32-34 Georges Bay Esplanade St Helens Tasmania 7216 T: 03 6376 7900 ABN 96 017 131 248



Development Applications

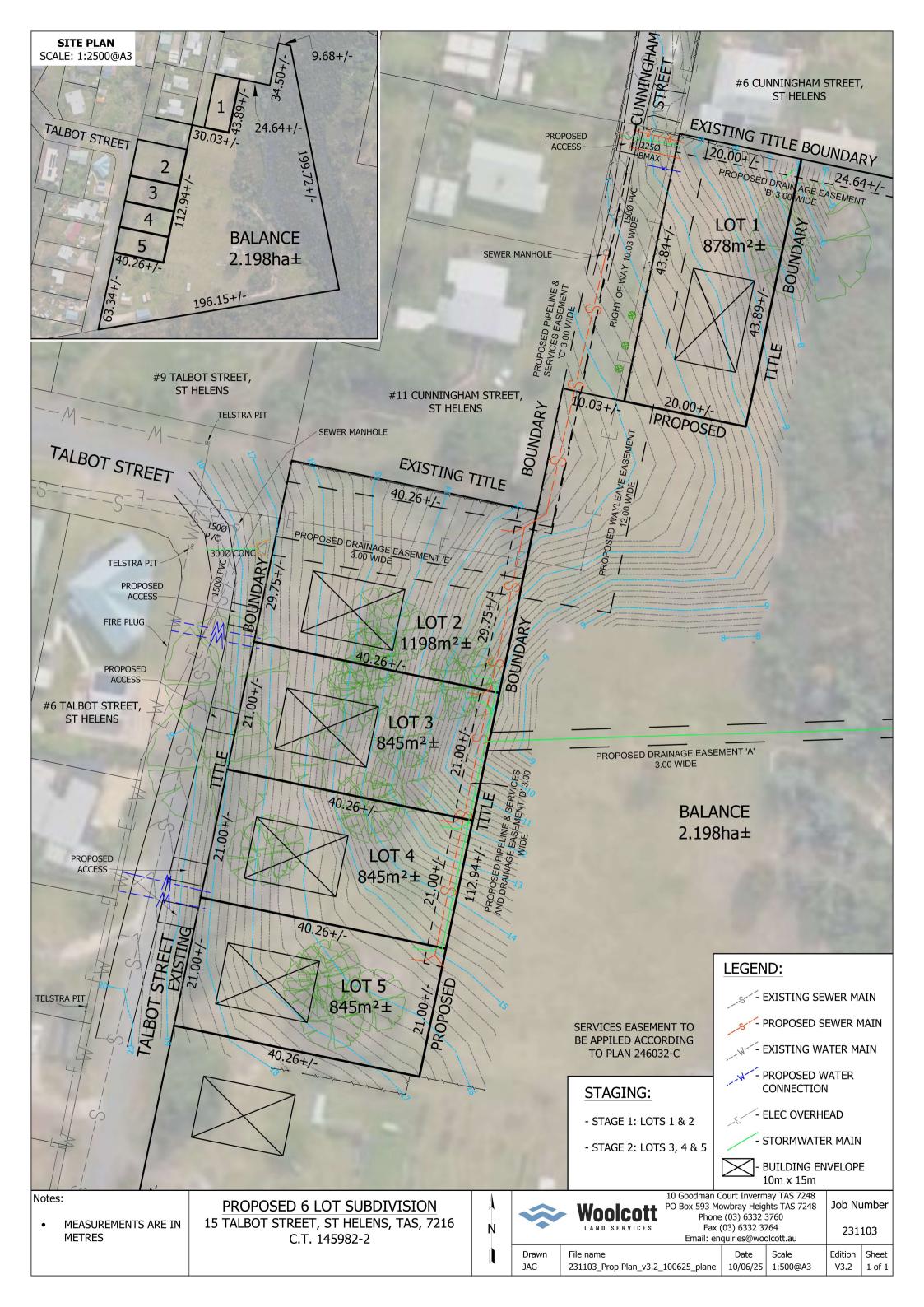
Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2025 / 00027
Applicant	Woolcott Land Services
Proposal	Subdivision - 6 Lot Subdivision
Location	15 Talbot Street, St Helens (Including ROW over CT18267/2 & CT145982/5)

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at <u>www.bodc.tas.gov.au</u>.

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to <u>admin@bodc.tas.gov.au</u>, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 28th June, 2025**until 5pm Friday 11th July, 2025.**

John Brown GENERAL MANAGER



February 2025

PLANNING Report

Staged Subdivision of the land - 6 lots

15 Talbot Street ST HELENS





Prepared by Woolcott Land Services Pty Ltd ABN 63 677 435 924

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Rev.no	Description	Date
1	Review	16 July 2024
2	Draft	6 December 2024
3	Final	21 February 2024
4	Review	19 May 2025

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1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993.*

Proposed development

Staged subdivision of the land – 6 lots.

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal Plan	Woolcott Land Services
Bushfire Hazard Assessment	Woolcott Land Services
Concept civil design	Collective consulting

2. Subject site and proposal

2.1 Site details

Address <i>Right of way</i>	15 Talbot Street, St Helens TAS 7216 <i>11 CUNNINGHAM STREET, ST. HELENS TAS 7216</i> ' <i>THE NOOK' - 9 CUNNINGHAM STREET, ST. HELENS TAS 7216</i>
Property ID	2707720 <i>2707712</i> <i>6786980</i>
Title	145982/2 <i>145982/5</i> <i>18267/2</i>
Land area	2.661ha
Planning Authority	Break O' Day Council
Planning Scheme	Tasmanian Planning Scheme – Break Oʻ Day
Easements	Right of way
Application status	Discretionary application
Existing Access	Direct frontage to Grant Street with existing single access

Zone	General Residential	
General Overlay	Stormwater Management Specific Area Plan	
Overlays	Airport obstacle limitation area Priority vegetation area Bushfire-prone areas Waterway and coastal protection area - Wetland Flood-prone areas Low coastal inundation hazard band	
Existing development	Outbuilding and temporary structures (caravan).	
Existing services and infrastructure		
Water	Serviced	
Sewer	Serviced	
Stormwater	Serviced	

2.2 Proposal

The proposal is for subdivision of the land to 6 lots from the single lot. Five lots will be made to be suitable for residential development. The lots will be generously sized to account for the slope of the land and to allow for easements (where applicable).

The balance lot will be 2.198ha and will include the steepest parts of the lot and the existing vegetation together with an existing outbuilding.

Lot	Stage	Area	Frontage
1	1	878m ²	Right of way to Cunningham Street
2	1	1198m ²	29.75m
3	2	845m ²	21.00m
4	2	845m ²	21.00m
5	3	845m ²	21.00m
Balance	3	2.198ha	63.34m

Services will be provided to the site in line with the requirements of the General Residential Zone. A concept servicing plan is provided with this application.

2.3 Images



Figure 1 Aerial view of the subject site according to current title (Source: LIST)



Figure 2 Talbot Street looking south



Figure 3 Subject site - existing development





Figure 4 Subject site looking north toward Talbot Street Figure 5 Subject site looking SW



Figure 6 From subject site looking north to Cunningham Street

3. Zone and overlays

3.1 Zoning

The site is zoned General Residential under the Scheme. The Landscape Conservation Zone is adjoining to the east and south.



Figure 7 Zoning for the subject site and surrounding area (Source: LIST)

3.2 Overlays

The subject site is affected by the Bushfire prone areas overlay. The Airport obstacle limitation area is not pictured.

