



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>BVZ Designs - PA\26\0048</b>
PROPERTY ADDRESS:	<b>90 Gulf Road LIFFEY (CT: 172058/1) with access over 68 Gulf Road, LIFFEY (CT: 41087/1)</b>
DEVELOPMENT:	<b>Subdivision (2 lots) - lot design.</b>

The application can be inspected until **Monday, 22 September 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 6 September 2025.

Jonathan Harmey  
**GENERAL MANAGER**

# APPLICATION FORM



Meander Valley Council  
Working Together

## 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="90 GULF ROAD"/>	Certificate of Title:	<input type="text" value="172058 / 48087"/>
Suburb:	<input type="text" value="LIFFEY"/>	Lot No:	<input type="text" value="1"/>
Land area:	<input type="text" value="20.17"/>		<input type="text" value="m&lt;sup&gt;2&lt;/sup&gt; / ha"/>
Present use of land/building:	<input type="text" value="SINGLE DWELLING"/>		<input type="text" value="↑ 90 GULF residential, ↑ 68 GULF industrial"/>

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

#### DETAILS OF USE OR DEVELOPMENT:

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

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

Description of work:

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

New floor area:  m<sup>2</sup> New building height:  m

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

SEARCH OF TORRENS TITLE

VOLUME 172058	FOLIO 1
EDITION 2	DATE OF ISSUE 20-Mar-2018

SEARCH DATE : 05-Jun-2025

SEARCH TIME : 02.43 PM

DESCRIPTION OF LAND

Parish of ADELPHI Land District of WESTMORLAND  
 Lot 1 on Plan 172058  
 Derivation : Part of Lot 13331 Gt to J. Bennett  
 Prior CT 200281/1

SCHEDULE 1

M495500 & E65193 HELEN MARY FEARN Registered 10-Nov-2016 at  
 noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

E3216 BENEFITING EASEMENT: a right of carriageway over the  
 land marked Right of Way 'A' Variable Width on Plan  
 172058 Registered 20-Mar-2018 at 12.01 PM

E3236 BURDENING EASEMENT: a right of carriageway  
 (appurtenant to Lot 2 and 3 on Plan 172058) over the  
 land marked Right of Way 'B' 20.00 wide & Variable  
 Width on Plan 172058 Registered 20-Mar-2018 at 12.  
 03 PM

M497436 MORTGAGE to B & E LTD Registered 06-Jan-2015 at 12.  
 02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



# TASMANIAN LAND TITLES OFFICE

## Transfer

Section 58 Land Titles Act 1980.



E3216

THE TRANSFEROR for the consideration specified below (receipt of which from the transferee is hereby acknowledged) HEREBY TRANSFERS to the TRANSFEREE the estate and interest specified in the land described hereunder subject to the mortgages and encumbrances registered thereon including any created by dealings lodged for registration before the lodging of this transfer.

DESCRIPTION OF LAND				
Folio of the Register				If subject to existing mortgages - list here If part of land - describe part If easement created- describe easement
Volume	Folio	Volume	Folio	
41087	1			

Estate and Interest: **A right of Carriageway appurtenant to the land in folio of the Register Volume 172058 Folios 1, 2 and 3 over the strip of land shown as "Right of Way 'A' Variable Width" on the plan of the survey lodged herewith P 173572**

Transferor: **ANTHONY RONALD BANKS and JUDITH ANN BANKS of 68 Gulf Road, Liffey in Tasmania 7301**

Transferee: **HELEN ~~MAY~~ FEARN of 90 Gulf Road, Liffey in Tasmania 7301**  
**MARY**

Consideration: **\$1.00**

Dated this 4<sup>th</sup> day of October 2017

See annexure page for execution clause

Land Titles Office Use Only

20 MAR 2018

**T** Version 1

DUTIES ACT 2001-TAS LICENCE 00072

Document Number 2156627-849  
 Document Code 1  
 Lodgement Date 11-10-17  
 Consideration \$ 1.00  
 Duty \$ 00.00  
 Interest \$ 00.00  
 Initials ⓪

Stamp Duty

(16/10/17)

THE BACK OF THIS FORM MUST NOT BE USED

P.173572

12/10/17

Signed: *[Handwritten Signature]* .....

Signed: *J. D. Banks* .....

Witness: *[Handwritten Signature]* .....

Witness: *[Handwritten Signature]* .....

SUSAN MICHELLE HAMPTON  
RECEPTIONIST

SUSAN MICHELLE HAMPTON  
RECEPTIONIST

3/113 AMITIEREST, LAUNCESTON

3/113 AMITIEREST, LAUNCESTON

(signature, name, occupation & full postal address) TAS 7250

(signature, name, occupation & full postal address) TAS 725

6 February 2018

Land Titles Office  
Hobart Tasmania

Dear Sir/Madam

**Judith Ann Banks & Anthony Ronald Banks**  
**68 Gulf Road, Liffey TAS 7301**  
**Certificate of Title Volume 41087 Folio 1**

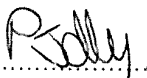
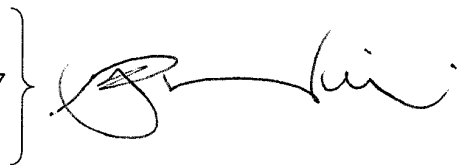
We refer to the above matter.

We advise that MyState Bank Limited consents to the registration of the Transfer of Easement relating to Certificate of Title Volume 41087 Folio 1.

Should you have any queries in relation to this matter, please do not hesitate to contact us on 03 6211 2569.

Dated this 6th day of February 2018.

EXECUTED for and on behalf of MyState  
Bank Limited ABN 89 067 729 195 by  
Rodney James Willie under Power No. PA107277  
(who declares that he has received no notice  
of revocation of the power) in the presence of:



Paige Maree Jolly  
Operations Consultant  
137 Harrington Street  
HOBART TAS 7000

# TASMANIAN LAND TITLES OFFICE

## Transfer

Section 58 Land Titles Act 1980.



THE TRANSFEROR for the consideration specified below (receipt of which from the transferee is hereby acknowledged) HEREBY TRANSFERS to the TRANSFEREE the estate and interest specified in the land described hereunder subject to the mortgages and encumbrances registered thereon including any created by dealings lodged for registration before the lodging of this transfer.

DESCRIPTION OF LAND				
Folio of the Register				If subject to existing mortgages - list here If part of land - describe part If easement created- describe easement
Volume	Folio	Volume	Folio	
172058	1			<b>An easement over portion of the land as described hereunder</b>

8  
15/10/17

Estate and Interest: **A right of Carriageway appurtenant to the land in folio of the Register Volume 172058 Folios 2 and 3 over the strip of land shown as "Right of Way 'B' 20.00 Wide and Variable Width" on the plan of the survey lodged herewith P 173572**

Transferor: **HELEN ~~MAY~~ FEARN OF 90 Gulf Road, Liffey in Tasmania 7301**  
MARY

Transferee: **TIFFANY JEANNE COSIALES and KRISTIJAN REZIC of 2 Knowles Court, Shadforth in Western Australia 6333**

Consideration: **\$1.00**

Dated this 4th day of October 2017

See annexure page for execution clause

REGISTERED

Land Titles Office Use Only

20 MAR 2017

*Maria Kava*  
REGISTRAR OF TITLES

**DUTIES ACT 2001-TAS LICENCE 00072**

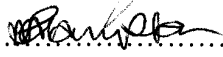
Document Number	2156651-744
Document Code	1
Lodgement Date	15-10-17
Consideration	\$1.00
Duty	\$0.00
Interest	\$
Initials	<i>D</i>

Stamp Duty

**T** Version 1

THE BACK OF THIS FORM MUST NOT BE USED

Signed: X  .....

Witness:  .....

SUSAN MICHELLE HAMPTON

RECEPTIONIST .....

113 CANTIERE STREET, LAUNCESTON, TAS, 7290  
(signature, name, occupation & full postal address)

SEARCH OF TORRENS TITLE

VOLUME 41087	FOLIO 1
EDITION 6	DATE OF ISSUE 20-Mar-2018

SEARCH DATE : 03-Sep-2025

SEARCH TIME : 02.22 PM

DESCRIPTION OF LAND

Parish of ADELPHI, Land District of WESTMORLAND  
 Lot 1 on Diagram [41087](#)  
 Derivation : Part of Lot 13333 Gtd. to C.J. Bosworth.  
 Prior CT [2550/42](#)

SCHEDULE 1


[C341166](#) TRANSFER to ANTHONY RONALD BANKS and JUDITH ANN BANKS  
 Registered 14-Nov-2001 at 12.01 PM

