

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 / 00124
Applicant	Woolcott Land Services
Proposal	Subdivision – Subdivision (3 Lot)
Location	80-86 Tasman Highway, St Helens (CT 244172/1 & CT 48660/1) & 20 Perseus Street, St Helens (CT 76091/6)

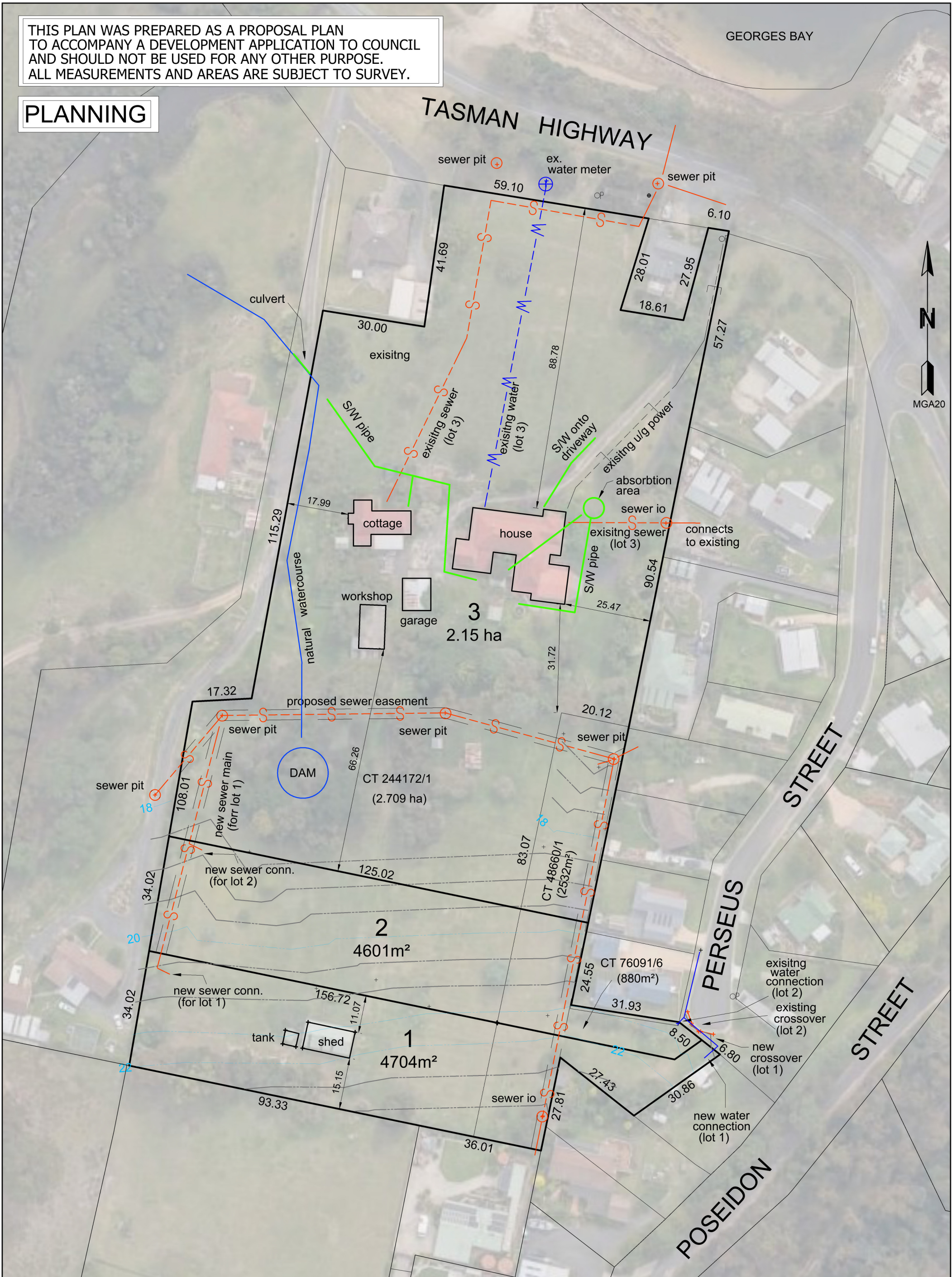
Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

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 18th October 2025 **until 5pm Friday 31st October 2025.**

John Brown
GENERAL MANAGER

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.

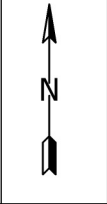
PLANNING



Notes:

- CONTOUR INTERVAL IS 0.25m; INDEX IS 1.0m
- BOUNDARIES ARE COMPILED AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
- DIMENSIONS ARE IN METRES

PROPOSAL PLAN
3 Lot Boundary Adjustment
'WARRAWEE' 80-86 TASMAN HWY
ST HELENS, CT 244172/1,
CT 48660/1, CT 76091/6



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Drawn AJB	File name 250203 proposal 150825mga20.dwg	Date 15/06/25	Scale 1:1000@A3	Edition V01.2	Sheet 1/1



June 2025

PLANNING REPORT

Subdivision by boundary adjustment; 3 lots to

3 lots

'Warrawee' - 80-86 Tasman Highway

ST HELENS



Prepared by

Woolcott Land Services Pty Ltd

ABN 63 677 435 924

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Rev.no	Description	Date
1	Review	20 February 2025
2	Draft	16 June 2025
3	Final	29 July 2025
4	Review	1 October 2025

References

Land Tasmania. 2021. *Land Information System Tasmania*. Accessed 2025.

<https://www.thelist.tas.gov.au/app/content/home/>.

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

Annexures

Annexure 1 Copy of title plan and folio text
Annexure 2 Proposal plan

Contents

1.	Introduction	5
2.	Subject site and proposal	5
2.1	Site details	5
2.2	Proposal	6
2.3	Images.....	7
3.	Zone and overlays	8
3.1	Zoning.....	8
3.2	Overlays	8
4.	Planning Scheme Assessment	10
4.1	Zone assessment	10
4.2	Code Assessment	15
5.	Conclusion	17

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 by boundary adjustment – 3 lots to 3 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

2. Subject site and proposal

2.1 Site details

Address	'WARRAWEE' – 80-86 Tasman Highway, St Helens TAS 7216 20 PERSEUS STREET, ST HELENS TAS 7216
Property ID	2225481 6781880
Title	244172/1 <i>48660/1</i> 76091/6
Land area	2.709ha <i>2532m²</i> 860m² (estimated)
Planning Authority	Break O' Day Council
Planning Scheme	Tasmanian Planning Scheme – Break O' Day
Easements	(Electric line on title without easement)
Application status	Discretionary application
Existing Access	Single access from Tasman Highway

	Single access from Perseus Street
Zone	General Residential
General Overlay	Stormwater Management Specific Area Plan
Overlays	Priority vegetation area Airport obstacle limitation area Bushfire-prone areas Coastal erosion area – investigation area Waterway and coastal protection area
Existing development	Single dwelling and outbuildings
Existing services and infrastructure	
Water	Serviced
Sewer	Serviced
Stormwater	On site

2.2 Proposal

The proposal is for a boundary adjustment. The subdivision will realign the boundaries of 3 lots to make 3 lots. Two lots will have access from Perseus Street where CT. 76091/6 has existing frontage.

The existing dwelling and outbuildings (excepting one outbuilding) will be retained to proposed Lot 3 with frontage and access to Tasman Highway.

Lot no.	Proposed Area	Frontage	Access	Existing development
1	4704m ²	6.8m	Proposed from Perseus Street	Outbuilding and rainwater tank
2	4601m ²	8.5m	Existing from Perseus Street	
3	2.15ha	55.2m	Existing from Tasman Highway	Dwelling and remote dwelling extension (single dwelling) with outbuildings

2.3 Subject site

The subject site is made up of three lots. The lot identified as CT. 48660/1 currently has no frontage or access to a public road.

The site includes a dwelling with a remote extension to the dwelling (labelled as Cottage) and three outbuildings. The dwelling is serviced with reticulated water and sewer and stormwater is managed onsite.

2.4 Images



Figure 1 Aerial view of the subject site (Land Tasmania 2021)

3. Zone and overlays

3.1 Zoning

The site is zoned General Residential under the Scheme.

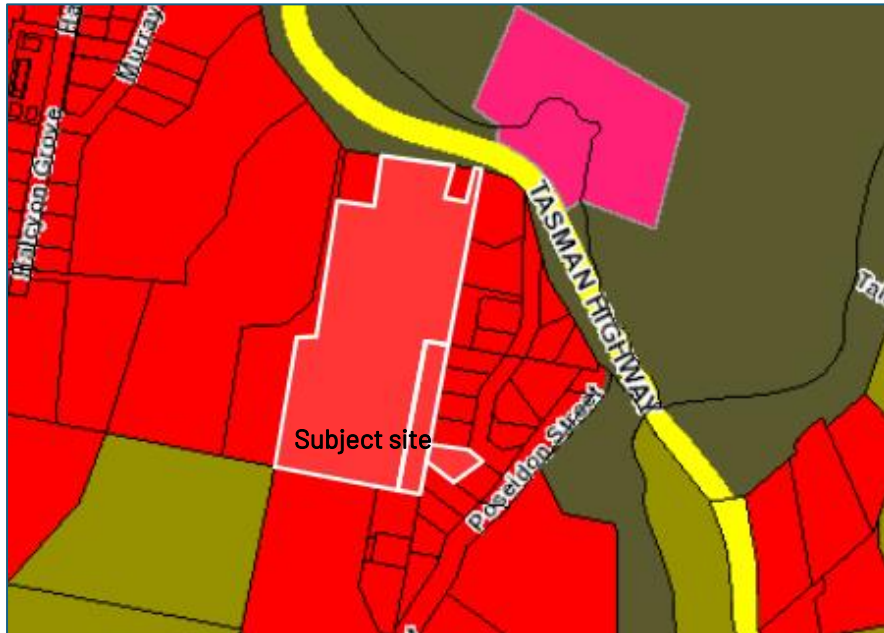


Figure 2 Zoning for the subject site (Land Tasmania 2021)

3.2 Overlays

The subject site is affected by the Coastal erosion investigation area and Waterway and coastal protection area overlays at the northern boundary.