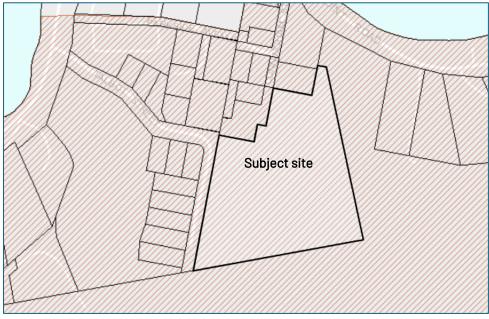


Figure 8 Overlays affecting the subject site (Source: LIST)

The Priority vegetation overlay is shown as green hatch. The Waterway and coastal protection area – Wetland and Buffer is shown in blues shades.



Figure 9 Overlays affecting the subject site (Source: LIST)

The Low coastal inundation hazard band is indicated by the aqua coloured linework - the Flood Prone areas overlay follows the same area.



Figure 10 Overlays affecting the subject site (Source: LIST)

3.3 General Overlays

The site is included in the Stormwater Management Specific Area Plan under the Break O' Day Local Provisions.

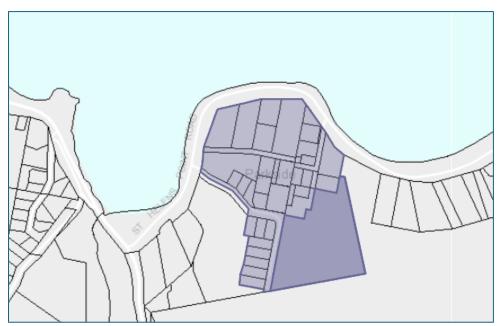


Figure 11 Showing the area included in the Specific Area Plan (Source: LIST)

4. Planning Scheme Assessment

4.1 Zone assessment

BRE-S2.0 Stormwater Management Specific Area Plan

There are no provisions under this SAP for subdivision.

8.0 General Residential

8.1 Zone Purpose

8.1.1	To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
8.1.2	To provide for the efficient utilisation of available social, transport and other service infrastructure.
8.1.3	To provide for non-residential use that:
	(a) primarily serves the local community; and
	(b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
8.1.4	To provide for Visitor Accommodation that is compatible with residential character.

- 7.10 Development not Required to be Categorised into a Use Class
- 7.10.1 An application for development that is not required to be categorised into one of the Use Classes under subclause 6.2.6 of this planning scheme and to which 6.8.2 applies, excluding adjustment of a boundary under subclause 7.3.1, may be approved at the discretion of the planning authority.
- 6.2.6 Notwithstanding subclause 6.2.1 of this planning scheme, development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.

RESPONSE

The application for subdivision is not subject to the Use provisions of the Scheme.

8.6 Development Standards for Subdivision

8.6.1 Lot Design

Objective

That each lot: a) has an area and dimensions appropriate for use and development in the zone; b) is provided with appropriate access to a road; c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and d) is orientated to provide solar access for future dwellings. Performance Criteria Acceptable Solutions A1 Each lot, or a lot proposed in a plan of P1 Each lot, or a lot proposed in a plan of subdivision, subdivision, must: excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient a) have an area of not less than 450m² and: useable area and dimensions suitable for its intended use, having regard to: be able to contain a minimum area of i 10m x 15m with a gradient not steeper a) the relevant requirements for development of than 1 in 5, clear of: buildings on the lots; а. all setbacks required by clause 8.4.2 b) the intended location of buildings on the lots; A1, A2 and A3, and 8.5.1 A1 and A2; and the topography of the site; c) b. easements or other title restrictions the presence of any natural hazards; d) that limit or restrict development; adequate provision of private open space; and e) and f) the pattern of development existing on ii. existing buildings are consistent with established properties in the area. the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; b) be required for public use by the Crown, a council or a State authority; c) be required for the provision of Utilities; or d) be for the consolidation of a lot with another lot provided each lot is within the same zone.

Woolcott Land Services & East Coast Surveying

RESPONSE

P1 The performance criteria are addressed. Each lot is compliant in area and can contain a 10m x
 15m area, but the gradient is higher than 1:5 for lots 3, 4, and 5.

Each lot is sized to allow sufficient useable area.

- a. The lots are generously dimensioned to provide flexibility in siting future dwellings.
- b. Future building locations are dependent on future applications. Locations that are out of easement areas and with suitable setbacks can be made.
- c. The site has areas that are steep but the lots are all accessible direct from the public road, excepting Lot 1, which is via a right of way.
- d. No landslip hazard is identified on the land. No other landform hazards are included on the proposed lots. Bushfire hazard is addressed in the supplied report.
- e. Each lot has adequate area and dimension to allow private open space. Future applications made need site modifications to allow private open space at an acceptable gradient, or to provide open space by building extension (deck or verandah), depending on the needs of the future developers.

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.	P2 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.

Response

- P2 The performance criteria are addressed. All lots comply apart from Lot 1 which does not have frontage, but has proposed access via Right of way.
 - a. Proposed Lot 1 does not have frontage.
 - b. Proposed Lot 1 will have a right of way and the balance lot would retain a right of way, however, the balance lot is not solely dependent on this access. The property at 9 Cunningham Street has a have a right of way over the 10.03m wide strip, which also provides frontage to 11 Cunningham Street. The width of the right of way can allow two-way traffic and is considered suitable for the proposed Lot 1 use.
 - c. The topography of the site has no bearing on the access to proposed Lot 1. The access way has a gradient of 1:13.

- d. The west boundary of proposed Lot 1 will have sufficient length to allow suitable access from Cunningham Street.
- e. The site is sized for typical residential development including vehicle parking and manoeuvring.
- f. Cunningham Street is a Council maintained road to the boundary of 11 Cunningham Street.
 The dwelling at 9 Cunningham Street is presumed to have a right of way, the proposed Lot 1 will be similar in use.

The access way is 10.03m wide.

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.	P3	P3 Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:			
	authority.		a)	the topography of the site;		
			b)	the distance between the lot or building area and the carriageway;		
			c)	the nature of the road and the traffic;		
			d)	the anticipated nature of vehicles likely to access the site; and		
			e)	the ability for emergency services to access the site.		

Response

- P3 The performance criteria are addressed.
 - a. The topography has little bearing on the access.
 - b. The carriageway will be a variable distance to the lot depending on location of access/crossover.
 - c. The road is located in a residential area and the traffic is most likely to be residential in nature.
 - d. The anticipated vehicles will be light vehicles for residential use.
 - e. The site will have normal access for emergency vehicles the minimal width is achieved.

have west	Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.	P4	ade	odivision must provide for solar orientation of lots equate to provide solar access for future dwellings, ing regard to:
			a)	the size, shape and orientation of the lots;
			b)	the topography of the site;
			c)	the extent of overshadowing from adjoining properties;
			d)	any development on the site;
			e)	the location of roads and access to lots; and
			f)	the existing pattern of subdivision in the area.

RESPONSE

Not applicable.

8.6.2 Roads

Objective

That the arrangement of new roads within a subdivision provides:

a) safe, convenient and efficient connections to assist accessibility and mobility of the community;

b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and

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

Acceptable Solutions	Performance Criteria	
A1 The subdivision includes no new roads	P1 The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:	
	a) any road network plan adopted by the council;	
	b) the existing and proposed road hierarchy;	
	 c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential; 	
	 d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; 	
	 e) minimising the travel distance between key destinations such as shops and services and public transport routes; 	
	f) access to public transport;	
	 g) the efficient and safe movement of pedestrians, cyclists and public transport; 	
	 h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016; 	
	i) the topography of the site; and	
	j) the future subdivision potential of any balance lots on adjoining or adjacent land.	