SCHEDULE 2

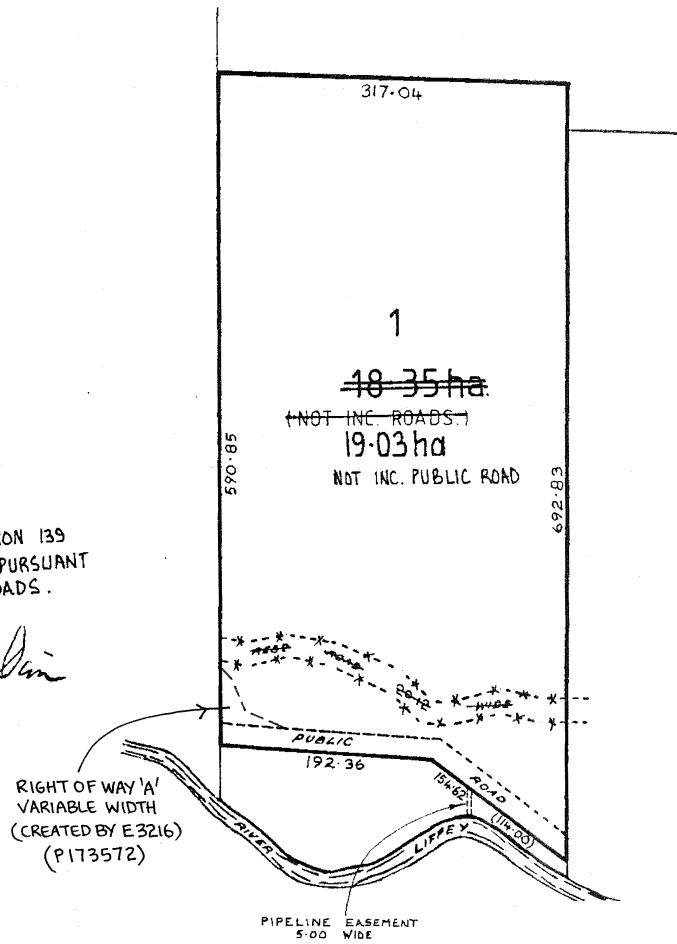
Reservations and conditions in the Crown Grant if any  
[B293318](#) BENEFITING EASEMENT: therein mentioned over the  
 pipeline easement 5.00 wide shown on Diagram No. [41087](#)  
 E3216 BURDENING EASEMENT: a right of carriageway  
 (appurtenant to Lot 1-3 on Plan [172058](#)) over the land  
 marked Right of Way 'A' Variable Width on Diagram  
[41087](#) Registered 20-Mar-2018 at 12.01 PM  
[C974703](#) MORTGAGE to MyState Financial Limited Registered  
 06-Jul-2010 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner:	<p align="center"><b>PLAN OF TITLE</b> of land situated in the <b>WESTMORLAND ADELPHI</b></p> <p>COMPILED FROM.....</p> <p>SCALE 1: 5000      MEASUREMENTS IN METRES</p>	Registered Number <b>D.41087</b>
Title Reference: C.T. 2550-42		Approved.....
Grantee:		 Recorder of Titles

AREA OF LOT 1 AMENDED, UNDER SECTION 139 OF THE LAND TITLES ACT 1980, PURSUANT TO EXCHANGE OF RESD. & PUBLIC ROADS.  
DATE: 28 APR 1994  
RECORDER OF TITLES. *Michael Din*



LEGEND  
 PAGE 1# COVER PAGE  
 PAGE 2# EXISTING SITE PLAN  
 PAGE 3# PROPOSED SUBDIVISION PLAN  
 PAGE 4# PROPOSED SUBDIVISION PLAN WITH AERIAL IMAGE  
 PAGE 5# PROPOSED SUBDIVISION PLAN WITH PLANNING OVERLAY  
 PAGE 6# PROPOSED SUBDIVISION PLAN WITH LANDSLIP HAZARD OVERLA

COUNCIL – MEANDER VALLEY COUNCIL  
 ZONE – RURAL LIVING ZONE D  
 CODE – BUSHFIRE PRONE AREA  
 – PRIORITY VEGETATION AREA  
 – WATERWAY AND COASTAL PROTECTION AREA  
 LANDSLIDE BAND – NIL/LOW/MEDIUM

TITLE REFERENCE – 172058/1  
 PROPERTY ID – 3480572

ALPINE AREA – N/A LESS THAN 900m AHD

OTHER HAZARDS – N/A

ALL DIMENSIONS SHOWN ARE TO OUTSIDE OF BRICKWORK CLADDING OR TIMBER FRAMING ON CLAD HOUSES UNLESS NOTED OTHERWISE

CONFIRM ALL DIMENSIONS AND SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS

IF IN ANY DOUBT ABOUT BEARING AND BOUNDARIES THEN THESE MUST BE CONFIRMED ONSITE BY A SURVEYOR PRIOR TO SETOUT

ENSURE DRAWINGS USED ONSITE ARE STAMPED 'APPROVED' PLANS BY BUILDING SURVEYOR AND PERMIT AUTHORITY

H4D9 CONDENSATION MANAGEMENT TO BE COMPLIANT WITH NCC PART 10.8 CONDENSATION MANAGEMENT.

NOTES  
 (1)REFER TO THE GUIDANCE IN THE "CONDENSATION IN BUILDINGS TASMANIAN DESIGNERS' GUIDE" – CURRENT VERSION AVAILABLE AT WWW.CBOS.TAS.GOV.AU. THIS GUIDE MUST BE READ IN CONJUNCTION WITH THE NCC.


IF ANY DISCREPANCIES, APPARENT ERROR, ANOMALY OR AMBIGUITY WITHIN THE DOCUMENTATION IS FOUND. THE DESIGNER IS TO BE CONTACTED PRIOR TO ANY MORE CONSTRUCTION CONTINUING.

ENSURE THAT DRAWINGS ARE NOT SCALED AND THAT THE NOTED DIMENSIONS ARE USED FOR ACCURACY. IF IN ANY DOUBT CONTACT DESIGNER

# PROPOSED SUBDIVISION FOR H FEARN AT 90 GULF ROAD LIFFEY 7301

REVISION NUMBER	DATE
REVISION 1	02 / 08 / 2025
REVISION 2	16 / 08 / 2025
REVISION 3	26 / 08 / 2025

© BRADLEY VAN ZETTEN 2025  
 THE DESIGN, DETAILS AND SPECIFICATIONS ON THIS PLAN ARE PROJECT SPECIFIC AND MUST NOT BE USED ON ANY OTHER WITHOUT EXPRESS PERMISSION OF THE AUTHOR.



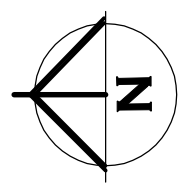
**BRADLEY  
 VAN ZETTEN**  
 4 EDEN HILLS DRIVE  
 RIVERSIDE 7250  
 P. 0407 272 381  
 E. BVZDESIGNS@GMAIL.COM  
 LICENCE NUMBER 957699796

**DESIGNS**

REVISION NUMBER	DATE
REVISION 1	02 / 08 / 2025
REVISION 2	16 / 08 / 2025
REVISION 3	26 / 08 / 2025



**BRADLEY  
VAN ZETTEN**  
4 EDEN HILLS DRIVE  
RIVERSIDE 7250  
P. 0407 272 381  
E. BVZDESIGNS@GMAIL.COM  
LICENCE NUMBER 957699796



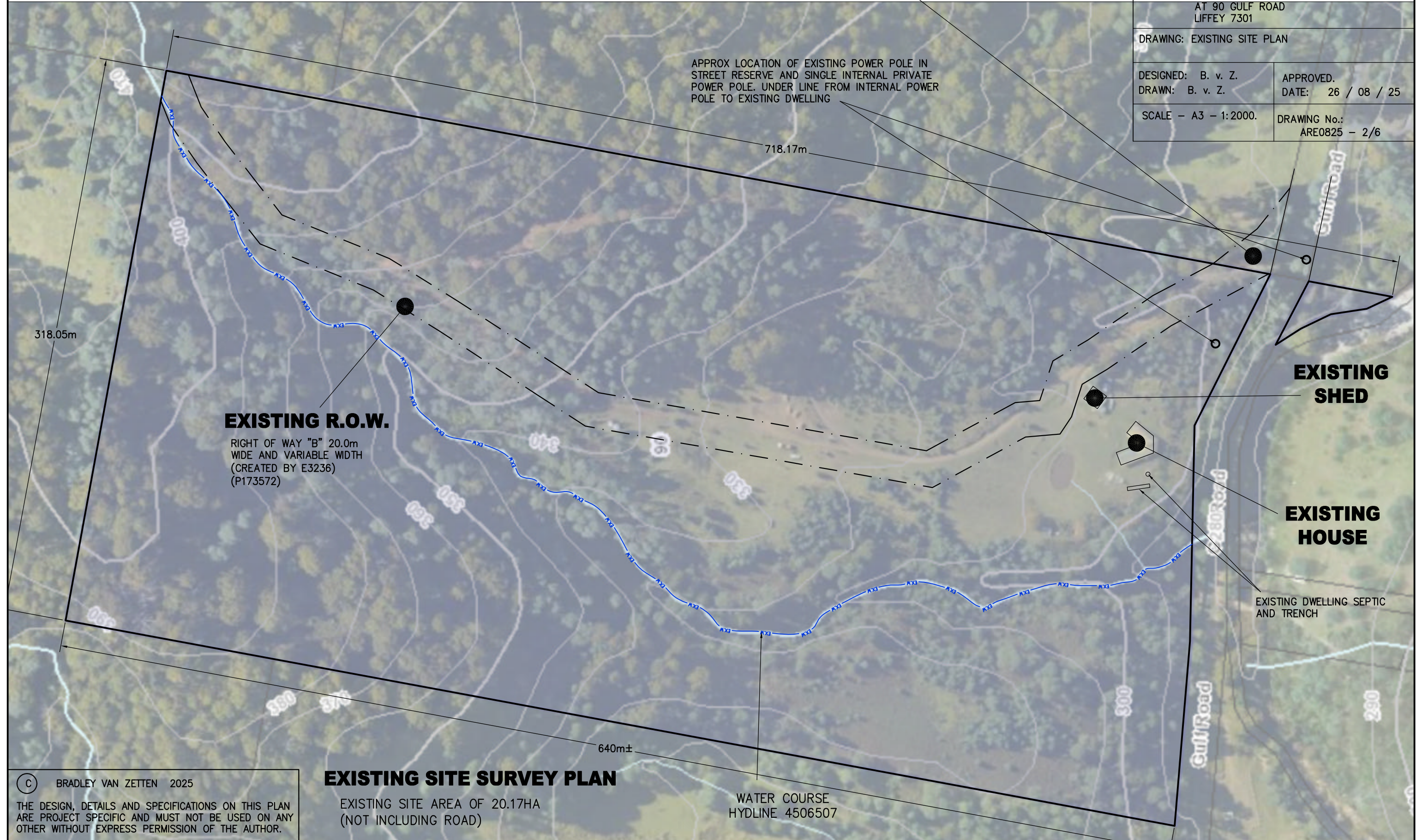
**EXISTING R.O.W.**  
RIGHT OF WAY "A" VARIABLE  
WIDTH (CREATED BY E3216)  
(P173572)

PROJECT: PROPOSED SUBDIVISION  
FOR H FEARN  
AT 90 GULF ROAD  
LIFFEY 7301

DRAWING: EXISTING SITE PLAN

DESIGNED: B. v. Z.      APPROVED:  
DRAWN: B. v. Z.         DATE: 26 / 08 / 25

SCALE - A3 - 1:2000.      DRAWING No.:  
ARE0825 - 2/6

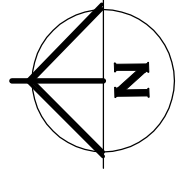


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THE DESIGN, DETAILS AND SPECIFICATIONS ON THIS PLAN  
ARE PROJECT SPECIFIC AND MUST NOT BE USED ON ANY  
OTHER WITHOUT EXPRESS PERMISSION OF THE AUTHOR.

