litter in a short period, particularly in spring and summer.
- Combustible mulches should not be used, except in very limited quantities around the base of shrubs; use non-combustible mulches, such as pebble, scoria or gravel, or mown grass.
- Shrubs should not be allowed to grow to within 2 m of windows with annealed (standard) glass, or within 1 m of windows with heat toughened glass or walls with timber cladding.
- Locate any combustible materials, such as woodpiles, flammable fuel stores etc., outside the Hazard Management Area.



*Figure 1: This photo illustrates a maintained hazard management zone in the foreground with unmanaged vegetation in the background.*

Some thought should be given to other landscaping alternatives using such plants as described in the “Fire Resisting Garden Plants” booklet produced by the Tasmania Fire Service (TFS) available on the website @ [www.fire.tas.gov.au](http://www.fire.tas.gov.au)

### **Access/Egress**

The primary principles for specifications in regards to access and egress, is to provide safe access to properties for residents, and to allow emergency service vehicles access to assist with firefighting and protection of buildings. This also enables emergency personnel to evacuate residents when required and provide access to the water supply for firefighting purposes. Existing access to the dwelling is via existing and proposed private driveway accessed off Main Road (Council maintained street/road) and is  $\pm 80\text{m}$  in length. As per Director’s Determination – Bushfire Hazard Areas, Table 2 Requirements for Property Access:

### **To the Static Water Supply**

Element B: Property access length is 30m or greater; or access is for a fire appliance to a firefighting water point.

Requirement: The following design and construction requirements apply to property access:

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

- j) Terminate with a turning area for fire appliances provided by one of the following:
- i. A turning circle with a minimum 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.

Please note that access must comply with the specifications above and must be implemented prior to Certificate of Occupancy.

## **Water Supply**

A new building constructed in a bushfire-prone area, must be provided with a water supply dedicated for firefighting purposes.

Reticulated Water Supply for Firefighting: **Not Applicable.**

Static Water Supply for Firefighting: **Applicable as per below.**

As per Director’s Determination – Requirements for Building in Bushfire-Prone Area, Table 3B, Requirements for Static Water Supply for Firefighting:

Element A: Distance between building area to be protected and water supply

Requirement: The following requirements apply:

- (a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and
- (b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.

Element B: Static Water Supplies

Requirement: A static water supply:

- (a) May have a remotely located offtake connected to the static water supply;
- (b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times;
- (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 firefighting 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 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
  - (i) metal;
  - (ii) non-combustible material; or
  - (iii) fibre-cement a minimum of 6 mm thickness.

Element C: Fittings, pipework and accessories (including stands and tank supports)

Requirement: Fittings and pipework associated with a water connection point for a static water supply must:

- (a) Have a minimum nominal internal diameter of 50mm;
- (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
- (c) Be metal or lagged by non-combustible materials if above ground;
- (d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
- (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment;
- (f) Ensure the coupling is accessible and available for connection at all times;
- (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
- (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
- (i) Where a remote offtake is installed, ensure the offtake is in a position that is:
  - (i) Visible;
  - (ii) Accessible to allow connection by firefighting equipment;
  - (iii) At a working height of 450 – 600mm above ground level; and
  - (iv) Protected from possible damage, including damage by vehicles.

Element D: Signage for static water connections

Requirement: The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with the Tasmanian Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.

This document is attached as an appendix to this report.

Element E: Hardstand

Requirement: A hardstand area for fire appliances must be provided:

- (a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
- (b) No closer than six metres from the building area to be protected;
- (c) With a minimum width of three metres constructed to the same standard as the carriageway; and
- (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

Please note that the location for the proposed static water supply is shown on the attached BHMP map.

Please note that the implementation of the static water supply to specification must comply prior to occupancy certification.

## Construction

The buildings and elements shall be designed, constructed, and maintained in accordance with Construction Sections 3 and 6 of AS 3959-2018 *Construction of Buildings in Bushfire Prone Areas* for BAL – 19.

|                     | BAL-LOW                              | BAL-12.5   | BAL-19  |
|---------------------|--------------------------------------|--|---|
| SUBFLOOR SUPPORTS   | No special construction requirements | As for BAL-19  | Enclosure by external wall or by steel, bronze or aluminium mesh. [Amendment 2 will likely fix the omission of the BAL-29 construction requirements for <i>unenclosed subfloors</i> ]   |
| FLOORS              | No special construction requirements | As for BAL-19  | Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400 mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation                         |
| EXTERNAL WALLS      | No special construction requirements | As for BAL-19  | External walls – Parts less than 400 mm above ground or decks etc to be of non-combustible material, 6 mm fibre cement clad or bushfire resistant/naturally fire resistant timber   |
| EXTERNAL WINDOWS    | No special construction requirements | 4mm Grade A Safety Glass or glass blocks within 400 mm 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 blocks within 400 mm of 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                           |
| 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 5 mm toughened glass, non-combustible or 35 mm solid timber for 400 mm above threshold, metal or bushfire resisting timber framed for 400 mm above ground, decking, etc, tight-fitting with weather strips at base |
| ROOFS               | No special construction requirements | As for BAL-19 (including roof to be fully sarked)  | Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked   |
| VERANDAS DECKS ETC. | No special construction requirements | As for BAL-19  | Enclosed sub-floor space – no special requirement for materials except within 400 mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300 mm horizontally and 400 mm vertically from a glazed element     |

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## *OTHER CONSIDERATIONS*

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### **Natural and Cultural Values**

No natural or cultural values were identified on site or through desktop assessments, which would prevent the clearing and or maintenance of vegetation communities within the Hazard Management Area for achieving BAL – 19 classification. The following resources were checked as part of the desktop assessment;

- Natural Values Atlas – DPIPWE 2024
- TasVeg 4.0 – Tasmanian Government / DPIPWE 2024
- The List – DPIPWE 2021

### **Other Environmental or Planning Issues**

No further environmental or planning issues were identified on site or through desktop assessments, including review of the Tasmanian Planning Scheme – Meander Valley Local Provision Schedule.

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## CONCLUSIONS / RECOMMENDATIONS

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This assessment covers the minimum requirements for the construction of a new Class 1A Ancillary Dwelling. It is important to note that the assessment covers only the requirements from a bushfire perspective and not any other building regulations.

The development site is located in an agricultural setting, within 100m of a potentially flammable woodland vegetation community. The risk of bushfire attack needed to be considered as the site is classified as being in a Bushfire Prone Area and may be susceptible to bushfires in the future.

By building to construction standards of a BAL – 19 rating, the hazard management area distances are specified. The management and ongoing maintenance of this hazard management area in a low fuel state, in perpetuity, as prescribed in this plan is of upmost priority in regards to bushfire risk. Private access and egress requirements have been specified. A static firefighting water supply has also been specified. When the development is built following the construction guidelines of AS3959 – 2018 and other recommendations outlined in this report, it will ensure compliance with the *Building Act 2016 & Building Regulations 2016*.

This report should be considered in conjunction with all other planning documents for this proposed development in case of conflict. It is the client's responsibility to provide this report to all relevant parties that are involved with the planning, development or construction of this proposed extension. Any changes in relation to these functions that may alter the proposed BAL rating, need to be addressed with GPM P/L as there may be a necessity for a new assessment to be undertaken.

Other valuable resources in regards to bushfires and planning and preparation are available on the Tasmania Fire Service (TFS) website @ [www.fire.tas.gov.au](http://www.fire.tas.gov.au)

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*REPORT PREPARATION & CERTIFICATION*

---

This Bushfire Risk Assessment Report was prepared by:

Justin Cashion – Ground Proof Mapping P/L.

Signature: *Justin Cashion*

Date: 04/06/2025

This Bushfire Risk Assessment Report is certified by:

Justin Cashion – Ground Proof Mapping P/L.

Signature: *Justin Cashion*

Date: 04/06/2025

Accredited Person under part 4A of the Fire Service Act 1979: Accreditation No: **BFP-112**

Certificate: **GPM 25 - 022**

*DEFINITIONS*

| <b>Term</b>                     | <b>Definition</b>  |
|---------------------------------|--|
| accredited person               | Means as defined in the act  |
| BAL                             | A means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per square metre, which is the basis for establishing the requirements for construction to improve protection of building elements from attack by a bushfire (AS 3959-2018).                    |
| BAL ratings                     | Used as the basis for establishing the requirements for construction to improve protection of a (proposed) building from bushfire attack. There are 6 BAL ratings; low, 12.5, 19, 29, 40 and FZ.   |
| bushfire hazard management plan | Means as defined in the Act  |
| bushfire-prone area             | Means:<br>land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; and where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare. |
| bushfire-prone vegetation       | Means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.   |
| contiguous                      | Means separated by less than 20m.  |
| defendable space                | An area of land around a building where vegetation is modified and managed to reduce the effects of flame contact and radiant heat associated with a bushfire.   |
| hazard management zone / area   | Means the zone / area, between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.   |
| Part 5 agreement                | Means as defined in the Act.   |
| TFS                             | Means the Tasmanian Fire Service.  |
| slope                           | The slope under the classified vegetation in relation to the (proposed) building.  |
| static water supply             | Means water stored in a tank, swimming pool, dam, or lake that is available for firefighting purposes at all times.  |
| vegetation                      | The vegetation that presents a bushfire hazard within 100 metres of the development and is classified in accordance with Clause 2.2.3 of AS 3959-2018.   |

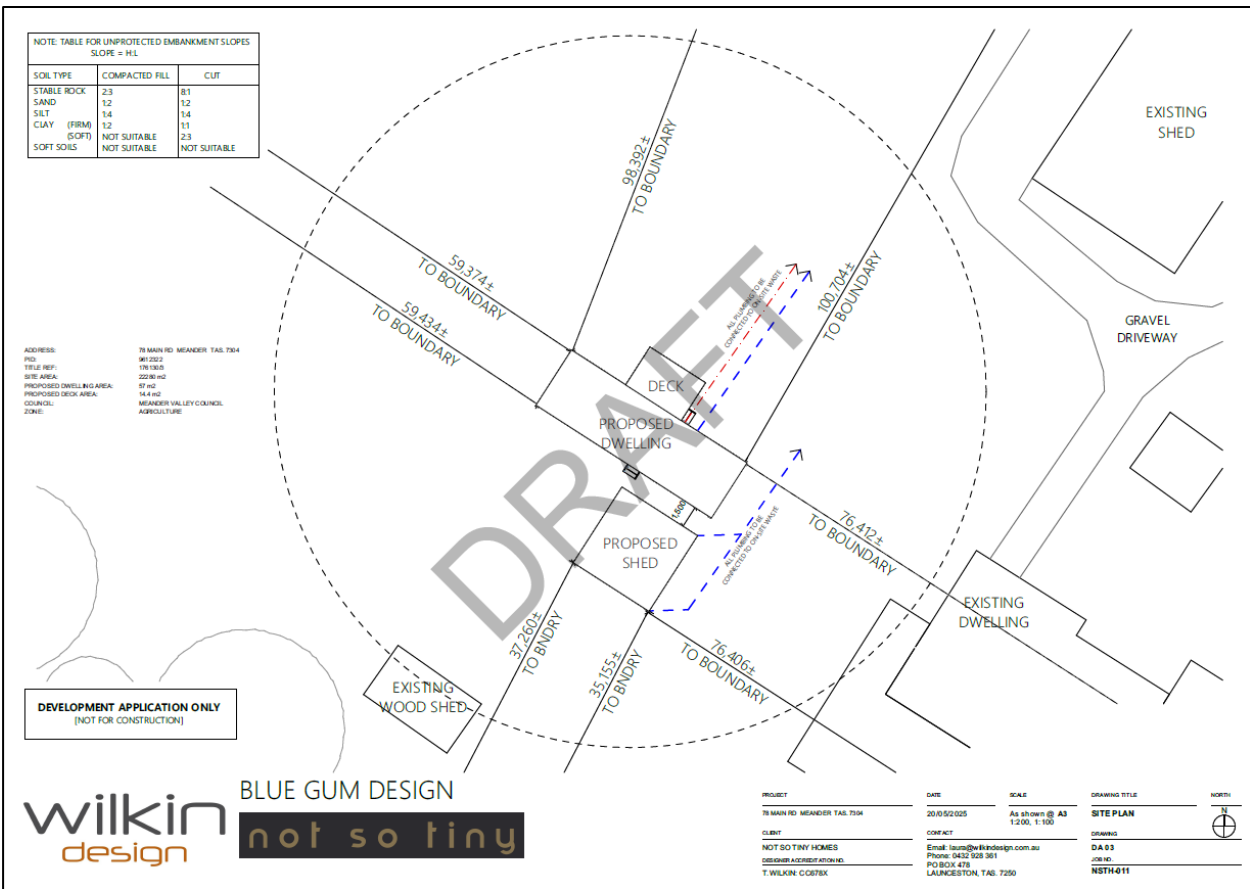
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## REFERENCES

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- Standards Australia Limited. (2011). *AS 3959 – 2018 – Construction of buildings in bush fire-prone areas*.
- Tasmanian Planning Scheme, Meander Valley Local Provision Schedule.
- Australian Building Codes Board. (2022). *National Construction Code - ABCB*.
- Director's Determination 16th July 2024 – Bushfire Hazard Areas V1.2.
- *Building Act 2016 & Building Regulations 2016* (Part 5 Division 6).
- UTS:CLG / TFS. Development and Building in Bushfire Prone Areas course resources.
- Wilkin Design, Project No. NSTH-011, 20/05/2025.





