

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 2026 / 00145
Applicant	Nova Land Consulting
Proposal	Subdivision - Boundary Variation between Two Lots (Boundary Adjustment)
Location	56 Scamander Avenue, Scamander (CT 153446/1) and 56A Scamander Avenue, Scamander (CT 153446/2)

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 22nd August 2026 **until 5pm Friday 4th September 2026.**

John Brown
GENERAL MANAGER

PLANNING REPORT

Boundary Adjustment

56 & 56A Scamander Avenue, Scamander

June 2026



Unlocking land potential.

Job Number: L260426

Prepared by: Alex Bowles

(alex@novaland.com.au)

Town Planner

Rev. no	Description	Date
1	Final	16 June 2026



Land Surveying | Town Planning | Project Management

w novaland.com.au

e info@novaland.com.au

© **Nova Land Consulting**

ABN 60 675 014 356

All rights reserved pursuant to the Copyright Act 1968

No material may be copied or reproduced without prior authorisation

Launceston

156 George Street
Launceston 7250
p (03) 6709 8116

Hobart

Rear studio, 132 Davey
Street
Hobart 7000
p (03) 6227 7968

Contents

1. Introduction.....	3
1.1 Summary.....	3
2. Site Characteristics and Surroundings.....	4
2.1 Subject Site & Surrounding Area	4
2.2 Images.....	5
3. Proposed Use and Development.....	6
3.1 Proposal	6
3.2 Proposal plans	6
4. Planning Assessment	7
4.1 Planning Scheme Zone Assessment.....	7
4.2 Planning Scheme Code Assessment.....	14
5. Conclusion.....	17
Annexure 1 - Certificate of Title Plan and Folio Text	17
Annexure 2 - Proposal Plans.....	17
Annexure 3 - Bushfire Exemption.....	17

1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approval Act 1993* (the 'Act') to develop land at 56 & 56A Scamander Avenue, Scamander (the 'subject site').

The proposal seeks approval for the intended development of a Boundary Adjustment at the subject site. This report provides a detailed assessment of the site's characteristics, the proposed development's alignment with planning controls of the municipal area and considers any potential impacts.

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

Document	Consultant
Proposal Plans	Nova Land Consulting
Bushfire Exemption	Nova Land Consulting

1.1 Summary

Subject Site	
Address(es)	56 & 56A Scamander Avenue, Scamander
Property ID	2844696 & 2844709
Title(s)	153446/1 & 153446/2
Land area	1135m ² & 831m ²
Planning Authority	Break O'Day Council
Access	Access is proposed via a new crossover to be constructed and utilising the existing crossover onto Scamander Avenue
Planning Controls	
Zone	General Residential Zone (8.0)
General Overlay (SAPs/SSPs etc.)	N/A
Overlays	Natural Assets Code (C7.0) – Priority Vegetation Bushfire Prone Area Code (C13.0)
Existing development	Residential – Single Dwellings & Outbuildings
Proposal	
Proposed Use/Development	Boundary Adjustment
Use Class	No Use Class assigned – As per Clause 6.2.6 of the SPPs

Use Class Status	Not Applicable
Existing services and infrastructure	
Water	Within a TasWater serviced area
Sewer	Within a TasWater serviced area
Stormwater	Within a stormwater serviced area, managed by a stormwater authority

2. Site Characteristics and Surroundings

2.1 Subject Site & Surrounding Area

The subject land comprises two adjoining lots known as 56 and 56A Scamander Avenue, Scamander, with respective site areas of 1135m² and 831m², within the Break O'Day Council municipal area.

The properties are located within the General Residential Zone (8.0) under the *Tasmanian Planning Scheme - Break O'Day*.

The sites are currently developed with existing residential single dwellings and associated outbuildings. Access to both the properties is currently provided via an existing crossover constructed to Scamander Avenue, providing direct vehicular access to the public road network. With the relevant road authority being the Department of State Growth (Tasmania), as Scamander Avenue is considered a 'State Road'. Currently 56, Scamander Avenue benefits from a 'Right of Carriageway', burdening the access strip of 56A Scamander Avenue, allowing right of access in perpetuity.

The landform is a key physical characteristic of the site, with the highest point generally located toward the north-western portion of the site, falling toward the south-east. This results in an average slope of approximately 8 degrees across the site, with localised variations in gradient occurring across the land and where landscaping has modified the form.