**EXISTING SITE SURVEY PLAN**

EXISTING SITE AREA OF 20.17HA  
(NOT INCLUDING ROAD)

WATER COURSE  
HYDLINE 4506507



EXISTING DRIVEWAY UPGRADED TO BOTH EXISTING DWELLING AND PROPOSED BUILDING SITE. AS REQUIRED TO ENSURE COMPLIANCE WITH THE SUBDIVISION BAL REPORT.

RIGHT OF WAY 'A' AND 'B' TO BE USED AS ACCESS TO NEW LOT 2 AND REMAIN AS ACCESS TO TITLE 172058/2

REVISION NUMBER	DATE
REVISION 1	02 / 08 / 2025
REVISION 2	16 / 08 / 2025
REVISION 3	26 / 08 / 2025



**BRADLEY VAN ZETTEN**

4 EDEN HILLS DRIVE  
RIVERSIDE 7250  
P. 0407 272 381  
E. BVZDESIGNS@GMAIL.COM  
LICENCE NUMBER 957699796

NEW PRIVATE POWER POLES INSTALLED INSIDE RIGHT OF WAY (OUTSIDE OF ROAD CLEARANCE REQUIRED FOR BUSHFIRE ACCESS) TO PROVIDE POWER FOR NEW DWELLING. INSTALLED TO TASNETWORKS REQUIREMENTS.

PROJECT: PROPOSED SUBDIVISION FOR H FEARN AT 90 GULF ROAD LIFFEY 7301

DRAWING: PROPOSED SUBDIVISION PLAN

DESIGNED: B. v. Z.  
DRAWN: B. v. Z.

APPROVED.  
DATE: 26 / 08 / 25

SCALE - A3 - 1:2000.

DRAWING No.:  
ARE0825 - 3/6

**PROPOSED LOT 2**  
**10.8HA**

"ORANGE" DENOTES EXTENT OF BUSHFIRE MANAGEMENT AREA FOR PLANNING BUILDING ENVELOPE

20x15m PLANNING ENVELOPE FOR 11.5.1

**PROPOSED HOUSE LOCATION**

**PROPOSED LOT 1**  
**9.3HA±**  
BALANCE OF LAND

20x15m PLANNING ENVELOPE FOR 11.5.1

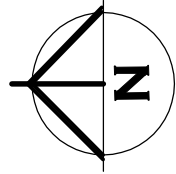
**EXISTING SHED**

**EXISTING HOUSE**

**PROPOSED SUBDIVISION PLAN**

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REVISION 1	02 / 08 / 2025
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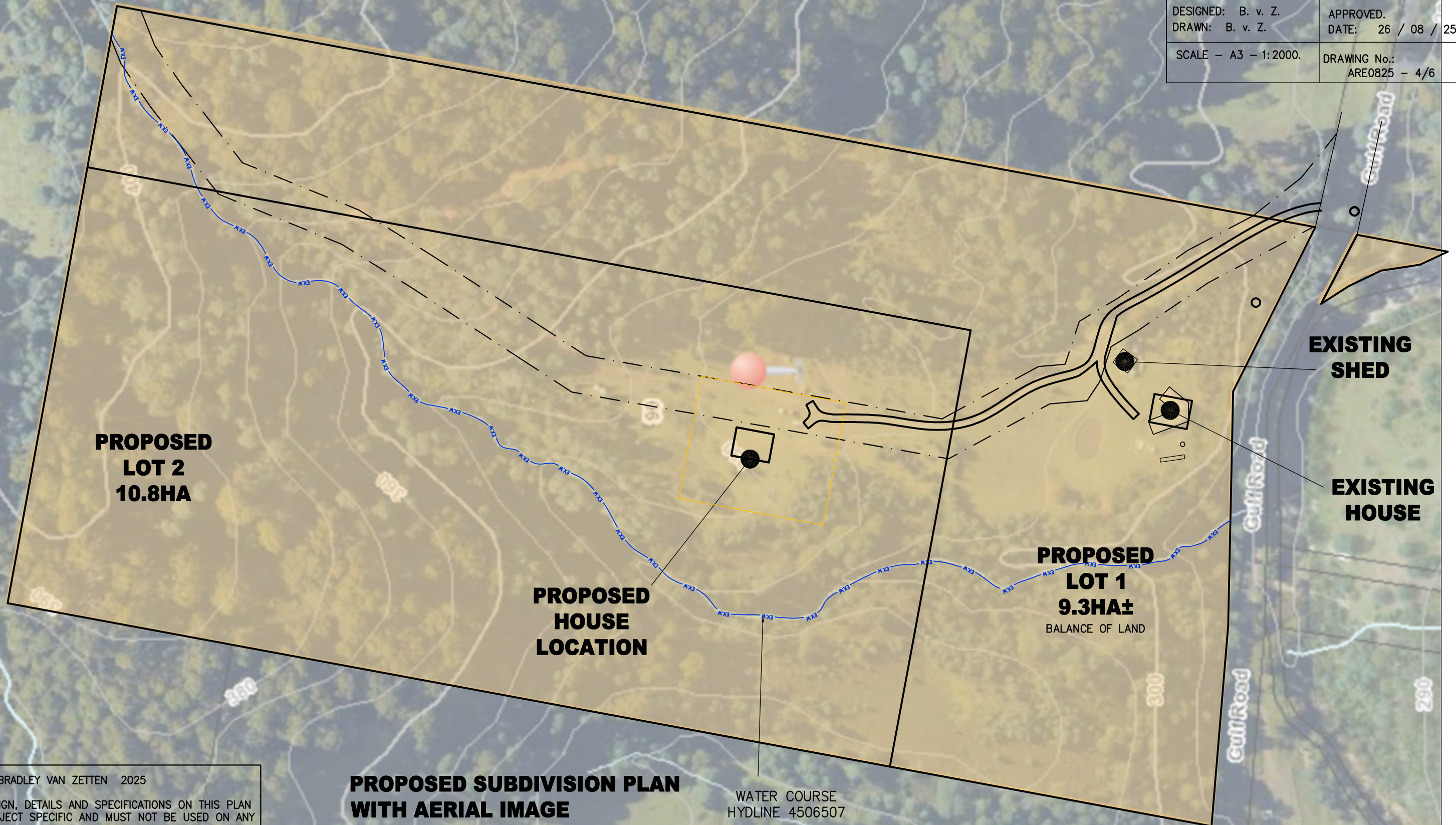
**BRADLEY  
VAN ZETTEN**  
4 EDEN HILLS DRIVE  
RIVERSIDE 7250  
P. 0407 272 381  
E. BVZDESIGNS@GMAIL.COM  
LICENCE NUMBER 957699796

PROJECT: PROPOSED SUBDIVISION  
FOR H FEARN  
AT 90 GULF ROAD  
LIFFEY 7301

DRAWING: PROPOSED SUBDIVISION PLAN WITH AERIAL  
IMAGE

DESIGNED: B. v. Z.      APPROVED.  
DRAWN: B. v. Z.        DATE: 26 / 08 / 25

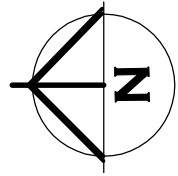
SCALE - A3 - 1:2000.      DRAWING No.:  
ARE0825 - 4/6



**PROPOSED SUBDIVISION PLAN  
WITH AERIAL IMAGE**

WATER COURSE  
HYDLINE 4506507

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THE DESIGN, DETAILS AND SPECIFICATIONS ON THIS PLAN  
ARE PROJECT SPECIFIC AND MUST NOT BE USED ON ANY  
OTHER WITHOUT EXPRESS PERMISSION OF THE AUTHOR.



GREEN HATCHING DENOTES  
PRIORITY VEGETATION AREA MEA-C7.0

BLUE HATCHING DENOTES  
WATERWAY AND COASTAL PROTECTION AREA  
MEA-C7.0  
LOCATED ON EACH SIDE OF WATER COURSE  
HYDLINE 4506507

REVISION NUMBER	DATE
REVISION 1	02 / 08 / 2025
REVISION 2	16 / 08 / 2025
REVISION 3	26 / 08 / 2025



**BRADLEY  
VAN ZETTEN**

4 EDEN HILLS DRIVE  
RIVERSIDE 7250  
P. 0407 272 381  
E. BVZDESIGNS@GMAIL.COM  
LICENCE NUMBER 957699796

PROJECT: PROPOSED SUBDIVISION  
FOR H FEARN  
AT 90 GULF ROAD  
LIFFEY 7301

DRAWING: PROPOSED SUBDIVISION PLAN WITH  
PLANNING OVERLAY

DESIGNED: B. v. Z.  
DRAWN: B. v. Z.

APPROVED.  
DATE: 26 / 08 / 25

SCALE - A3 - 1:2000.