Figures 2a & 2b: Locality & Site Plans.

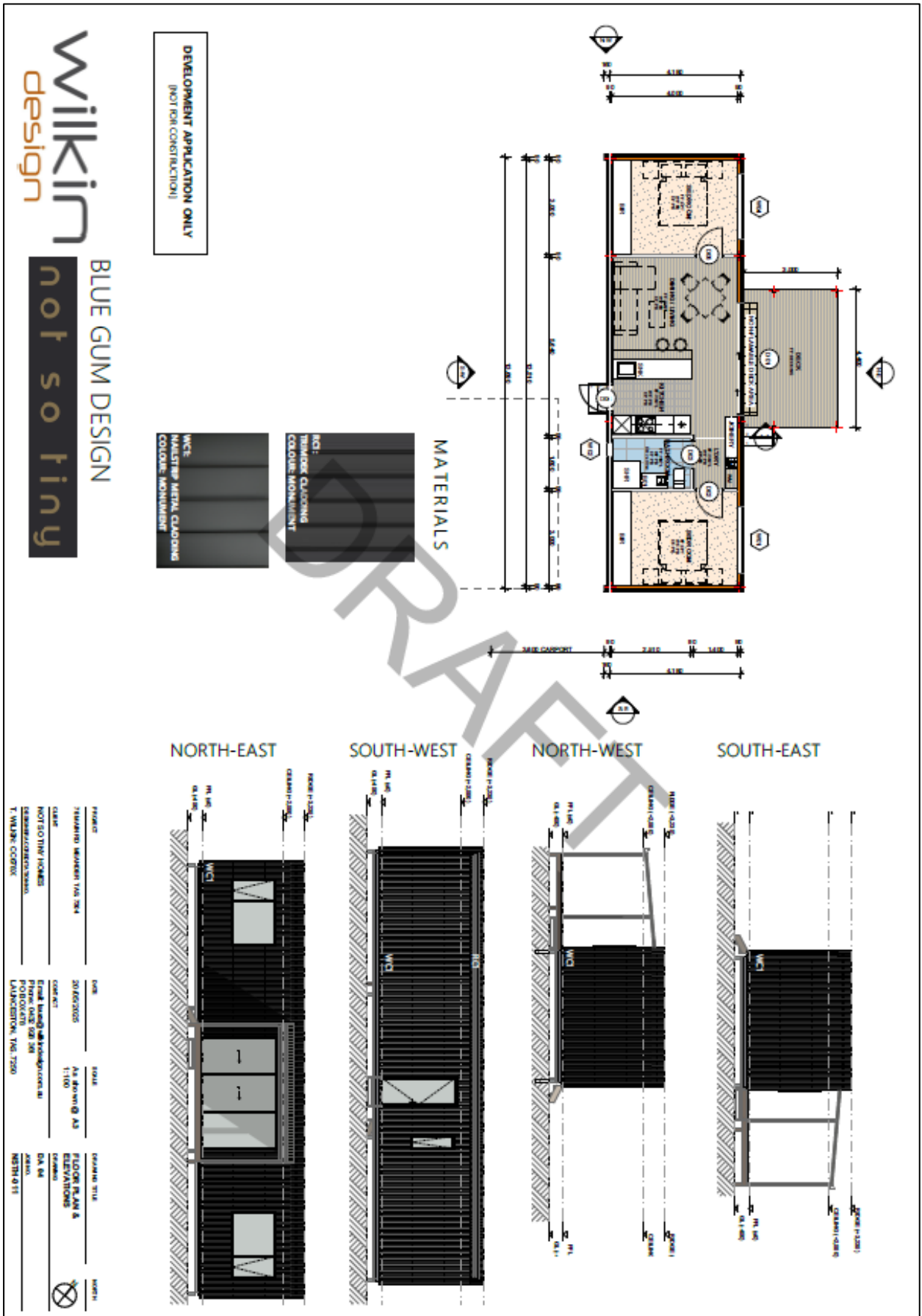


Figure 3: Floor & Elevation Plans.



Figure 4: Aerial View of allotment.

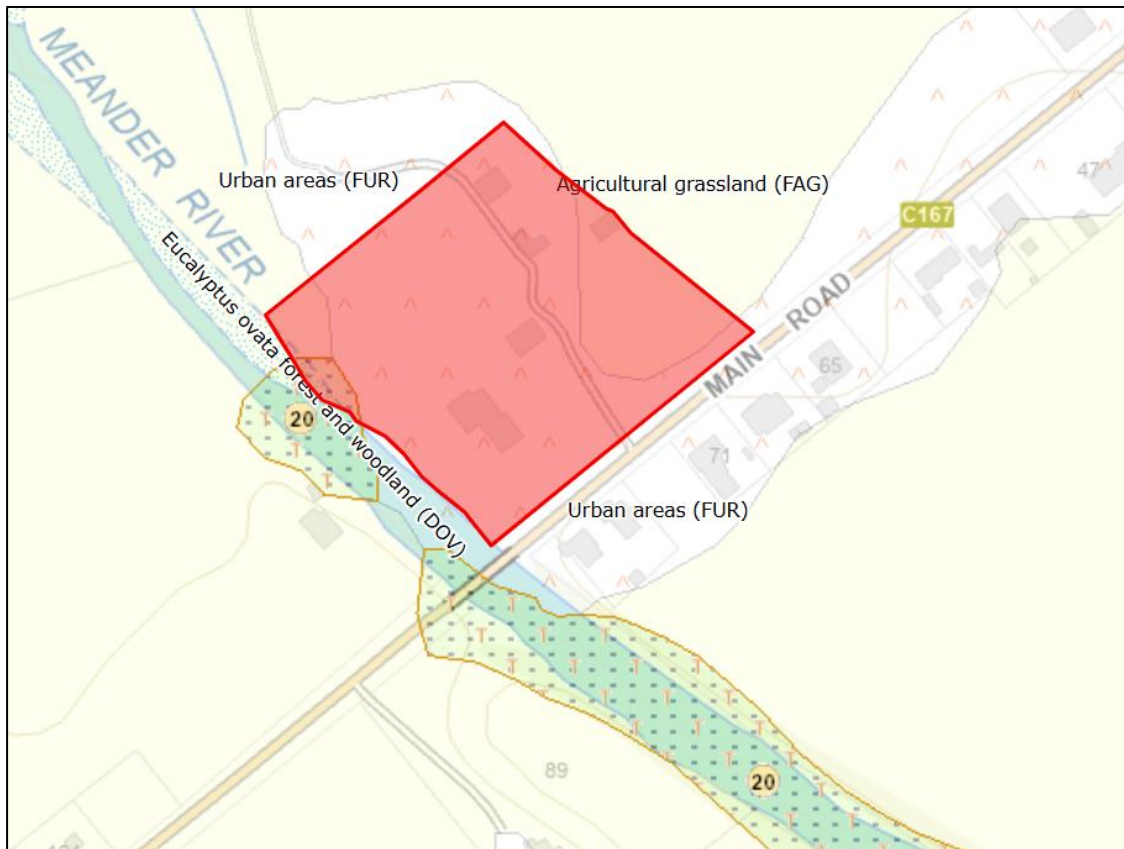


Figure 5: TasVeg 4.0 & Natural & Cultural Values Maps (nothing identified).



Figure 6: Photo of development site.



Figure 7: Photo to the northwest.



Figure 8: Photo to the northeast.



Figure 9: Photo to the southeast.



*Figure 10: Photo to the southwest.*



Tasmania Fire Service

# Bushfire Hazard Practitioner Accreditation Certificate

In accordance with Section 60D of the *Fire Service Act 1979*

## Justin Cashion

Accreditation No: BFP - 112

Accreditation Category: 2

Is hereby granted accreditation to perform the functions of an Accredited Person under Part 4A of the *Fire Service Act 1979* with the following conditions and restrictions:

| Scope of Work  |  | Status         |
|--|--|----------------|
| 1  | Certify a Bushfire Hazard Management Plan for the purposes of the <i>Building Act 2016</i> .   | Accredited     |
| 2  | Certify an Exemption from a Bushfire Hazard Management Plan for the purposes of the <i>Building Act 2016</i> or the <i>Land Use Planning and Approvals Act 1993</i> .  | Accredited     |
| 3A   | Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for Vulnerable Uses and Hazardous Uses for the purposes of the <i>Land Use Planning and Approvals Act 1993</i> .                          | Accredited     |
| 3B   | Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for small subdivisions (less than 10 lots) for the purposes of the <i>Land Use Planning and Approvals Act 1993</i> .                      | Accredited     |
| 3C   | Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for large subdivisions (more than 10 lots, or multiple stages) for the purposes of the <i>Land Use Planning and Approvals Act 1993</i> .  | Accredited     |
| 4  | Certify an Emergency Management Strategy or Bushfire Emergency Plan for all uses and classes of building for the purposes of the <i>Building Act 2016</i> or the <i>Land Use Planning and Approvals Act 1993</i> . | Not Accredited |
| <p><b>Conditions</b></p> <p>Conform with requirements of the <i>Chief Officer's Scheme for the Accreditation of Bushfire Hazard Practitioners</i>, and Bushfire Hazard Advisory Notes issued by the Chief Officer.</p> |  |                |

This accreditation remains valid until such time that it is surrendered, varied, suspended or revoked.



Jeff Harper AFSM  
A/CHIEF OFFICER

1 May 2018

Figure 11: Accreditation Documentation.



Michael Sims  
Account Executive

Marsh Pty Ltd  
ABN 31 081 358 303  
Ground Floor,  
85 York Street,  
Launceston, TAS 7250  
Tel: (03) 63333214  
Michael.Sims@marsh.com

Justin Cashion  
Ground Proof Mapping Pty Ltd  
81 Elizabeth Street  
Norwood TAS 7250

23 July 2024

Dear Justin,

## Confirmation of Cover Ground Proof Mapping Pty Ltd

| INSURANCE CLASS                         | INSURER                                       | POLICY NO     | COVERAGE  | POLICY PERIOD           |
|---|---|---------------|---|-------------------------|
| Public Liability                        | Lloyds of London through CFC Underwriting Ltd | 3290298       | \$20,000,000 any one claim  | 31/08/2024 - 31/08/2025 |
| Professional Indemnity-Public Liability | Lloyds of London through CFC Underwriting Ltd | 3290298       | \$1,000,000 any one claim<br>\$2,000,000 In the aggregate                                   | 31/08/2024 - 31/08/2025 |
| Motor Vehicle                           | Allianz Australia Insurance Ltd - GC          | 138RN00066VSD | Section 1 – Market Value or Sum Insured whichever is the lesser<br>Section 2 - \$35,000,000 | 01/04/2024 - 01/04/2025 |
| Workers' Compensation                   | Allianz Australia Insurance Ltd               | LWL0016802    | Liability at Common Law - Unlimited   | 01/04/2024 - 01/04/2025 |

Occupation including but not limited to:

- Bushfire Management & Mitigation Planning
- Bushfire Attack Level (BAL), Bushfire Hazard Management Plans (BHMP's), Bushfire Emergency Plans, Bushfire Evacuation & Action Plans
- Planning and Supervision of Low & High Intensity Burn Programs
- Unplanned Bushfire Suppression under direction/supervision of one of Tasmania's 3 Fire Agency bodies; Tasmanian Fire Service (TFS), Sustainable Timber Tasmania (STT) and Parks and Wildlife Service/DPIPWE (PWS).
- Providing Nationally Accredited Fire Training under qualification for specific fire management modules
- Vegetation assessments & plans
- Ecological assessments & plans
- Post Fire Regeneration and Rehabilitation Plans

### THANK YOU

We are here to assist you with all your insurance needs, so please call us if you have any questions or visit our website for information about other products/services at [www.marsh.com.au](http://www.marsh.com.au).

Yours faithfully,

**Michael Sims**  
Account Executive  
Michael.Sims@marsh.com

Our Ref: 070-GROPRO 211- 23/07/2024 - SIMSM

Confirmation of Cover

Figure 12: Copy of Insurance.

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To:  Owner(s) /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 Attack Level (BAL 19 Solution) Assessment & Bushfire Hazard Management Plan (BHMP) for 78 Main Road – Meander.

Relevant calculations:

As per AS 3959-2018 Construction of Buildings in Bushfire Prone areas and onsite findings.

References:

AS 3959-2018 Construction of Buildings in Bushfire Prone areas. Tasmanian Planning Scheme, Northern Midlands Local Provision Schedule.  
Director's Determination – Bushfire Hazard Areas V1.2, 16<sup>th</sup> July 2024 – *Building Act 2016 & Building Regulations 2016* (part 5 Division 6).

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

Bushfire Attack Level - BAL 19 Solution for a new Class 1A Ancillary Dwelling.

*Scope and/or Limitations*

This report evaluates the risks to the development associated with bushfire hazard and defines the site's Bushfire Attack Level (BAL). It also determines the compliance of the development with the requirements of the Building Code of Australia, Director's Determination – Bushfire Hazard Areas V1.2, 16<sup>th</sup> July 2024, the Building Act 2016 & Building Regulations 2016 (Part 5 Division 6) and AS 3959-2018 Construction of Buildings in Bushfire Prone Areas. It recommends measures to help protect buildings from the effects of a bushfire and reduce the likelihood of fatalities arising from occupants of a dwelling who do not evacuate a property prior to exposure from a bushfire event.