Figure 3 Overlays affecting the subject site (Land Tasmania 2021)

The site is affected by the Bushfire prone areas, the Airport obstacle limitation area and the Priority vegetation area overlays.



Figure 4 Overlays affecting the subject site (Land Tasmania 2021)

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

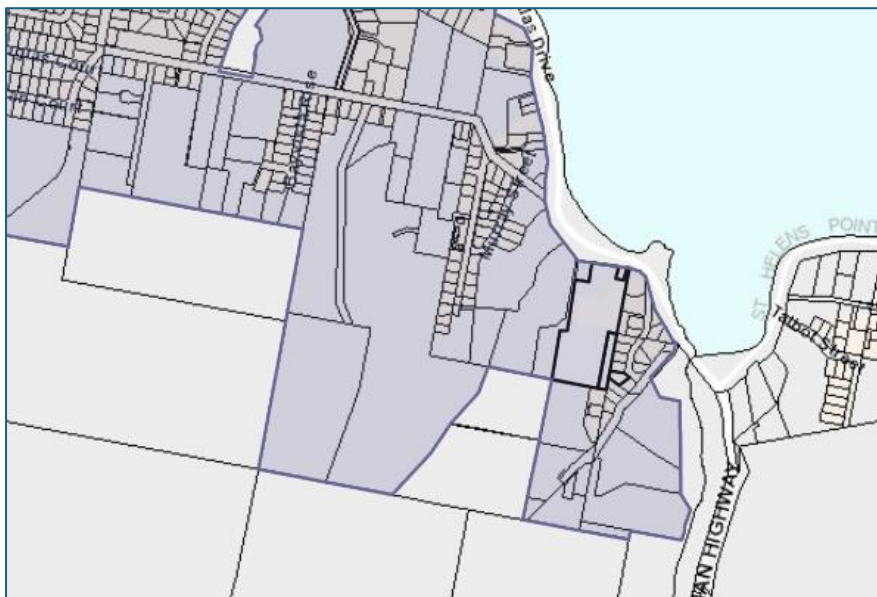


Figure 5 Showing the area of the SAP with subject site (Land Tasmania 2021)

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.

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 subject site includes existing residential development and is categorised under the residential use class as existing which is permitted. The Use Standards of the zone are not addressed.

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
A1 Each lot, or a lot proposed in a plan of subdivision, must: a) have an area of not less than 450m² and: i. be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and 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; 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.	P1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to: a) the relevant requirements for development of buildings on the lots; b) the intended location of buildings on the lots; c) the topography of the site; d) the presence of any natural hazards; e) adequate provision of private open space; and f) the pattern of development existing on established properties in the area.

RESPONSE

A1 The acceptable solution is achieved. Each lot meets the minimum area requirement and can contain a building area of 10m x 15m with appropriate setbacks. The setbacks to the existing buildings on Lot 3 are sufficient.

The setbacks to the existing outbuilding on Lot 1 are sufficient.

Lots 1 and 2 have dimensions to allow an area of 10m x 15m based on the lot dimensions of 34m (the minimum requirement would be 21m for a 15m length, 4.5m front setback and 1.5m rear or side setback). Lots 1 and 2 are dimensioned to allow suitable residential development clear of

easements. Each of the proposed lots can be further subdivided and access allowed to Lots 1 and 2 can facilitate this upon further development.

The gradient over Lots 1 and 2 is calculated at 1:22.

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.
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RESPONSE

P2 The performance criteria are addressed.

- a. The frontage to Proposed Lot 1 is reduced to 6.6m, the frontage to proposed Lot 2 is 8.5m.
- b. No right of carriageway easement is required. A road easement may be utilised to protect access advantages if required by Council.
- c. The topography has no bearing on the frontage.
- d. The frontage is directly off the road and allows sufficient width for entry to the lots.
- e. The proposed lots are sufficiently sized and dimensioned to allow manoeuvring based on the limitations of the existing frontage available.
- f. The existing pattern of development is based on Perseus Street being a cul-de-sac road and there being no frontage available for CT 48660/1. The proposed allows direct access to each lot from a Council maintained road and does not employ a right of way over CT.76091/6 which would hamper future development on that lot.

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 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: 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.	P4 Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having 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.
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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.
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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.	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: 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.	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.
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RESPONSE

- P3 The performance criteria apply – please refer to the preliminary onsite stormwater evaluation provided.

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. Proposed Lot 1 will retain existing parking provision.

- C2.6 Development Standards for Buildings and Works
No further development 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

- P1 The performance criteria apply. The proposal includes one new vehicular access point (proposed Lot 1); Council consent as the road authority is required.
- The increase to traffic to the proposed lot is within the acceptable limits according to Table C3.1. The traffic increase will be residential in nature on a local road with a speed limit 50km/h. The access point is made as a widening of the existing to Perseus Street and required for Lot 1. As the proposal is minor in nature no further advice has been sought for the proposed vehicular access.

C3.7 Development Standards for Subdivision

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

- P1 The proposed subdivision is within a road or railway attenuation area.
- The site is sloped; and
 - the proposed vacant lots are set at the rear of the site away from the Highway. The site has existing vegetation between the vacant lots and the highway.
 - The existing buildings are closer to the highway than proposed Lots 1 and 2.
 - There is no rail network.
 - The highway is signposted as 60km/h.
 - The proposed lots are set back more than 200m from the highway road and there are many dwellings intervening between the two.

-
- g. The road provides entry to (and exit from) St Helens township and is the main arterial for this purpose.
 - h. The intended use is residential in nature.
 - i. The subdivision creates two lots that are set well back from the road with access from a local road.
 - j. The boundary adjustment makes use of available residential land by reconfiguring the lots and improving access arrangements.
 - k. No traffic impact assessment has been undertaken as the effect is considered negligible.
 - l. No mitigating measures are proposed as there are many dwellings in the area and with closer proximity to the main road.
 - m. No further advice has been sought.
 - n. No further advice has been sought. The access is from a local road which requires consent to widen the access in an already developed area.

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

A1 No works are proposed in the overlay area.

C7.7.2 Subdivision within a priority vegetation area

RESPONSE

P1.1 The performance criteria are addressed.

Subclause (b) applies, the subdivision is in the General Residential Zone,

P1.2 The subdivision requires works towards vehicle access in the overlay area. Easements to the sewer infrastructure are retrospective and no servicing works are required aside from one new water connection. Works are minimal and no vegetation is required to be removed.

C10.0 Coastal Erosion Hazard Code

C10.7 Development Standards for Subdivision

C10.7.1 Subdivision within a coastal erosion hazard area

RESPONSE

A1 The acceptable solution is achieved (a) building areas are able to be contained outside the overlay area.

C13.0 Bushfire-Prone Areas Code

RESPONSE

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 proposal is exempt from the Code.

5. Conclusion

This application is for a boundary adjustment by subdivision for 3 lots to 3 lots in the General Residential Zone. Proposed Lot 1 will retain the existing development aside from one outbuilding which will be retained to proposed Lot 1. The proposed is in accord with the provisions of the Scheme and a planning permit is sought from Council.

25 September 2025

Reference No. GL25532Ab

Mr Eric Lawson
PO Box 343
ST HELENS TAS 7261

Dear Sir

**RE: Preliminary On-site Stormwater Site Evaluation
80-86 Tasman Highway & 20 Perseus Street, St Helens**

We have pleasure in submitting herein our report detailing the results of a preliminary on-site stormwater management evaluation conducted for the above site.

Should you require clarification of any aspect of this report, please contact Timothy Liew on 03 6326 5001.

For and on behalf of

Geoton Pty Ltd



Tony Barriera

Director – Principal Geotechnical Engineer

Rev No.	Date	Written By	Reviewed By	Description
Ab	25/09/2025	T Liew	S Shahendeh	Original

1 INTRODUCTION

At the request of Michelle Schleiger of Woolcott Land Services, on your behalf, Geoton Pty Ltd has carried out a limited scope investigation at the site of a proposed 3-lot subdivision at 80-86 Tasman Highway and 20 Perseus Street, St Helens (Title References 244172/1, 48660/1, and 76091/6).

The purpose of the investigation is to assess the suitability of the site for management of stormwater in accordance with the Tasmanian Planning Scheme – Break O'Day.

It should be noted that this is a preliminary assessment for subdivision approval and that a site-specific on-site stormwater assessment and design for the proposed new lots will be required by the developer/owner once the actual location and size of the development is known.

A proposed plan was provided, prepared by Woolcott Land Services Job No. 250203, dated 15/06/25, showing the subdivision layout. The proposed lots, Lot 1, Lot 2 and Lot 3, will be 4,704m², 4,601m² and 2.15ha in size, respectively. The existing dwellings, workshop, garage and dam will be allocated to Lot 3, with an existing shed and tank being allocated to Lot 1.

2 FIELD INVESTIGATION

The field investigation was conducted on 3 September 2025 and involved the drilling of 2 boreholes by 4WD mounted auger rig to the investigated depth of 2.0m.

The logs of the boreholes are included in Appendix A and their locations are shown on Drawing 1 attached.

3 SITE CONDITIONS

The investigated area within the proposed lots 1 and 2 was generally near level and fenced into several grazing paddocks. Vegetation at the investigated area of the site comprised a low cover of grass and several mature trees.

The MRT Digital Geological Atlas 1:25,000 Series, indicates that the site is located on Paleogene-Neogene period sediments of gravel, sand, silt, clay and regolith, with this generally confirmed by the field investigation.

Examination of the LIST Landslide Planning Map indicates that the site is not within any mapped landslide hazard band.

The investigation encountered a soil profile of topsoil comprising silty sand to the depths of 0.1m to 0.2m, overlying silty sand to clayey sand to the depths of 0.6m to 0.7m, underlain by silt, sandy silt, and clayey silt to the investigated depths of 2.0m.

The boreholes did not encounter any signs of groundwater seepage over the investigated depths.

Full details of the soil conditions encountered are presented on the borehole logs.



Plate 1: View of the site looking to the west, 25/09/2025.