DRAWING No.:  
ARE0825 - 5/6

**PROPOSED  
LOT 2  
10.8HA**

**PROPOSED  
HOUSE  
LOCATION**

**PROPOSED  
LOT 1  
9.3HA±  
BALANCE OF LAND**

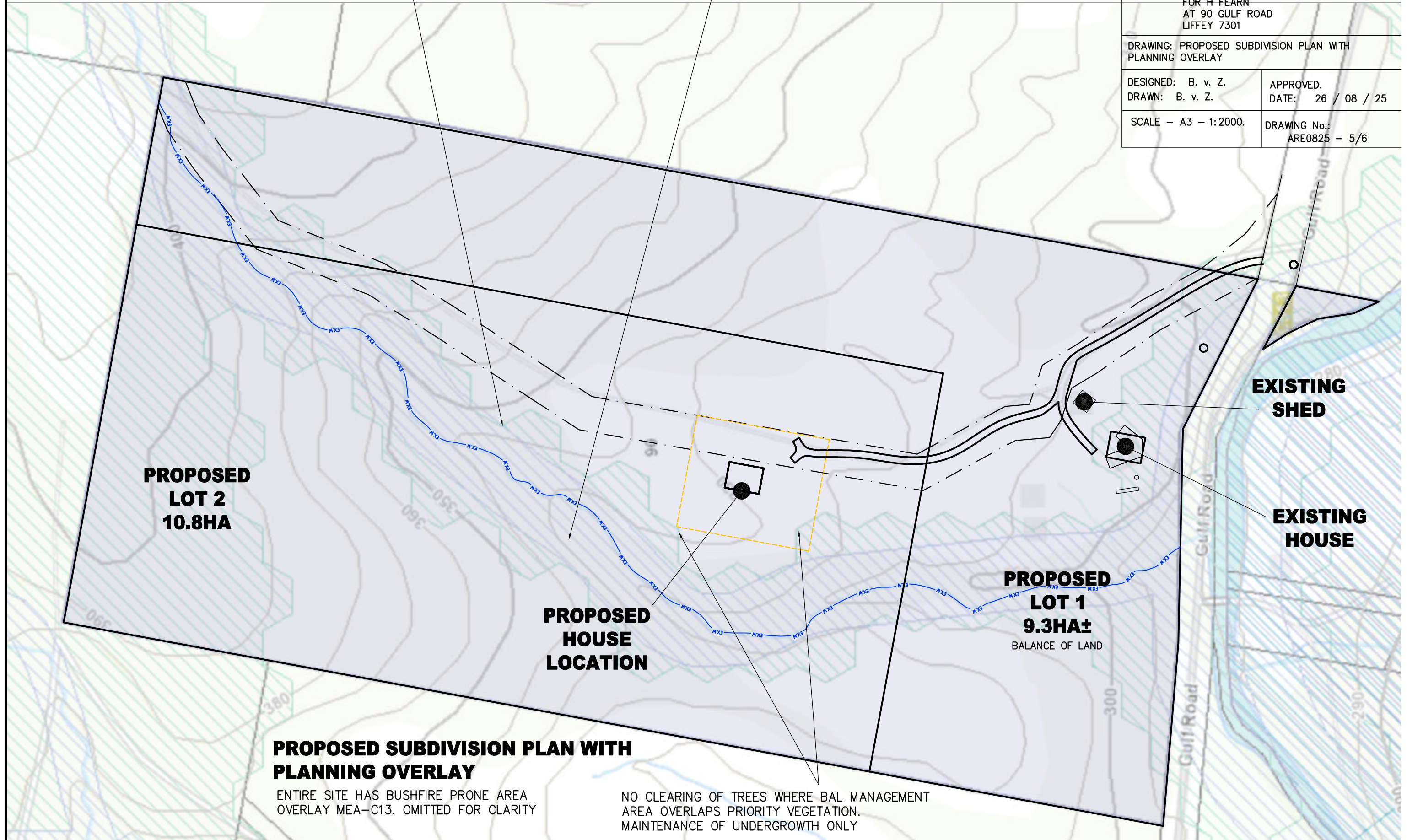
**EXISTING  
SHED**

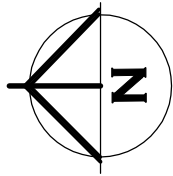
**EXISTING  
HOUSE**

**PROPOSED SUBDIVISION PLAN WITH  
PLANNING OVERLAY**

ENTIRE SITE HAS BUSHFIRE PRONE AREA  
OVERLAY MEA-C13. OMITTED FOR CLARITY

NO CLEARING OF TREES WHERE BAL MANAGEMENT  
AREA OVERLAPS PRIORITY VEGETATION.  
MAINTENANCE OF UNDERGROWTH ONLY





YELLOW HATCHING DENOTES  
LOW LANDSLIP HAZARD BAND MEA-C15

ORANGE HATCHING DENOTES  
MEDIUM LANDSLIP HAZARD BAND MEA-C15

REVISION NUMBER	DATE
REVISION 1	02 / 08 / 2025
REVISION 2	16 / 08 / 2025
REVISION 3	26 / 08 / 2025



**BRADLEY  
VAN ZETTEN**

4 EDEN HILLS DRIVE  
RIVERSIDE 7250  
P. 0407 272 381  
E. BVZDESIGNS@GMAIL.COM  
LICENCE NUMBER 957699796

PROJECT: PROPOSED SUBDIVISION  
FOR H FEARN  
AT 90 GULF ROAD  
LIFFEY 7301

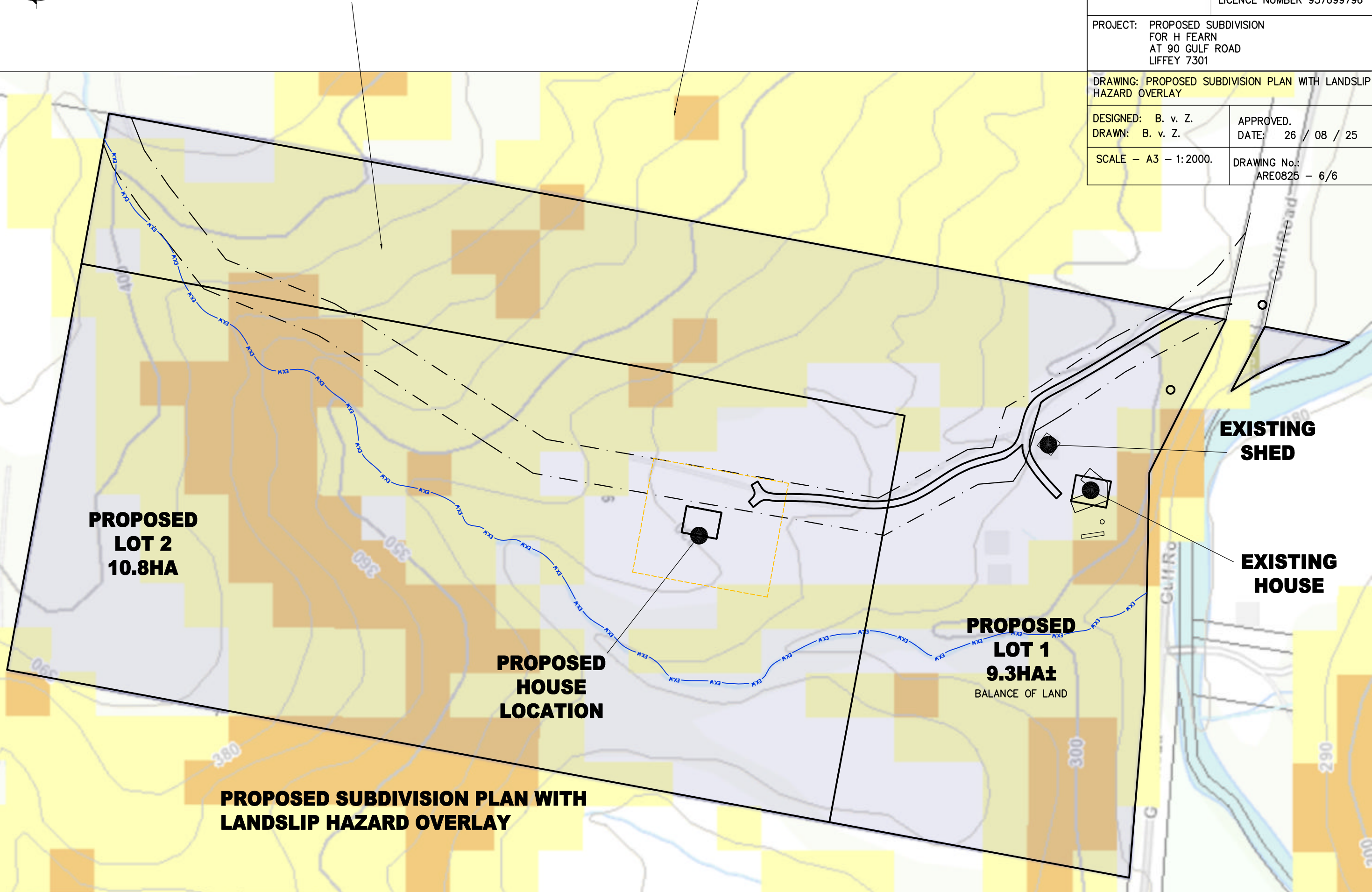
DRAWING: PROPOSED SUBDIVISION PLAN WITH LANDSLIP  
HAZARD OVERLAY

DESIGNED: B. v. Z.  
DRAWN: B. v. Z.

APPROVED.  
DATE: 26 / 08 / 25

SCALE - A3 - 1:2000.

DRAWING No.:  
ARE0825 - 6/6



**PROPOSED  
LOT 2  
10.8HA**

**PROPOSED  
HOUSE  
LOCATION**

**PROPOSED  
LOT 1  
9.3HA±  
BALANCE OF LAND**

**EXISTING  
SHED**

**EXISTING  
HOUSE**

**PROPOSED SUBDIVISION PLAN WITH  
LANDSLIP HAZARD OVERLAY**

# Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

90 Gulf Road, Liffey  
(access over CT41087/1)



**Prepared for (Client)**

H. Fearn

90 Gulf Road

LIFFEY TAS 7301

**Assessed & Prepared by**

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

PO Box 2108 LAUNCESTON TAS 7250

Mobile: 0409 284 422

Version 2

28 August 2025

Job No: RGA-B2955

## **Executive Summary**

The proposed development at 90 Gulf Road, Liffey, is subject to bushfire threat. A bushfire attack under extreme fire weather conditions is likely to subject buildings at this site to considerable radiant heat, ember attack along with wind and smoke.