The site is located within a serviced area for water and sewer infrastructure provided by TasWater and is also connected to a reticulated stormwater network managed by the relevant stormwater authority.

The subject land is affected by the Natural Assets Code (C7.0) – Priority Vegetation and the Bushfire-Prone Areas Code (C13.0), which apply additional planning considerations relating to the site and will be addressed further within this report.

The surrounding area is predominantly characterised by residential development comprising single dwellings and associated outbuildings of a similar scale to those existing on the subject site. To the north-west of the site, land use transitions to larger vacant parcels of land under numerous ownerships including Crown Land, which are largely vegetated and appear generally unmanaged, comprising natural bushland with limited formal development. These areas contain some informal access tracks and are predominantly maintained in a natural or semi-natural state.

2.2 Images



Figure 1 - Aerial view of subject site (highlighted in Blue). Source: LISTMAP



Figure 2 - Zoning of the subject site (highlighted in blue). Source: LISTMAP

3. Proposed Use and Development

3.1 Proposal

The proposal seeks approval for a boundary adjustment between the two subject properties at 56 and 56A Scamander Avenue, Scamander. The adjustment involves the transfer of approximately 255m² of land between the lots, resulting in a revised lot configuration comprising a larger internal lot (Lot 2) and a reduced front lot (Lot 1).

Following the boundary adjustment, the larger internal lot will increase to approximately 1,319m², while the front lot will be reduced to approximately 576m². The proposal also includes the rationalisation of access arrangements, including the provision of a new crossover to Scamander Avenue to facilitate independent access for the front lot.

As part of the works, several existing outbuildings within the area to be transferred are proposed to be demolished to accommodate the revised boundary alignment.

The proposal does not involve any change to existing electrical, telecommunications, water, sewer, or stormwater servicing arrangements, with both lots remaining connected to existing TasWater and stormwater infrastructure and the proposed transfer area not containing any services required to be relocated.

Overall, the proposal represents a straightforward boundary reconfiguration between two existing residential properties, designed to improve lot independence and access arrangements while maintaining existing reticulated servicing provisions.