The information contained within this report is based on the instructions of AS 3959-2018. The Standard states that "Although this Standard is designed to improve the performance of buildings when subjected to bushfire attack in designated bushfire-prone areas there can be no guarantee that a building will survive a bushfire event on every

occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions.”  
The effectiveness of the measures and recommendations detailed in this report are dependent on their implementation and maintenance for the life of the development. Should the site characteristics that this assessment has been measured from alter from those identified, the BAL classification may differ and cause this report to become void. The inspection has been undertaken and report provided on the understanding that the report:

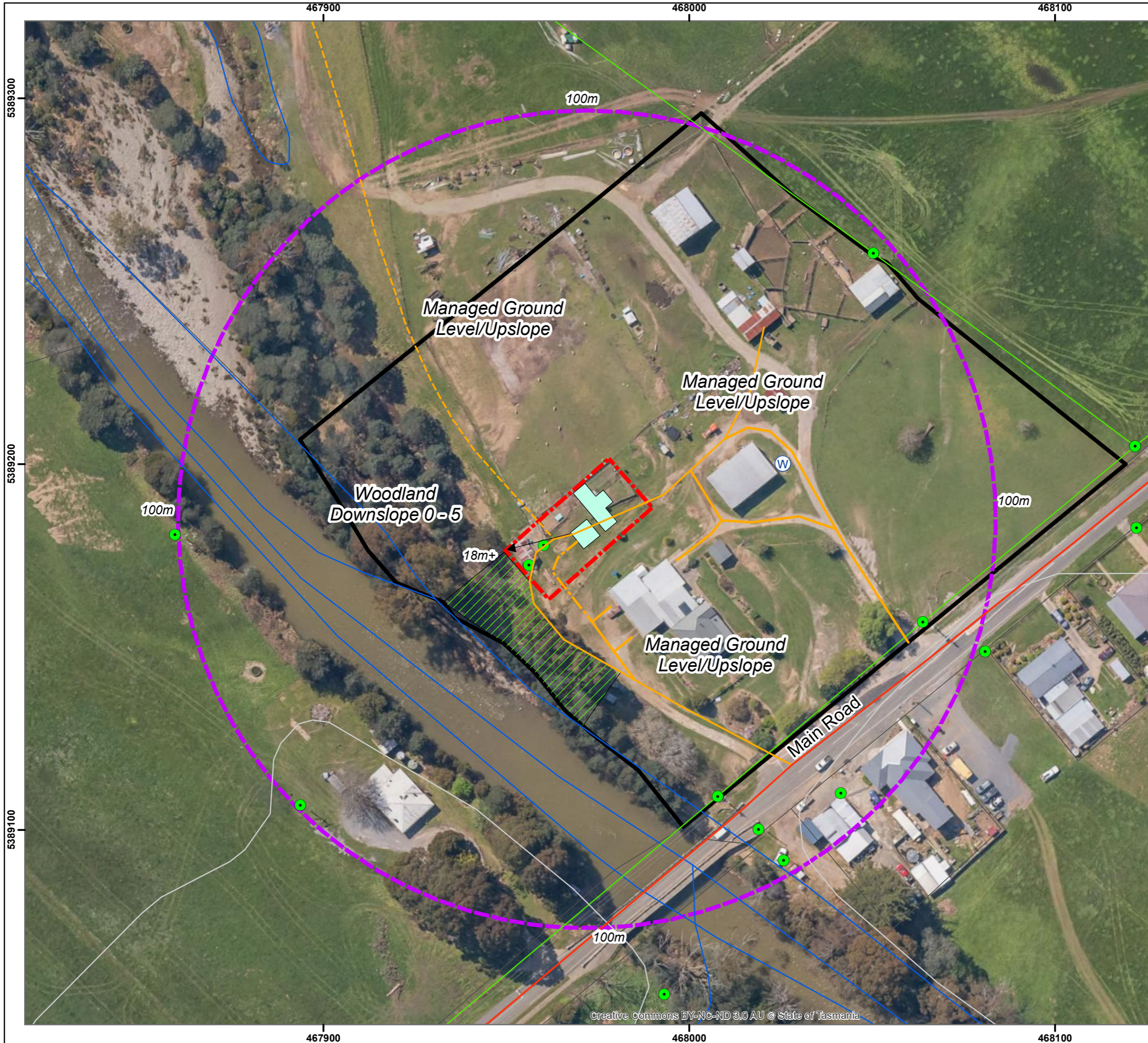
- Only deals with the potential bushfire risk. All other statutory assessments are outside the scope of this report.
- Only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
- Doesn't deal with Impacts of future development.
- Vegetation growth has not been considered.

No liability can be accepted for actions by Lot Owners, Council or Government Agencies which compromise the effectiveness of this report.

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

Qualified person: 

|   |  |                            |
|---|--|----------------------------|
| <i>Signed:</i><br><i>Justin Cashion</i> | <i>Certificate No:</i><br>GPM 25 - 022 | <i>Date:</i><br>04/06/2025 |
|---|--|----------------------------|



**Important:**  
 PROJECTION: Universal Transverse Mercator (UTM).  
 HORIZONTAL DATUM: Geocentric Datum of Australia 1994(GDA94)  
 MAP GRID: Mapping Grid of Australia (MGA94)

**Disclaimer:**  
 Whilst GPM (and its agents) make every reasonable effort to locate and identify features on the land which is the subject of this map not all features either above or below the surface have been located. Users are advised to independently verify all data for accuracy and completeness prior to use.

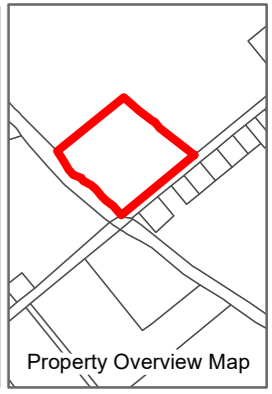
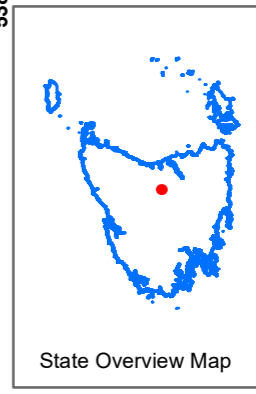
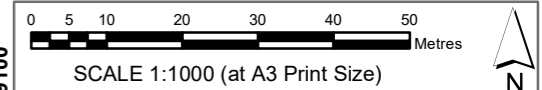


**Bushfire Hazard Management Plan Map**

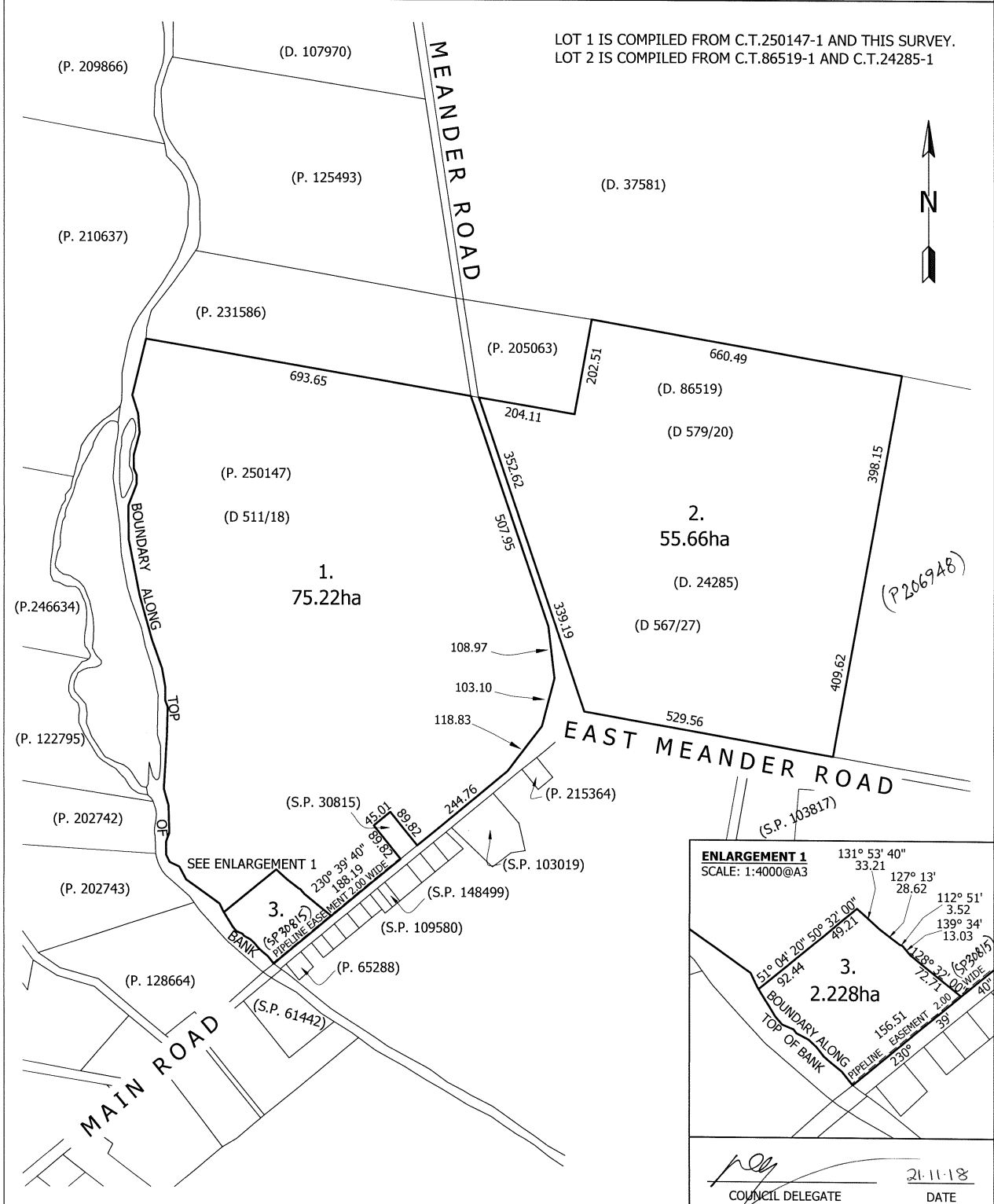
**PID Number:** 9612322  
**Client:** Not So Tiny Homes  
**Address:** 78 Main Road  
 Meander 7304  
**Production Date:** 04/06/2025  
**Assessor:** Justin Cashion  
**Accreditation No.:** BFP - 112 (1, 2, 3a & 3b)  
**Notes:**  
 Class 1A Ancillary Dwelling  
 BAL 19 Solution  
 \*BHMP should be read in conjunction with  
 Bushfire Hazard Report GPM 25 - 022  
 Base data from theLIST (www.thelist.tas.gov.au), © State of Tasmania

**Legend**

- Meander Valley Cadastre
- 78 Main Road
- Proposed Development Footprint
- Area Cleared to Managed Ground
- 100m Assessment Zone
- Hazard Management Area
- Existing Access Roads
- Proposed New Access
- Static Water Supply
- 10m Contours Statewide
- Hydrology Lines
- Aurora High Voltage Conductor
- Aurora Power Poles



|   |  |   |   |  |
|---|--|---|---|--|
| OWNER: JASON DAVID CHILCOTT AND KAREN ELIZABETH CHILCOTT<br><br>FOLIO REFERENCE: C.T.250147/1, C.T.86519/1 C.T.24285/1<br><br>GRANTEE: PART OF LOTS 6310, 6311, 6312 AND 10751 Gtd. TO ROBERT HALL, AND THE WHOLE OF LOT 6299 AND PART OF LOTS 6297, 6298, 6300, 6301 AND 6302 Gtd. TO JOHN HALL. |  | <b>PLAN OF SURVEY</b><br><br><br><b>WOOLCOTT SURVEYS</b><br>BY SURVEYOR: BRETT RICHARD WOOLCOTT<br>LOCATION: LAND DISTRICT OF WESTMORLAND PARISH OF CALSTOCK<br>SCALE 1:7500 @ A3 LENGTHS IN METRES |   | REGISTERED NUMBER<br><b>SP176130</b>                             |
| MAPSHEET MUNICIPAL CODE No: 121   |  | LAST UPI No   | LAST PLAN No.<br>P.250147, D.86519, D.24285 | APPROVED<br>EFFECTIVE FROM 28 NOV 2018<br><br>Recorder of Titles |
| ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN   |  |   |   |  |



SEARCH OF TORRENS TITLE

|                  |                              |
|------------------|------------------------------|
| VOLUME<br>176130 | FOLIO<br>3                   |
| EDITION<br>2     | DATE OF ISSUE<br>24-Jan-2020 |

SEARCH DATE : 29-Apr-2025

SEARCH TIME : 09.07 AM

DESCRIPTION OF LAND

Parish of CALSTOCK Land District of WESTMORLAND  
 Lot 3 on Sealed Plan 176130  
 Derivation : Part of Lot 6298 Gtd. to John Hall  
 Prior CT 250147/1

SCHEDULE 1

M190043 & M786195 TRANSFER to JASON DAVID CHILCOTT  
 Registered 24-Jan-2020 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP176130 EASEMENTS in Schedule of Easements  
 SP176130 FENCING PROVISION in Schedule of Easements  
 E206400 MORTGAGE to Australia and New Zealand Banking Group  
 Limited Registered 24-Jan-2020 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

# Tasmania Fire Service Water Supply Signage Guideline

Guidelines for the design and  
installation of water supply signs &  
fire hydrant marking in bushfire-prone  
areas

**fire.tas.gov.au**

**Bushfire Planning & Policy**

GPO Box 1526 Hobart Tasmania 7001

Phone (03) 6230 8600 | [planning@fire.tas.gov.au](mailto:planning@fire.tas.gov.au)



Tasmania Fire Service



Tasmanian  
Government

# Tasmania Fire Service Water Supply Signage Guideline

Version 1.0, February 2017

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This Guideline has been developed in consultation with TasWater.



