

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 / 00067
Applicant	Woolcott Land Services
Proposal	Subdivision – 2 Lot Subdivision (Boundary Adjustment)
Location	10 Dune Street, Scamander & 12 Dune Street, Scamander

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 www.bodc.tas.gov.au.

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 admin@bodc.tas.gov.au, 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 12th July, 2025 **until 5pm Friday 25th July, 2025**.

John Brown
GENERAL MANAGER

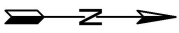



PLANNING

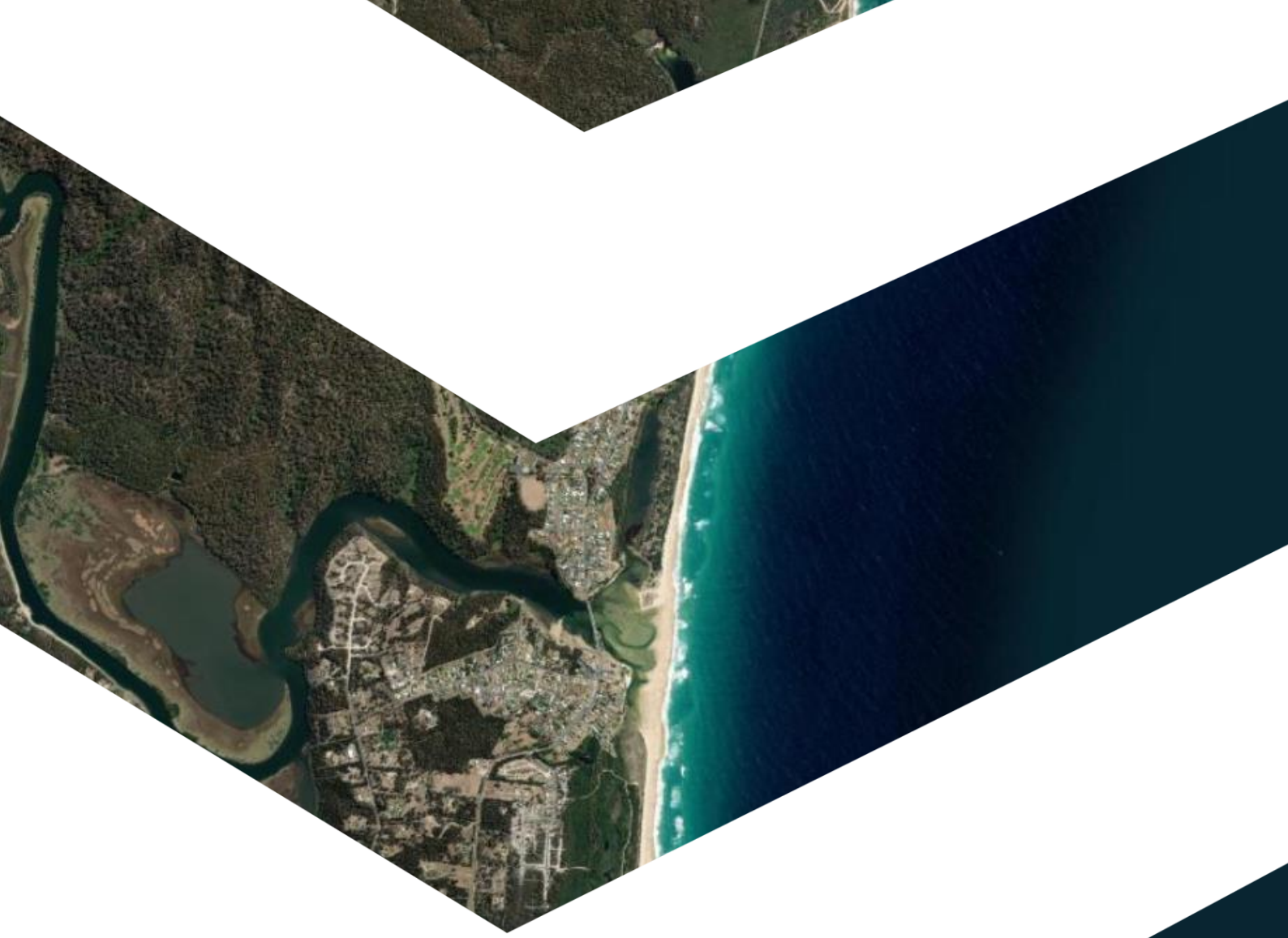
THIS PLAN WAS PREPARED AS A PROPOSAL PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

- Notes:
- MEASUREMENTS ARE IN METRES

PROPOSED BOUNDARY ADJUSTMENT
10 & 12 DUNE STREET, SCAMANDER, 7215
C.T. 12619-25, C.T. 12619-26



10 Goodman Court Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Fax (03) 6332 3764 Email: enquiries@woolcott.au				Job Number 240713	
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May 2025