3.2 Proposal plans

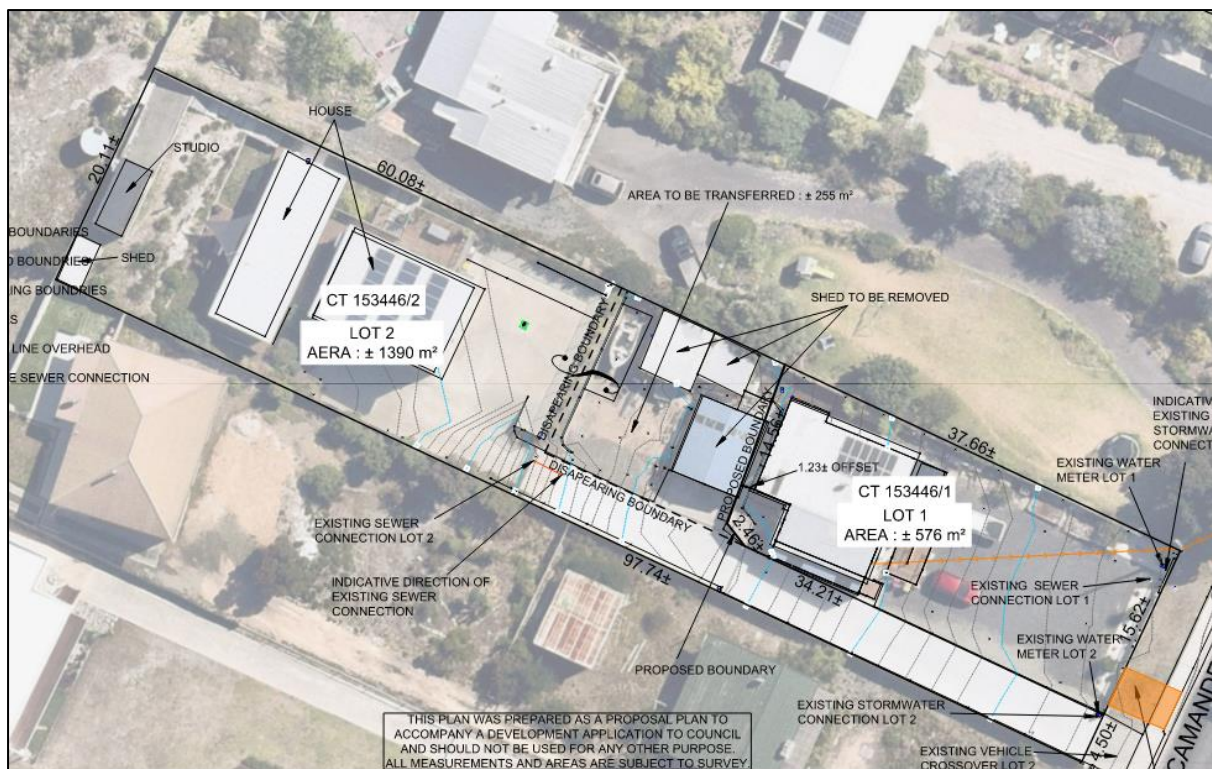


Figure 3 - Proposal Plan. Source: Nova Land Consulting

A full set of plans is included with the application.

4. Planning Assessment

4.1 Planning Scheme Zone Assessment

8.0 General Residential Zone

8.1 Zone Purpose

The purpose of the General Residential Zone is:

- 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.

Planners Response:

The proposal is consistent with the intent of the General Residential Zone as it facilitates the continued residential use of land within an established residential area that is fully serviced by reticulated infrastructure. The boundary adjustment will not introduce any new or intensified land use, but rather will formalise a revised lot configuration between two existing residential properties.

The proposal supports the efficient utilisation infrastructure, including reticulated services, by maintaining serviced residential lots within an established urban context. Both resultant lots will continue to be capable of accommodating residential use in a manner consistent with the surrounding locality.

The adjustment does not propose any non-residential uses, nor does it increase the intensity of residential development on the land. Rather, it improves the functionality and clarity of property boundaries and access arrangements, including the provision of independent access for the front lot via Scamander Avenue.

Importantly, the proposal does not result in any additional demand on existing infrastructure services, with water, sewer, and stormwater servicing remaining unchanged and within existing TasWater and stormwater authority networks.

Overall, the proposal is considered to be consistent with the purpose and outcomes of the General Residential Zone, as it maintains residential use, supports efficient servicing of existing development, and does not adversely impact the character or amenity of the surrounding area.

8.3 Use Standards

8.3.1 Discretionary uses

Planners Response Not applicable to application.

Discretionary use not proposed.

Proposal is not assigned a use class under 6.2.6.

As no use is included in this application, these standards are considered not relevant and are not applicable to the assessment of the proposal.

8.3.2 Visitor Accommodation

Planners Response: Not applicable to application.

The proposal does not include a proposed Visitor Accommodation use.

Proposal is not assigned a use class under 6.2.6.

As no use is included in this application, these standards are considered not relevant and are not applicable to the assessment of the proposal.

8.4 Development Standards for Dwellings

Planners Response: Not applicable to application.

The proposal is for the subdivision (Boundary Adjustment) of land only and does not involve the construction of, or alterations to, any dwelling.

As no dwelling development is proposed, these standards are considered not relevant and are not applicable to the assessment of the proposal.

8.5 Development Standards for Non-dwellings

Planners Response: Not applicable to application.

Proposal is not for 'non-dwelling' development. The proposal is for the subdivision of land (Boundary Adjustment) only and does not involve the construction of, or alterations to, any 'non-dwelling' structures.

Therefore, these standards are considered not relevant and are not applicable to the assessment of the proposal.

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	P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use,