4 PRELIMINARY ON-SITE STORMWATER DISPOSAL

4.1 General

The Tasmanian Planning Scheme specifies that each lot or proposed lot, within a subdivision must either have connection to a public stormwater system or be able to accommodate an on-site stormwater management system.

On-site disposal of stormwater via infiltration systems “are *designed to encourage stormwater to infiltrate into surrounding soils via a controlled system and are particularly suited to reducing the magnitude of peak storm discharges from impervious areas*” and “*are best suited to sandy soils with deep groundwater*”. “*Soils with low hydraulic conductivities... are more susceptible to clogging and require enhanced pretreatment*” (Derwent Estuary Program, 2012).

Lots with on-site stormwater management are required to be capable of accommodating the future use and development of the land, specifically with regard to:

- The size of the lot;
- Topography of the site;
- Soil conditions;
- Any existing buildings on the site;
- Any area of the site covered by impervious surfaces; and
- Any watercourse on the land.”

As per the Tasmanian Planning Scheme, developments without connection to town stormwater infrastructure are required to have sufficient capacity for adequate on-site stormwater management and/or disposal.

On-site detention must be provided to limit the peak rate of piped stormwater discharge and overland flows from the developed site to that generated by a 5% Annual Exceedance Probability (AEP) storm.

4.2 Soil Category and Permeability of Soil

Conditions encountered during the geotechnical investigation indicate that the subsurface profile can be typically characterised as silty to clayey sand underlain by low plasticity sandy to clayey silt which falls under the category of “Sandy Clay” (Engineers Australia, 2006).

From Water Sensitive Urban Design (Derwent Estuary Program, 2012), Section 10.3.1.2, the saturated hydraulic conductivity (K_{sat}) for Sandy Clay is 1×10^{-5} m/s to 5×10^{-5} m/s (36mm/hour to 180mm/hour).

A moderation factor (U) to account for the non-homogeneous nature of soil, to convert “point” hydraulic conductivity (K_h) to “areal” K_h for sandy clay soils of 1.0 has been adopted as per Australian Runoff Quality (Engineers Australia, 2006).

4.3 Groundwater

Groundwater was not encountered in the field investigation, i.e., the groundwater table is at a depth greater than 2m below the current ground surface.

4.4 Catchment

According to the Australian Bureau of Statistics (2020), the main floor area of a newly built Tasmanian home is 187.9m². Assuming a factor of safety of approximately 1.5 for the inclusion of other roofed/impermeable surfaces, a generic area of 300m² has been adopted for an idealised dwelling on the proposed lot with the purpose of assessing the site’s capacity to manage on-site stormwater.

4.5 Sizing the Detention Storage

4.5.1 General

The required storage volume of an infiltration system is defined by the difference in inflow and outflow volumes for the duration of a storm (AS 3500-2021). The inflow volume is a product of rainfall, contributing area and the runoff coefficient connected to the infiltration system, i.e.,

$$\text{Inflow volume (for storm duration } D, m^3) = C \times I \times A \times \frac{D}{1000}$$

Where:

C is the runoff coefficient (taken as 1.0 for roofed areas and 0.9 for paved areas (Standards Australia Limited, 2021))

I is the probabilistic rainfall intensity (mm/hr)

Preliminary On-site Stormwater Site Evaluation

A is the contributing area connected to the infiltration system (m²)

D is the storm duration (hours)

Outflow from the infiltration system is via the base and sides of the infiltration system and depends on the area and depth of the infiltration system. In computing the infiltration from the walls of an infiltration system, Australian Runoff Quality (Engineers Australia, 2006) suggests that pressure is hydrostatically distributed and thus equal to half the depth of water over the bed of the infiltration system, i.e.,

$$\text{Outflow volume (for storm duration } D, m^3) = \left[(A_{inf}) + \left(P \times \frac{d}{2} \right) \right] \times U \times K_h \times D / 1000$$

Where:

K_h is the “point” saturated hydraulic conductivity (mm/hr)

A_{inf} is the infiltration area (m²)

P is the perimeter length of the infiltration area (m)

d is the depth of the infiltration system (m)

U is the “point” soil hydraulic conductivity moderating factor (see Section 5.2)

D is the storm duration (hours)

The required storage volume of an infiltration system can be computed as follows:

$$\text{Required storage (m}^3\text{)} = \text{Inflow volume (m}^3\text{)} - \text{outflow volume (m}^3\text{)}$$

The Intensity-Frequency-Design (IFD) rainfall curve and table for the site was generated from the Bureau of Meteorology IFD data website (Australian Bureau of Meteorology, 2024).

Design rainfall events with durations of 5 minutes up to 72 hours were calculated.

Detention and absorption of the collected stormwater will be in a gravel-filled soak away detention trench filled with 20mm to 40mm nominal size gravel. The gravel-filled trench has a nominal porosity of 0.3.

Adopting a soak away detention trench volume of 16.0m³ (16.0m long x 2m wide x 0.5m deep), Table 1 and Figure A below show the maximum required storage volume (volume of stormwater generated less infiltration into the soil) to be at a maximum for a 25-minute duration 5% AEP storm event, with the percentage of the design rainfall event able to be stored in the trench being 99.2% of the trench capacity. 5% AEP design rainfall events with durations of 120 minutes and greater, have a higher infiltration capacity into the soil than the volume of stormwater generated.

Preliminary On-site Stormwater Site Evaluation

Table 1: IFD Rainfall events, volume of rainfall captured, infiltration, and trench storage capacity.

Duration (min)	Duration (hours)	AEP 5% (mm/hr)	Volume in (m ³)	Infiltration (m ³)	Required Storage Volume (m ³)	Trench Storage Capacity (%)
5	0.08	135	3.38	0.62	2.76	57.5%
10	0.17	103	5.15	1.23	3.92	81.7%
15	0.25	84.2	6.32	1.85	4.47	93.1%
20	0.33	71.6	7.16	2.46	4.70	97.9%
25	0.42	62.7	7.84	3.08	4.76	99.2%
30	0.50	56	8.40	3.69	4.71	98.1%
45	0.75	43.6	9.81	5.54	4.28	89.1%
60	1	36.5	10.95	7.38	3.57	74.4%
90	1.5	28.6	12.87	11.07	1.80	37.5%
120	2	24.3	14.58	14.76	-0.18	-3.7%
180	3	19.6	17.64	22.14	-4.50	-93.8%
270	4.5	16	21.60	33.21	-11.61	-241.9%
360	6	14	25.20	44.28	-19.08	-397.5%
540	9	11.5	31.05	66.42	-35.37	-736.9%
720	12	10	36.00	88.56	-52.56	-1095.0%
1080	18	8.06	43.52	132.84	-89.32	-1860.8%
1440	24	6.79	48.89	177.12	-128.23	-2671.5%
1800	30	5.87	52.83	221.40	-168.57	-3511.9%
2160	36	5.17	55.84	265.68	-209.84	-4371.8%
2880	48	4.15	59.76	354.24	-294.48	-6135.0%
4320	72	2.94	63.50	531.36	-467.86	-9747.0%

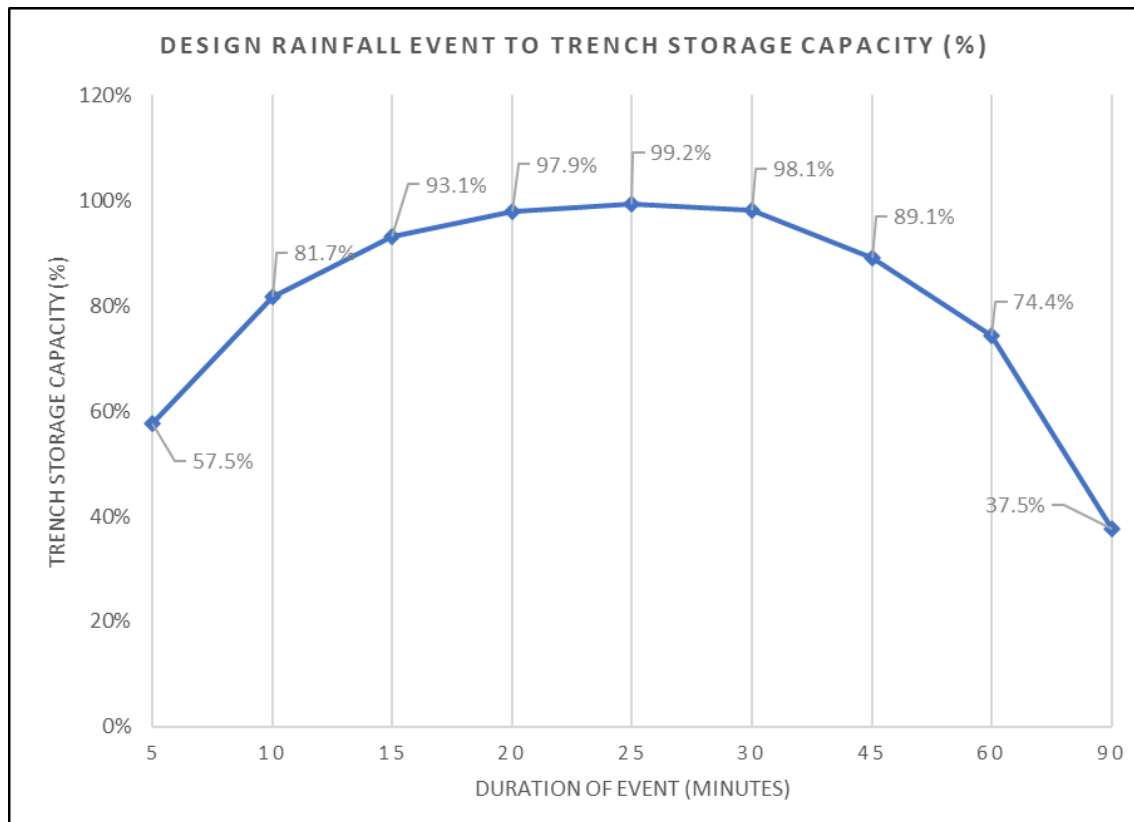


Figure A: Design Rainfall Event to Trench Storage Capacity (%)

4.6 Stormwater Assessment Conclusion

Based on the calculations above, an approximate disposal area of 32m² will be required for on-site stormwater detention for the proposed Lots 1 and 2. A minimum set back of 2m will be required from lot boundaries and buildings. As such, the results of the investigation indicate that the proposed lots have **sufficient depth and suitable area** available for on-site stormwater detention.