PLANNING REPORT

Subdivision - 2 lot boundary adjustment

10 & 12 Dune Street SCAMANDER



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

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Town Planner

Rev.no	Description	Date
1	Review	
2	Draft	9 April 2025
3	Final	5 May 2025
4		

References

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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
Subdivision of the land – 2 lots to 2 lots

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

Document	Consultant
Proposal Plan	Woolcott Land Services
Bushfire Assessment	Woolcott Land Services

2. Subject site and proposal

2.1 Site details

Address	10 DUNE STREET SCAMANDER TAS 7215 12 DUNE STREET SCAMANDER TAS 7215
Property ID	6405674 & 6405666
Title	12619/25 & 12619/26
Land area	997m ² 1012m ²
Planning Authority	Break O' Day Council
Planning Scheme	Tasmanian Planning Scheme – Break O' Day
Easements	None on title
Application status	Discretionary application
Existing Access	1 x vehicle crossing to Dune Street – 12 Dune Street 1 x vehicle crossing to Hodgman Street – 10 Dune Street
Zone	General Residential
General Overlay	Stormwater Management Specific Area Plan
Overlays	Bushfire-prone areas Priority vegetation area

	Waterway and coastal protection area (Buffer area)
Existing development	Single dwelling and outbuildings
Existing services and infrastructure	
Water	Serviced
Sewer	Serviced
Stormwater	Serviced

2.2 Proposal

The proposal is for subdivision by boundary adjustment; 2 lots to 2 lots.

Proposed Lot 1 will be reduced in area from 997m² to 450m² and proposed Lot 2 will take up the balance to increase from 1012m² to 1559m².

Proposed Lot 1 will retain the existing access to Hodgman Street and proposed Lot 2 will retain the existing access to Dune Street.

Lot no.	Area	Frontage	Access
1	450m ²	25.73m	Existing from Hodgman Street
2	1559m ²	37.65m +-	Existing from Dune Street

2.3 Images



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

3. Zone and overlays

3.1 Zoning

The site is zoned General Residential under the Scheme.

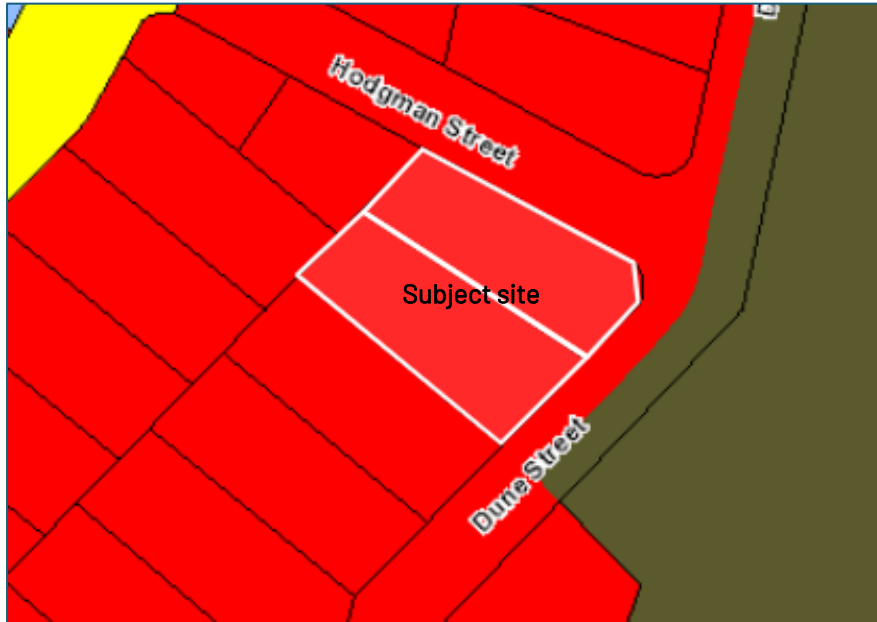


Figure 2 Zoning for the subject site (Source: LIST)

3.2 Overlays

The subject site is affected by the Bushfire prone areas and Priority Vegetation overlays. The Waterway and Coastal protection overlay partially overlaps the frontage to Dune Street.