## For further information

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## Disclaimer

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## 1.0 Identification

### 1.1 Guideline Title

1.1.1 This Guideline is called the *Tasmania Fire Service Water Supply Signage Guideline*.

### 1.2 Composition of this Guideline

1.2.1 This Guideline consists of:

- (a) This document;
- (b) Design drawing TFS-WS01; and
- (c) Design drawing TFS-WS02.

## 2.0 Purpose

2.1 The purpose of this Guideline is:

- (a) To ensure that fire fighting water points are appropriately identified to reduce the risk to human life and property, and the cost to the community, caused by bushfires; and
- (b) To describe the water supply signage requirements which are referred to in the *Bushfire-Prone Areas Code*<sup>1</sup> and the *Directors Determination Requirements for Building in Bushfire-Prone Areas*<sup>2</sup>.

## 3.0 Application

3.1 Where referenced by the relevant planning and building regulations, the content of this Guideline forms a statutory requirement for development within bushfire-prone areas.

3.2 This Guideline may be voluntarily adopted as required.

3.3 This Guideline applies to:

- (a) Private and water corporation owned or managed fire fighting water points;
- (b) Fire fighting water points servicing a bushfire-prone area; and
- (c) Fire fighting water points connected to:
  - i. A static water supply; or
  - ii. A reticulated water supply that does not comply with the design criteria of *reticulated water supply for fire fighting* as defined within the *Bushfire-Prone Areas Code*, and where a single fire fighting water point discharges a minimum of 5 L per second and a minimum of 150 kPa residual pressure.

---

<sup>1</sup> The *Bushfire-Prone Areas Code* can be accessed via [www.iplan.tas.gov.au](http://www.iplan.tas.gov.au)

<sup>2</sup> The *Directors Determination Requirements for Building in Bushfire-Prone Areas* can be accessed via <http://www.justice.tas.gov.au/building/publications>

## 4.0 Definition of Terms

In this Guideline:

|                           |  |
|---------------------------|--|
| bushfire-prone area       | <p>means:</p> <p>(a) land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; and</p> <p>(b)</p> <ol style="list-style-type: none"> <li>i. where there is no overlay on a planning scheme map; or</li> <li>ii. where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare.</li> </ol> |
| bushfire-prone vegetation | means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.   |
| carriageway               | means the section of road formation which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulders.   |
| fire hydrant              | means a fire hydrant as described in <i>AS 2419.1-2005 Fire hydrant installations – System design, installation and commissioning</i> .  |
| fire fighting water point | means the point where a fire appliance is able to connect to a water supply for fire fighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body.  |
| property access           | means the carriageway which provides vehicular access from the carriageway of a road onto land, measured along the centre line of the carriageway, from the edge of the road carriageway to the nearest point of the building area.  |
| static water supply       | means water stored in a tank, swimming pool, dam, or lake, that is available for fire fighting purposes at all times.  |
| water corporation         | means the corporation within the meaning of the <i>Water and Sewerage Corporation Act 2012</i> .   |

## 5.0 Referenced Documents

The following documents are referenced in this guideline:

AS 1743 Road signs—Specifications

AS 1744 Standard alphabets for road signs

AS 2700 Colour Standards for general purposes

AS 2419.1 Fire hydrant installations - System design, installation and commissioning

AS/NZS 1734 Aluminium and aluminium alloys—Flat sheet, coiled sheet and plate

AS/NZ 1906.1 Retroreflective materials and devices for road traffic control purposes  
Part 1: Retroreflective Sheeting.

*Australian Paint Approval Scheme Specifications AP-S0041*, CSIRO

*Bushfire-Prone Areas Code*, Tasmanian Planning Commission, Department of Justice, Tasmania.

*Determination Director of Building Control Requirements for Building in Bushfire-Prone Areas*, Building Standards & Occupational Licencing, Department of Justice, Tasmania.

*TasWater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA*, TasWater, Tasmania.

## 6.0 Design Standards for Marking Compliant Fire Hydrants

### 6.1 Compliant Hydrant Markings (General)

A fire hydrant connected to a reticulated water supply that complies with the design criteria of *reticulated water supply for fire fighting* as defined within the *Bushfire-Prone Areas Code* will be marked in accordance with water corporation specifications<sup>3</sup>.

Water corporation specified fire hydrant markings include a combination of:

- a) Fire Plug Indicator: a yellow, 250 mm x 450 mm triangle, marked on the pavement, and pointing towards the location of the hydrant;
- b) Fire Plug Kerb Marking: a yellow, 300 mm long rectangle, marked on the carriageway kerb, adjacent to the location of the fire hydrant;
- c) Two-Way Retroreflective Raised Pavement Marker: a blue, square marker, adhered to the pavement, and located perpendicular to the hydrant;
- d) Fire Plug Cover and Surround: a yellow, 400 mm x 400 mm square; surrounding the hydrant cover; and
- e) Marker Post: a yellow post with blue decals, located adjacent to the carriageway.

---

<sup>3</sup> TasWater specifications: <https://www.taswater.com.au/Development/Development-Standards>

## 7.0 Design Standards for Marking Non-Compliant Fire Hydrants

### 7.1 Marking Criteria

A fire hydrant connected to a reticulated water supply that:

- a) Otherwise complies with the design criteria of *reticulated water supply for fire fighting* as defined within the *Bushfire-Prone Areas Code*, except for flow and pressure; and
- b) Discharges a minimum of 5 L per second and a minimum of 150 kPa residual pressure;

shall have additional markings to those identified in 6.1, in accordance with the following:

### 7.2 Pavement Marking Material

|   |   |
|---|---|
| Objective:  | Pavement markings that identify fire fighting water points are clearly visible and durable. |
| 7.2.1 Pavement marking materials shall conform to Australian Paint Approval Scheme Specifications <i>AP-S0041</i> , or similar. |   |

### 7.3 Post Marking Material

|   |   |
|---|---|
| Objective:  | Pavement markings that identify fire fighting water points are clearly visible and durable. |
| 7.3.1 Post marking material shall be: <ol style="list-style-type: none"> <li>(a) Class 1 retroreflective material, compliant with <i>AS/NZS1906.1</i>; or</li> <li>(b) A suitable outdoor, long-life, UV stabilised coating.</li> </ol> |   |

### 7.4 Pavement & Post Marking Design

|   |  |
|---|--|
| Objective:  | Fire fighting water points are clearly visible and identifiable. |
| 7.4.1 Pavement and post marking shall comprise of a legend designed in accordance with design drawing TFS-WS02.   |  |
| 7.4.2 The legend shall be: <ol style="list-style-type: none"> <li>(a) Coloured red, 'Signal Red' (R13) in accordance with <i>AS2700</i> (or equivalent colour); and</li> <li>(b) Comprised of the letter 'W' within a circular band.</li> </ol> |  |
| 7.4.3 The letter 'W' in the legend shall be: <ol style="list-style-type: none"> <li>(a) Uppercase;</li> <li>(b) No less than 44 mm in height;</li> </ol>  |  |

- (c) Located in the centre of the circular band; and
- (d) Consistent with the form and dimensions of Series F, as defined in *AS1744*.

7.4.4 The circular band in the legend shall have:

- (a) An outer diameter of 100 mm; and
- (b) A line thickness of 6.5 mm.

## 7.5 Pavement & Post Marking

|            |  |
|------------|--|
| Objective: | Fire fighting water points are clearly visible and identifiable. |
|------------|--|

7.5.1 Where fire hydrants are of the in-ground type (fire plug), the hydrant cover (lid) shall be marked in accordance with 7.2 and 7.4.

7.5.2 Where hydrant location is identified using a marker post, the post shall be marked:

- (a) In accordance with 7.3 and 7.4;
- (b) With legend facing the carriageway; and
- (c) No less than 400 mm above ground level (where practical).

## 8.0 Design Standards for Signs

Static water supplies shall be identified in accordance with the following:

### 8.1 Sign Materials

|            |  |
|------------|--|
| Objective: | Signs that identify fire fighting water points are durable and resilient against the elements. |
|------------|--|

8.1.1 The signboard material shall be:

- (a) 1.6 mm thick aluminium alloy, type 5251 or 5052, of temper H36 or H38;
- (b) Free from scratches or other surface blemishes;
- (c) Have edges that are true and smooth; and
- (d) Compliant with *AS/NZS1734*.

8.1.2 The sign background material shall be:

- (a) Non-reflective;
- (b) Of uniform density;
- (c) Compatible with the material used for the legend both in application and durability; and
- (d) Applied to the sign face in accordance with *AS1743*.

8.1.3 The sign legend material shall be:

- (a) Class 1 retroreflective material, compliant with *AS/NZS1906.1*;
- (b) Of uniform density;

- (c) Compatible with the material used for the background in application and durability; and
- (d) Applied to the sign face in accordance with *AS1743*.

## 8.2 Sign Design

|  |  |
|--|--|
| Objective:   | Signs that identify fire fighting water points are clearly visible and identifiable. |
| 8.2.1 The sign shall be designed in accordance with: <ul style="list-style-type: none"> <li>(a) Design drawing TFS-WS01.</li> </ul>  |  |
| 8.2.2 The sign shall: <ul style="list-style-type: none"> <li>(a) Be square;</li> <li>(b) Have rounded corners with a radii of 25 mm; and</li> <li>(c) Have a side length of 300 mm.</li> </ul>   |  |
| 8.2.3 The sign background shall be: <ul style="list-style-type: none"> <li>(a) Coloured red, 'Signal Red' (R13) in accordance with <i>AS2700</i> (or equivalent colour).</li> </ul>  |  |
| 8.2.4 The legend shall be: <ul style="list-style-type: none"> <li>(a) Coloured white (N14) in accordance with <i>AS2700</i> (or equivalent colour);</li> <li>(b) Comprised of the letter 'W' within a circular band; and</li> <li>(c) Visually centred on the sign.</li> </ul>   |  |
| 8.2.5 The letter 'W' in the legend shall be: <ul style="list-style-type: none"> <li>(a) Uppercase;</li> <li>(b) No less than 100 mm in height;</li> <li>(c) Located in the centre of the circular band; and</li> <li>(d) Consistent with the form and dimensions of Series F, as defined in <i>AS1744</i>.</li> </ul>  |  |
| 8.2.6 The circular band in the legend shall have: <ul style="list-style-type: none"> <li>(a) An outer diameter of 230 mm; and</li> <li>(b) A line thickness of 15 mm.</li> </ul>   |  |
| 8.2.7 The rear surface of the signboard shall be stamped or engraved with: <ul style="list-style-type: none"> <li>(a) The designation of the sign manufacturer;</li> <li>(b) Four numerals indicating the month and year of manufacture (e.g. 01/17);</li> <li>(c) The design drawing identification (e.g. TFS-WS01); and</li> <li>(d) Letters &amp; numerals no less than 5 mm high.</li> </ul> |  |

## 8.3 Sign Mounting

|            |   |
|------------|---|
| Objective: | Signs that identify fire fighting water points are, and will remain, clearly visible. |
|------------|---|

8.3.1 The sign shall be permanently mounted to:

- (a) A vertical surface;
- (b) A surface that cannot change orientation or position; and
- (c) A surface that is:
  - i. Non-flammable; and
  - ii. Non-heat deforming.

## 8.4 Sign Location

Objective:

Signs that identify fire fighting water points are located adjacent to the fire fighting water point, and are clearly visible.

8.4.1 The sign shall be mounted in a location:

- (a) No further than 2 m vertically and 1 m horizontally from the fire fighting water point;
- (b) No less than 400 mm above ground level;
- (c) That will not impede access or operation of the fire fighting water point;
- (d) That will not become obscured by visual obstructions; and
- (e) That is visible from the property access on approach from a public road.