5 REFERENCES

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Attachments:

Limitations of report

Drawing 1 – Site Plan

Appendix A – Borehole Logs & Explanation Sheets

Geotechnical Consultants - Limitations of report

These notes have been prepared to assist in the interpretation and understanding of the limitations of this report.

Project specific criteria

The report has been developed on the basis of unique project specific requirements as understood by Geoton and applies only to the site investigated. Project criteria are typically identified in the Client brief and the associated proposal prepared by Geoton and may include risk factors arising from limitations on scope imposed by the Client. The report should not be used without further consultation if significant changes to the project occur. No responsibility for problems that might occur due to changed factors will be accepted without consultation.

Subsurface variations with time

Because a report is based on conditions which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. In the event of significant delays in the commencement of a project, further advice should be sought.

Interpretation of factual data

Site assessment identifies actual subsurface conditions only at those points where samples are taken and at the time they are taken. All available data is interpreted by professionals to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, as it is virtually impossible to provide a definitive subsurface profile which includes all the possible variabilities inherent in soil and rock masses.

Report Recommendations

The report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete and therefore the report recommendations can only be regarded as preliminary. Where variations in conditions are encountered, further advice should be sought.

Specific purposes

This report should not be applied to any project other than that originally specified at the time the report was issued.

Interpretation by others

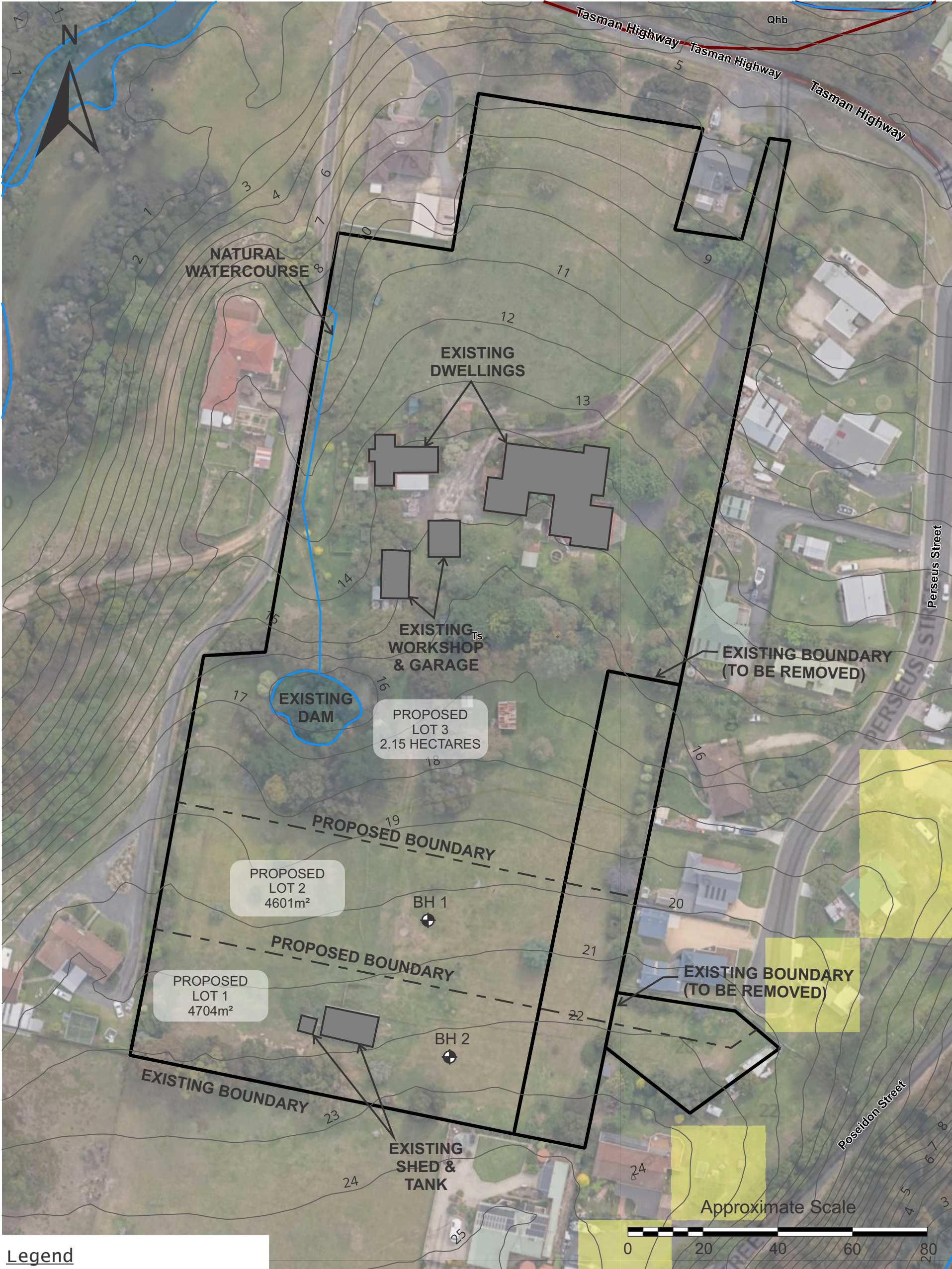
Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

Report integrity

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way.

Geoenvironmental issues

This report does not cover issues of site contamination unless specifically required to do so by the client. In the absence of such a request, Geoton take no responsibility for such issues.



Legend

- BH 1
Approximate Borehole Location
- Contour in Metres (LiDAR Derived)
- Cadastral Parcels
- Hydrographic Lines
- Low Landslide Hazard Band (LIST)

GEOTON Pty Ltd				Client: MR ERIC LAWSON	
				Project: 80-86 TASMAN HIGHWAY & 20 PERSEUS STREET ST HELENS	
Date	25/09/2025	Drawn	MG	Title: SITE PLAN	
Scale	1:1000	Approved	TB		
Original size	A3	Rev		Project no: GL25532A	Drawing no. 1

Appendix A

Borehole Logs

Client : Mr Eric Lawson
Project : Preliminary On-site Wastewater Site Evaluation
Location : 20 Perseus Street, St Helens

Easting : 605459.05
Northing : 5422621.14
Inclination : N/A
Azimuth :
Sheet : 1 OF 1
Job No : GL25532A
Logged : T L
Logged Date : 03/09/2025
Drill Rig : Honey Badger - 95mm

Method	Drilling	Water	Samples	Testing	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
ADT - 95mm					0.25 0.50 0.75 1 1.25 1.50 1.75		SM	TOPSOIL - Silty SAND - medium grained, dark grey,	M	MD	
							SM	Silty SAND - medium to coarse grained, pale grey and brown,	M	MD	
							SC	Clayey SAND - medium to coarse grained, yellow brown,	M	MD	
							ML	Sandy SILT - low plasticity, pale yellow mottled white and brown, fine grained sand,	M	VSt	
							ML	SILT - non plastic, yellow mottled white,	D	D	
								BH1 Terminated at 2 m			

ENGINEERING BOREHOLE LOG: BH2

Client : Mr Eric Lawson
Project : Preliminary On-site Wastewater Site Evaluation
Location : 20 Perseus Street, St Helens

Easting : 605437.60
Northing : 5422611.84
Inclination : N/A
Azimuth :

Sheet : 1 OF 1
Job No : GL25532A
Logged : T L
Logged Date : 03/09/2025
Drill Rig : Honey Badger - 95mm

Method	Drilling	Water	Samples	Testing	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
ADT - 95mm							SM	TOPSOIL - Silty SAND - medium to coarse grained, dark grey,	M	MD	
					0.25		SC	Clayey SAND - medium grained, yellow brown,	M	MD	
					0.50						
					0.75		ML	Clayey SILT - low plasticity, pale yellow mottled white, with medium grained sand	M	VSt	
					1						
					1.25						
					1.50		ML	Sandy SILT - low plasticity, pale yellow and grey, fine grained sand,	D	H	
					1.75						
								BH2 Terminated at 2 m			

Investigation Log Explanation Sheet

METHOD – BOREHOLE

TERM	Description
AS	Auger Screwing*
AD	Auger Drilling*
RR	Roller / Tricone
W	Washbore
CT	Cable Tool
HA	Hand Auger
DT	Diatube
B	Blank Bit
V	V Bit
T	TC Bit

* Bit shown by suffix e.g. ADT

METHOD – EXCAVATION

TERM	Description
N	Natural exposure
X	Existing excavation
H	Backhoe bucket
B	Bulldozer blade
R	Ripper
E	Excavator
HT	Hand Tools

SUPPORT

TERM	Description
M	Mud
N	Nil
C	Casing
S	Shoring

PENETRATION

1	2	3	4	
				No resistance ranging to Refusal

WATER

Symbol	Description
	Water inflow
	Water outflow
	17/3/08 water on date shown

NOTES, SAMPLES, TESTS

TERM	Description
U ₅₀	Undisturbed sample 50 mm diameter
U ₆₃	Undisturbed sample 63 mm diameter
U ₈₁	Undisturbed sample 81 mm diameter
D	Disturbed sample
N	Standard Penetration Test (SPT)
N*	SPT – sample recovered
N _c	SPT with solid cone
V	Vane Shear
PP	Pocket Penetrometer
P	Pressometer
B _s	Bulk sample
E	Environmental Sample
R	Refusal – Material cannot be penetrated
DCP	Dynamic Cone Penetrometer (blows/100mm)
PL	Plastic Limit
LL	Liquid Limit
LS	Linear Shrinkage

CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

MOISTURE

TERM	Description
D	Dry
M	Moist
W	Wet

CONSISTENCY/DENSITY INDEX

TERM	Description
VS	very soft
S	soft
F	firm
St	stiff
VSt	very stiff
H	hard
Fr	friable
VL	very loose
L	loose
MD	medium dense
D	dense
VD	Very dense

Soil Description Explanation Sheet (1of 2)

DEFINITION

In engineering terms, soil includes every type of uncemented or partially cemented inorganic or organic material found in the ground. In practice, if the material can be remoulded or disintegrated by hand in its field condition or in water it is described as a soil. Other materials are described using rock description terms.