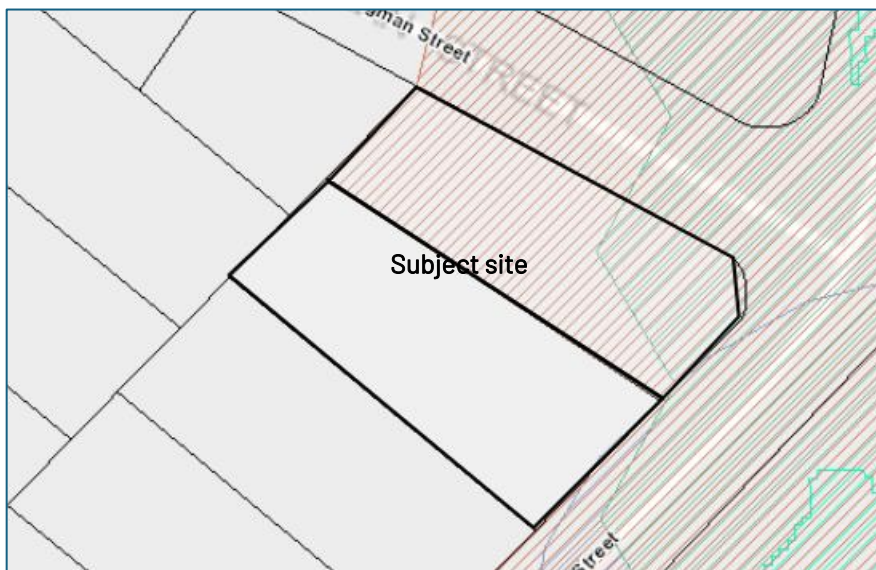


Figure 3 Overlays affecting the subject site (Source: LIST)

The site is within the Stormwater Management Specific Area Plan (SAP)

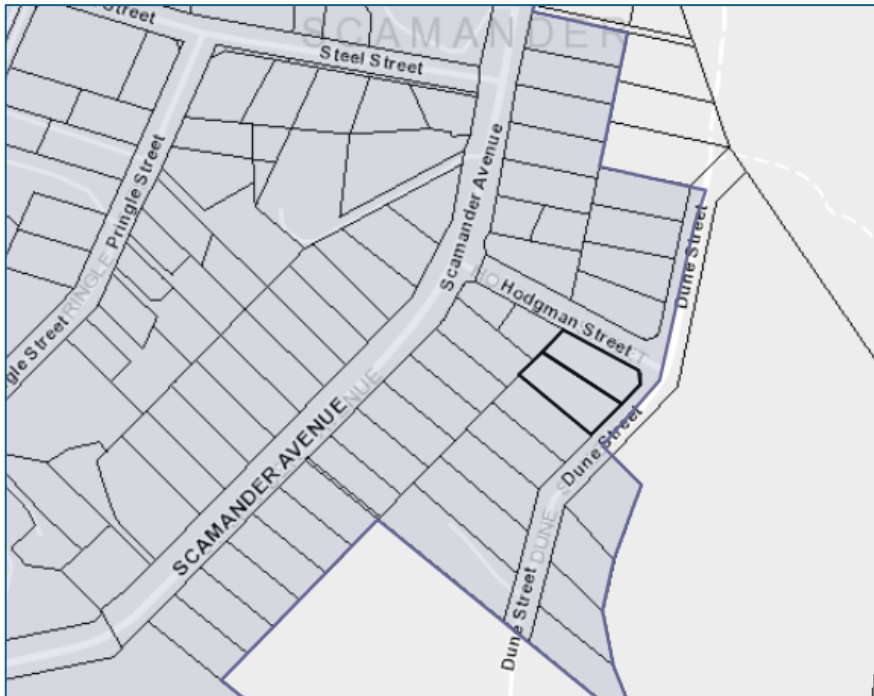


Figure 4 Showing the area of the SAP with subject site (Source: LIST)

4. Planning Scheme Assessment

4.1 Zone assessment

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.

BRE-S2.0 Stormwater Management Specific Area Plan

NOR-S7.8 Development Standards for Subdivision

This sub-clause is not used in this specific area plan.

a.

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.

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.	
Acceptable Solutions	Performance Criteria
<p>A1 Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>a) have an area of not less than 450m² and:</p> <p>i. be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:</p> <p>a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</p> <p>b. easements or other title restrictions that limit or restrict development; and</p> <p>ii. existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2;</p> <p>b) be required for public use by the Crown, a council or a State authority;</p> <p>c) be required for the provision of Utilities; or</p> <p>d) be for the consolidation of a lot with another lot provided each lot is within the same</p>	<p>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:</p> <p>a) the relevant requirements for development of buildings on the lots;</p> <p>b) the intended location of buildings on the lots;</p> <p>c) the topography of the site;</p> <p>d) the presence of any natural hazards;</p> <p>e) adequate provision of private open space; and</p> <p>f) the pattern of development existing on established properties in the area.</p>

zone.	
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RESPONSE

A1 The acceptable solution is achieved. Each lot meets the minimum area and there are no easements. Setbacks to new boundaries are achieved according to the acceptable solutions.

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.	<p>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:</p> <ul style="list-style-type: none"> 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, <p>and is not less than 3.6m wide.</p>
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RESPONSE

A1 The acceptable solution is achieved.

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.	<p>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:</p> <ul style="list-style-type: none"> 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.
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RESPONSE

A3 The acceptable solution is achieved.

A4 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.	<p>P4 Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to:</p> <ul style="list-style-type: none"> 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.
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RESPONSE

Not applicable

8.6.2 Roads

Objective	
<p>That the arrangement of new roads within a subdivision provides:</p> <ul style="list-style-type: none"> 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	<p>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:</p> <ul style="list-style-type: none"> 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.