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

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

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## Schedule 1 – Bushfire Report

### 1.0 Introduction

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

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

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

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

### 1.1 Scope

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

### 1.2 Limitations

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

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

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

### 1.3 Proposal

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

## 2.0 Site Description for Proposal (Bushfire Context)

### 2.1 Locality Plan

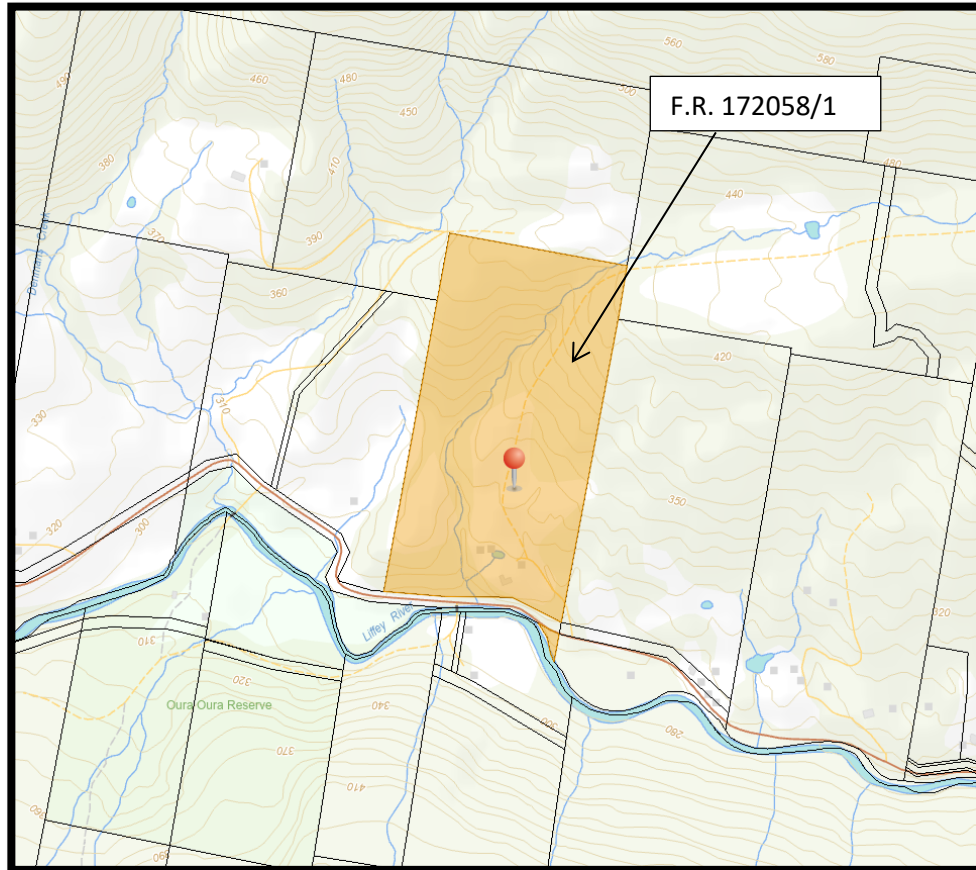


Figure 1: Location Plan of 90 Gulf Road, Liffey

### 2.2 Site Details

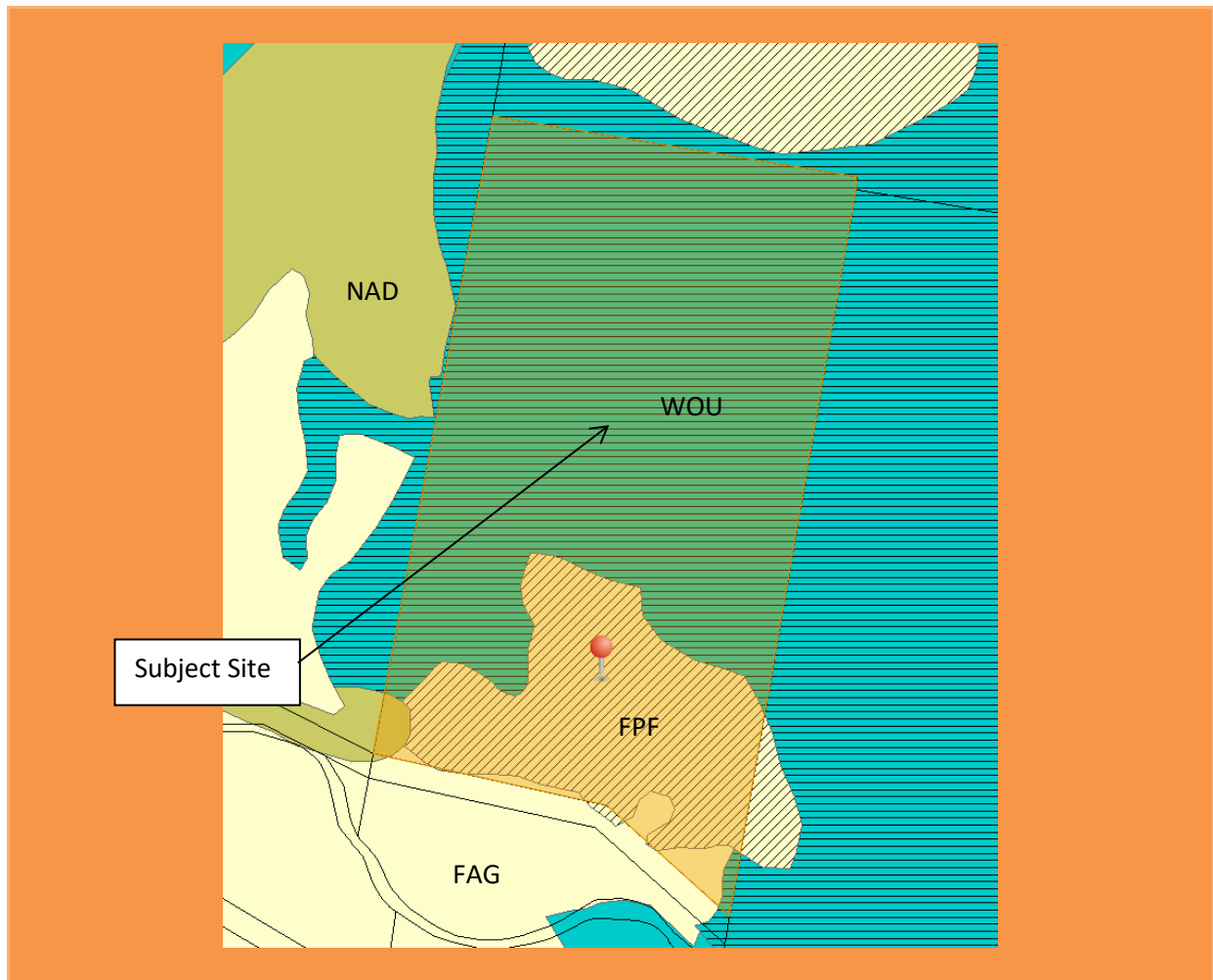
<b>Property Address</b>	90 Gulf Road, Liffey
<b>Certificate of Title</b>	Volume 172058 Folio 1
<b>Owner</b>	Helen Mary Fearn
<b>Existing Use</b>	Dwelling/ Rural
<b>Type of Proposed Work</b>	2 Lot Subdivision
<b>Water Supply</b>	On-site for fire fighting
<b>Road Access</b>	Gulf Road via ROW CT41087/1

### 3.0 Bushfire Site Assessment

#### 3.1 Vegetation Analysis

##### 3.1.1 TasVeg Classification

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



Code	Species	Vegetation Group
FAG	<ul style="list-style-type: none"> <li>• Agricultural land</li> </ul>	Modified land
FPF	<ul style="list-style-type: none"> <li>• Pteridium esculentum fernland</li> </ul>	Modified land
WOU	<ul style="list-style-type: none"> <li>• Eucalyptus obliqua wet forest (undifferentiated)</li> </ul>	Wet eucalypt forest and woodland
NAD	<ul style="list-style-type: none"> <li>• Acacia dealbata forest</li> </ul>	Non eucalypt forest and woodland

**3.1.2 Site & Vegetation Photos**

	
<p>Existing access from Gulf Road – via ROW (approx. 3.7m wide)</p>	<p>Existing access – Lot 1 (to northeast of existing dwelling/shed)</p>
	
<p>Existing poly tank – Lot 1 (non-compliant for fire fighting purposes due to material)</p>	<p>Looking north – Lot 1</p>
	
<p>Looking east – Lot 1</p>	<p>Looking south – Lot 1</p>
	
<p>Looking west – Lot 1</p>	<p>Looking northwest – Lot 1</p>



Existing driveway – Lot 2 (approx. 4.5m wide)



Existing access looking back towards Lot 1 from Lot 2 (approx. 4.5m wide)



Looking north – Lot 2



Looking east – Lot 2



Looking south – Lot 2



Looking west – Lot 2



Looking further to west – Lot 2



Existing poly tanks – Lot 2 (non-compliant for fire fighting purposes due to material)

### 3.2 BAL Assessment – Subdivision

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

#### Lot 1

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
<b>Group A</b>	<input checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Forest
<b>Group B</b>	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
<b>Group C</b>	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
<b>Group D</b>	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
<b>Group E</b>	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
<b>Group F</b>	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
<b>Group G</b>	<input type="checkbox"/> Grassland	<input type="checkbox"/> Grassland	<input type="checkbox"/> Grassland	<input type="checkbox"/> Grassland
	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land
<b>Effective slope (degrees)</b>	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°
	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input checked="" type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input checked="" type="checkbox"/> >15-20°
<b>Likely direction of bushfire attack</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Prevailing winds</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Distance to classified vegetation</b>	0-<24m managed >24m forest (from existing dwelling)	Managed to dwelling, Dwelling to boundary forest	0-<24m managed >24m forest (from existing dwelling)	0-<20m managed >20m forest (from existing dwelling)
<b>REQUIRED Distance to classified vegetation for BAL 19</b>	<b>23-&lt;32m</b>	<b>51-&lt;67m</b>	<b>23-&lt;32m</b>	<b>51-&lt;67m</b>

**Lot 2**

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
<b>Group A</b>	<input checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Forest
<b>Group B</b>	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
<b>Group C</b>	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
<b>Group D</b>	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
<b>Group E</b>	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
<b>Group F</b>	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
<b>Group G</b>	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land
<b>Effective slope (degrees)</b>	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°
	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input checked="" type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
<b>Likely direction of bushfire attack</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Prevailing winds</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Distance to classified vegetation</b>	0-<35m grassland >35m forest	0-<30m grassland >30m forest	0-<28m grassland >28m forest	0-<30m grassland >30m forest
<b>REQUIRED Distance to classified vegetation for BAL 19</b>	<b>23-&lt;32m</b>	<b>34-&lt;46m</b>	<b>23-&lt;32m</b>	<b>27-&lt;38m</b>

### 3.3 Outbuildings

Not applicable – existing and greater than 6.0m from habitable building on Lot 1.