CLASSIFICATION SYMBOL AND SOIL NAME

Soils are described in accordance with the AS 1726: 2017 as shown in the table on Sheet 2.

PARTICLE SIZE DEFINITIONS

NAME	SUBDIVISION	SIZE (mm)
BOULDERS		>200
COBBLES		63 to 200
GRAVEL	Coarse	19 to 63
	Medium	6.7 to 19
	Fine	2.36 to 6.7
SAND	Coarse	0.6 to 2.36
	Medium	0.21 to 0.6
	Fine	0.075 to 0.21
SILT		0.002 to 0.075
CLAY		<0.002

MOISTURE CONDITION

Coarse Grained Soils

Dry Non-cohesive and free running.

Moist Soil feels cool, darkened in colour.
Soil tends to stick together.

Wet As for moist but with free water forming when handling.

Fine Grained Soils

Moist, dry of Plastic Limited – $w < PL$

Hard and friable or powdery.

Moist, near Plastic Limit – $w \approx PL$

Soils can be moulded at a moisture content approximately equal to the plastic limit.

Moist, wet of Plastic Limit – $w > PL$

Soils usually weakened and free water forms on hands when handling.

Wet, near Liquid Limit - $w \approx LL$

Wet, wet of Liquid Limit - $w > LL$

CONSISTENCY TERMS FOR COHESIVE SOILS

TERM	UNDRAINED STRENGTH s_u (kPa)	FIELD GUIDE
Very Soft	≤ 12	Exudes between the fingers when squeezed in hand
Soft	12 to 25	Can be moulded by light finger pressure
Firm	25 to 50	Can be moulded by strong finger pressure
Stiff	50 to 100	Cannot be moulded by fingers
Very Stiff	100 to 200	Can be indented by thumb nail
Hard	>200	Can be indented with difficulty by thumb nail
Friable	–	Can be easily crumbled or broken into small pieces by hand

RELATIVE DENSITY OF NON-COHESIVE SOILS

TERM	DENSITY INDEX (%)
Very Loose	≤ 15
Loose	15 to 35
Medium Dense	35 to 65
Dense	65 to 85
Very Dense	> 85

DESCRIPTIVE TERMS FOR ACCESSORY SOIL COMPONENTS

DESIGNATION OF COMPONENT	IN COARSE GRAINED SOILS		IN FINE GRAINED SOILS	TERM
	% Fines	% Accessory coarse fraction	% Sand/ gravel	
Minor	≤ 5	≤ 15	≤ 15	Trace
	>5, ≤ 12	>15, ≤ 30	>15, ≤ 30	With
Secondary	>12	>30	>30	Prefix

SOIL STRUCTURE

ZONING		CEMENTING	
Layer	Continuous across the exposure or sample.	Weakly cemented	Easily disaggregated by hand in air or water.
Lens	Discontinuous layer of different material, with lenticular shape.	Moderately cemented	Effort is required to disaggregate the soil by hand in air or water.
Pocket	An irregular inclusion of different material.		

GEOLOGICAL ORIGIN

WEATHERED IN PLACE SOILS

Extremely Weathered material	Material is weathered to such an extent that it has soil properties. Structure and/or fabric of parent rock material retained and visible.
Residual soil	Structure and/or fabric of parent rock material not retained and visible.

TRANSPORTED SOILS

Aeolian soil	Carried and deposited by wind.
Alluvial soil	Deposited by streams and rivers.
Colluvial soil	Soil and rock debris transported downslope by gravity.
Estuarine soil	Deposited in coastal estuaries, and including sediments carried by inflowing rivers and streams, and tidal currents.
Fill	Man-made deposit. Fill may be significantly more variable between tested locations than naturally occurring soils.
Lacustrine soil	Deposited in freshwater lakes.
Marine soil	Deposited in a marine environment.

Soil Description Explanation Sheet (2 of 2)

SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

FIELD IDENTIFICATION PROCEDURES (Excluding particles larger than 63 mm and basing fractions on estimated mass)					GROUP SYMBOL	PRIMARY NAME	
COARSE GRAINED SOIL More than 65% of soil excluding oversize fraction is larger than 0.075 mm	(A 0.075 mm particle is about the smallest particle visible to naked eyes)	GRAVEL More than half of coarse fraction is larger than 2.36 mm	CLEAN GRAVEL (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate particle sizes	GW	GRAVEL	
				Predominantly one size or a range of sizes with some intermediate sizes missing	GP	GRAVEL	
			GRAVEL WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML and MH below)	GM	Silty GRAVEL	
				Plastic fines (for identification procedures see CL, CI and CH below)	GC	Clayey GRAVEL	
		SAND More than half of coarse fraction is smaller than 2.36 mm	CLEAN SAND (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate sizes	SW	SAND	
				Predominantly one size or a range of sizes with some intermediate sizes missing	SP	SAND	
			SAND WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML and MH below)	SM	Silty SAND	
				Plastic fines (for identification procedures see CL, CI and CH below)	SC	Clayey SAND	
FINE GRAINED SOIL More than 35% of soil excluding oversize fraction is smaller than 0.075 mm	(A 0.075 mm particle is about the smallest particle visible to naked eyes)	IDENTIFICATION PROCEDURES ON FRACTIONS <0.075 mm					
			DRY STRENGTH	DILATANCY	TOUGHNESS		
		SILT & CLAY (low to medium plasticity, LL ≤ 50)	None to Low	Slow to Rapid	Low	ML	SILT
			Medium to High	None to Slow	Medium	CL, CI	CLAY
			Low to Medium	Slow	Low	OL	ORGANIC SILT
		SILT & CLAY (high plasticity, LL > 50)	Low to Medium	None to Slow	Low to Medium	MH	SILT
			High to Very High	None	High	CH	CLAY
			Medium to High	None to Very Slow	Low to Medium	OH	ORGANIC CLAY
		Highly Organic Soil	Readily identified by colour, odour, spongy feel and frequently by fibrous texture.			Pt	PEAT
		• LL – Liquid Limit.					

• LL – Liquid Limit.

COMMON DEFECTS IN SOILS

TERM	DEFINITION	DIAGRAM	TERM	DEFINITION	DIAGRAM
PARTING	A surface or crack across which the soil has little or no tensile strength. Parallel or sub parallel to layering (e.g. bedding). May be open or closed.		SOFTENED ZONE	A zone in clayey soil, usually adjacent to a defect in which the soil has a higher moisture content than elsewhere.	
FISSURE	A surface or crack across which the soil has little or no tensile strength, but which is not parallel or sub parallel to layering. May be open or closed. May include desiccation cracks.		TUBE	Tubular cavity. May occur singly or as one of a large number of separate or inter-connected tubes. Walls often coated with clay or strengthened by denser packing of grains. May contain organic matter.	
SHEARED SEAM	Zone in clayey soil with roughly parallel near planar, curved or undulating boundaries containing closely spaced, smooth or slickensided, curved intersecting fissures which divide the mass into lenticular or wedge-shaped blocks.		TUBE CAST	An infilled tube. The infill may be uncemented or weakly cemented soil or have rock properties.	
SHEARED SURFACE	A near planar curved or undulating, smooth, polished or slickensided surface in clayey soil. The polished or slickensided surface indicates that movement (in many cases very little) has occurred along the defect.		INFILLED SEAM	Sheet or wall like body of soil substance or mass with roughly planar to irregular near parallel boundaries which cuts through a soil mass. Formed by infilling of open defects.	

July 2025

BUSHFIRE HAZARD REPORT

3 LOT SUBDIVISION

80-86 Tasman Highway ST HELENS



Job Number: 250203

Prepared by: Geoff McGregor (geoff@woolcott.au)

Bushfire Hazard Practitioner BFP-176

Rev.no	Description	Date
1	Final	21/07/2025

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
Woolcott Land Services Pty Ltd
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Contents

References.....	2
Executive Summary	4
1. Introduction.....	5
2. Subject site.....	6
2.1 Site details	6
2.2 Site description and context	7
3. Proposal	9
4. Bushfire site assessment	10
4.1 Vegetation analysis	10
4.2 Effective slope analysis	11
4.3 Site photos.....	12
5. Bushfire protection measures.....	13
5.1 BAL Rating	13
5.2 Hazard management areas (HMA).....	15
5.3 Access	16
5.4 Fire Fighting water supply.....	17
6. Bushfire-prone areas code assessment	20
Conclusions and recommendations	24
Annexure 1 – Bushfire Hazard Management Plan	25
Annexure 2 – Subdivision Proposal Plan.....	25
Annexure 3 – Planning Certificate.....	25

Executive Summary

This report has been prepared for Audrey & Eric Lawson in support of a 3-lot boundary adjustment by subdivision at 80-86 Tasman Highway and 20 Perseus Street, St Helens. The subdivision will be a boundary adjustment to create 3 lots from 3 lots. Lot 3 will contain the existing dwelling and cottage with associated outbuildings. Lot 1 will have one existing outbuilding with lot 2 being vacant. The site falls within the Bushfire-prone areas overlay of the Tasmanian Planning Scheme Break O'Day Local Provisions. 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.

Signed



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 encounter in a bushfire hazard scenario.

A 'bushfire-prone area' is an area where a bushfire event is likely to occur that may result in 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 and existing 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 site and to demonstrate that future buildings on the proposed lot can be constructed to a minimum of BAL19 level under the Building Act 2016.

This Bushfire Hazard Report and Bushfire Hazard Management Plan (BHMP) has been prepared in support of a proposed 3 lot boundary adjustment at 80-86 Tasman Highway and 20 Perseus Street.