Response

A1 The acceptable solution is achieved; no new roads are proposed.

8.6.3 Services

Objective							
That the subdivision of land provides services for the future use and development of the land.							
Acc	eptable Solutions	Performance Criteria					
A1	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	P1	A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a				

Woolcott Land Services & East Coast Surveying

a connection to a full water supply service.	limited water supply service, having regard to:
	a) flow rates;
	b) the quality of potable water;
	 any existing or proposed infrastructure to provise the water service and its location;
	d) the topography of the site; and
	e) any advice from a regulated entity

Response

A1 The acceptable solution is achieved. All lots will have connection to reticulated water.

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	P2 No Performance Criterion
--	-----------------------------

Response

A2 The acceptable solution is achieved. All lots will have connection to reticulated sewer.

A3	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	P3	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:	
			a) the size of the lot;	
			b) topography of the site;	
			c) soil conditions;	
			d) any existing buildings on the site;	
			e) any area of the site covered by impervious surfaces; and	
			f) any watercourse on the land.	

Response

A3 The acceptable solution is achieved. All lots will have connection to the local stormwater system.

Please refer to provided preliminary civil design plans.

4.2 Code Assessment

- C2.0 Parking and Sustainable Transport Code
- C2.5 Use Standards

RESPONSE

A1 The acceptable solution is achieved. The lots are sized and dimensioned to allow suitable parking allowance.

C2.6 Development standards for buildings and works

RESPONSE

No development to the lots is proposed.

C3.0 Road and Railway Assets Code

- C3.5 Use Standards
- C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

RESPONSE

- P1 The performance criteria are addressed. This application requires consent from the Road Authority (A1.2). The expected vehicle movements generated by the development are calculated at 44.4 movements per day, according to the RMS Guide (Roads and Maritime Services NSW 2013), which exceeds the allowable amount under Table C3.1. (A1.4).
 - a. the development will ultimately lead to an increase in traffic to the site. The use is calculated to anticipate 7.4 daily vehicle movements per lot. This equates to 44.4 overall.
 - b. The nature of the traffic is expected to be residential.
 - c. The road is a sealed Council maintained local road.
 - d. The speed limit is 50km per hour. The road is not a thoroughfare and the traffic flow is expected to be highly localised, predominantly servicing the residents of the area.
 - e. Lot 1 will use Cunningham Street and the balance lot may also use this for access. The remaining lots will use Talbot Street. There are no alternative routes.
 - f. Each lot must have vehicle access provided.
 - g. No traffic impact assessment has been prepared at this time.
 - h. No advice has been sought from the road authority at this time.
- C3.7 Development Standards for Subdivision
- C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

RESPONSE

- A1 The lot is not within 50m of a road area, according to the definitions of C3.3.
- C7.0 Natural Assets Code
- C7.7 Development Standards for Subdivision
- C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area

RESPONSE

P1 The subdivision will include works in the waterway and coastal protection area. The overlay area is listed as 'Buffer Area'. The overlay affects the area of land that would be Lot 1, as well as the access from Cunningham Street.

- a. The services infrastructure needs to be within the buffer area. There is no alternative for this.
- b. Lot 1 is likely to impact within the overlay area with future development. Impacts to assets are likely to be minimal as the land is predominantly cleared and the distance to the waterway itself is more than 80m. The lot will benefit from full reticulated servicing, reducing potential impacts from runoff. The lot is not within the 'wetland' area of the overlay.

C7.7.2 Subdivision within a priority vegetation area

RESPONSE

P1.1 Each lot proposed is in the General Residential Zone (c).

P1.2 Works associated with the subdivision include services installation within the priority vegetation area overlay. The land proposed for subdivision is predominantly cleared – as existing. The servicing plan indicates that the majority of mature trees on the site are not affected by the potential works – it may be necessary to remove the trees closest to the new lines. In the context of the site, this would be minimal impact as only vegetation required to be removed for the purpose of infrastructure will be removed with efforts to retain mature vegetation where possible. The trees within the area of proposed new lots have been planted, they are not native vegetation.

The dense vegetation at the east of the lot will have no impact.

C11.0 Coastal Inundation Hazard Code

- C11.7 Development Standards for Subdivision
- C11.7.1 Subdivision within a coastal inundation hazard area

RESPONSE

A1 The acceptable solution is achieved. Only the balance lot will be affected by the overlay area and a building area can be contained outside of the overlay area on the lot.

C12.0 Flood-Prone Areas Hazard Code

- C12.7 Development Standards for Subdivision
- C12.7.1 Subdivision within a flood-prone hazard area

Response

A1 The acceptable solution can be achieved. Only the balance lot will be affected by the overlay area and a building area can be contained outside of the flood overlay area.

C13.0 Bushfire-Prone Areas Code

Please refer to Annexure 3 for a response to this code.

C16.0 Safeguarding of Airports Code

- C16.4 Use or Development Exempt from this Code
- C16.4.1 The following use or development is exempt from this code:

(a) development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area

RESPONSE

The proposed is exempt.

5. Conclusion

This application is for a staged subdivision to 6 lots in the General Residential Zone. The lots will be fully serviced. The balance lot will contain the vacant land that includes the wetlands area and majority of vegetation. This also includes the steeper land. Retaining this to one lot means the five lots are developable (subject to future applications under the Scheme) and are not within sensitive or hazardous areas. The balance lot can achieve a building area without creating impact to the sensitive environment also.

The proposed is in accord with the provisions of the Scheme and a planning permit is sought from Council.

Annexures

Annexure 1 Copy of title plan and folio text

- Annexure 2 Proposal plan
- Annexure 3 Bushfire Hazard Assessment
- Annexure 4 Civil Design plans and reporting

References

Roads and Maritime Services NSW. 2013. Updated Traffic Surveys. NSW State Government.

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PROJECT DETAILS:

5 LOT SUBDIVISION 15 TALBOT STREET, ST HELENS

PROJECT No: 246032

DISCIPLINE: CIVIL

DRAWINGS:

COV-C - CIVIL COVER SHEET

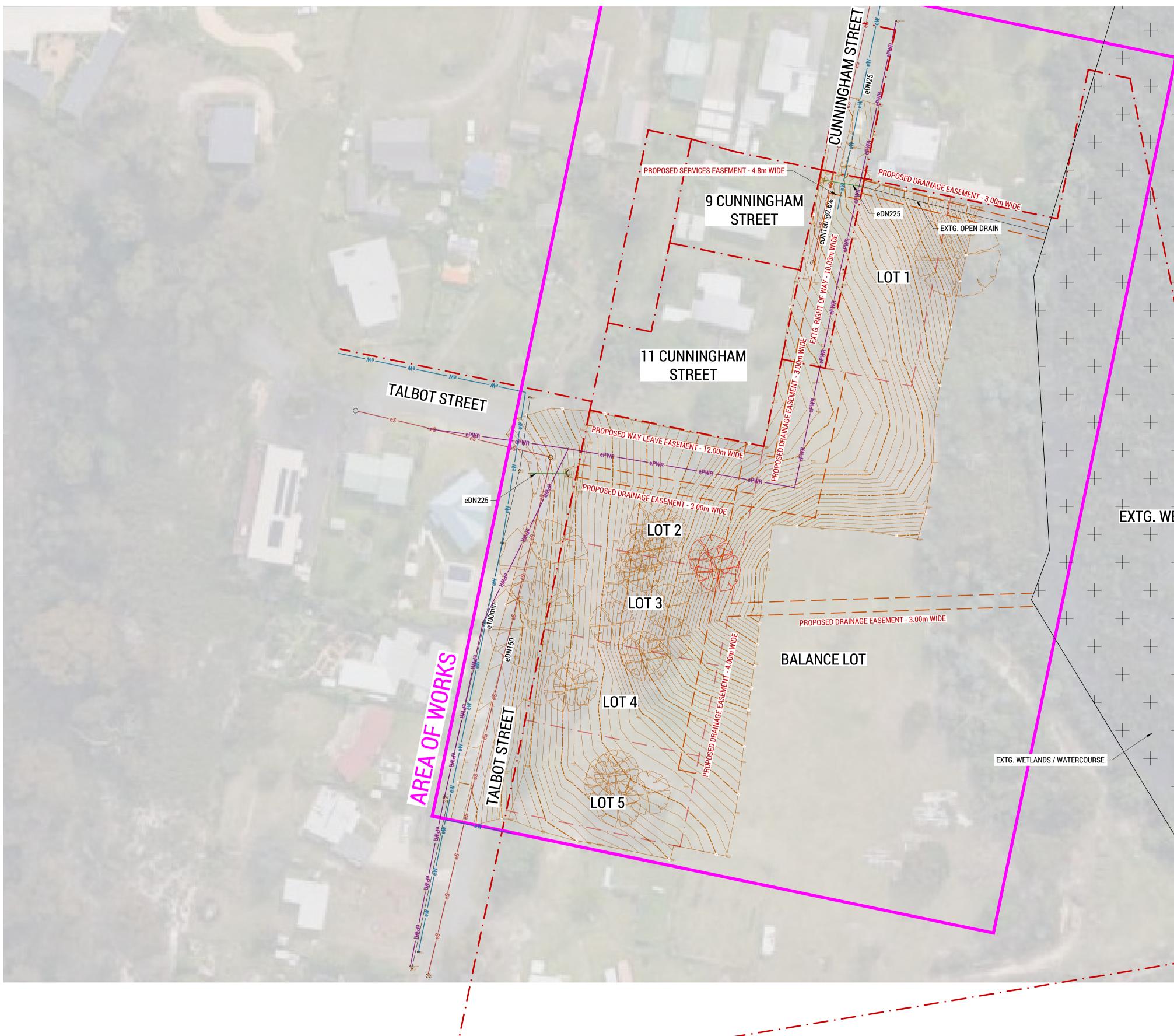
C100 - OVERALL SITE PLAN

C500 - OVERALL INFRASTRUCTURE PLAN C501 - INFRASTRUCTURE PLAN



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CLIENT / SURVEYOR: FAIR / WOOLCOTT LAND SERVICES

PROJECT DETAILS: **5 LOT SUBDIVISION** 15 TALBOT STREET, ST HELENS

JTA

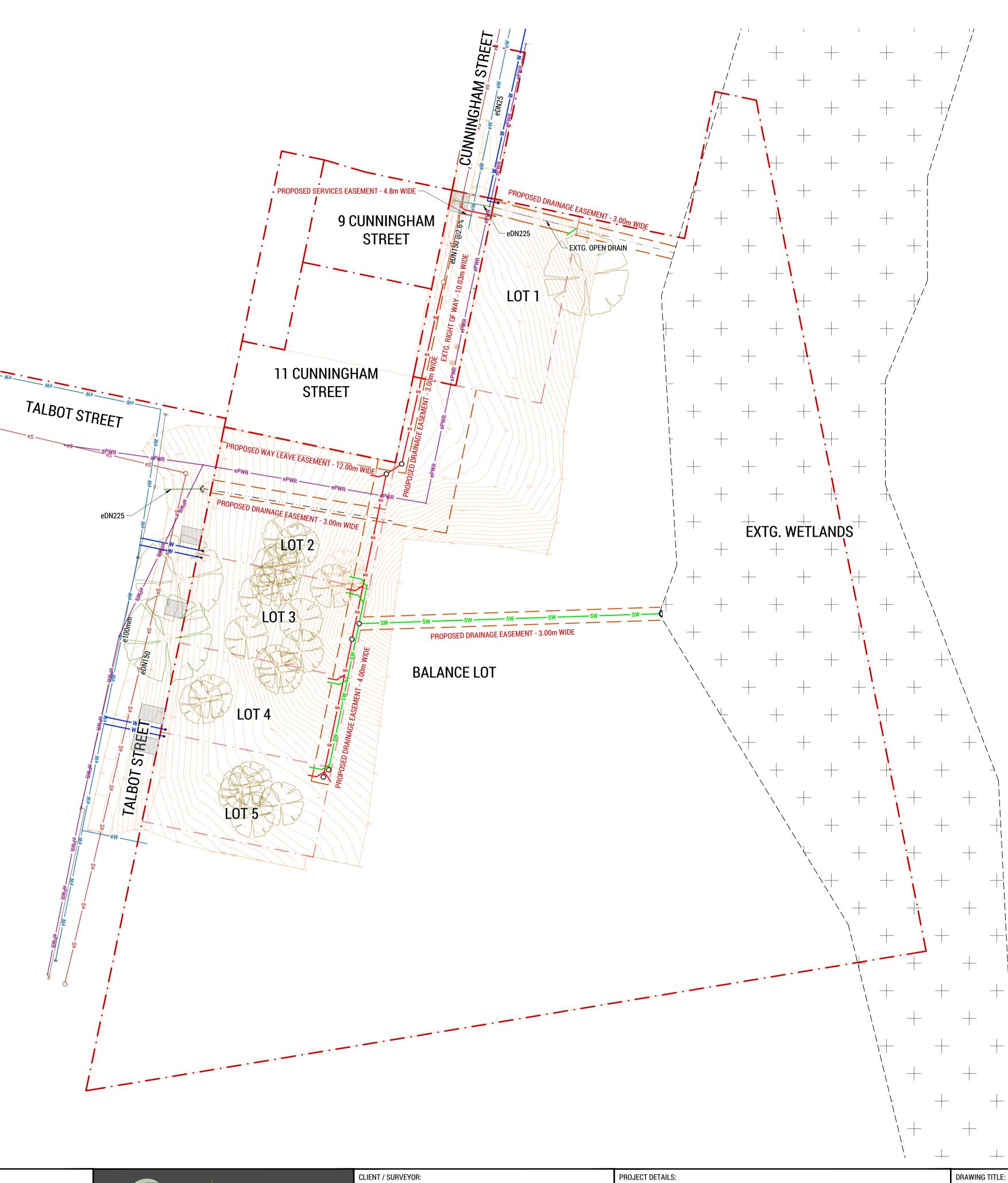
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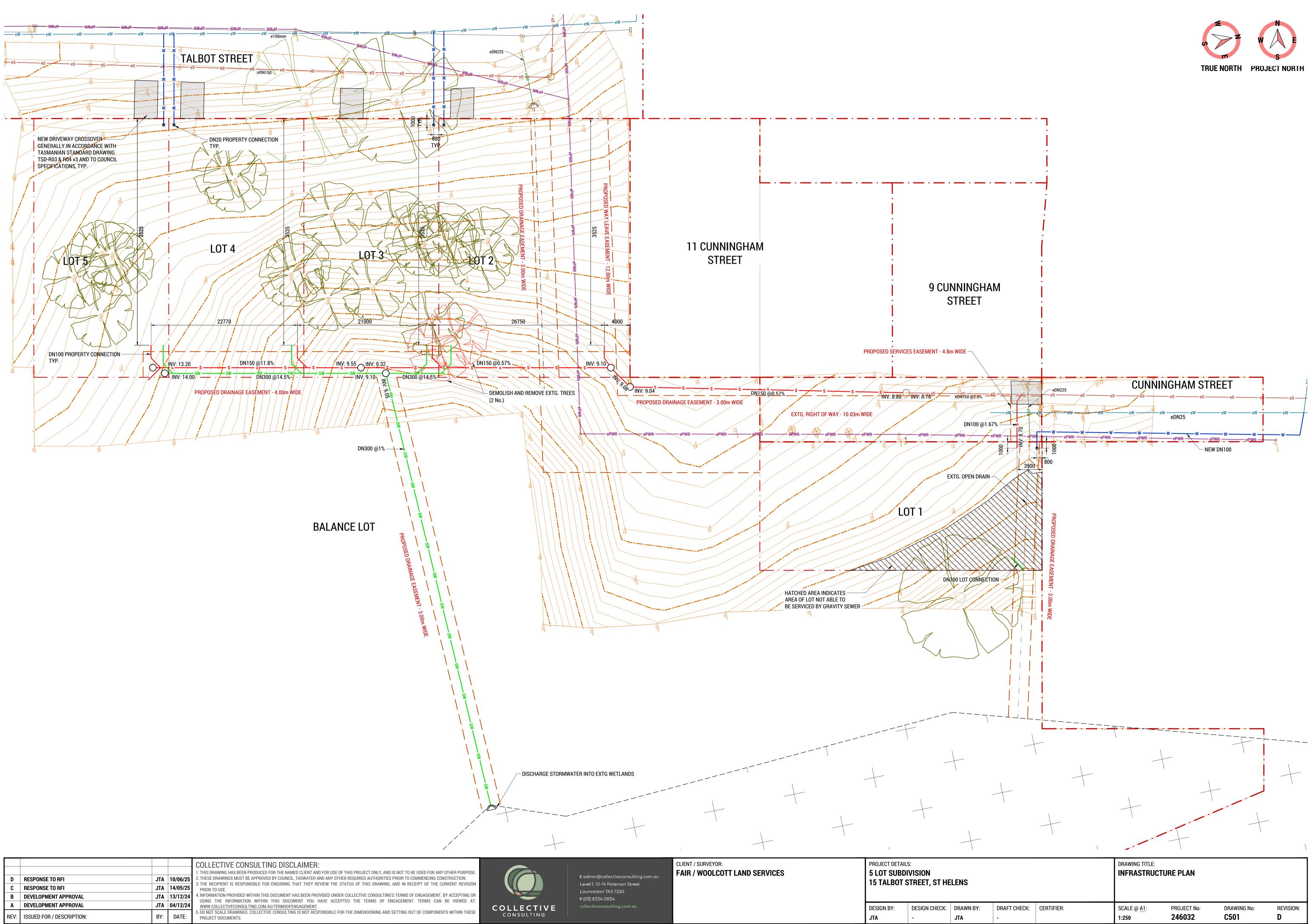
FAIR / WOOLCOTT LAND SERVICES