Acceptable 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 a connection to a full water supply service.	<p>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 limited water supply service, having regard to:</p> <ul style="list-style-type: none"> a) flow rates; b) the quality of potable water; c) any existing or proposed infrastructure to provide 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
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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.	<p>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:</p> <ul style="list-style-type: none"> 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.
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RESPONSE

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

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 according to existing use.

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

No works are required in the overlay area.

C7.7.2 Subdivision within a priority vegetation area

RESPONSE

A1 The acceptable solution is achieved. There are no works proposed in the overlay area.

C13.0 Bushfire-Prone Areas Code

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

5. Conclusion

This application is for a subdivision (boundary adjustment) 2 lots to 2 lots in the General Residential Zone. Each lot will retain the existing dwelling. 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

June 2025

BUSHFIRE HAZARD REPORT

Subdivision - 2 lots to 2 lots

10 Dune Street SCAMANDER



Job Number: 240713

Prepared by: Geoff McGregor (geoff@woolcott.au)
Bushfire Hazard Practitioner BFP-176

Rev.no	Description	Date
1	Final	24 June 2025

References

Director's Determination – Bushfire Hazard Areas – 2024 v1.2.

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 report.

Prepared by
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Executive Summary

This report has been prepared for P & R Green in support of a 2 lot subdivision at 10 and 12 Dune Street, Scamander. The subdivision will be a boundary adjustment between two titles. Each lot will contain an existing dwelling, and each lot will retain its existing access off Hodgman and Dune Streets, both are sealed, Council maintained roads. 10 Dune Street falls within the Bushfire prone areas overlay with 12 Dune Street outside of the overlay, the portion of land to be added to 12 Dune Street will be within the Bushfire overlay. 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.



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 – Break O'Day.

It is also required to understand the fuel management requirements for the subject sites and to demonstrate that each proposed lot can be provided with a HMA no smaller than the required separation distances required for BAL- 19.

This Bushfire Hazard Report and Bushfire Hazard Management Plan (BHMP) has been prepared in support of a proposed 2 lot boundary adjustment at 10 and 12 Dune Street, Scamander.

2. Subject site

2.1 Site details

Property address	10 and 12 DUNE STREET SCAMANDER TAS 7215
Certificate of title references	12619/25, 12619/26
Property ID (PID)	6405674, 6405666
Property Owners	Beverley Lyon- 10 June St. P&R Green – 12 June St.
Existing Use	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 boundary adjustment
Water Supply	Reticulated service
Vehicular Access	Hodgman and Dune Streets - council maintained

2.2 Site description and context

Number 10 Dune Street is a single title containing an existing dwelling located on the corner of Hodgman and Dune Streets with primary frontage on to Hodgman Street, Number 12 Dune Street also contains a single dwelling with frontage and access onto Dune Street only, both streets are Council maintained sealed roads. The two titles are zoned General Residential with the lands to the north, west and southwest also being zoned General Residential. The lands to the east and northeast on the opposite side of Dune Street are zoned Environmental Management, this land is privately owned and includes a single dwelling.