2. Subject site

2.1 Site details

Address	'Warrawee' – 80-86 Tasman Highway, St Helens TAS 7216 20 Perseus Street, St Helens Tas 7216
Property ID	2225481; 6781880
Title	244172/1; 48660/1; 76091/6
Property Owners	AUDREY & ERIC LAWSON
Planning Authority	Break O'Day Council
Planning Scheme	Tasmanian Planning Scheme – Break O'Day
Access	Existing access from Tasman Highway and Perseus Street
Zone	General Residential
Identified on a Bushfire Overlay Map	Yes
Proposal	3 Lot Boundary Adjustment – Subdivision
Existing development	Existing dwellings and outbuildings
Water Supply	Static water supply

2.2 Site description and context

The site is made up of 3 titles with the largest of the titles having an area of 2.7 ha and frontage to Tasman Highway, containing 2 dwellings and several outbuildings.

The lot identified as CT48660/1 has no current frontage and sits between the house lot and the lot at Perseus Street. The Lot at Perseus Street is estimated to be 860m² and is a vacant residential lot with frontage to Perseus Street. The surrounding area is residential or identified as landscape conservation/environmental management to the north and south all containing dwellings.



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

The site is zoned General Residential.

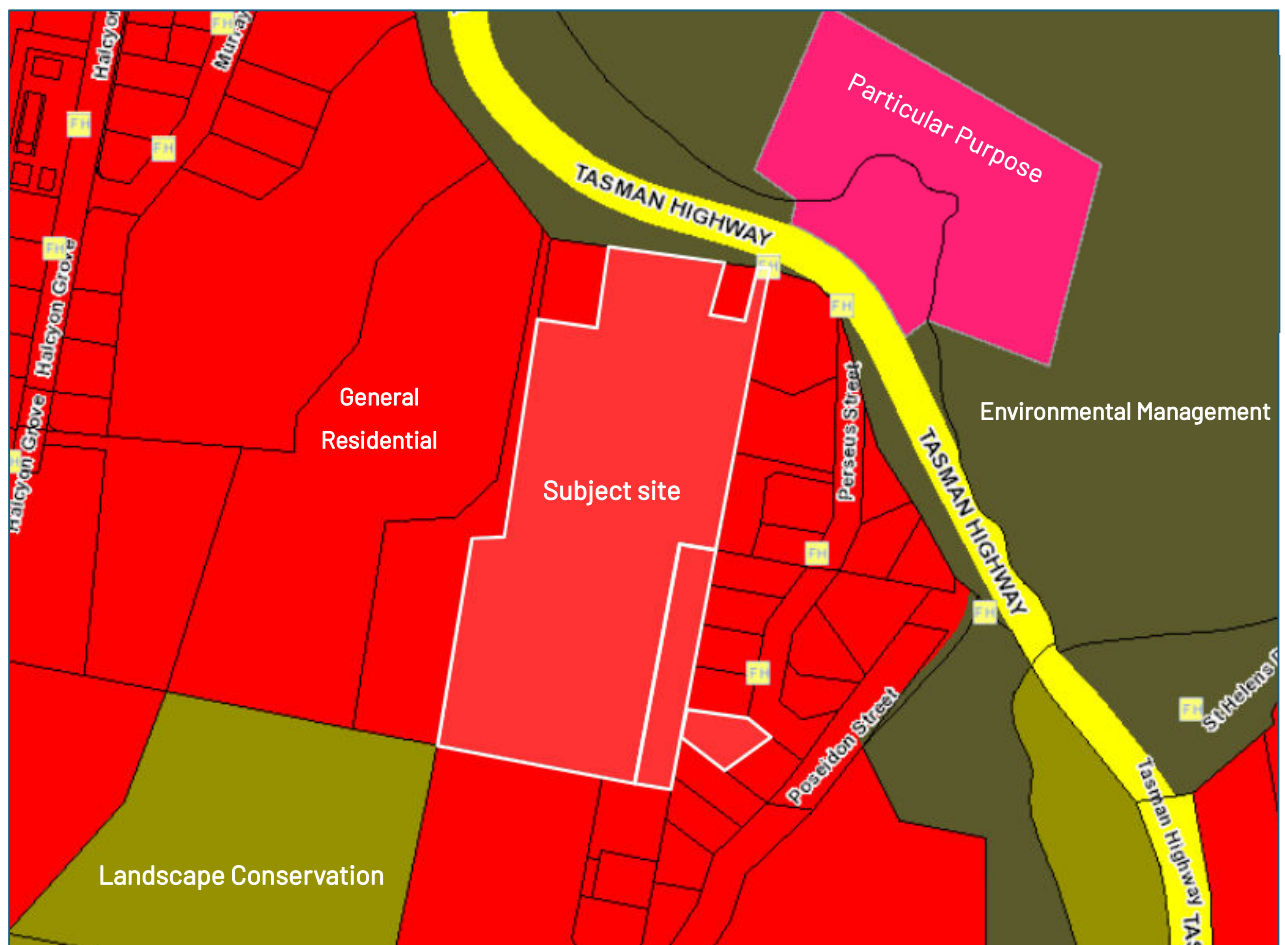


Figure 2 Zoning of surrounding area and the subject site (Source: LIST)

It is proposed to subdivide by boundary adjustment, 3 lots to 3 lots. An extract of the proposal plan is shown below:

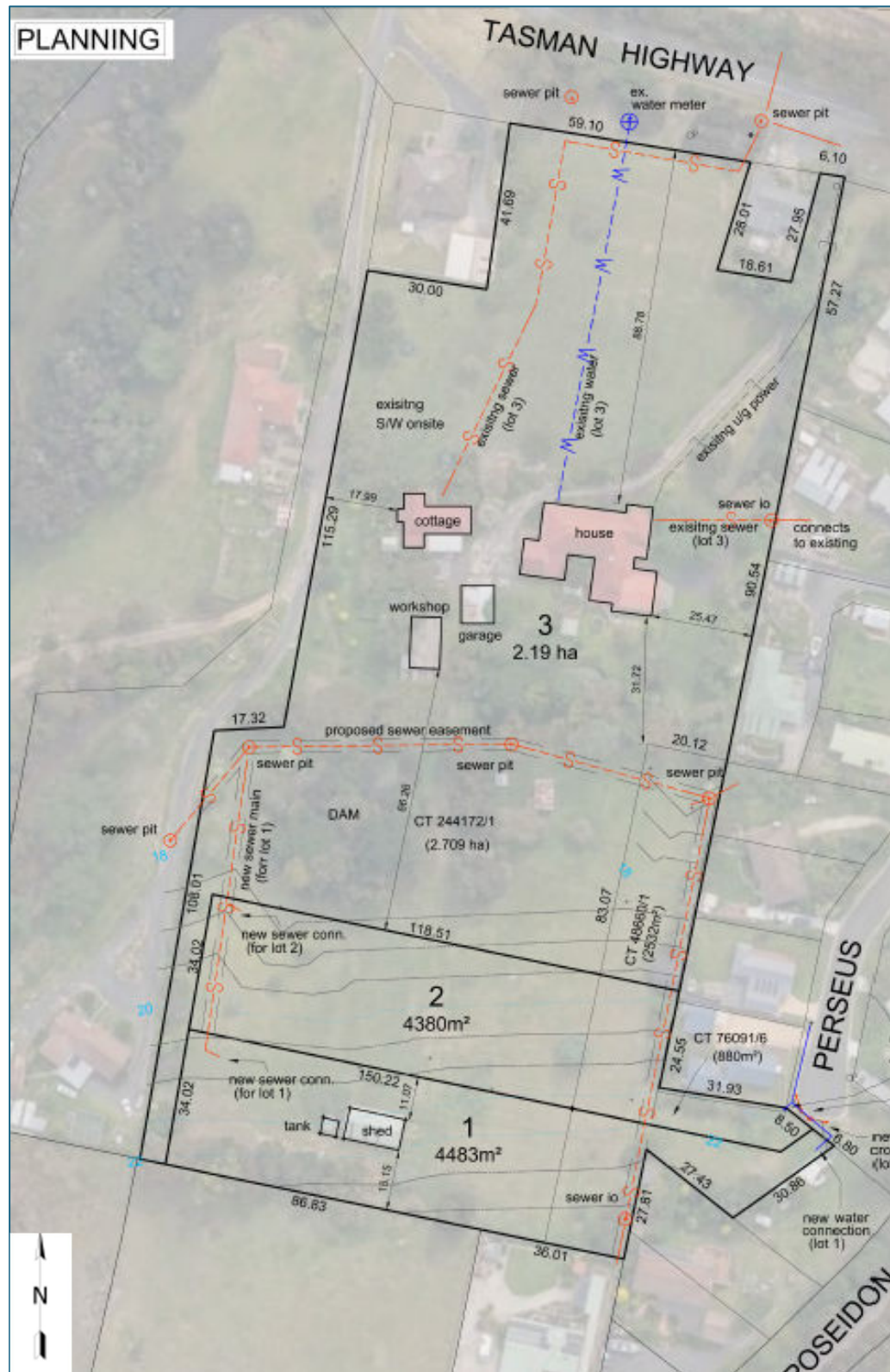


Figure 3 Proposed subdivision layout

4. Bushfire site assessment

4.1 Vegetation analysis

A site visit was conducted on the 8th of July with the analysis of the vegetation provided below.

The subject site adjoins residential land on all sides with bushfire-prone vegetation identified to the west and southwest and southeast, this is classified as forest as shown below.



Figure 4 Vegetation analysis within 100m of the site

4.2 Effective slope analysis

Figure 5 below shows the slope of land under the classified vegetation in relation to the subject sites. The land under the forest to the southeast is Downslope 10° - 15° , the forest to the southwest is Upslope and the forest to the west in Downslope 0° - 5°



Figure 5 Effective slope of the site under the bushfire prone

4.3 Site photos



Figure 6 Looking Southwest from lot 1



Figure 7 Looking east from lot 2



Figure 8 the existing access in lot 3.



Figure 10 Looking west from subject site over the neighbouring residential lot.



Figure 11 Looking south over managed land with the forest in the background.



Figure 12 Looking north on Perseus Street

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 definition of BAL 12.5 and BAL LOW is 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 boundaries of the proposed lots to the classified vegetation is presented below, along with the slope and type of vegetation.