PROJECT DETAILS: **5 LOT SUBDIVISION** 15 TALBOT STREET, ST HELENS

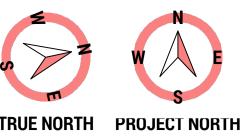
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April 2025

BUSHFIRE Hazard Report

2 Lot Subdivision15 Talbot Street, St Helens.





Prepared by Woolcott Land Services Pty Ltd ABN 63 677 435 924

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Rev.no	Description	Date		
1	Final	9 April 2025		

References

Director of Building Control - Tasmanian Government, 2021. *Director's Determination - Bushfire Hazard Areas*, s.l.: Department of Justice.

Standards Australia Committee FP-020, 2018. *AS 3959:2018 Construction of buildings in bushfire prone areas,* s.l.: Standards Australia Limited 2018.

Tasmanian Planning Commission, 2024. *Tasmanian Planning Scheme - State Planning Provisions,* s.l.: Tasmanian Planning Commission.

The referenced documents were referred to in the preparation of and should be read in connection with this bushfire assessment report.

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Executive Summary

This report has been prepared for Carol Fair for the development of a 6 lot subdivision over 2 stages for 15 Talbot Street St Helens, it will consist of cutting the existing single title into 6 vacant lots for future residential development. Access to each lot will be from standard vehicle crossings from Talbot and Cunningham Streets which are sealed Council maintained road. The site falls within the Bushfire-prone areas overlay of the Tasmanian Planning Scheme –Break O' Day Council. A bushfire event at this site or within the immediate area is likely to impact any buildings at this location. A bushfire hazard management plan has been prepared and is provided as an appendix to this report. The plan sets out the owner's responsibilities to maintain the managed areas for each lot, taking into consideration the relevant requirements under Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas.

1. Mayor

Author: Geoff McGregor Accreditation No: BFP 176

1. Introduction

A bushfire assessment is a process of analysing information about the potential impacts that a proposed development is likely to have in a bushfire hazard scenario.

A 'bushfire-prone area' is an area where a bushfire event is likely to occur that may result in a significant adverse impact on buildings and life. In Tasmania, all local councils have a Planning Scheme overlay map that identifies bushfire-prone areas. Subdivision within a bushfire-prone area triggers an assessment under the provisions of the Bushfire-prone Areas Code of the planning scheme. The assessment requires a Bushfire Hazard Management Plan (BHMP) to be provided as part of the application.

The bushfire assessment will determine the Bushfire Attack Level (BAL) for the proposed lots. This measures the possible exposure of a building to bushfire hazards. The BAL is assessed in accordance with Australian Standard AS 3959-2018 construction of buildings in bushfire-prone areas.

The assessment has been undertaken in accordance with C13.0 Bushfire-Prone Areas Code to accompany a subdivision application under the Tasmanian Planning Scheme.

It is also required to understand the fuel management requirements for the subject site and to demonstrate that future buildings on the proposed lot can be constructed to BAL19, BAL12.5 levels under the Building Act 2016.

This Bushfire Hazard Report and Bushfire Hazard Management Plan (BHMP) has been prepared in support of a proposed subdivision at 15 Talbot Street St Helens 7216

2. Subject site

2.1 Site details

Property address	15 TALBOT ST, ST HELENS TAS 7216
Property ID (PID)	2707720
Certificate of title references	145982/2
Property Owners	Carol Fair
Existing Use	Vacant Land, Residential
Zoning	General Residential
Municipality	Break O' Day
Planning Scheme	Tasmanian Planning Scheme – Break O' Day
Identified on a Bushfire Overlay Map	Yes
Proposal	2 Lot Subdivision
Water Supply	Reticulated service
Vehicular Access	Talbot St, right of way to Cunningham St - council maintained.

2.2 Site description and context

The subject site is a single lot on the east side of Talbot Street, with an area of 2.661ha. It has frontage to Talbot Street and a right of way through to Cunningham Street, both are council maintained roads. The site is fully serviced with reticulated water supply.

The site and lands to the north and west are zoned General Residential with established dwellings the surrounding lands to the east and south are zoned Landscape Conservation and is vacant.



Figure 1 Aerial view of the subject site (Source: LIST)

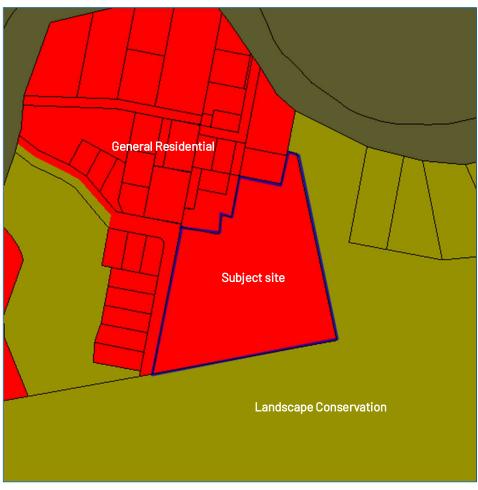


Figure 2 Zoning of surrounding area and the subject site (Source: LIST)

3. Proposal

It is proposed to undertake a 6 lot 2 staged subdivision of the existing single title, an extract of the proposal plan is shown below.