### 3.4 Road Access

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

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

<b>Lot 1 (existing)</b>	Private access driveways are to be <u>upgraded/maintained</u> from the entrance of the property cross over at the public road through to the existing habitable building and on-site dedicated firefighting water supply. Private access roads are to be upgraded/maintained (widened to 4.0m carriageway, 0.5m clear either side, and 1 passing bay installed) to a standard not less than specified in Table C13.2D prior to Final Plan of Survey for subdivision to be signed off by Council.
<b>Lot 2 - (new)</b>	Private access driveways are to be <u>constructed / maintained</u> from the entrance of the property cross over at the public road through to any future habitable building and on-site dedicated firefighting water supply. Private access roads are to be maintained to a standard not less than specified in Table C13.2D.

**Table C13.2D: Standards for Property Access**

The following design and construction requirements apply to property access length is greater than 30m, and access is provided to 3 or more properties:

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

- (j) Terminate with a turning area for fire appliances provided by one of the following:
  - i) A turning circle with a minimum inner radius of 10 metres;
  - ii) A property access encircling the building; or
  - iii) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.
- (k) Passing bays of 2m additional carriageway width and 20m length provided every 100m.

### 3.5 Water Supply

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

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

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

<b>Lot 1 – Static Water Supply (new)</b>	<p>On-site water supply is required for the existing habitable building prior to Final Plan of Survey for subdivision to be signed off by Council.</p> <p>A water tank of at least 10,000 litres per building area to be protected and above ground pipes and fittings used for a stored water supply must be of non-rusting, non-combustible, non-heat-deforming materials and must be situated more than 6m from a building area to be protected.</p>
<b>Lot 2 – Static Water Supply (new)</b>	<p>On-site water supply is required for any new habitable building.</p> <p>A water tank of at least 10,000 litres per building area to be protected and above ground pipes and fittings used for a stored water supply must be of non-rusting, non-combustible, non-heat-deforming materials and must be situated more than 6m from a building area to be protected.</p>

**Table C13.5: Static Water Supply for Fire Fighting**

Column 1	Column 2
Element	Requirement
<p><b>A.</b> Distance between building area to be protected and water</p>	<p>The following requirements apply:</p> <p>(a) The building area to be protected must be located within 90 metres of the fire fighting water point of</p>

	supply	a static water supply; and (b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
<b>B.</b>	Static Water Supplies	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 (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018 the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: (i) Metal; (ii) Non-combustible material; or (iii) Fibre-cement a minimum 6mm thickness.
<b>C.</b>	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a fire fighting water 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 diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) If a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450-600mm above ground level; and (iv) Protected from possible damage, including

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

#### 4.0 Bushfire-Prone Areas Code Assessment Criteria

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

**C13.4 – Exemptions** – Not applicable.

#### C13.6 Development Standards for Subdivision

##### C13.6.1 Provision of hazard management areas

Comments		
<input checked="" type="checkbox"/>	A1 (a) & (b)	Specified distances for Hazard Management Areas for BAL 19 (Lot 1), and BAL 19 (Lot 2) as specified on the plan are in accordance with AS3959. The Hazard Management Area for Lot 1 shall be <u>established/maintained</u> prior to the Council sealing the final plan of survey (extended to south, southeast and west). The proposal complies.
<input type="checkbox"/>	P1	
C13.6.2 Public and fire fighting access		
Comments		
<input type="checkbox"/>	A1 (a)	Note applicable.
<input checked="" type="checkbox"/>	A1 (b)	The existing private driveway to Lot 1 will be upgraded/maintained (widened to 4.0m carriageway, 0.5m clear either side, and 1 passing bay

		installed) in accordance with Table C13.2D prior to the Final Plan of Survey for subdivision to be signed off by Council. Access is required to on-site dedicated firefighting water supply.
		The private driveway to Lot 2 will be constructed/maintained in accordance with Table C13.2D at the time of future habitable building. Access is required to on-site dedicated firefighting water supply.
<input type="checkbox"/>	<b>P1</b>	
<input checked="" type="checkbox"/>	<b>A2</b>	Not applicable.
<input type="checkbox"/>	<b>P2</b>	No PC
<b>C13.6.3 Provision of water supply for fire fighting purposes</b>		
		Comments
<input type="checkbox"/>	<b>A1</b>	(a) Not applicable (b) Not applicable.
<input type="checkbox"/>	<b>P1</b>	No PC
<input checked="" type="checkbox"/>	<b>A2</b>	(a) Not applicable. (b) The existing dwelling on Lot 1, prior to the final plan of survey being sealed by Council, shall be provided with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5 shall be considered.  Any new habitable building on Lot 2, at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.
<input type="checkbox"/>	<b>A2</b>	(c) Not applicable.
<input type="checkbox"/>	<b>P2</b>	No PC

## 5.0 Layout Options

Not relevant to this proposal.

## 6.0 Other Planning Provisions

Not relevant to this proposal.

## 7.0 Conclusions and Recommendations

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

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

### Access

The private driveway to Lot 1 shall be upgraded/maintained prior to the council sealing the final plan of survey and maintained into perpetuity in accordance with Table C13.2D (widened to 4.0m carriageway, 0.5m clear either side, and 1 passing bay installed).

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

### Water Supplies

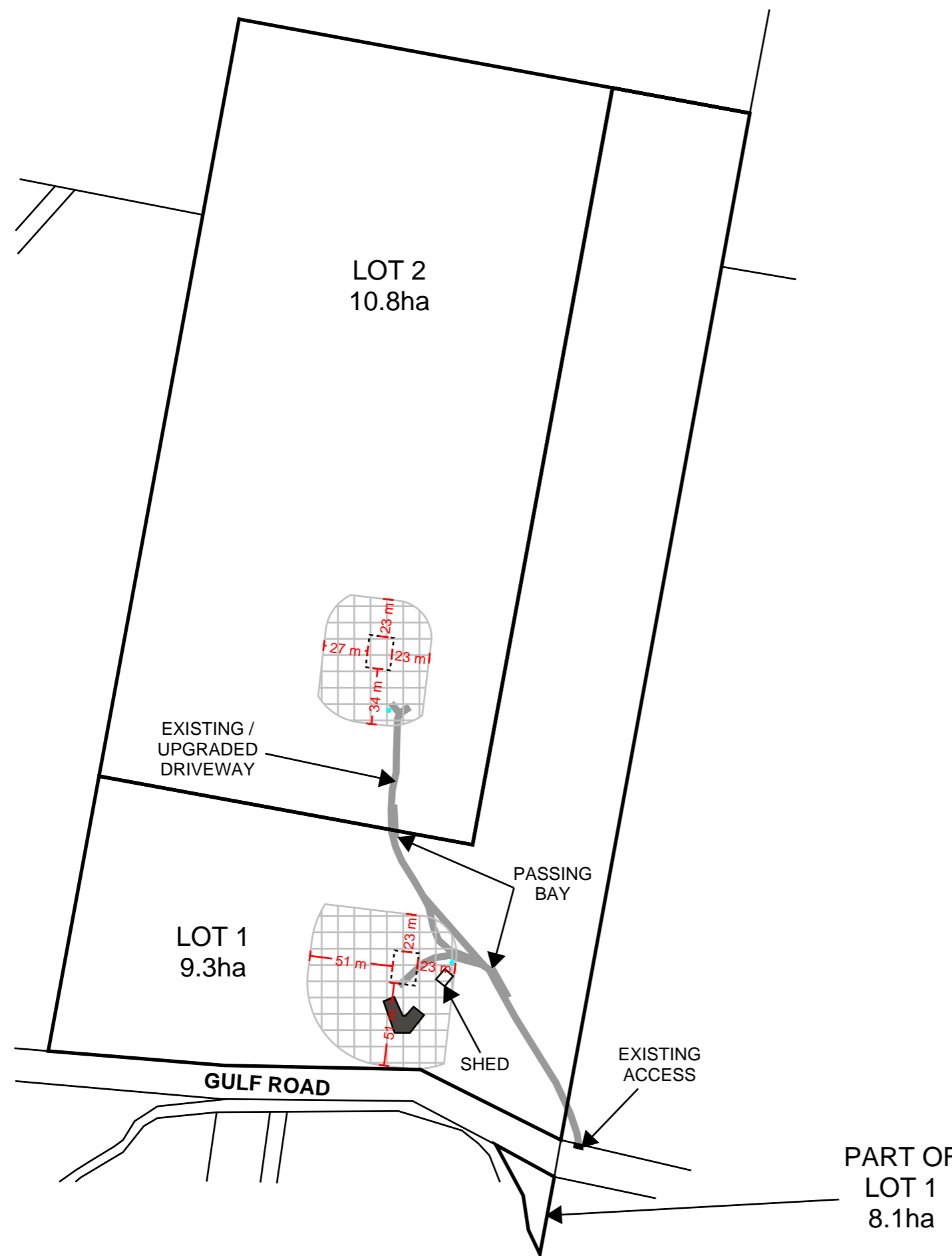
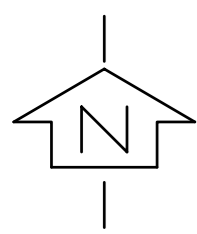
The existing dwelling on Lot 1 prior to the council sealing the final plan of survey, must be provided with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.