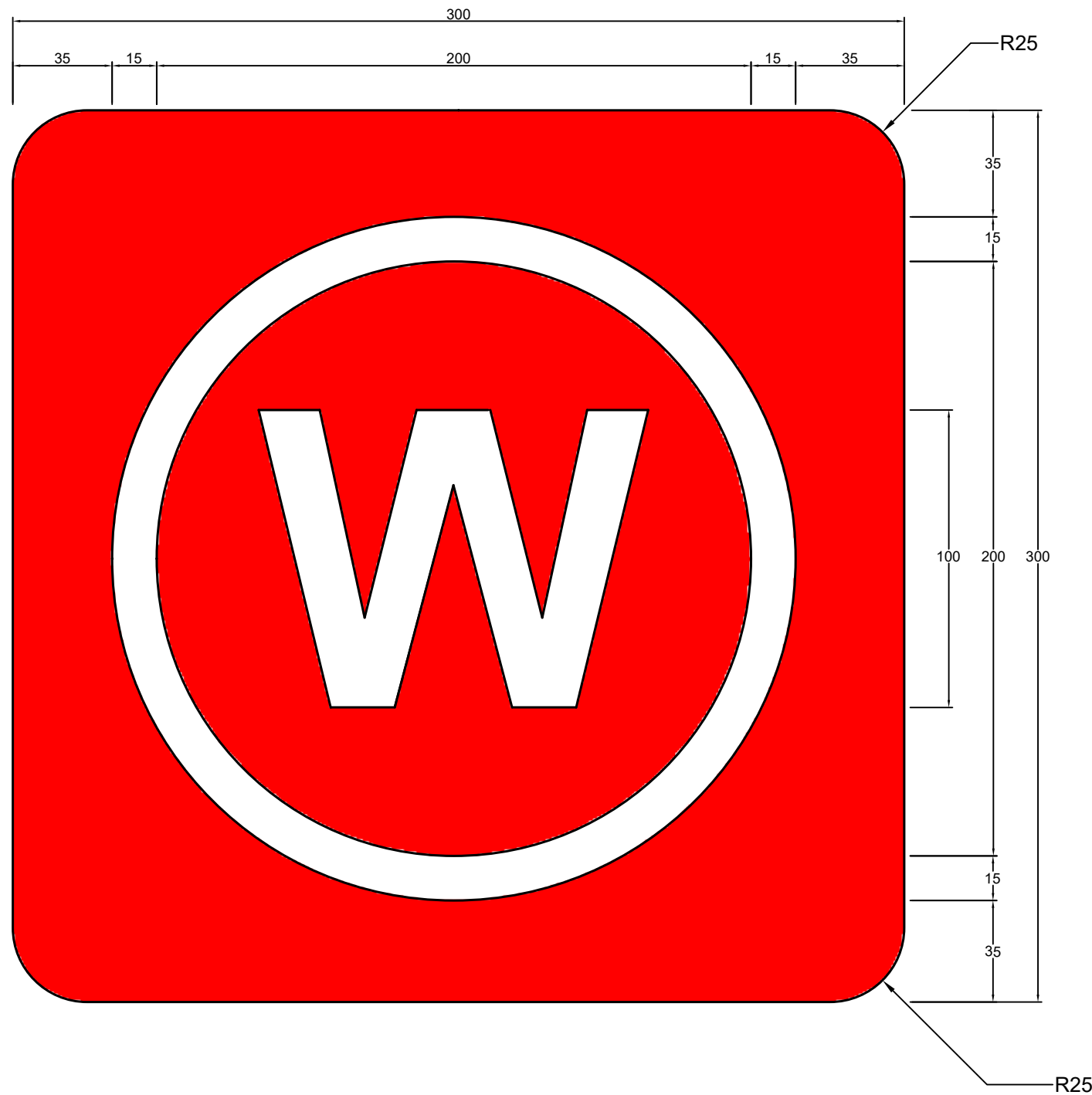
## 9.0 Design & Manufacture Tolerances of Sign & Legend

### 9.1 Dimensional tolerances of the signboard

- (a) Overall dimensions of signboard:  $\pm 5$  mm;
- (b) Maximum allowable warp, twist or departure from flatness: 1.5 mm; and
- (c) Squareness: corners  $< 2$  mm from theoretical position relative to other corners.

### 9.2 Dimensional tolerances of the legend

- (a) Shape, size and alignment of legend elements:  $\pm 2$  mm; and
- (b) Legend position:  $\pm 2$  mm.

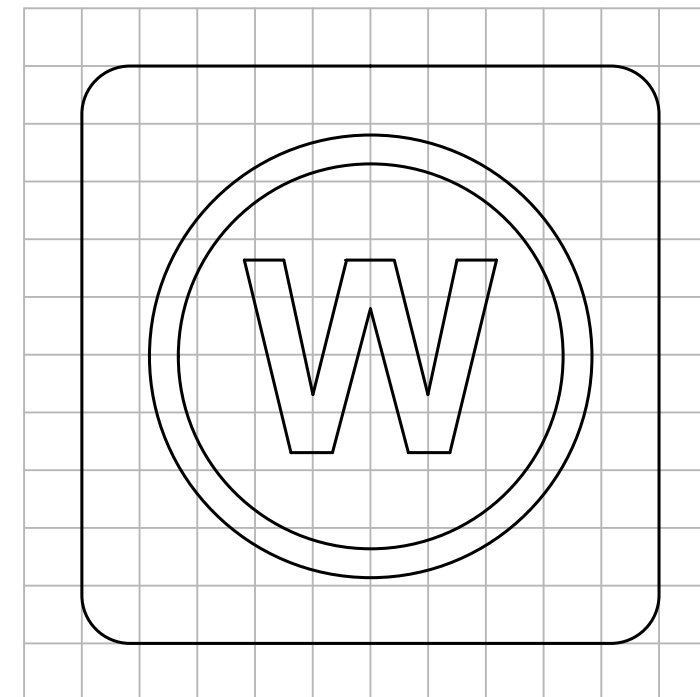


OVERALL SIGN DIMENSIONS (mm): 300 x 300, +/- 5  
 SURFACE AREA OF SIGN (sq m) : 0.0895

LEGEND COLOUR: WHITE (N14) IN ACCORDANCE WITH AS2700,  
 WITH A RETROREFLECTIVE SURFACE FINISH  
 BACKGROUND COLOUR: SIGNAL RED (R13) IN ACCORDANCE WITH AS2700

FOR SIGN FIXING AND LOCATION REQUIREMENTS, REFER TO  
 TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES

FOR LEGEND SPECIFICATIONS AND MANUFACTURING DETAIL  
 REFER TO TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES



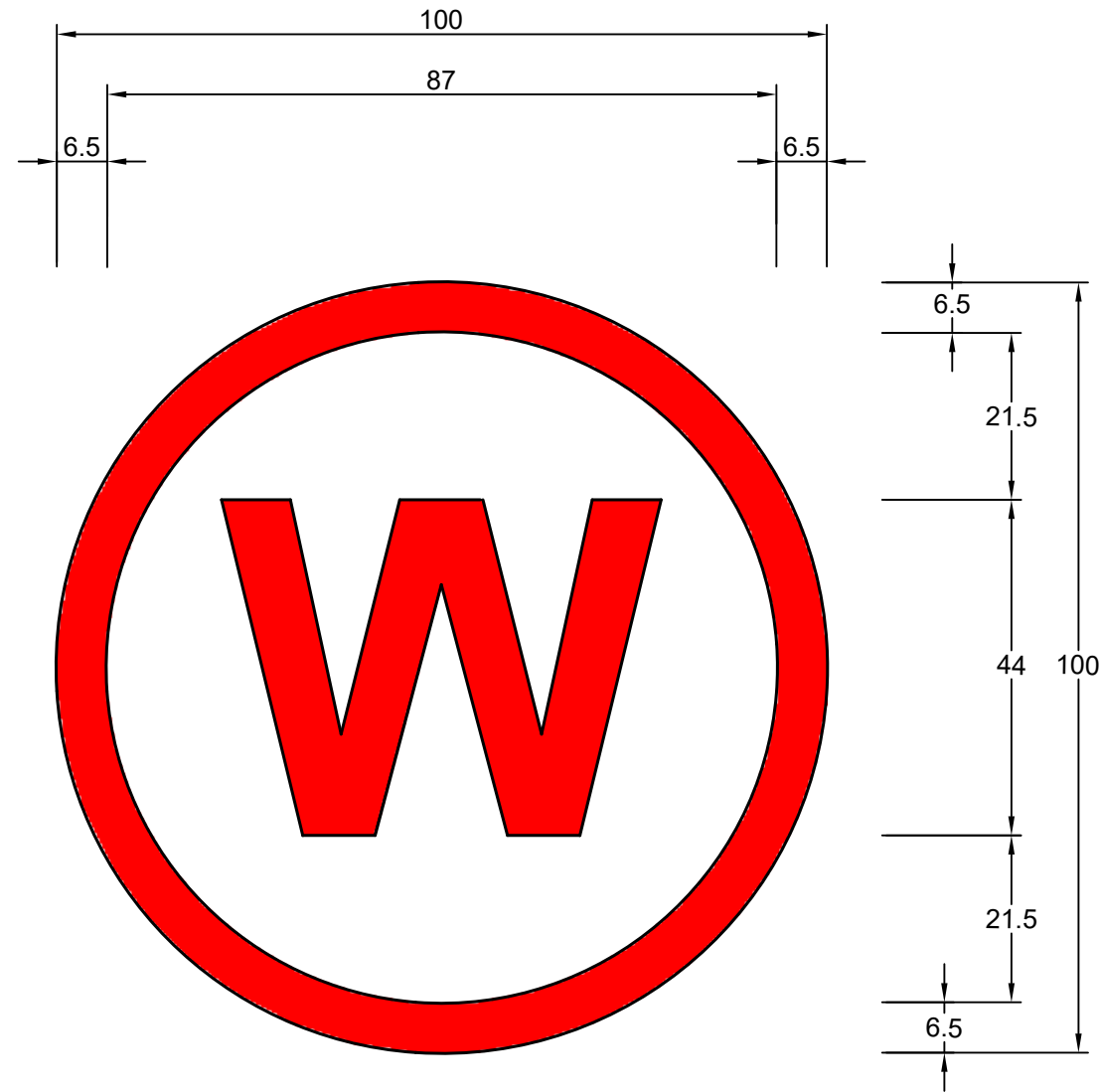
GRID MODULE X = 30mm Y= 30mm



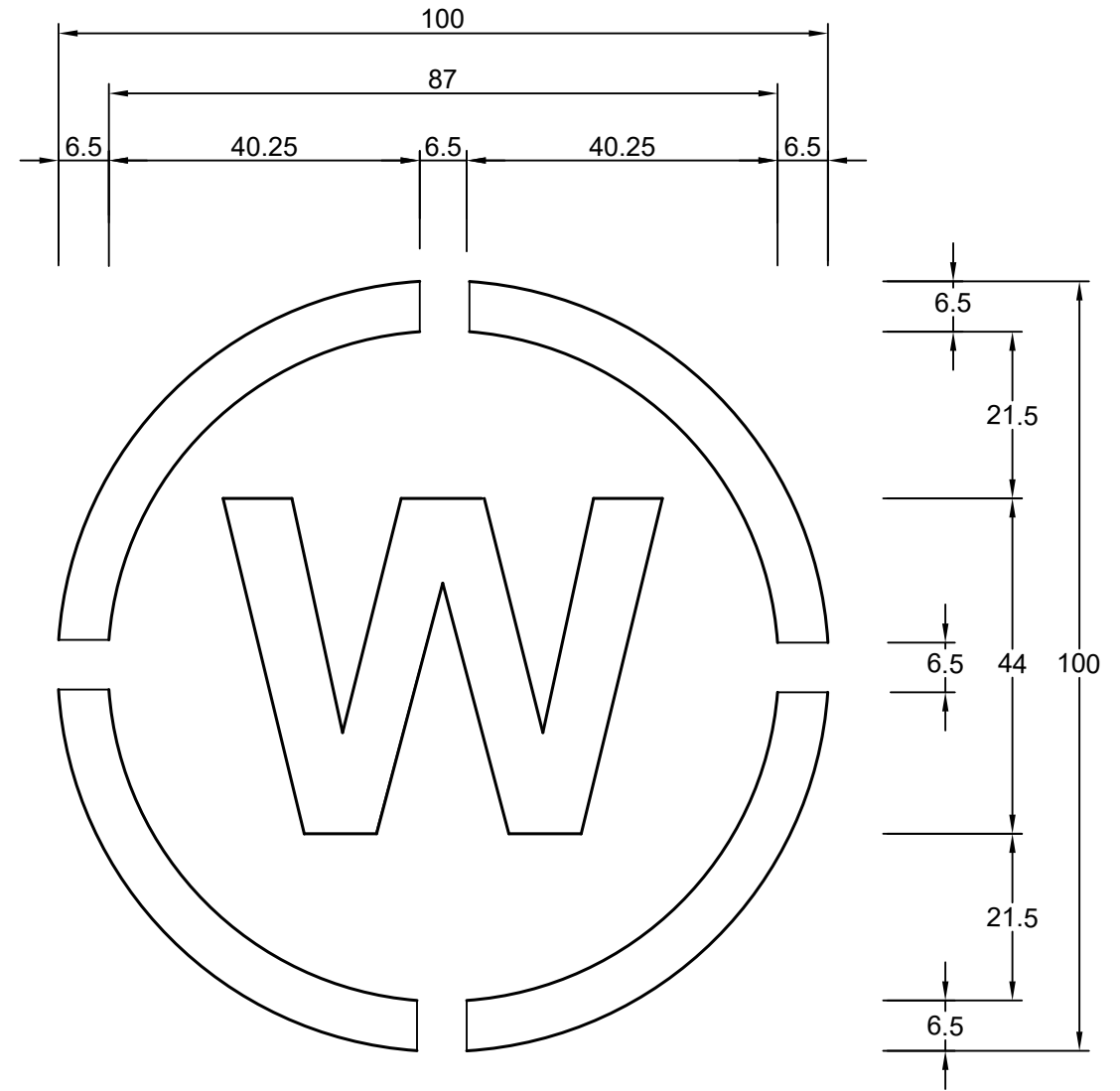
| ISSUE | APPR'D | DATE | AMENDMENT |
|-------|--------|------|-----------|
| A     |        |      |           |
| B     |        |      |           |
| C     |        |      |           |
| D     |        |      |           |

| NOTES   |    |          |    |
|---|----|----------|----|
| - all dimensions are in mm                                    |    |          |    |
| - written dimensions take precedence over scaled measurements |    |          |    |
| DRWN  | WH | APPR'D   | CC |
| DATE  |    | 2/2/2017 |    |

| TITLE                                      |     |         |          |
|--|-----|---------|----------|
| TASMANIA FIRE SERVICE<br>WATER SUPPLY SIGN |     |         |          |
| FILE                                       | BPP | DWG NO. | TFS-WS01 |
| SCALE                                      |     |         | 1:2      |