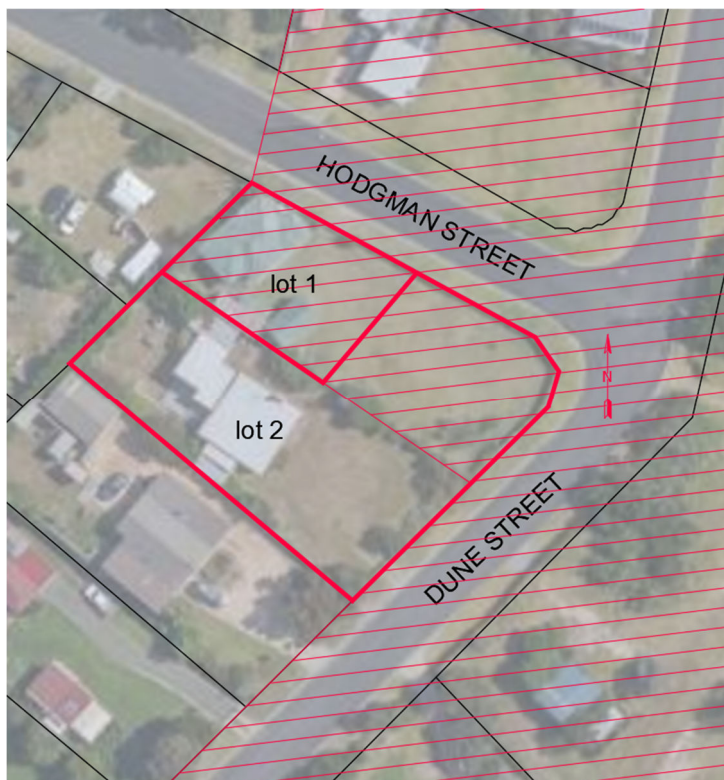
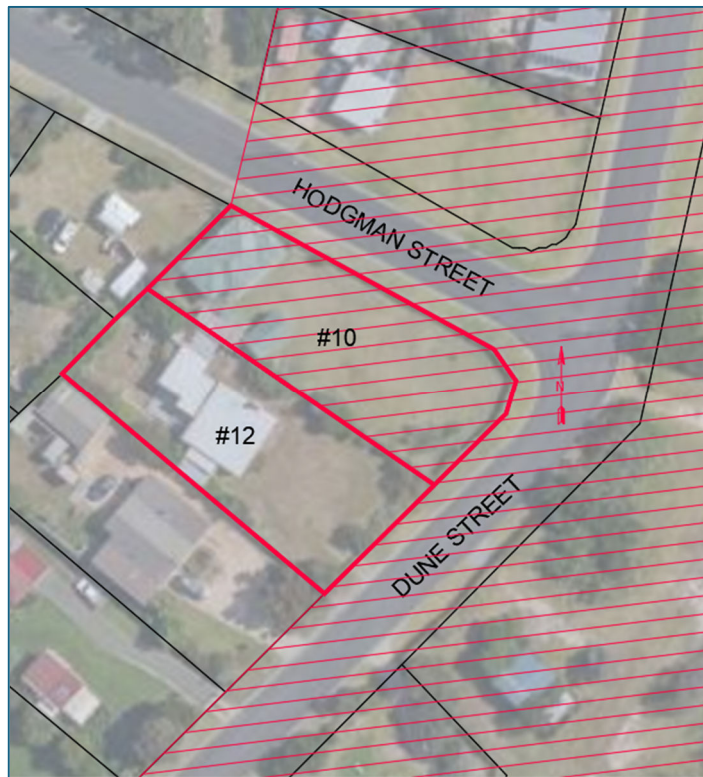
Figure 1 Aerial view of the subject sites (Source: LIST)

The site is zoned General residential.



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

Figure 3 and 4 Showing the Bushfire prone area overlay as it affects the existing titles and the proposed new lots
(Source: LIST)



2. Proposal

It is proposed to subdivide by boundary adjustment, 2 lots to 2 lots. An extract of the proposal plan is shown below:



Figure 5 Proposed subdivision layout

3. Bushfire site assessment

3.1 Vegetation analysis

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

The subject site adjoins residential land to the north, west and south; this land is classified as managed. The title to the east is zoned Environmental Management and is approximately 3.94ha in size. It includes a dwelling with a portion of managed land around the dwelling and a 10m wide strip running north up Dune Street. The remainder of the lot has been classified as scrub.