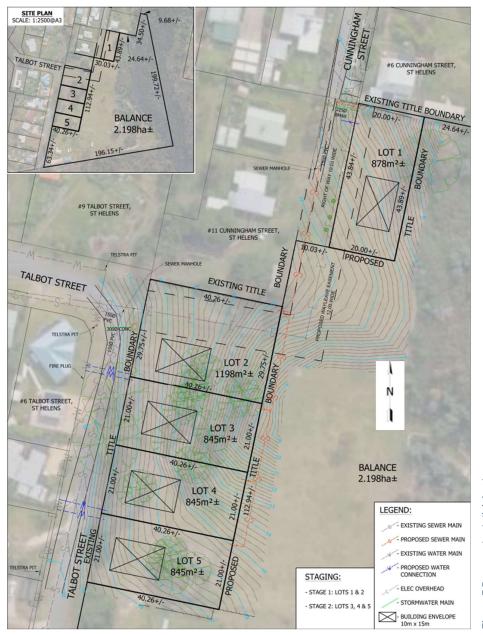


Figure 3 Proposed subdivision lavout

4. Bushfire site assessment

4.1 Vegetation analysis

A site visit was conducted with the analysis of the bushfire vegetation provided below.

The subject site adjoins residential land to the north and west that contain established dwellings this land is classified as managed, to the east and south the vegetation has been classified as forest. The subject site itself has a mix of managed land along with grassland and forest.



4.2 Effective slope analysis

Figure 5 shows the slope of the land under the classified vegetation. The slope to the east and north under the Grassland and Forest is downslope at about 11° with the slope to the south being flat.



Figure 5 Effective slope of the site and bushfire prone vegetation

4.3 Site photos



Figure 6 Looking northwest at the backs of lots 5-2



Figure 7 Looking northwest at the backs of lot 1



Figure 8 Looking at the existing shed on the balance lot.



Figure 9 Existing FH with lots 5-2 in the background



Figure 10 Vegetation on the balance lot to the east



Figure 11 Vegetation on the balance lot to the south

5. Bushfire protection measures

5.1 BAL Rating

The purpose of the BAL assessment is to identify the minimum separation between the bushfire prone vegetation and a building area within each proposed lot. The assessment aims to achieve the minimum requirements of BAL 19. The definitions of BAL 19 and BAL 12.5 are highlighted as follows:

BUSHFIRE ATTACK LEVEL (BAL)	PREDICTED BUSHFIRE ATTACK AND EXPOSURE LEVEL
BAL-LOW	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m2
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m2
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m2
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m2
BAL-FZ	Direct exposure to flames radian heat and embers from the fire front.

The distances from each lot to the classified vegetation is presented below, along with the slope and type of vegetation.

LOT 1	NORTH	EAST	SOUTH	WEST
Vegetation within 100m of the lot boundaries	Om-100m Managed	Om - 41m Managed 41m-100m Forest	Om-14m Managed 14m-100 Grassland	Om - 100m Managed
Slope (degrees) over 100m)	NA	Downslope	Flat	NA
BAL 19 Setbacks	NA	Om	Om	NA

LOT 2	NORTH	EAST	SOUTH	WEST
Vegetation within 100m of the lot boundaries	Om-100m Managed	Om-50m Grassland 50m-100m Forest	Om-100m Managed	Om-100m Managed (Road and dwellings)
Slope (degrees) over 100m)	NA	Downslope 11°	Flat	NA
BAL 19 Setbacks	NA	15m	ΝΑ	NA
BAL 12.5 Setbacks	NA	22m	NA	NA

LOT 3	NORTH	EAST	SOUTH	WEST
Vegetation within 100m of the lot boundaries	Om-100m Managed	Om-50m Grassland 50m-100m Forest	Om-100m Managed	Om-100m Managed (Road and dwellings)
Slope (degrees) over 100m)	NA	Downslope 11°	Flat	NA
BAL 19 Setbacks	NA	15m	NA	NA
BAL 12.5 Setbacks	NA	22m	NA	NA

LOT 4	NORTH	EAST	SOUTH	WEST
Vegetation within 100m of the lot boundaries	Om-100m Managed	Om-60m Grassland 60m-100m Forest	Om-75m Managed 75m-100m Forest	Om-100m Managed (Road and dwelling)
Slope (degrees) over 100m)	NA	Downslope 11°	Flat	NA
BAL 19 Setbacks	NA	15m	NA	ΝΑ

LOT 5	NORTH	EAST	SOUTH	WEST
Vegetation within 100m of the lot boundaries	Om-100m Managed	Om-60m Grassland 60m-100m Forest	Om-60m Managed 60m-100m Forest	Om-100m Managed (Road and dwellings)
Slope (degrees) over 100m)	NA	Downslope 11°	Flat	NA
BAL 19 Setbacks	NA	15m	NA	NA
BAL 12.5 Setbacks	NA	22m	NA	NA

22m

BAL 12.5 Setbacks

NA

NA

NA

BALANCE	NORTH	EAST	SOUTH	WEST
Vegetation within 100m of the 10x15 building area	Om-10m Managed Om-80m Grassland 80m-100m Managed	Om-15m Managed Om-40m Grassland 40m-100m Forest	Om-40m Managed 40m-100m Forest	Om-10m Managed Om-18m Grassland 18m-100m Managed
Slope (degrees) over 100m)	NA	Downslope 11°	Flat	NA
BAL 19 Setbacks	10m	15m	10m	10m

5.2 Hazard management areas

Lots 1 to 5 are to be treated as Hazard Management Aare in their entirety. The Hazard Management Areas must be maintained in accordance with the Bushfire Hazard Management Plan and this report to achieve the following outcomes: A part 5 agreement is required over the balance lot as shown on the BHMP. The agreement requires a managed strip of land, ensuring that lot 1 can utilise the entirety of their site for habitable buildings. Written consent of the owner has been provided.

- to reduce the quantity of windborne sparks and embers reaching buildings;
- to reduce radiant heat at the building; and
- prevent flame contact.

Maintenance of Hazard Management Areas

It is the responsibility of the property owner to maintain and manage the vegetation in accordance with the Bushfire Hazard Management Plan and this report.

This area is to be regularly managed and maintained. Vegetation in this area will be minimised:

- Grass maintained to a maximum height of 100mm, with fuel loads kept to less than 2 tonnes per hectare which will be maintained at this level.
- Trees and any undergrowth to be kept clear of buildings on all sides.
- All undergrowth and understorey of trees (up to 2m) will be removed within the hazard management area.
- Select larger trees can be retained within the HMA, ensuring a minimum 5m canopy separation is provided between each established tree.
- Pathways to 1 metre surrounding the buildings and landscaping material, must be noncombustible (stone, pebbles etc.).
- The total shrub cover will be a maximum of 20% of the available area.
- There will be a clear space from the buildings of at least four (4) times the mature height of any shrubs planted.
- Shrubs will not be planted in clumps, this is to avoid build-up of debris and dead vegetation materials.