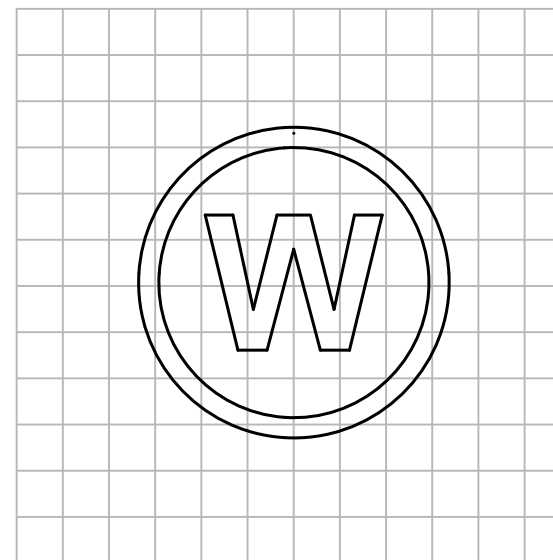


**POST AND PAVEMENT DESIGN**



**TEMPLATE**

GRID MODULE X = 15mm Y= 15mm



WHERE A TEMPLATE IS USED, THE CIRCULAR BAND MAY HAVE UP TO FOUR BREAKS OF UP TO 6.5MM IN WIDTH

OVERALL LEGEND DIMENSIONS (mm): 100 x 100, +/- 5

FOR TEMPLATE APPLICATION REQUIREMENTS, REFER TO TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES

FOR LEGEND SPECIFICATIONS AND MANUFACTURING DETAIL REFER TO TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES



| ISSUE | APPR'D | DATE | AMENDMENT |
|-------|--------|------|-----------|
| A     |        |      |           |
| B     |        |      |           |
| C     |        |      |           |
| D     |        |      |           |

| NOTES   |    |          |    |
|---|----|----------|----|
| - all dimensions are in mm                                    |    |          |    |
| - written dimensions take precedence over scaled measurements |    |          |    |
| DRWN  | WH | APPR'D   | CC |
| DATE  |    | 7/2/2017 |    |

| TITLE                              |     |         |          |
|------------------------------------|-----|---------|----------|
| TASMANIA FIRE SERVICE              |     |         |          |
| NON-COMPLIANT FIRE HYDRANT MARKING |     |         |          |
| FILE                               | BPP | DWG NO. | TFS-WS02 |
| SCALE                              |     |         | 1:1      |

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**Bushfire Planning & Policy** GPO Box 1526 Hobart Tasmania 7001  
Phone (03) 6230 8600 | Fax (03) 6231 6647 | [planning@fire.tas.gov.au](mailto:planning@fire.tas.gov.au)

# Flood Prone Area Hazard Report

**Proposed Development:** Ancillary Dwelling and Shed  
**Site Address:** 78 Main Road, Meander

**Date:** 7th August, 2025

## 1. Introduction and existing flood data (Identification of Flood Prone Land)

Ancillary dwelling and shed are proposed for 78 Main Rd, Meander. The proposed development is shown in Figure 1:



Figure 1 Proposed dwelling & shed (Wilkin Design, drawing NSTH-011, 22/07/2025)

In their RFI dated 2/07/2025 Meander Valley Council requested a flood hazard report for the proposal in accordance with C12.0 Flood-Prone Areas Hazard Code. The site's location in relation to flood-prone areas is highlighted in the extract from ListMap riverine flooding data (Figure 3). Whilst the site is susceptible to flooding the location of the proposed development is considered and is located in an area on site that is within an area anticipated to experience 0.0-0.1m of riverine flooding.

The SES commissioned statewide flood mapping, which includes more recent flood events in the Meander and South Esk Rivers which aid flood frequency analysis and calibration. The SES mapping includes 1% AEP CC flood extents for the South Esk and Meander Rivers. The flood extent impacting 78 Main Rd is shown in Figure 2. Highlighting Meander River Peak Flood Extents. Figure 3. Mapping shows 1.0 Percent AEP Riverine Flooding – generated from Tasmanian Strategic Flood Map (TSFM) Design Flood Event (DFE) outputs. These outputs represent the simulated peak flood depth in metres (m) above the ground surface for a series of Design Flood Events (2%, 1%, 0.5% and 1% AEP Climate Change).



Figure 2 Tas SES Riverine flooding information for Meander River area (<https://www.ses.tas.gov.au/flood-plan/meander-township/>)

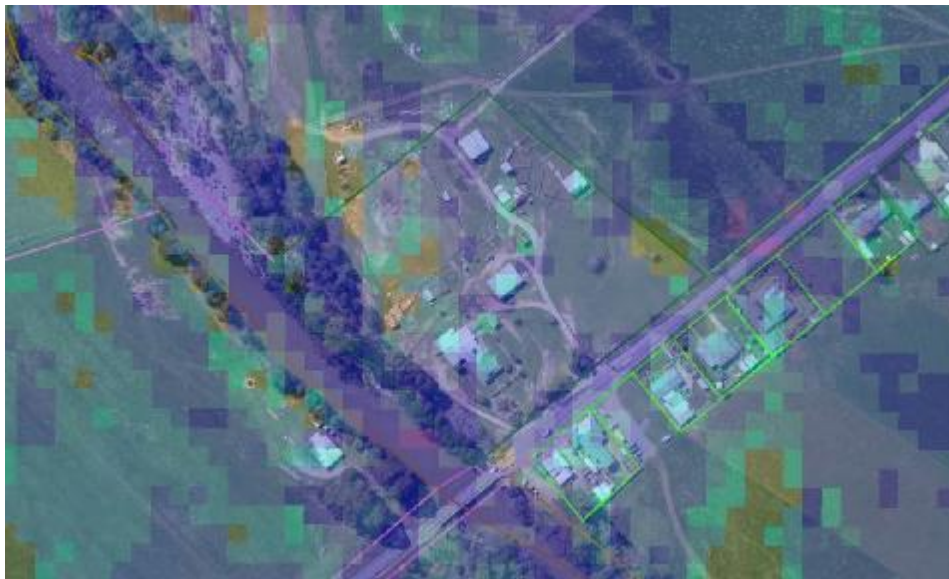


Figure 3 An extract from ListMap showing the 1.0 Percent AEP Riverine Flooding for 78 Main Rd Meander



Figure 4 1.0 Percent AEP Depth Riverine Flooding

The proposed location of the ancillary dwelling and shed is in the area of mapping highlighted in light aqua (0.0-0.1m) with a dropped pin indicating 0.09 (refer Figure 4).

## 2. Description of the Nature of the Flooding

The proposed development site at **78 Main Road, Meander**, is located within a flood-prone area identified through current flood mapping and hydraulic modelling. The site is subject to riverine flooding, resulting from the overtopping of the Meander River during significant rainfall and catchment events.

### Flooding Characteristics – AEP 1% Event

Hydrological modelling indicates that during a 1% Annual Exceedance Probability (AEP) flood event (also referred to as a 1-in-100-year flood), the subject site may experience shallow inundation within the range of 0.00 to 0.10 metres.

- **Peak Flood Depths:** 0.00–0.10 m across the development footprint.
- **Flood Velocity:** Given the shallow depth and the relative flatness of the surrounding topography, flood velocities are expected to be low, presenting a low hazard classification in accordance with Australian Rainfall and Runoff (ARR) guidelines.
- **Flood Duration:** Flooding in this area is typically of short to moderate duration, depending on the intensity and duration of rainfall upstream. The river system is responsive, with floodwaters likely to recede within several hours to a day after peak flow.

### Flood Type

- The site is affected by riverine flooding associated with the Meander River catchment.
- There is no identified risk of overland flow, storm surge, or coastal flooding, given the inland location and lack of relevant catchment features or tidal influence.

### Climate Change Considerations

Climate change projections for Tasmania anticipate:

- Increased frequency and intensity of extreme rainfall events, and

- Higher runoff volumes due to saturated catchments.

As such, it is anticipated that future flood events may:

- Lead to increased flood depths and more frequent exceedance of the current 1% AEP flood level.
- Increase the duration of inundation due to greater total rainfall over extended periods.
- Shift the existing AEP thresholds (e.g. today's 1% AEP event may become a more frequent 2–5% AEP event in future scenarios).

To address this, appropriate building design should be incorporated into the development to reduce risk over the long term.

### **3. Impacts on the Proposed Development - Assessment of the Effects on People, Property, and the Environment**

#### **Effects on People**

The depth of flooding during a 1% AEP event is minimal, and associated flood velocities are expected to be low, reducing the immediate risk to human safety. The following points are relevant:

- The low hazard level indicates that floodwaters are unlikely to pose a risk to life or hinder pedestrian movement in an emergency situation.
- Given the shallow depth, evacuation from the site would not be impeded by floodwaters in most scenarios.
- If residential or other vulnerable uses (such as aged care or childcare) are proposed, floor level design should include appropriate freeboard above the modelled 1% AEP flood level to ensure safety and comfort during future flood events.
- Early warning systems and emergency planning protocols (if relevant to the development scale) should be considered to further minimise any residual risk.

#### **Effects on Property**

Although the flood depth is low, prolonged exposure to even shallow inundation can cause material damage to buildings and infrastructure:

- Structural impacts are expected to be negligible, particularly if minimum floor level and site preparation standards are met.
- Internal fittings, floor finishes, and electrical systems could be affected if located below the flood level.
- Installation of water-resistant materials and raised electrical outlets is recommended as part of best practice for building in flood-prone areas.
- Site access roads, driveways or services located at natural ground level may be temporarily affected during a flood event, though not significantly damaged due to the low flow velocity and depth.

#### **Effects on the Environment**

Given the site's riverine context, minor environmental impacts may occur during flood events. These may include:

- Localised erosion or sedimentation, particularly at the interface of disturbed areas or if landscaping is incomplete.
- Potential transport of pollutants or debris from developed surfaces into the Meander River if stormwater management is not well integrated.

- The flood event itself is not expected to significantly disrupt ecological function, provided best-practice construction and environmental management methods are adopted.

To minimise impacts:

- Vegetative buffers, erosion control measures, and stormwater treatment systems (e.g., swales or sediment traps) should be included in the site design.
- Construction should be timed and staged to reduce disturbance during the wetter months when flood risk is higher.

### Vulnerable Uses and Development

- Design measures should be taken to ensure:
  - Safe access/egress in all flood scenarios;
  - Building siting and floor levels are above the defined flood hazard zone;
  - Emergency plans are prepared if required by the scale or function of the development.
- For non-vulnerable land uses (e.g. storage, sheds, farm buildings), standard siting and drainage practices are likely to be sufficient given the low hazard profile.

The proposed FFL and height off the natural ground level for the ancillary dwelling is +450mm. Well above the AEP depth of 0.09m. Suggesting that in the event of a 1 in 100 year flood the ancillary dwelling will be well above flood levels (see Figure 5).

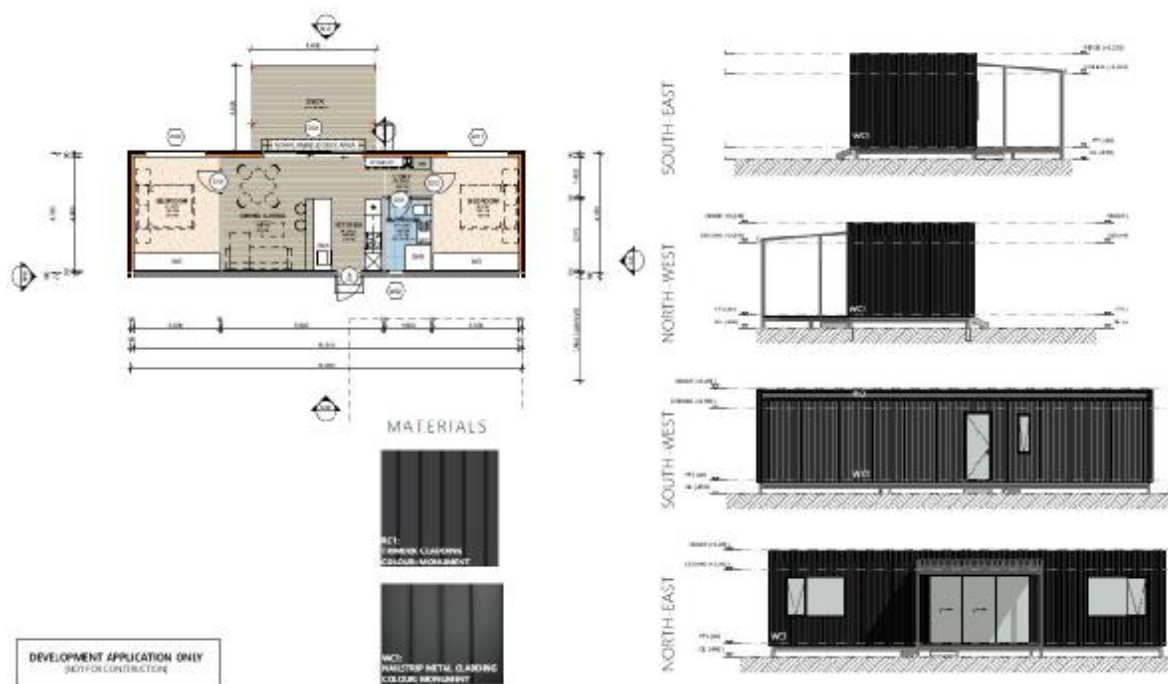


Figure 5 Proposed ancillary dwelling floor plan & elevations (Wilkin Design, drawing NSTH-011, 22/07/2025)

#### 4. Recommendation of Measures to Reduce Risk

A number of measures have been incorporated or are recommended to reduce risk to life, property, and the environment, and to ensure compliance with relevant planning scheme requirements.