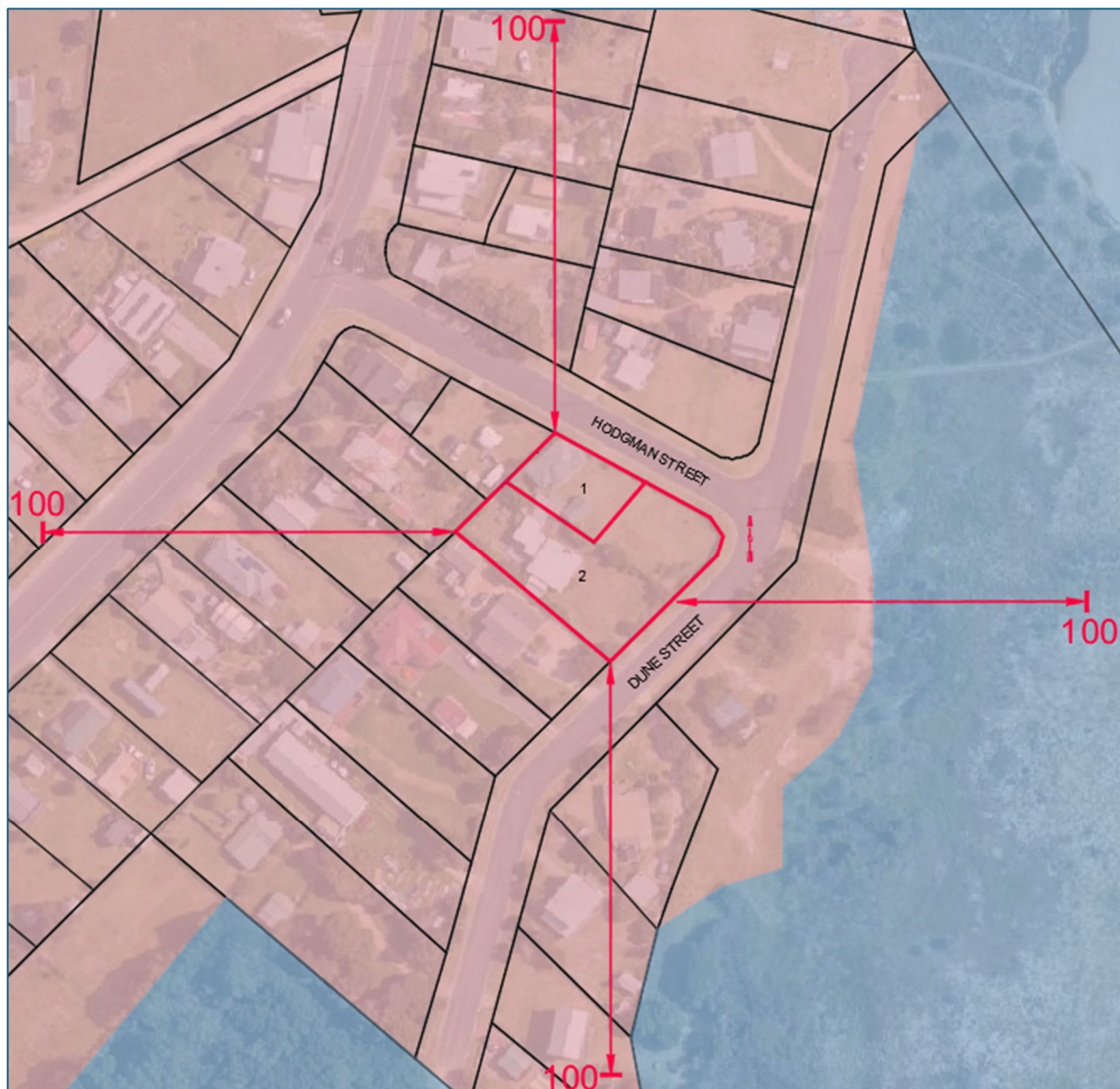


Figure 6 Vegetation analysis within 100m of the site

3.2 Effective slope analysis

Figure 5 shows the slope of the land being flat under the classified vegetation to the east.



Figure 7 Effective slope of the site and bushfire prone vegetation

3.3 Site photos



Figure 8 Looking west at the existing FH and lot 1 from Hodgman St



Figure 9 Looking west from Dune St. over the 2 lots.



Figure 10 the bushfire prone veg to the east of the site.



Figure 11 Looking north up Dune St from out the front of the site at the 10m wide managed area.

4. Bushfire protection measures

4.1 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/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front.

The distances from the existing dwellings on lot 1 and 2 are presented below, along with the slope and type of vegetation.

LOT 1	NORTH	EAST	SOUTH	WEST
Vegetation within 100m of existing dwelling	0m-100m Managed	0m - 65m Managed 65m-100m Scrub	0m-100m Managed	0m - 100m Managed
Slope (degrees) over 100m)	NA	Flat	Flat	Flat
BAL 19 Setbacks	19m	19m	19m	19m
BAL 12.5 Setbacks	27m	27m	27m	27m

LOT 2	NORTH	EAST	SOUTH	WEST
Vegetation within 100m of existing dwelling	0m-100m Managed	0m - 70m Managed 70m-100m Scrub	0m-100m Managed	0m - 100m Managed
Slope (degrees) over 100m)	NA	Flat	Flat	Flat
BAL 19 Setbacks	NA	19m	19m	19m
BAL 12.5 Setbacks	NA	27m	27m	27m

4.2 Hazard management areas

Each lot is to be treated as Hazard Management Area in its entirety. The Hazard Management Areas must be maintained in accordance with the Bushfire Hazard Management Plan and this report to achieve the following outcomes:

- 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 non-combustible (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.

4.4 Property Access

Each lot will retain its existing complaint access, lot 1 off Hodgman Street and lot 2 off Dune Street. Access is not required for a firefighting appliance to access a water connection point, there are no access requirements for firefighting.

4.5 Fire Fighting water supply

Water supply for firefighting is provided by the existing fire hydrant located on Hodgman Street. This hydrant provides coverage for the whole of lot 1 and lot 2 (as proposed). Future dwellings must be within <120m measured as a hose lay from a fire hydrant as per the below requirements taken from table C13.4

Table C13.4: Reticulated Water Supply for Fire Fighting

ELEMENT		REQUIREMENT
A.	Distance between building area to be protected and water supply.	<p>The following requirements apply:</p> <p>(a) The building area to be protected must be located within 120m of a fire hydrant; and</p> <p>(b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.</p>

5. 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:	
<ul style="list-style-type: none"> 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
<p>A1</p> <ul style="list-style-type: none"> a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or b) The proposed plan of subdivision: <ul style="list-style-type: none"> 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 <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas</i>; and iv. is accompanied by a bushfire hazard management plan that addresses all the 	<ul style="list-style-type: none"> A1a) Not applicable. A1b) The acceptable solution is achieved. The BHMP: <ul style="list-style-type: none"> i) shows all lots within the bushfire prone area. Each site can provide a bushfire hazard management area. 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. A1c) not applicable as Part 5 agreement is not required.