Landscaping

vegetation along the pathways to comprise low-flammable style succulent ground cover or plants
 (avoid plants that produce fine fuel which are easily ignited, plants that produce a lot of debris,
 trees and shrubs which retain dead material in branches or which shed long strips of bark, rough
 fibrous bark or drop large quantities of leaves in the spring and summer, vines on walls or tree
 canopies which overhang roofs)

• Timber woodchip and flammable mulches cannot be used, brush and timber fencing should be avoided where possible and not to be located within 6m of habitable buildings.

5.4 Property Access

Talbot Street will provide access to lots 2 to 5 along with the balance lot with lot 1 having a right of way from Cunningham Street, access to each lot will be less than 30m in length and is not required for a firefighting appliance to access a water connection point, there are no access requirements.

5.5 Fire Fighting water supply

Water supply for firefighting is provided by the existing fire hydrants located on Talbot Street and a proposed fire hydrant as shown (BHMP) on Canningham Street. These hydrants will provide <120m coverage measured as a hose lay to all lots as shown on the Hazard Management Plan. Future dwellings must be within <120m measured as a hose lay from a fire hydrant as per the below requirements taken form table C13.4

Element		Requirement
Α.	Distance between building area to be protected and water supply.	 The following requirements apply: (a) The building area to be protected must be located within 120m of a fire hydrant; 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.

Table C13.4: Reticulated Water Supply for Fire Fighting

6. Bushfire-prone areas code assessment

The following provides an assessment against the provisions of C13.0 Bushfire-prone areas code, according the Scheme.

C13.6 Development Standards for Subdivision

C13.6.1 Subdivision: Provision of hazard management areas

Objective

Subdivision provides for hazard management areas that:

- a) facilitate an integrated approach between subdivision and subsequent building on a lot;
- b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and
- c) provide protection for lots at any stage of a staged subdivision.

Acceptable solutions	Proposed solutions
A1	
a) TFS or an accredited person certifies that there is	A1a) Not applicable.
an insufficient increase in risk from bushfire to	Alb) The acceptable solution is achieved. The BHMP:
warrant the provision of hazard management areas as part of a subdivision; or	i) shows all lots within the bushfire prone area.
b) The proposed plan of subdivision:	Each site can provide a bushfire hazard management area.
 i. shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; ii. shows the building area for each lot; iii. shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS3050:2018 Construction of buildings in 	 ii) Each lot can provide for a building area that can meet BAL 19 setbacks. iii) shows a HMA associated with each building area demonstrating the separation distances required for BAL 19 in Table 2.4.4 of AS 3959 - 2018 Construction of buildings in bushfire-prone area. iv) is prepared by an accredited bushfire hazard practitioner. Alc) A part 5 agreement is required over a part of the
AS3959:2018 Construction of buildings in bushfire-prone areas; and	balance lot to the east of lot 1. The agreement requires a
iv. is accompanied by a bushfire hazard management plan that addresses all the	managed strip as shown on the BHMPensuring lot 1 can utilise the entirety of their site for habitable buildings. Written consent of the owner has been provided.

individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS3959:2018 Construction of buildings in bushfire-prone Areas; and

c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.

C13.6.2 Subdivision: Public and firefighting access

Objective

Access roads to, and the layout of roads, tracks and trails, in a subdivision:

- a) allow safe access and egress for residents, fire fighters and emergency service personnel;
- b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken;
- c) are designed and constructed to allow for fire appliances to be manoeuvred;
- d) provide access to water supplies for fire appliances; and
- e) are designed to allow connectivity, and where needed, offering multiple evacuation points.

Acceptable solutions		le solutions	Proposed solutions
A1			A1a) Not applicable.
	a)	TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or	A1b) All lots have/will have direct access to a Council maintained road.
	b)	A proposed plan of subdivision showing the layout	

of roads and fire trails, and the location of property access to building areas, and which complies to the extent necessary with Tables C13.1, C13.2 & C13.3, is included in a bushfire hazard management plan certified by the TFS or accredited person.

Conclusions and recommendations

The proposal seeks planning approval for a 2 staged 6 lot subdivision at 15 Talbot Street, St Helens. The sites and the surrounding land fall within the bushfire prone area. The hazard management plan demonstrates that future buildings on each lot can achieve the requirements of BAL 19. Access and reticulated water supply requirements can be achieved.