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.	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.
Planners Response: Complies with acceptable solution. Both resultant lots exceed the minimum lot area requirement of 450m², ensuring compliance with the minimum dimensional standards of the relevant provision. The proposed boundary adjustment occurs to the rear of the existing dwelling on Lot 1 and does not alter the dwelling's existing side boundary setbacks. Accordingly, the dwelling continues to maintain its existing side setback. The adjustment does not result in any encroachment or reduction in the side setback. Further, there is no rear setback requirement applicable under Clause 8.4.2 (A3)(b)(ii) in this instance. As the proposed boundary adjustment only affects the rear boundary alignment and does not result in any change to the location of the existing building footprint, the dwelling remains entirely within its existing building envelope and is not rendered non-compliant as a result of the proposal. The proposal does not introduce any easements, covenants, or other title restrictions that would limit the future development potential of either lot. Both resultant lots retain sufficient area, dimensions, and configuration to accommodate ongoing residential use consistent with the surrounding locality and existing development pattern. In addition, the boundary adjustment does not alter the usability of the land or the functionality of the existing dwelling curtilage, with sufficient private open space and access areas retained within each lot. Accordingly, the proposal satisfies the requirements of the Acceptable Solution.	
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, excluding for public open space, a riparian or littoral reserve or Utilities, 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.
Planners Response: The frontage of each lot is existing and is not proposed to be altered as part of the boundary adjustment. Accordingly, both resultant lots will retain their existing frontage dimensions and no change or impact will occur to this area as a result of the proposal.	
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.
Planners Response: Complies with acceptable solution. The proposal includes the construction of an additional vehicular access to Scamander Avenue to provide independent access to the front lot. The access will be designed and constructed in accordance with the requirements of the relevant road authority, being the Department of State Growth. Accordingly, each resultant lot will be provided with suitable vehicular access to the road, satisfying the requirements of the Acceptable Solution.	
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.
Planners Response: Not applicable to application. The proposal does not include the creation of any new road as part of the subdivision. All lots are serviced by existing road infrastructure, and therefore this provision does not apply to the application.	

8.6.2 Roads

Objective:	That the arrangement of new roads within a subdivision provides for: (a) safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the 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
Planners Response: Not applicable to application. Subdivision proposal does not include any new roads.	

8.6.1 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.
Planners Response: Complies with acceptable solution. The existing single dwellings are already connected to the reticulated water supply network via separate connection points. No new water connection is proposed as part of the subdivision. Both lots will continue to be independently serviced by the existing water infrastructure and are therefore considered to comply with the requirements of the acceptable solution.		
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.
Planners Response: Complies with acceptable solution. The existing single dwellings are already connected to the reticulated sewerage network via separate connection points. No new sewer connection is proposed as part of the subdivision. Both lots will continue to be independently serviced by the existing sewer infrastructure and are therefore considered to comply with the requirements of the acceptable solution.		

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.

Planners Response: Complies with acceptable solution.

The existing single dwellings are already connected to the reticulated stormwater system via separate connection points. No new stormwater connection is proposed. All lots are already serviced in accordance with this provision and therefore the development is considered to comply with the acceptable solution.

4.2 Planning Scheme Code Assessment

C2.0 Parking and Sustainable Transport Code

Planners Response: Complies with acceptable solution.

The proposal complies with the requirements of the Parking and Sustainable Transport Code. The boundary adjustment does not alter the existing residential use of either lot and does not introduce any additional dwellings or other land uses that would increase parking demand.

Each resultant lot will continue to contain an existing single dwelling and will retain sufficient area to accommodate on-site vehicle parking associated with that dwelling. The proposal also includes the provision of independent vehicular access arrangements, ensuring each lot can continue to be accessed and utilized separately without adversely affecting parking functionality.

Importantly, the proposal does not increase the intensity of development on the land, nor does it reduce the capacity of either lot to provide parking in accordance with the requirements of the Code. Existing parking arrangements will continue to adequately service the ongoing residential use of both properties.

The boundary adjustment is therefore not expected to generate any additional parking demand, traffic generation, or adverse impacts on the surrounding road network. Future use or development of either lot will be subject to separate assessment against the relevant provisions of the planning scheme at that time.

Accordingly, the proposal is considered to satisfy the objectives and provisions of the Parking and Sustainable Transport Code.

C7.0 Natural Assets Code

C7.7.2 Subdivision within a priority vegetation area

(all other standards within this code are not applicable to the boundary adjustment)

Objective:	That: (a) works associated with subdivision will not have an unnecessary or unacceptable impact on priority vegetation; and (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation.
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must: (a) be for the purposes of creating separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities;	P1.1 Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for: (a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;

(d) be for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area.	(b) subdivision for the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) subdivision involving clearance of native vegetation where it is demonstrated that on- going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. P1.2 Works association with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to: (a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards; (b) any particular requirements for the works and future development likely to be facilitated by the subdivision; (c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings; (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation; (e) any on-site biodiversity offsets; and (f) any existing cleared areas on the site.
Planners Response: Complies with acceptable solution. The proposal complies with Clause A1(e) of the Priority Vegetation provisions as it does not include any works (excluding boundary fencing), building area, bushfire hazard	

management area, services, or vehicular access within the mapped Priority Vegetation Area.