<p>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 <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone Areas</i>; and</p> <p>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.</p>	
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C13.6.2 Subdivision: Public and firefighting access

<p>Objective</p> <p>Access roads to, and the layout of roads, tracks and trails, in a subdivision:</p> <ul style="list-style-type: none"> 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	Proposed solutions
<p>A1</p> <ul style="list-style-type: none"> 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 b) A proposed plan of subdivision showing the layout 	<p>A1a) Not applicable.</p> <p>A1b) All lots have direct access to a Council maintained road. A future dwelling must comply with table C13.2</p>

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.	
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C13.6.3 Subdivision: Provision of water supply for firefighting purposes

Objective	
Adequate, accessible and reliable water supply for the purposes of firefighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.	
Acceptable solutions	Proposed solutions
<p>A1 In areas serviced with reticulated water by the water corporation:</p> <ul style="list-style-type: none"> a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4; or c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire. 	<p>A1</p> <ul style="list-style-type: none"> a) Not applicable b) The acceptable solution achieved. c) The acceptable solution achieved, there is an existing FH with <120m.

6. Conclusions and recommendations

The proposal seeks planning approval for a 2 lot boundary adjustment(subdivision) at 10 and 12 Dune Street. Number 10 Dune Street is within the Bushfire prone areas overlay and will be reduced to a lot of 450m² with the balance being joined to 12 Dune Street. The hazard management plan demonstrates that each lot can achieve the requirements of BAL 19. Access and reticulated water supply requirements can be achieved.

- a. Lots 1 and 2 as proposed have demonstrated that a building area can be provided meeting the requirements of BAL 19. Maintenance of hazard management areas must be in perpetuity
- b. Access is not required for a firefighting appliance to access a water connection point, there are no requirements for access for firefighting.
- c. Existing fire hydrant on Hodgman Street provides <120m hose coverage for each lot and their existing dwellings.
- 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

Hazard Management and Protection

Requirements:

1. PROPERTY ACCESS

Property access is less than 30m long and is not required for a fire fighting appliance to access a water point.
there are no access design and construction requirements for firefighting purposes.

2. WATER SUPPLY FOR FIREFIGHTING

Water supply for fire fighting is provided by the existing fire hydrant (as shown) located within less than 120m of the furthest element of the existing habitable buildings measured as a hose lay, public road to serves as hardstand.

3. HAZARD MANAGEMENT AREA

The subject sites in their entirety are to be treated and maintained as a hazard management area.
maintain in a minimal fuel condition in perpetuity ensuring fuels are reduced sufficiently and other hazards are removed such that the fuels & other hazards do not significantly contribute to the bushfire attack.
limited amounts of low flammability plants are acceptable within the hma; including maintained lawn, low growing plants & ground covers, low flammability ornamental gardens, vegetable gardens and the like.
do not plant adjacent to walls & decks or directly under glazed elements.
maintain lawn to a height less than 100mm
do not use pine bark and other flammable mulch.
thin-out understorey vegetation and prune low-hanging tree branches.
prune trees to maintain horizontal separation between canopies.
selectively position trees and shrubs to create discontinuous rows and clumps.
clear accumulated leaves and other debris from roof gutters

Notes:

Refer plans –Woolcott Land services, Proposed Boundary adjustment, 10&12 Dune Street, Scamander dated 03/09/2024, 240713
All future works to comply with director's determination – Requirements for building in Bushfire Prone Areas (transitional) (v2.2). Table 4.1, 4.2, 4.3 and 4.4.
Plan to be read in conjunction with Bushfire Hazard Management Report dated 24/06/2025