##### Finished Floor Level (FFL)

- The proposed Finished Floor Level of the ancillary dwelling is set at +450 mm above natural ground level, which exceeds the modelled 1% AEP flood depth by at least 350 mm.
- This freeboard provides a significant safety margin, reducing the risk of over-floor inundation during extreme events and accounting for:
  - Climate change-related increases in flood levels;
  - Localised flow variation or model uncertainty;
  - Wave action or water displacement during flood events.

##### Building Design Features

To improve the flood resilience of the dwelling, the following design features are recommended:

- Use of flood-resistant materials in lower portions of the structure (e.g., concrete, treated timber, closed-cell insulation).
- Placement of electrical fixtures and appliances above the modelled flood level and preferably above FFL.
- Design of subfloor areas to allow water to flow through freely, reducing hydrostatic pressure buildup.
- Inclusion of non-habitable space (e.g., undercroft storage) only if adequately flood-compatible.

##### Site Drainage and Landform Management

Although flood risk is low, good site planning will further mitigate any residual risk:

- Design site levels to direct surface water away from the building footprint, using gentle grading, swales, or spoon drains.
- Avoid any filling or landscaping works that would displace floodwaters into neighbouring areas.
- Ensure downpipes and drainage infrastructure are fitted with backflow prevention where applicable.

##### Evacuation and Emergency Planning

Given the shallow depth and low hazard classification:

- Formal evacuation procedures are not required for a low-risk ancillary dwelling.
- However, residents should be made aware of the location within a flood-prone **area** and encouraged to: - Monitor local flood warnings (e.g., via SES or Bureau of Meteorology); - Avoid low-lying areas near the Meander River during extreme weather events.

#### 5. Assessment and Response to C12 Flood-Prone Areas Hazard Code

(a) the type, form, scale and intended duration of the development;

A tolerable level of risk is achieved. The 2016 1% AEP flood level is 0.09m above AHD. The proposed developments FFL of +450mm above AHD suggests the ancillary dwelling will be unaffected.

(b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;

No increase in risk and no hazard reduction measures are required.

(c) any advice from a State authority, regulated entity or a council; and  
**No advice from other authorities.**

(d) the advice contained in a flood hazard report, and  
**No additional advice is required.**

**P1.2** A flood hazard report also demonstrates that the building and works:

(a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and  
**Building and works are above the 1% AEP flood level. They will not cause or contribute to flooding.**

(b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.

**No flood protection measures are required. The proposed development is unaffected by the modelled 1% AEP flood levels. The dwelling floor level is 360mm above the predicated flooding level/depth.**

**It is evident that future buildings and works will be able to meet the performance criteria in C12.6.1.**

The development is considered compliant with the **relevant Performance Criteria under Clause C12.6 (Use and Development within a Flood-Prone Area)** of the **Tasmanian Planning Scheme**, as outlined below:

- **C12.6.1 P1** – The risk to life and property is **minimised** by siting the dwelling above the defined hazard level with appropriate construction techniques and materials.
- **C12.6.1 P2** – There is **no significant adverse impact** on the natural flow regime, as no obstruction, filling, or levee construction is proposed within the flow path.
- **C12.6.1 P3** – **Environmental values are protected**, with minimal site disturbance and suitable stormwater management incorporated into the development.

## 6. References

State Emergency Service Tasmanian Strategic Flood Map Meander & Surrounds Study Area Design Flood Modelling. (2025 Department of Police, Fire & Emergency Management)

If you have any queries or require any additional information to support the proposal, please do not hesitate to contact me,

Yours sincerely,



Todd Wilkin

*This report has been peer reviewed by MV Consulting,  
MV Consulting believes the report complies with the requirements of C12.0 Flood-Prone  
Areas Hazard Code.*



*Meindert van der Molen*

*Unrestricted Engineer. Registered under the Occupational Licensing Act 2005  
Accreditation No. CC565H ABN 56 856 480 118*

# Natural Values Report

78 Main Rd, Meander TAS 7304

7<sup>th</sup> August, 2025

## Clause C7.6.1 – P1.1

### **(a) Impacts caused by erosion, siltation, sedimentation, and runoff**

Erosion and sedimentation risks will be effectively minimised through the use of best practice sediment and erosion control methods including silt fencing, straw bales, and the staging of soil disturbance during dry periods. Ground cover disturbance is limited to the minimal area required for bushfire compliance, and exposed soils will be stabilised immediately after works.

### **(b) Impacts on riparian or littoral vegetation**

Only low-level ground cover will be modified within the fuel management zone. Mature riparian trees and canopy vegetation will be retained. No threatened species will be removed from the riverbank area.

### **(c) Maintaining natural streambank and streambed condition, where it exists**

No direct works will occur on the streambank or streambed. A buffer between the works and the waterway will be maintained to preserve bank integrity. Protective measures will be used to prevent indirect impacts from runoff or trampling during construction.

### **(d) Impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks, and trailing vegetation**

In-stream habitat features will not be disturbed. Construction activities are set back from the waterline and will avoid all physical interaction with aquatic environments. No vehicle access or material storage will occur near the stream.

### **(e) The need to avoid significantly impeding natural flow and drainage**

The development will not alter surface flow patterns or interrupt natural drainage lines. Water runoff will be dispersed over vegetated areas to avoid concentration of flows. No structures will be placed within mapped watercourses or drainage depressions.

### **(f) The need to maintain fish passage, where known to exist**

No in-stream works are proposed. Fish passage will not be obstructed or otherwise impacted. The natural bed and banks will remain intact.

### **(g) The need to avoid land filling of wetlands**

No wetland areas will be filled or modified. The site layout has been designed to completely avoid mapped wetland features, and vegetation removal is limited to narrow ground-based management for bushfire safety.

### **(h) The need to group new facilities with existing facilities, where reasonably practical**

The ancillary dwelling and shed are sited adjacent to existing access infrastructure and cleared areas to minimise fragmentation and reduce the extent of new disturbance within the waterway overlay.

**(i) Minimising cut and fill**

Earthworks are minimal, with only limited surface reshaping required for building pads and bushfire access. Existing contours will be maintained where possible. There will be no significant excavation or embankments.

**(j) Building design that responds to the particular size, shape, contours or slope of the land**

Building placement aligns with the natural topography, avoiding steep slopes or significant vegetation. The shed and dwelling are compact in footprint and sited to reduce visual and ecological intrusion.

**(k) Minimising impacts on coastal processes, including sand movement and wave action**

Not applicable — the site is located inland, adjacent to the Meander River, and not subject to coastal geomorphic processes.

**(l) Minimising the need for future works for the protection of natural assets, infrastructure, and property**

The development incorporates long-term bushfire protection through defensible space and strategic siting, reducing the likelihood of future vegetation clearance or structural mitigation works within the protected area.

**(m) The environmental best practice guidelines in the Wetlands and Waterways Works Manual**

The proposal has been developed in accordance with the **Wetlands and Waterways Works Manual**, including staged construction, dry-weather timing, sediment controls, and a post-construction rehabilitation plan. All works will follow best practice for low-impact vegetation modification near waterways.

**(n) The guidelines in the Tasmanian Coastal Works Manual**

While the site is not coastal, relevant principles of the **Tasmanian Coastal Works Manual** have been observed, including limiting disturbance footprint, retaining native vegetation, and avoiding unnecessary shoreline modification.

Additional details:

The area of vegetation removal/management within the watercourse protection area for bushfire protection purposes is approximately 18m deep and 45m in length. An total area of 778m<sup>2</sup>. The distance between the management area and the top of the watercourse bank varies between approximately 8-10m.

Within the area to be cleared to managed ground (highlighted in the BHMP), all mature riparian trees and canopy vegetation will be retained. No threatened species will be removed from the riverbank area. Within the area to be cleared to managed ground (highlighted in the BHMP), only low-level ground cover will be modified within the fuel management zone. The BHMP details that the proposed area of managed ground is a fuel-reduced zone by mowing/slashing ground vegetation, not full clearing and so mature riparian trees will remain.

Methods for removal of vegetation within the watercourse protection area include;

Burning / Hand Pulling / Slashing / Brush Cutting

- Suitable for grasses, weeds, and soft-stemmed plants.
- Best for small-scale or sensitive areas to avoid disturbing soil or desirable native species.
- Leaves root systems in place, reducing erosion.

and

## Whipper-snipping / Mowing

- Effective for reducing fuel loads or trimming grasses to <100 mm height.
- Should be done with care to avoid scalping the soil, which can lead to erosion or invasive weed re-emergence.

The new ground cover will be low-growing (<100 mm), non-flammable, and well-maintained (no accumulation of dry matter or thatch).

The managed area will be managed through regular maintenance.

An example of a maintenance schedule for the proposed development may include some of the following tasks:

| Task                                   | Frequency                             | Notes   |
|--|---------------------------------------|---|
| <b>Mowing/Trimming</b>                 | Every 4–8 weeks during growing season | Keep grasses <100 mm. In cooler seasons, reduce frequency.                                    |
| <b>Weed control</b>                    | Quarterly or as needed                | Hand-pull, slash, or spot-treat invasive species. Avoid blanket spraying near riparian zones. |
| <b>Raking/removing leaf litter</b>     | Seasonally (autumn/spring)            | Especially important close to buildings. Mulch or compost green waste.                        |
| <b>Pruning shrubs or lower limbs</b>   | Annually                              | To maintain canopy separation and reduce ladder fuels.  |
| <b>Inspection &amp; debris removal</b> | Before and after fire season          | Clear gutters, remove fallen branches, dead wood.   |

The age of the trees to remain varies between 2 and 20+ years.

The retention of riparian vegetation will be managed utilising various practices for retention below;

| Management Action                    | Description   |
|--------------------------------------|---|
| <b>Vegetation Buffer Maintenance</b> | Maintain the full width of the Waterway Protection Area (WPA) as mapped (typically 10–40m from top of bank). Avoid clearing or thinning of canopy or understorey.                       |
| <b>Weed Monitoring &amp; Control</b> | Implement regular inspections for invasive weeds (e.g. willows, blackberry, gorse). Control using manual or chemical methods that do not disturb soil or non-target species.            |
| <b>Revegetation &amp; Infilling</b>  | Replace dead or missing vegetation with appropriate native riparian species (e.g. <i>Leptospermum lanigerum</i> , <i>Eucalyptus ovata</i> , sedges). Prioritise local provenance stock. |
| <b>Exclude Stock Access</b>          | Fence off riparian zones to prevent grazing, trampling, and bank erosion. Provide alternative watering points.  |
| <b>Erosion Control</b>               | Use bioengineering techniques like coir logs, sedge mats, or brush layering to stabilise banks naturally where vegetation is sparse or disturbed.                                       |

| Management Action                            | Description   |
|--|---|
| <b>Track &amp; Infrastructure Management</b> | Ensure access tracks, culverts, or river crossings are limited and designed to minimise disturbance to riparian vegetation. Avoid new construction in riparian buffers.                           |
| <b>Fire Risk Balance</b>                     | Manage fire risk through low-impact pruning (e.g. removing fine dead material), maintaining access tracks as fuel breaks, and avoiding flammable weed species — not wholesale vegetation removal. |
| <b>Monitoring &amp; Reporting</b>            | Maintain photo records or vegetation assessments annually to document changes, dieback, or unauthorised clearing.   |

Temporary construction-phase controls and long-term stabilisation methods will be implemented to control erosion and sediment, all strategically placed to protect the riparian area and comply with Tasmanian planning/environmental standards.