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

### Fuel Managed Areas

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

## Schedule 2 – Bushfire Hazard Management Plan



**LEGEND**

- EXISTING DWELLING
- INDICATIVE 15m X 20m BUILDING AREA
- HAZARD MANAGEMENT AREA
- PROPOSED 10,000L METAL FIRE FIGHTING WATER TANK (SUGGESTED LOCATION)

**NOTES**

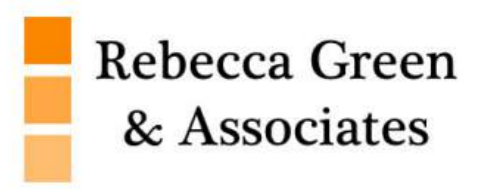
- PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2D - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.5 - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B2955, R.GREEN, 28 AUGUST 2025
- THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - MEANDER VALLEY (EFFECTIVE 19 APRIL 2021)



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

90 GULF ROAD, LIFFEY  
 VOLUME 172058 VOLUME 1  
 PROPERTY ID 3480572  
 (ACCESS OVER CT41087/1)

DATE: 28 AUGUST 2025  
 VERSION: 2  
 DRAWN: REBECCA GREEN  
 PHONE: 0409 284 422  
 EMAIL: ADMIN@RGASSOCIATES.COM.AU  
 BFP - 116, SCOPE - 1, 2, 3A, 3B, 3C



Form 55

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To:  *Owner /Agent*  
 *Address*  
  *Suburb/postcode*

Form **55**

## Qualified person details:

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

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

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

## Details of work:

Address:    *Lot No:*   
*Certificate of title No:*   
The assessable item related to this certificate:  *(description of the assessable item being certified)*  
*Assessable item includes –*  

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

## Certificate details:

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

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

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

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan (Rebecca Green & Associates, 28 August 2025, Version 2, Job No. RGA-B2955)
Relevant	N/A
References:	<i>Tasmanian Planning Scheme – Meander Valley, Bushfire-Prone Areas Code</i> <i>Australian Standard 3959-2018</i>

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

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

*Scope and/or Limitations*

**Scope**

This report and certification was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with *Tasmanian Planning Scheme – Meander Valley, Bushfire-Prone Areas Code C13.0*, the *Building Act 2016 & Regulations 2016*, *National Construction Code* and *Australian Standard 3959-2018, Construction of buildings in bushfire-prone areas*.


**Limitations**

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

1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this certificate.
2. The report only identifies the size, volume and status of vegetation at the time the inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.
4. No assurance is given or inferred for the health, safety or amenity of the general public, individuals or occupants in the event of a Bushfire.
5. No warranty is offered or inferred for any buildings constructed on the property in the event of a Bushfire.

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

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

Qualified person:	Signed: 	Certificate No: RG-182/2025	Date: 28 August 2025
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**Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code**

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## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

---

#### 1. Land to which certificate applies

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

**Street address:**

90 Gulf Road, Liffey TAS 7301  
(access over CT41087/1)

**Certificate of Title / PID:**

F.R. 172058/1, PID3480572

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

2 Lot Subdivision

**Applicable Planning Scheme:**

Tasmanian Planning Scheme – Meander Valley

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Proposed Subdivision Plan Ref: ARE0825 – 3/6	BVZ Designs	26/08/25	3
Bushfire Hazard Assessment Report	Rebecca Green	28 August 2025	2
Bushfire Hazard Management Plan	Rebecca Green	28 August 2025	2

---

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

#### 4. Nature of Certificate

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

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

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

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

<input checked="" type="checkbox"/> <b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.6.1 P1 / C13.6.1 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<input type="checkbox"/> E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/> E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')  <i>Refer to Bushfire Hazard Assessment Report &amp; Bushfire Hazard Management Plan, prepared by Rebecca Green &amp; Associates, 28 August 2025</i>

		<i>demonstrating BAL 19 for Lot 1 and BAL 19 for Lot 2.</i>
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	<b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables <i>Refer to Bushfire Hazard Assessment Report &amp; Bushfire Hazard Management 28 August 2025 – Lot 1 and Lot 2.</i>

<input checked="" type="checkbox"/>	<b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table <i>Refer to Bushfire Hazard Assessment Report &amp; Bushfire Hazard Management Plan, prepared by Rebecca Green &amp; Associates, 28 August 2025 – Lot 1 and Lot 2.</i>
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

## 5. Bushfire Hazard Practitioner

Name:

Rebecca Green

Phone No:

0409 284 422

Postal Address:

PO Box 2108  
Launceston, Tas 7250

Email Address:

admin@rgassociates.com.au

Accreditation No:

BFP – 116

Scope:

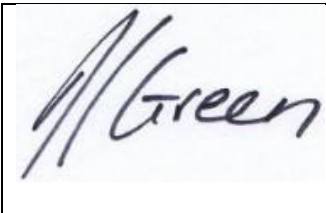
1, 2, 3A, 3B, 3C

## 6. Certification

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

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

Signed:  
certifier



Name:

Rebecca Green

Date:

28 August 2025

Certificate  
Number:

RGA-054/2025

(for Practitioner Use only)

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

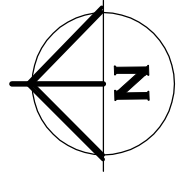


	BAL—LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL –FZ (FLAMEZONE)
SUBFLOOR SUPPORTS	No special construction requirements	No special construction requirements	Enclosure by external wall or by steel, bronze or aluminium mesh	Enclosure by external wall or by steel, bronze of aluminium mesh. Non-combustible or naturally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

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

## **Attachment 3 – Proposal Plan**

### **BVZ Designs**



EXISTING DRIVEWAY UPGRADED TO BOTH EXISTING DWELLING AND PROPOSED BUILDING SITE. AS REQUIRED TO ENSURE COMPLIANCE WITH THE SUBDIVISION BAL REPORT.

RIGHT OF WAY 'A' AND 'B' TO BE USED AS ACCESS TO NEW LOT 2 AND REMAIN AS ACCESS TO TITLE 172058/2

REVISION NUMBER	DATE
REVISION 1	02 / 08 / 2025
REVISION 2	16 / 08 / 2025
REVISION 3	26 / 08 / 2025



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E. BVZDESIGNS@GMAIL.COM  
LICENCE NUMBER 957699796

NEW PRIVATE POWER POLES INSTALLED INSIDE RIGHT OF WAY (OUTSIDE OF ROAD CLEARANCE REQUIRED FOR BUSHFIRE ACCESS) TO PROVIDE POWER FOR NEW DWELLING. INSTALLED TO TASNETWORKS REQUIREMENTS.

PROJECT: PROPOSED SUBDIVISION FOR H FEARN AT 90 GULF ROAD LIFFEY 7301

DRAWING: PROPOSED SUBDIVISION PLAN

DESIGNED: B. v. Z.  
DRAWN: B. v. Z.

APPROVED.  
DATE: 26 / 08 / 25

SCALE - A3 - 1:2000.