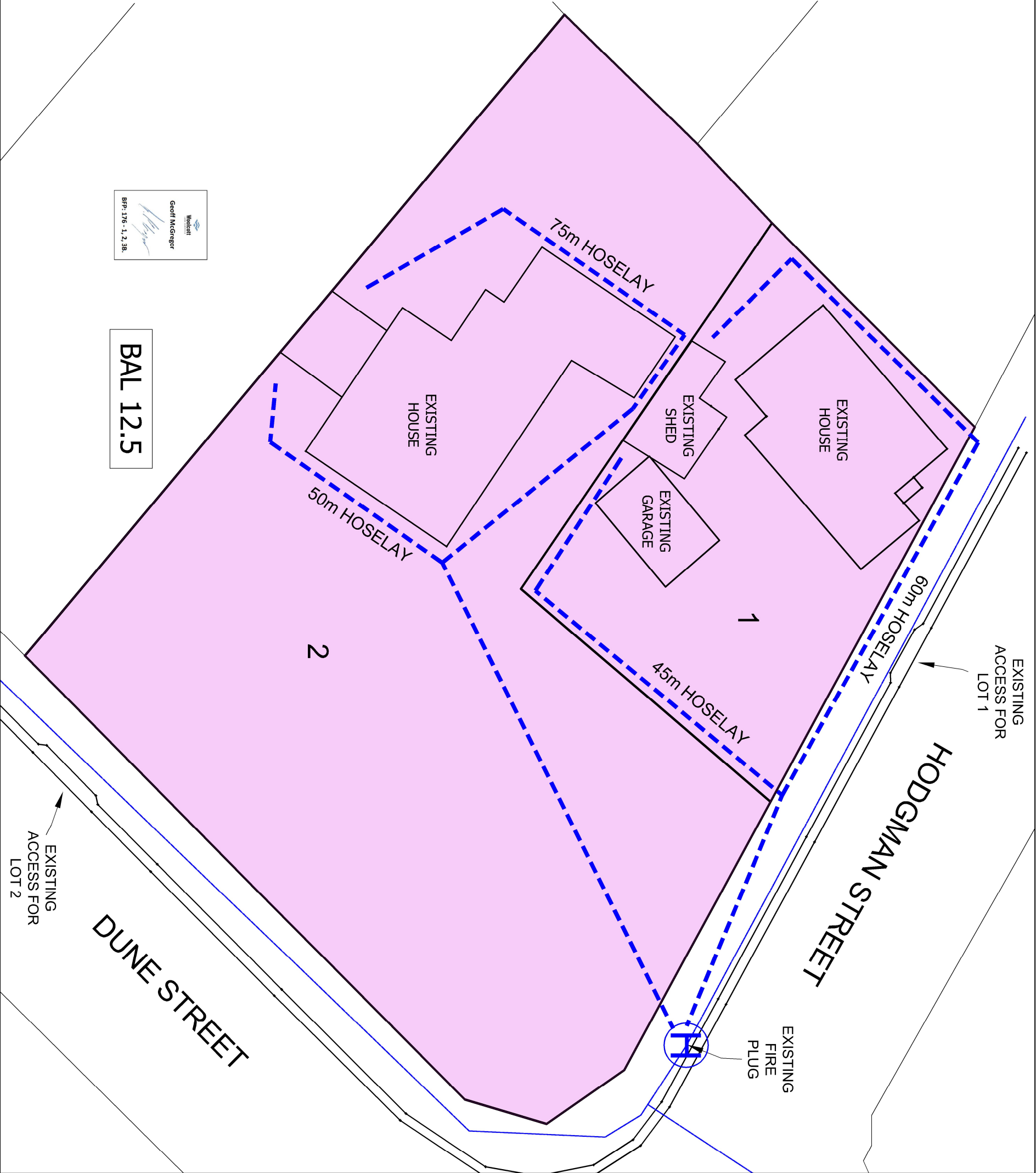
LEGEND:

- BAL 12.5 BUILDING AREA AND EXISTING HAZARD MANAGEMENT AREA

- TITLE BOUNDARIES

- HOSE LAY

- EXISTING FIRE HYDRANT



BAL 12.5

BUSHFIRE HAZARD MANAGEMENT PLAN
Proposed 2 lot boundary adjustment (subdivision)

For: P&R Green

10 & 12 DUNE ST. Scamander 7215

C.T.12619/25, PID6405674. C.T.12619/26, PID6405666



10 Goodman Court Invermay, TAS 7248
PO Box 593 Mowbray Heights TAS 7248
Phone (03) 6332 3760
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Job Number
240713

Drawn	File name	Date	Scale	Edition	Sheet
GM	240713-BHMP	24/06/25	1:250@A3	V01	1/1



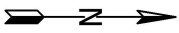
PLANNING


THIS PLAN WAS PREPARED AS A PROPOSAL PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

Notes:

- MEASUREMENTS ARE IN METRES

PROPOSED BOUNDARY ADJUSTMENT
10 & 12 DUNE STREET, SCAMANDER, 7215
C.T. 12619-25, C.T. 12619-26



 Woolcott LAND SERVICES					10 Goodman Court Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Fax (03) 6332 3764 Email: enquiries@woolcott.au		Job Number 240713	
Drawn JAG	File name 240713_Proposal Plan_V2.0_030924	Date 03/09/24	Scale 1:250@A3	Edition V2.0	Sheet 1 of 1			

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:

10 & 12 DUNE ST SCAMANDER 7215

Certificate of Title / PID:

CT. 12619/25. PID 6405674. CT. 12619/26. PID 6405666

2. Proposed Use or Development

Description of proposed Use and Development:

2 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	24/06/2025	1
Bushfire Hazard Management Plan	Woolcott Land Services	24/06/2025	1
Proposed 2 Lot Subdivision	Woolcott Land Services	03/09/2024	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:

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

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

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

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

<input checked="" type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input 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

<input checked="" type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input checked="" 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 type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:

Geoff McGregor

Phone No:

0409 800 387

Postal
Address:

PO BOX 593, Mowbray, Tas, 7248

Email
Address:

geoff@woolcott.au

Accreditation 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



Name:

Geoff McGregor

Date:

24/06/2025

Certificate
Number:

240713

(for Practitioner Use only)