LOT 1	NORTH	EAST	SOUTHEAST	SOUTH	SOUTHWEST	WEST
Vegetation within 100m of the boundary	0m-100m Managed	0m-100m Managed	0m-78m Managed 78m-100m Forest	0m-100m Managed	0m-39m Managed 39m-100m Forest	0m-53m Managed 53m-100m Forest
Slope (degrees) over 100m)	NA	NA	Downslope 10°-15°	NA	Upslope	Downslope 0°-5°

BAL 12.5 Setbacks	NA	NA	56m	NA	32m	38m
BAL LOW Setbacks	NA	NA	100m	NA	100m	100m

LOT 2	NORTH	EAST	SOUTHEAST	SOUTH	SOUTHWEST	WEST
Vegetation within 100m of proposed building envelope	0m-100m Managed	0m-100m Managed	0m-80m Managed 80m-100m Forest	0m-100m Managed	0m-65m Managed 65m-100m Forest	0m-100m Managed
Slope (degrees) over 100m)	NA	NA	Downslope 10°-15°	NA	Upslope	NA
BAL 12.5 Setbacks	NA	NA	56m	NA	32m	NA
BAL LOW	NA	NA	100m	NA	100m	NA

LOT 3	NORTH	EAST	SOUTHEAST	SOUTH	SOUTHWEST	WEST
Vegetation within 100m of the existing dwelling	0m-100m Managed	0m-100m Managed	0m-100m Managed	0m-100m Managed	0m-90m Managed 90m-100m Forest	0m-53m Managed 53m-100m Forest
Slope (degrees) over 100m)	NA	NA	NA	NA	Upslope	Downslope 0°-5°

BAL 12.5 Setbacks	NA	NA	NA	NA	32m	38m
BAL LOW Setbacks	NA	NA	NA	NA	100m	100m

5.2 Hazard management areas (HMA)

Each lot is to be maintained as a Hazard Management Area. Lot 3 is currently maintained as a HMA, this Hazard Management Area must continue to be maintained. A Hazard Management Area meeting the separation distances required for BAL 12.5 and BAL LOW can be archived for both lots 1 and 2. Hazard Management Areas must be maintained in accordance with the certified Bushfire Hazard Management Plan and this report. Existing vegetation needs to be maintained within each lot 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.

5.3 Access

The existing access in lot 3 must be upgraded and widened to 4m from the road through to the existing dwellings and the two static water supplies as shown on the HMP and in accordance with section B in the below table. Future habitable dwellings on lots 1 and 2 will need to conform to section B in the in the below table. The following standards are taken from Table 4.2 – Requirements for Property Access of the Directors Determination – Requirements of Building in Bushfire Prone Areas V2.3. All vehicular access from the carriageway to the firefighting water point must comply with these standards. **The access works in lot 3 must be completed as part of the subdivision.**

ELEMENT		REQUIREMENT
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	NA
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	The following design and construction requirements apply to property access: ▪ all-weather construction; ▪ load capacity of at least 20t, including for bridges and culverts; ▪ minimum carriageway width of 4m; ▪ minimum vertical clearance of 4m;

		▪ minimum horizontal clearance of 0.5m from the edge of the carriageway; ▪ cross falls of less than 3 degrees (1:20 or 5%); ▪ dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; ▪ curves with a minimum inner radius of 10m; ▪ maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and ▪ terminate with a turning area for fire appliances provided by one of the following: ▪ a turning circle with a minimum outer radius of 10m; or ▪ a property access encircling the building; or ▪ a hammerhead "T" or "Y" turning head 4m wide and 8m long.
C	Property access length is 200m or greater.	The following design and construction requirements apply to property access: a) the requirements for B above; and b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	a) NA

5.4 Fire Fighting water supply

The two existing dwellings in lot 3 must be provided with two dedicated firefighting onsite static water supply of a minimum 10,000L each, ensuring tank and fittings are compliant with standards for building in a bushfire prone area. Future dwellings on lots 1 or 2 must provide a compliant dedicated firefighting onsite static water supply of a minimum 10,000L, ensuring tank and fittings are compliant with standards for building in a bushfire prone area. **The static water supply for the existing dwellings on lot 3 must be installed prior to sealing of the final plan. The static water supply for Lots 1 and 2 are not required as part of the subdivision.**

ELEMENT		REQUIREMENT
A.	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 90 metres of the firefighting water point of a static water supply; and b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.
B.	A static water supply:	May have a remotely located offtake connected to the static water supply; a) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times; b) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems; c) Must be metal, concrete or lagged by non-combustible materials if above ground; and d) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: i. metal; ii. non-combustible material; or e) fibre-cement a minimum of 6 mm thickness
C	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a firefighting water point for a static water supply must: a) Have a minimum nominal internal diameter of 50mm; b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; c) Be metal or lagged by non-combustible materials if above ground; d) Where buried, have a minimum depth of 300mm; e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment; f) Ensure the coupling is accessible and available for connection at all times; g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220

		mm length); h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and i) Where a remote offtake is installed, ensure the offtake is in a position that is i. Visible; ii. Accessible to allow connection by firefighting equipment; iii. At a working height of 450 – 600mm above ground level; and Protected from possible damage, including damage by vehicles.
D	Signage for Static Water Connections	The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: a) Comply with tank signage requirements within AS2304:2019; or Comply with the Tasmanian Fire Service Water Supply Signage Guidelines published by the Tasmania Fire Service.
E	Hardstand	A hardstand area for fire appliances must be: a) no more than 3m from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like) b) no closer than 6m from the building area to be protected; c) a minimum width of 3m constructed to the same standard as the carriageway; and d) connected to the property access by a carriageway equivalent to the standard of the property access.

6. Bushfire-prone areas code assessment

The following provides an assessment against the provisions of C13.0 Bushfire-prone areas code, according to 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 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: 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	- A1a) Not applicable. - A1b) The acceptable solution is achieved. The BHMP: 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 or exceed 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.

iv. is accompanied by a bushfire hazard management plan that addresses all the 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 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.	
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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	Proposed solutions
A1 a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for	A1a) Not applicable. A1b) All lots have/will have direct access to a Council maintained road. A future dwelling must comply with

public access in the subdivision for the purposes of fire fighting; or	table C13.2.
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.	

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
A1 In areas serviced with reticulated water by the water corporation: 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 E4; 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.	A1 a) Not applicable b) Not applicable. c) Not applicable.
A2	A2a) Not applicable.

In areas that are not serviced by reticulated water by the water corporation: a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; 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.	A2b) BHMP shows static water supply can be provided for each lot of the subdivision. A2c) Not applicable.
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Conclusions and recommendations

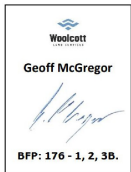
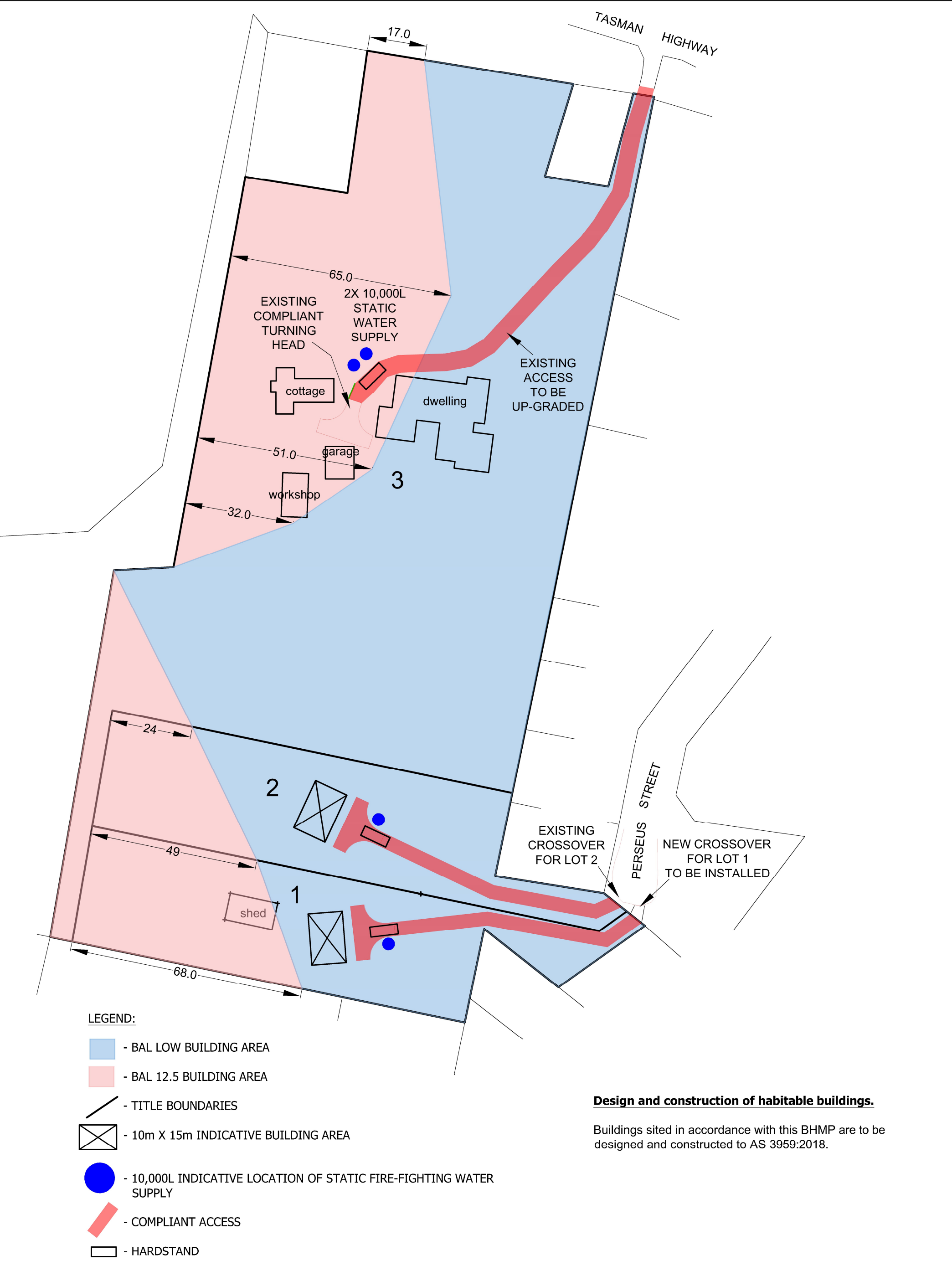
The proposal seeks planning approval for a 3 lot subdivision at 80-86 Tasman Highway. The hazard management plan demonstrates that future buildings on each lot can achieve the requirements of BAL 19. Access and static water supply requirements can be achieved.