DRAWING No.:  
ARE0825 - 3/6

**PROPOSED LOT 2**  
**10.8HA**

"ORANGE" DENOTES EXTENT OF BUSHFIRE MANAGEMENT AREA FOR PLANNING BUILDING ENVELOPE

20x15m PLANNING ENVELOPE FOR 11.5.1

**PROPOSED HOUSE LOCATION**

**PROPOSED LOT 1**  
**9.3HA±**  
BALANCE OF LAND

**EXISTING SHED**

**EXISTING HOUSE**

20x15m PLANNING ENVELOPE FOR 11.5.1

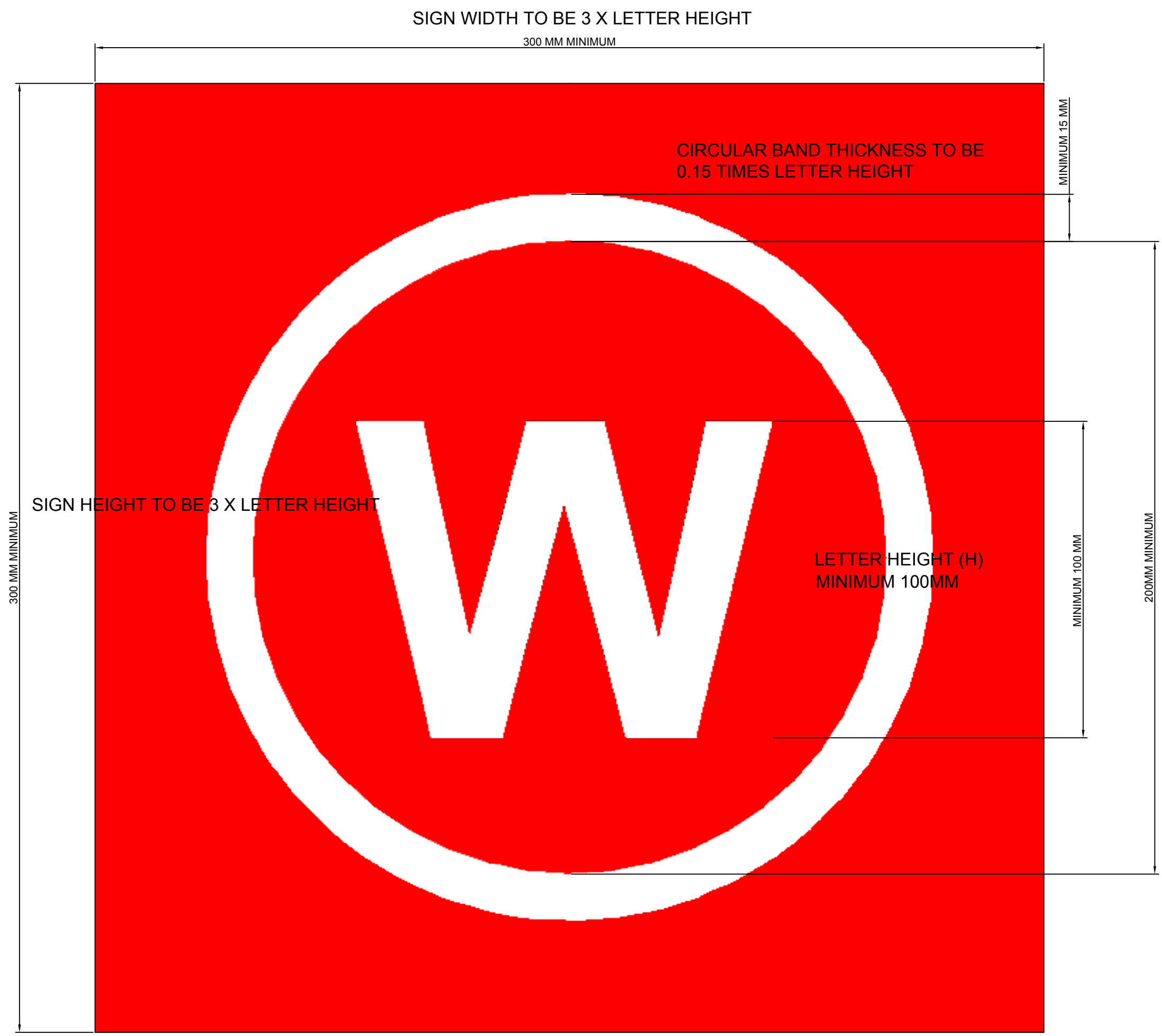
**PROPOSED SUBDIVISION PLAN**

© BRADLEY VAN ZETTEN 2025

THE DESIGN, DETAILS AND SPECIFICATIONS ON THIS PLAN ARE PROJECT SPECIFIC AND MUST NOT BE USED ON ANY OTHER WITHOUT EXPRESS PERMISSION OF THE AUTHOR.

## **Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline**

# 10,000 LITRE DOMESTIC FIREFIGHTING STATIC WATER INDICATOR SIGN



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

INSIDE DIAMETER OF CIRCULAR BAND TO BE 2 TIMES LETTER HEIGHT

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

THICKNESS OF CIRCULAR BAND TO BE 0.15 TIMES LETTER HEIGHT

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

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

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

WHITE SUBSTRATE COLOUR TO BE PMS 186C

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

SIGN TO BE PERMANENTLY FIXED



## References

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



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LICENCE NUMBER 957699796

Reply to the planning scheme for  
90 Gulf Road Liffey 7301 172058/1

## 11.0 Rural Living Zone

### 11.5 Development Standards for Subdivision

#### 11.5.1 Lot design

##### P1

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to:

- (a) the relevant requirements for development of existing buildings on the lots;
  - (b) the intended location of buildings on the lots;
  - (c) the topography of the site;
  - (d) any natural or landscape values;
  - (e) adequate provision of private open space; and
  - (f) the pattern of development existing on established properties in the area,
- and must be no more than 20% smaller than the applicable lot size required by clause 11.5.1 A1.

##### Sufficient Usable Area and Dimensions (P1):

Lot 2: At 12.0ha, Lot 2 exceeds the 10ha specified in A1, providing ample area and dimensions for its intended use, likely future residential. Despite the steep topography, the lot's size ensures sufficient usable space for development, with areas outside of environmental and hazard constraints available for building.

Lot 1: At 9.3ha, Lot 1 is less than 20% smaller than the 10ha required by A1 but remains suitable for its intended residential use with an existing house. The lot's dimensions and area are sufficient, as no additional development is proposed, and the steep topography does not impact its current functionality.

##### Relevant Requirements for Development of Existing Buildings (P1(a)):

Lot 2 (Focus): As Lot 2 has no existing buildings, the focus is on its potential for future development. The 12.0ha area provides flexibility to meet planning and building requirements, with the ability to site structures in areas that account for the steep terrain using appropriate design and engineering solutions.

Lot 1: With an existing house and no further development planned, Lot 1 meets all relevant requirements for its current use. The steep topography does not affect the established residential function, and the lot size is adequate for its purpose.

##### Intended Location of Buildings (P1(b)):

Lot 2: Lot 2 has sufficient developable areas outside of mapped constraints (e.g., watercourses, priority vegetation areas, and landslip overlays). The steep topography can be managed by locating future buildings on less steep sections.



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Lot 1: The existing house on Lot 1 is located 100m from the proposed boundary, providing significant clearance. This setback ensures the steep topography poses no constraints on the lot's usability for its current residential purpose.

Topography of the Site (P1(c)):

Lot 2: The steep topography of Lot 2 is a consideration, but its 12.0ha size allows for the identification of suitable building envelopes with manageable slopes, and the larger lot size provides flexibility for setbacks and buffers to address the steep terrain, ensuring suitability for development.

Lot 1: The steep topography does not impact Lot 1's usability, as the existing house is already established on a suitable portion of the 9.3ha lot. The current layout accommodates the terrain effectively, and no additional area is needed to support its function.

Natural or Landscape Values (P1(d)):

Lot 2: Lot 2 avoids significant natural or landscape values, with developable areas located outside of priority vegetation areas, watercourses, and landslip overlays. The 12.0ha size allows for the preservation of any environmental features while providing ample space for development, ensuring compliance.

Lot 1: Lot 1 is similarly free of significant environmental constraints that would require a larger lot size. The 9.3ha area adequately supports the existing residential use while respecting any natural or landscape values present.

Adequate Provision of Private Open Space (P1(e)):

Lot 2: The 12.0ha lot provides substantial space for private open space, even with steep topography. Future development can incorporate recreational areas on less steep sections, ensuring residents have functional open space tailored to the site's characteristics.

Lot 1: The 9.3ha lot offers ample private open space around the existing house, with the 100m boundary setback ensuring sufficient area for residential activities despite the steep terrain.

Pattern of Development in the Area (P1(f)):

Lot 2: The 12.0ha lot aligns with the local development pattern, where properties vary in size and are adapted to topographic constraints. The larger size of Lot 2 ensures it can accommodate development consistent with surrounding properties, with sufficient area to address the steep terrain through careful site planning.

Lot 1: The 9.3ha lot, while smaller, fits its existing residential use and 100m boundary setback ensure compatibility with neighboring properties, even with the steep topography.

Lot Size Consideration (20% Smaller for Lot 1):

Lot 2: Lot 2's 12.0ha size exceeds the 10ha requirement of A1, providing a robust buffer for development potential and flexibility in addressing the steep topography, making it fully compliant.

Lot 1: Lot 1, at 9.3ha, is within the allowable 20% reduction from the 10ha A1 requirement. The additional 1ha to reach 10ha would not significantly enhance its usability, given the lot's shape and the existing house's placement, which is well-suited to the steep terrain.



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LICENCE NUMBER 957699796

Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:

- (a) the width of frontage proposed, if any;
- (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;
- (c) the topography of the site;
- (d) the functionality and useability of the frontage
- (e) the ability to manoeuvre vehicles on the site; and
- (f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.

**Sufficient Frontage or Legal Connection for Intended Use (P2):**

Lot 2 is provided with a legal connection to a road via a right of carriageway through easements E3216 and E3236, with a frontage width ranging from 20m to 50m. This exceeds the minimum 3.6m width required by P2 and is sufficient for the intended use (likely residential or mixed-use development), providing ample access for vehicles and services.

**Width of Frontage Proposed (P2(a)):** The right of carriageway for Lot 2 provides a frontage width of 20m to 50m, significantly exceeding the 3.6m minimum. This width is more than adequate to support access for vehicles, utilities, and emergency services, accommodating the needs of future development on the 12.0ha lot, even with steep topography.

**Number of Other Lots Using the Right of Carriageway (P2(b)):** There is only one other lot, 172058/2, that also uses the right of way. The 20m–50m width is more than sufficient to handle access demands without congestion or conflict, supporting the lot's intended use.

**Topography of the Site (P2(c)):** The steep topography of the site requires careful consideration for access design. The 20m–50m wide right of carriageway provides sufficient space to construct a safe and functional access road, with room for grading, drainage, and stabilisation measures to manage the steep terrain, ensuring reliable access to Lot 2. The access way will be upgraded to the bushfire report requirements for all weather access.

**Functionality and Usability of the Frontage (P2(d)):** The 20m–50m wide right of carriageway is highly functional and usable, providing ample space for vehicle access, turning, and potential utility connections. The width supports safe and efficient access to Lot 2, accommodating the needs of future development despite the steep topography.

**Ability to Manoeuvre Vehicles on the Site (P2(e)):** The 20m–50m width of the right of carriageway allows sufficient space for vehicle manoeuvring, including for larger vehicles such as delivery trucks or



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emergency services. The generous width provides flexibility to design an access road with appropriate turning radii and gradients, addressing the challenges of the steep topography

Pattern of Development in the Area (P2(f)): The right of carriageway and upgraded requirements from the bushfire report will ensure the driveway access is better than the majority of neighbouring dwellings built pre-bushfire rules.

A3

Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.

A3 – Acceptable solution compliant, existing access is appropriate

11.5.2 Roads

A1 – Not applicable

11.5.3 Services

A1 – Not applicable – No TasWater main within 30m

A2 – Not applicable – Rural living Zone D

Kind Regards

A handwritten signature in blue ink, appearing to read 'BVZ', is written over a horizontal line.

Bradley Van Zetten