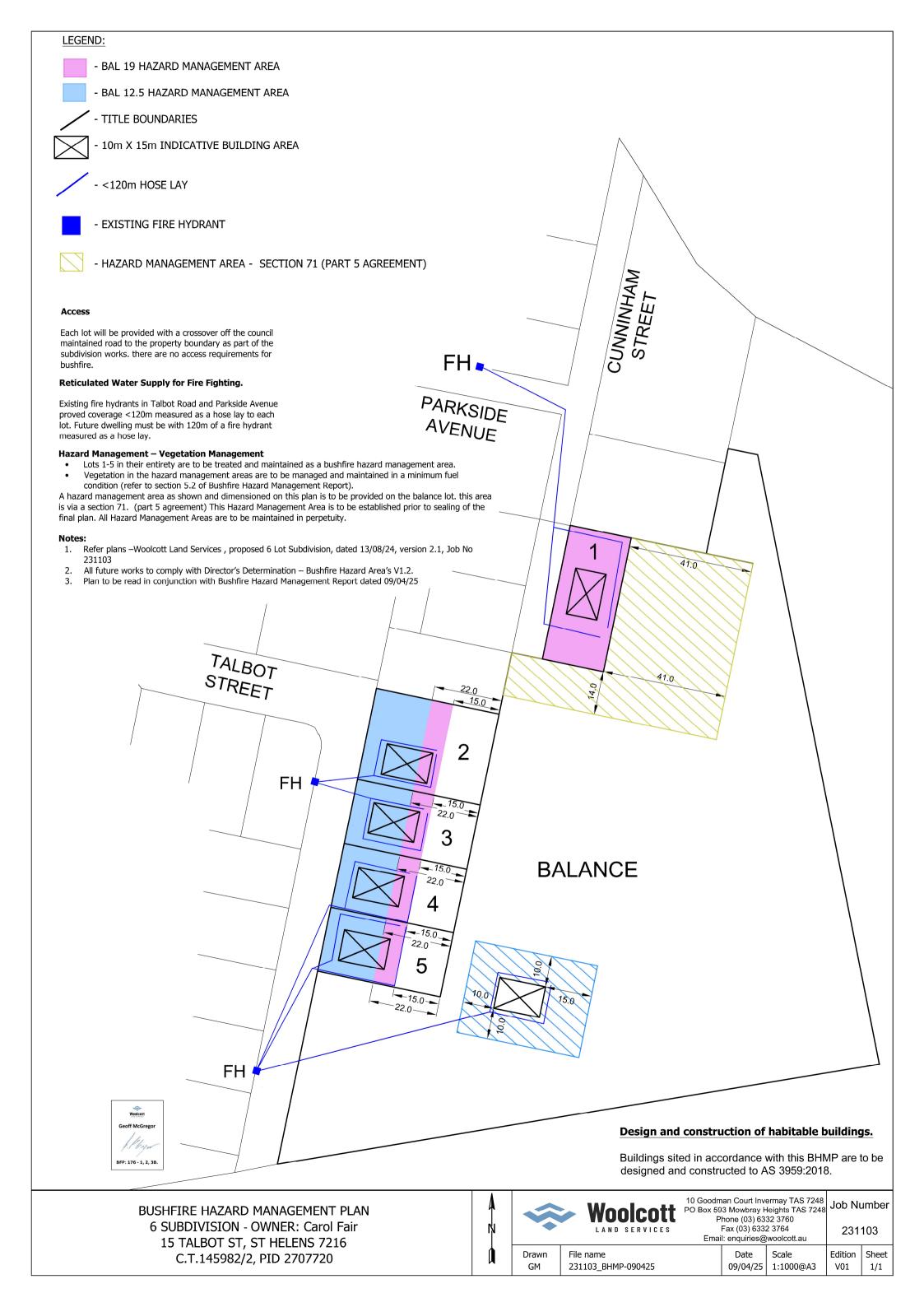
Conclusions and recommendations

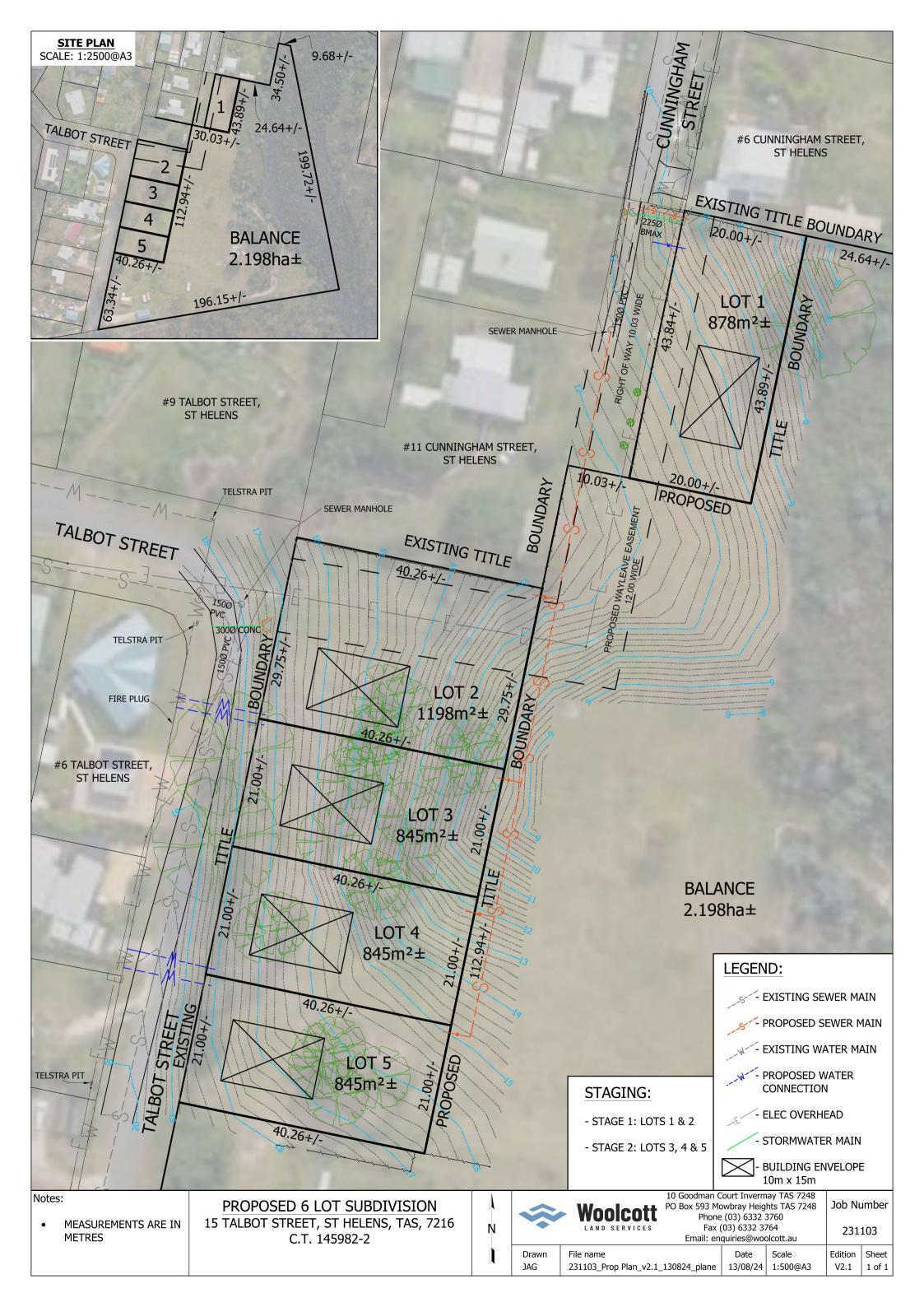
- a. All lots have demonstrated that a building area can be provided meeting the requirements of BAL 19. Maintenance of hazard management areas must be in perpetuity. A part 5 agreement is required over a part of the balance lot to the east of lot 1. The agreement requires a managed strip as shown on the BHMP ensuring lot 1 can utilise the entirety of their site for habitable buildings. Written consent of the owner has been provided. This Hazard Management Area is to be established prior to sealing of the final plan. All Hazard Management Areas are to be maintained in perpetuity.
- b. Talbot and Cunningham Streets will provide access to each lot, access is not required for a fire appliance to access a water connection point.
- c. Existing fire hydrant on Talbot and Cunningham Streets provides <120m hose coverage for each lot, Roads serves as hardstand.
- d. .Future buildings constructed on all lots will need to be designed and constructed to AS3959:2018.

Annexure 1 - Bushfire Hazard Management Plan

Annexure 2 - Subdivision Proposal Plan

Annexure 3 - Planning Certificate





BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies

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

Street address:

15 TALBOT ST, ST HELENS 7216

Certificate of Title / PID:

CT. 145982/2. PID 2707720

2. Proposed Use or Development

Description of proposed Use and Development:

6 lot subdivision

Applicable Planning Scheme:

Tasmanian Planning Scheme – Break O'Day

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report	Woolcott Land Services	09/04/2025	1
Bushfire Hazard Management Plan	Woolcott Land Services	09/04/2025	1
Proposed 6 Lot Subdivision	Woolcott Land Services	13/08/2024	1

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

4. Nature of Certificate

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

	E1.4 / C13.4 – Use or development exempt from this Code		
	Compliance test	Compliance Requirement	
	E1.4(a) / C13.4.1(a)	Insufficient increase in risk	

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

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

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

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

E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes		
Acceptable Solution Compliance Requirement		
E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk	
E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table	
E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective	
E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk	
E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table	
E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective	

5. Bushfire Hazard Practitioner				
Name:	Geoff McGregor	Pho	ne No:	0409 800 387
Postal Address:	P() B() X 503 N(0)(bra)/ 1ac 77/18		ail ss: geoff@woolcott.au	
Accreditati	on No: BFP – 176		Scope:	1, 2, 3B.

6. Certification

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

Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed: certifier	1. Mayor		
Name:	Geoff McGregor	Date:	20/03/2025
		Certificate Number: (for Practition	E231103 ner Use only)







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St Helens

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- 52 Cecilia Street, St Helens TAS 7216
- W woolcottland.au

I, Carol Hilda Fair, owner of 15 Talbot Street St Helens (C.T.145982/2), provide written consent as the owner of said land to enter into an agreement under section 71 of the *Land Use Planning and Approvals Act 1993*.

I understand this agreement will be registered on title, and will provide for the management of land in accordance with the bushfire hazard management plan.

The agreement will generally provide the following outcome:

- Ensuring the hazard management area shown over the portion of the balance lot on the Bushfire Hazard Management Plan is maintained as low threat vegetation as per the requirements of the bushfire hazard management report and plan.
- This agreement remains in effect for perpetuity, or until the land use is changed or no longer requires this agreement.

Date: 23-4-25

Carol Hilda Fair PO BOX 684 ST LEONARDS TAS 7250