- a) Hazard management areas meeting the requirements of BAL 12.5 and BAL LOW can be achieved for each lot. The existing dwellings on lot 3 must continue to maintain the whole of the lot as a Hazard Management Area. Lot 1 and 2 must be maintained as a Hazard Management area in their entirety. These areas must be maintained in perpetuity.
- b) The existing private access in lot 3 from the public road through to the firefighting water point and dwellings must be upgraded to 4.0m wide and comply with section 5.3 of this report. **These driveway works must be installed prior to sealing of the final plan of survey.**
- c) The existing dwellings on Lot 3 must establish two dedicated firefighting onsite static water supply of minimum 10,000L each, one for each of the existing dwellings ensuring tank and fittings are compliant with standards for building in a bushfire prone area - static water supply and section 5.4 of this report. Future dwellings on lots 1 and 2 must establish a dedicated firefighting onsite static water supply of minimum 10,000L, ensuring tank and fittings are compliant with standards for building in a bushfire prone area - static water supply and section 5.4 of this report. **The compliant static water supply for the dwellings in lot 3 must be installed prior to sealing of the final plan of survey. The compliant static water supply for lots 1 and 2 is not required as part of the subdivision.**
- d) Future habitable buildings constructed and alterations and additions to existing habitable buildings 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 HAZARD MANAGEMENT PLAN
3 Lot Boundary Adjustment
'WARRAWEE' 80-86 TASMAN HWY
ST HELENS, CT 244172/1,
CT 48660/1, CT 76091/6



Woolcott
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Job Number
250203

Drawn
GM

File name
250203-BHMP

Date
05/08/25

Scale
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Edition
V01

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1/2

PROPERTY ACCESS

The existing access in lot 3 from the Tasman Highway through to the existing dwellings and the 2 static water supplies needs to be winded to 4.0m and vegetation must have a minimum vertical clearance of 4m a minimum horizontal clearance of 0.5m from the edge of the carriageway, the access must terminate at the existing complaint tee head as shown on this plan. Access must comply with section 5.3 of the Bushfire hazard report - Tasman Highway, St Helens - 250203, date 05/08/25 prior to sealing of the final plan of survey.

The all weather property accesses with 4m wide carriageway from the public road to within <90m of the furthest part of the habitable buildings measured as a hoselay and to the hardstand located within <3m of the water connection point must be installed prior to occupancy of future dwellings on lots 1 and 2, these accesses are not required as part of the subdivision works.

Static Fire Fighting Water Supply

Lot 3 must provide two 10,000 Litre dedicated static firefighting water supply tanks, one for each dwelling. These tanks must be within <90m to the furthest part of each dwelling measured as a hoselay. The compliant static water supply for lot 3 must be installed prior to sealing of the final plan of survey. Static firefighting water supply tanks must be installed prior to occupancy of future dwellings on lots 1 and 2.

as specified below:

- Tanks and above ground fittings and pipes must be made of non-rusting, non-combustible, non-heat deforming materials.
- The tank or remote offtake must be located within 3m of a hardstand area.
- Tanks must be fitted with a standard compliance forged Storz 65mm adapter fitted with a standard (deliver) washer rated to 1800kPa working pressure and 2400kPa burst pressure.
- Bushfire Signage must be clearly displayed in accordance with section 5.4 of the Hazard Management Report.

A hardstand area for fire appliances must be provided:

- (a) no more than three metres from the firefighting water point measured as a hose lay
- (b) no closer than six metres from the building to be protected;
- (c) with a minimum width of three metres and constructed to the same standard as the carriageway; and
- (d) connected to the property access by a carriageway equivalent to the standard of the property access.

Hazard Management – Vegetation Management

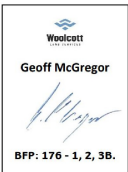
All lots are to be treated as a Hazard Management Area, vegetation is to is to be managed and maintained in a minimum fuel condition in perpetuity - refer to section 5.2 of Bushfire Hazard Management Report.

Notes:

- Refer plans –Woolcott Surveys - Proposed 3 lot boundary adjustment 250203, 80-86 Tasman Highway, ST Helens - 13/06/25 - V01.1
- All future works to comply with Director’s Determination – Bushfire Hazard Area’s v1.2
- Plan to be read in conjunction with Bushfire Hazard Report - 250203 dated - 21/07/2025

Design and construction of habitable buildings.

Buildings sited in accordance with this BHMP are to be designed and constructed to AS 3959:2018.



BUSHFIRE HAZARD MANAGEMENT PLAN
3 Lot Boundary Adjustment
'WARRAWEE' 80-86 TASMAN HWY
ST HELENS, CT 244172/1,
CT 48660/1, CT 76091/6



Woolcott
LAND SERVICES

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Drawn
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05/08/25

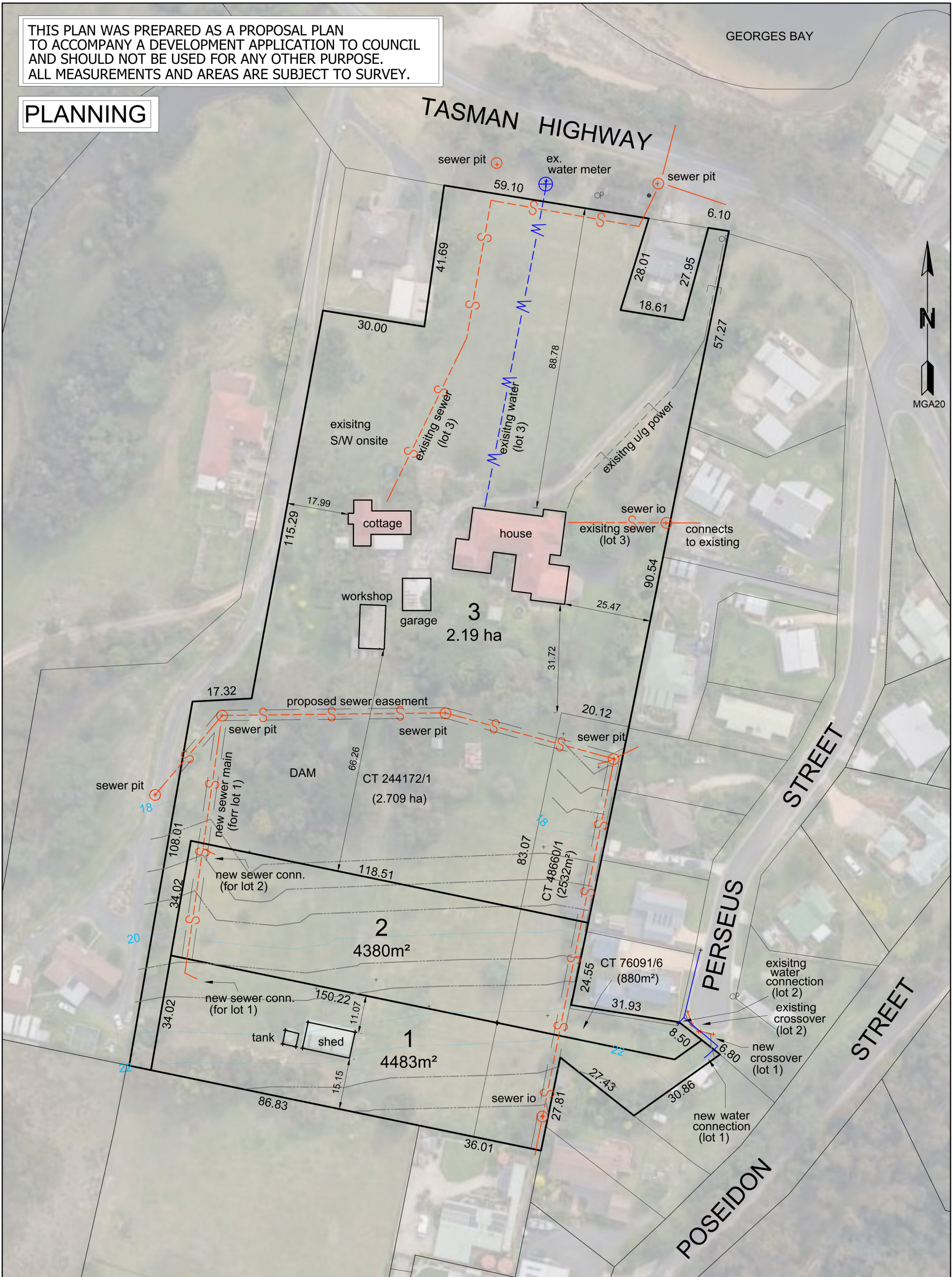
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THIS PLAN WAS PREPARED AS A PROPOSAL PLAN
TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL
AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

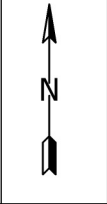
PLANNING



Notes:

- CONTOUR INTERVAL IS 0.25m; INDEX IS 1.0m
- BOUNDARIES ARE COMPILED AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
- DIMENSIONS ARE IN METRES

PROPOSAL PLAN
3 Lot Boundary Adjustment
'WARRAWEE' 80-86 TASMAN HWY
ST HELENS, CT 244172/1,
CT 48660/1, CT 76091/6



		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 250203	
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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:

80-86 TASMAN HWY, ST HELENS 7216

Certificate of Title / PID:

CT. 244172/1. PID 2225481
CT. 48660/1. PID 2225481
CT. 76091/6. PID 6781880

2. Proposed Use or Development

Description of proposed Use and Development:

3 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	21/07/2025	1
Bushfire Hazard Management Plan	Woolcott Land Services	05/08/2025	1
Proposed 3 Lot Boundary adjustment	Woolcott Land Services	13/06/2025	1.1

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

☒	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable 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')
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

☒	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
☒	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

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:

06/08/2025

Certificate
Number:

250203

(for Practitioner Use only)