Temporary construction-phase stabilisation of erosion and sediment control (ESC) include;

| Method                                    | Purpose                                   | Placement  |
|---|---|--|
| <b>Silt fences</b>                        | Trap sediment from runoff                 | Downslope of disturbed soil, especially near waterways |
| <b>Straw bale barriers</b>                | Reduce sediment flow                      | Perimeter of works, near banks                         |
| <b>Sediment socks or coir logs</b>        | Filter and slow runoff                    | Around drains, toe of slopes                           |
| <b>Gravel construction entry/exit pad</b> | Prevent mud tracking onto roads           | Where vehicles enter/exit site                         |
| <b>Stabilised stockpiles</b>              | Prevent erosion from piles                | Cover with tarps and place away from riparian zone     |
| <b>Diversion drains or bunds</b>          | Direct clean water away from exposed soil | Upslope of site or around key structures               |
| <b>Sediment traps or basins</b>           | Collect and settle sediment               | Low points or where stormwater exits the site          |

Measures for long term stabilisation of erosion and sediment control (ESC) include;

| Method  | Purpose                                   | Placement  |
|---|---|--|
| <b>Revegetation</b> (e.g. native grass seeding) | Stabilise soil, prevent erosion           | All disturbed areas, especially slopes and banks |
| <b>Jute matting / erosion control blankets</b>  | Protect soil while vegetation establishes | Bare slopes, around riverbanks                   |
| <b>Coir logs or brush layering</b>              | Stabilise eroding riverbanks              | Directly on the toe or face of the bank          |
| <b>Rock armouring (riprap)</b>                  | Dissipate water energy                    | Around culvert outlets, drainage points          |

| Method          | Purpose                                    | Placement                         |
|-----------------|--|-----------------------------------|
| <b>Mulching</b> | Reduce rainfall impact and retain moisture | Slopes or bare areas >5% gradient |

Responsibility of installation and maintenance for stabilisation measures for erosion and sediment control (ESC) will be;

| Responsibility  | Party   |
|---|---|
| <b>Initial installation of ESC measures</b>                             | The builder or earthworks contractor, prior to commencing works                                 |
| <b>Ongoing maintenance during construction</b>                          | The site supervisor or landowner (may be a condition of the planning permit)                    |
| <b>Monitoring effectiveness &amp; making adjustments</b>                | The contractor and/or site owner, possibly with input from a qualified environmental consultant |
| <b>Post-construction maintenance</b> (e.g. revegetation, stabilisation) | The landowner, until the area is permanently stabilised and vegetation has fully established    |

Before works commence measures for erosion and sediment control include;

- All erosion and sediment controls must be installed *prior to any soil disturbance*, excavation, clearing, or construction.
- This includes:
  - Silt fences
  - Coir logs or sediment socks
  - Gravel entry/exit pads
  - Sediment basins (if required)
  - Stockpile protection measures

Timing is critical to prevent sediment loss from the *very first rainfall event* after disturbance.

Controls will include;

| Phase                                  | Duration   | Requirements   |
|--|--|--|
| <b>Construction Phase</b>              | From pre-start to completion of major earthworks (e.g. slab, trenching, driveway)        | Maintain all controls in good condition and functional                   |
| <b>Post-Construction Stabilisation</b> | Until all exposed soil is stabilised with permanent vegetation, mulch, gravel, or paving | Continue maintenance and inspections, especially after rainfall          |
| <b>Long-Term (Riparian Zone)</b>       | Indefinitely (e.g. fencing off riparian area, stabilised plantings)                      | Maintain native plantings, control weeds, and prevent erosion into river |

Controls must remain in place until 100% of disturbed areas are effectively stabilised, and no risk of sediment-laden runoff remains.



*Figure 1 Photo of the area of vegetation to be cleared to managed ground. Approx. 10 wattle trees aged between 6-8 years to be removed.*

The proposed development has been carefully designed to avoid or minimise impacts on natural assets within the waterway and coastal protection area. Works are confined to a small, previously disturbed footprint and incorporate erosion control, habitat protection, and site-sensitive design. The development aligns with environmental best practice and satisfies the intent of Clause C7.6.1 P1.

If you have any queries or require any additional information to support the proposal, please do not hesitate to contact me,

Yours sincerely,

Todd Wilkin

**Planning - Meander Valley Council**  
Meander Valley Council

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*east*

*north*



# Attenuation Report

**Proposed Development:** Ancillary Dwelling and Shed

**Site Address:** 78 Main Road, Meander

**Date:** 22 July 2025

## 1. Purpose of Report

This report assesses potential noise impacts associated with the proximity of a noise-generating use (sawmill) in accordance with the Attenuation Code – Table C9.1 of the Tasmanian Planning Scheme. The report is prepared in support of a development application for the construction of an ancillary dwelling and shed at 78 Main Road, Meander.

## 2. Site Context

- **Subject site:** 78 Main Road, Meander TAS 7304
- **Zoning:** Agriculture
- **Proposed development:** An ancillary dwelling and a shed.
- **Surrounding land uses:** Rural residential, agricultural, and industrial (including a sawmill).

A Timber World sawmill is located within 250m of the subject site, and this distance is measured from title boundary to title boundary, as per Table C9.1 of the Attenuation Code.

## 4. Assessment Against Clause C9.5.2 - *Sensitive use within an attenuation area*

### C9.5.2 – Sensitive use within an attenuation distance

*“A use for sensitive use within an attenuation distance in Table C9.1 must be for a replacement or extension of an existing use, unless it can be demonstrated that the use will not cause an environmental nuisance or be impacted by emissions from the existing activity.”*

#### 4.1 Sensitive Use Definition

The proposed ancillary dwelling is classified as a sensitive use under the Planning Scheme.

#### 4.2 Existing Use

There is currently an existing dwelling. The proposal introduces a new sensitive use in addition to the existing house. The proposed ancillary dwelling is associated with an existing residential use of the site and is intended to support ongoing rural activity. It will be used for accommodation in connection with the primary dwelling, not as a standalone or separate residence. As such, the level of residential sensitivity is reduced compared to a new principal dwelling on a vacant site.

#### 4.3 Environmental Nuisance and Emissions

##### (a) The Nature of the Activity with Potential to Cause Emissions

###### (i) Operational characteristics of the activity

The nearby sawmill operates as a timber processing facility involving mechanical sawing, wood chipping, and material handling. Operations typically involve the use of high-powered fixed plant and mobile equipment, such as saws, chippers, forklifts, and trucks. These generate periodic and continuous noise emissions.

**(ii) Scale and intensity of the activity**

The sawmill is a large-scale, commercial operation and operates throughout the day, possibly including early morning or late afternoon shifts depending on demand. Its intensity may fluctuate, but typical industrial sound pressure levels at source can exceed 90–100 dBA.

**(iii) Degree of hazard or pollution that may be emitted from the activity**

The primary environmental emission from the sawmill is **noise**, with potential for occasional dust. Odour, vibration or light pollution are negligible or insignificant. The activity does not involve chemical use or emissions that would pose a hazard to human health.

**(d) Measures in the Design, Layout and Construction to Mitigate Emissions**

To ensure that potential impacts from the nearby sawmill are effectively **eliminated, mitigated or managed**, the following design and siting strategies will be implemented:

- **Dwelling Siting:** Located at the northernmost part of the lot to maximise distance from the sawmill.
- **Building Orientation:** Primary living and bedroom spaces oriented away from the sawmill to minimise direct noise exposure.
- **Construction Materials:** Use of high-performance acoustic glazing, sealed window and door frames, and insulated external walls to achieve a suitable internal noise environment consistent with AS 2107:2016.
- **Landscape Buffering:** Retention or establishment of vegetation along the southern boundary to provide additional noise screening.
- **No outdoor noise-sensitive areas** (e.g., decks or sleeping areas) are located in direct line of sight to the sawmill.

These measures are consistent with best-practice acoustic attenuation techniques and are considered sufficient to manage any emissions from the adjacent industrial activity.

The sawmill itself is located approximately 237 metres from the subject site boundary. This then gives a distance to the proposed ancillary from the sawmill proper of 276 metres.

While the attenuation distance is from boundary to boundary, the main generator of noise is the mill itself. This report recognises that there is additional noise from mobile machinery closer to the proposed dwelling, these noises are at a much diminished level.

- Topography, riverbank vegetation, and the proposed shed between the sawmill and the site of the proposed ancillary dwelling may contribute to natural attenuation of noise.
- Proposed building design will include measures to reduce potential impacts from industrial noise (e.g., window glazing, building orientation, acoustic insulation).
- The shed is not a sensitive use and is not subject to this clause.
- A site inspection and review of existing environmental data do not indicate that emissions (such as noise, dust or odour) from the sawmill are currently causing environmental nuisance to adjacent properties.
- Given historical data of noise reduction over distances, without any of the factors above, the dBA level from 100 at the source to a distance of 237 metres is 48dBA and at 276 metres is 45dBA (taken from an online resource of a sawmill on level open ground in Tasmania). With this in mind and the factors above it is probable that the dBA level at the residence would only be around 30dBA. This is the equivalent of a soft whisper therefore negligible.

## 5. Noise Attenuation Measures Proposed

To mitigate potential impacts, the following design and siting controls are proposed:

- **Building orientation:** The dwelling will be sited and oriented to maximize distance from the sawmill.
- **Acoustic insulation:** External walls and windows facing the sawmill will incorporate insulation with acoustic performance compliant with Australian Standards (e.g., AS 2107:2016).
- **Landscaping buffer:** Vegetative screening and/or earth mounding may be used to further reduce noise transmission.

## 6. Conclusion

The proposed ancillary dwelling is within the 250m attenuation distance from a sawmill, as defined in Table C9.1 of the Attenuation Code. However, through the inclusion of appropriate design measures and consideration of the existing site context, it can be demonstrated that the use will not cause or be affected by environmental nuisance resulting from the operation of the sawmill.

The proposal therefore satisfies **clause C9.5.2** of the Attenuation Code.

If you have any queries or require any additional information to support the proposal, please do not hesitate to contact me,

Yours sincerely,



Todd Wilkin

# Natural Values Report

78 Main Rd, Meander TAS 7304

## Clause C7.6.1 – P1.1

### **(a) Impacts caused by erosion, siltation, sedimentation, and runoff**

Erosion and sedimentation risks will be effectively minimised through the use of best practice sediment and erosion control methods including silt fencing, straw bales, and the staging of soil disturbance during dry periods. Ground cover disturbance is limited to the minimal area required for bushfire compliance, and exposed soils will be stabilised immediately after works.

### **(b) Impacts on riparian or littoral vegetation**

Only low-level ground cover will be modified within the fuel management zone. Mature riparian trees and canopy vegetation will be retained. No threatened species will be removed from the riverbank area.

### **(c) Maintaining natural streambank and streambed condition, where it exists**

No direct works will occur on the streambank or streambed. A buffer between the works and the waterway will be maintained to preserve bank integrity. Protective measures will be used to prevent indirect impacts from runoff or trampling during construction.

### **(d) Impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks, and trailing vegetation**

In-stream habitat features will not be disturbed. Construction activities are set back from the waterline and will avoid all physical interaction with aquatic environments. No vehicle access or material storage will occur near the stream.

### **(e) The need to avoid significantly impeding natural flow and drainage**

The development will not alter surface flow patterns or interrupt natural drainage lines. Water runoff will be dispersed over vegetated areas to avoid concentration of flows. No structures will be placed within mapped watercourses or drainage depressions.

### **(f) The need to maintain fish passage, where known to exist**

No in-stream works are proposed. Fish passage will not be obstructed or otherwise impacted. The natural bed and banks will remain intact.

### **(g) The need to avoid land filling of wetlands**

No wetland areas will be filled or modified. The site layout has been designed to completely avoid mapped wetland features, and vegetation removal is limited to narrow ground-based management for bushfire safety.

### **(h) The need to group new facilities with existing facilities, where reasonably practical**

The ancillary dwelling and shed are sited adjacent to existing access infrastructure and cleared areas to minimise fragmentation and reduce the extent of new disturbance within the waterway overlay.

### **(i) Minimising cut and fill**

Earthworks are minimal, with only limited surface reshaping required for building pads and bushfire access. Existing contours will be maintained where possible. There will be no significant excavation or embankments.

**(j) Building design that responds to the particular size, shape, contours or slope of the land**

Building placement aligns with the natural topography, avoiding steep slopes or significant vegetation. The shed and dwelling are compact in footprint and sited to reduce visual and ecological intrusion.

**(k) Minimising impacts on coastal processes, including sand movement and wave action**

Not applicable — the site is located inland, adjacent to the Meander River, and not subject to coastal geomorphic processes.

**(l) Minimising the need for future works for the protection of natural assets, infrastructure, and property**

The development incorporates long-term bushfire protection through defensible space and strategic siting, reducing the likelihood of future vegetation clearance or structural mitigation works within the protected area.

**(m) The environmental best practice guidelines in the Wetlands and Waterways Works Manual**

The proposal has been developed in accordance with the **Wetlands and Waterways Works Manual**, including staged construction, dry-weather timing, sediment controls, and a post-construction rehabilitation plan. All works will follow best practice for low-impact vegetation modification near waterways.

**(n) The guidelines in the Tasmanian Coastal Works Manual**

While the site is not coastal, relevant principles of the **Tasmanian Coastal Works Manual** have been observed, including limiting disturbance footprint, retaining native vegetation, and avoiding unnecessary shoreline modification.

The proposed development has been carefully designed to **avoid or minimise impacts on natural assets** within the waterway and coastal protection area. Works are confined to a small, previously disturbed footprint and incorporate **erosion control, habitat protection, and site-sensitive design**. The development aligns with environmental best practice and satisfies the intent of Clause C7.6.1 P1.

If you have any queries or require any additional information to support the proposal, please do not hesitate to contact me,

Yours sincerely,



Todd Wilkin



*south*