The application solely relates to a boundary adjustment, resulting in a change to legal title boundaries only, with no physical works proposed within the Priority Vegetation Area. The only physical works associated with the proposal relate to a crossover to Scamander Avenue, which is located outside of the mapped Priority Vegetation overlay area and therefore does not interact with or impact any protected vegetation.

No building envelope changes, land clearing, infrastructure installation, or intensification of use is proposed within the Priority Vegetation overlay area. Accordingly, the proposal does not introduce any new encroachment or disturbance into the Priority Vegetation Area.

On this basis, the proposal is considered to comply with the Acceptable Solution.

C13.0 Bushfire Prone Area Code

Planners Response:

Proposal is exempt from the code as demonstrated by the included bushfire exemption by an accredited bushfire practitioner in accordance within C13.4.1.

5. Conclusion

The proposal seeks approval for a boundary adjustment between 56 and 56A Scamander Avenue, Scamander, involving the transfer of approximately 255m² of land between the two existing residential lots.

The assessment has determined that the proposal is consistent with the purpose of the General Residential Zone and relevant code provisions within the Tasmanian Planning Scheme. The boundary adjustment does not introduce any additional dwellings or land uses, does not increase demand on existing infrastructure, and retains adequate access, parking, servicing, and private open space provisions for both lots.

The resultant lots will remain suitable for their intended residential use and will continue to be serviced by existing water, sewer, stormwater, and road infrastructure.

Accordingly, it is considered that the proposal satisfies the relevant provisions of the Tasmanian Planning Scheme and is capable of being supported by the planning authority, subject to any conditions deemed appropriate.

Annexure 1 - Certificate of Title Plan and Folio Text

Annexure 2 - Proposal Plans

Annexure 3 - Bushfire Exemption



Land Surveying | Town Planning | Project Management

w novaland.com.au

e info@novaland.com.au

Launceston

156 George Street

Launceston 7250

p (03) 6709 8116

Hobart

Rear studio, 132 Davey

Street

Hobart 7000

p (03) 6227 7968

BUSHFIRE HAZARD EXEMPTION

TWO LOT BOUNDARY ADJUSTMENT
56 & 56A SCAMANDER AVENUE, SCAMANDER

June 2026



Unlocking land potential.

Job number: L260426
NL04426

Prepared by: Alex Bowles
(alex@novaland.com.au)
Town Planner & Accredited Bushfire Hazard Practitioner
BFP 186

Rev. no	Description	Date
1	FINAL	16 June 2026

Disclaimer

This report deals with the potential bushfire risk only, all other statutory assessments sit outside of this report. This report is not to be used for future or further development on the site, other than what has been specifically provided for in the certified plans attached. Nova Land Consulting Pty Ltd accepts no responsibility to any purchaser, prospective purchaser or mortgagee of the property who in any way rely on this report. This report sets out the owner's requirements and responsibilities and does not guarantee that buildings will survive in the event of a bushfire event. If characteristics of the property change or are altered from those which have been identified, the BAL classification may be different to that which has been identified as part of this report. In this event the report is considered to be void.

Nova Land Consulting © 2026

ABN 60 675 014 356

All rights reserved pursuant to the Copyright Act 1968.

No material may be copied or reproduced without prior authorisation.

Executive Summary

The proposed two (2) lot boundary adjustment is subject to bushfire threat, with the land impacted by the Bushfire Prone Areas Overlay under the *Tasmanian Planning Scheme – Break O’Day* (the scheme).

It is assessed that there is insufficient increase in risk to warrant a bushfire hazard management plan for this application. This assessment is based on:

- The boundary adjustment does not increase the bushfire risk to the site, as no additional titles are created as a result of the change.
- The proposal has no impact on existing water supply or vehicular access provisions to either lot, with all servicing and access arrangements remaining unchanged.
- The area subject to transfer predominantly comprises existing hardstand and modified land, and does not introduce any additional bushfire hazard, vegetation fuel load, or management complexity that would require additional bushfire protection measures.
- The boundary does not undermine the capacity for either site to maintain appropriate Hazard Management Areas. Both sites are considered ‘Low Threat’ under BHAN 1, reflecting their existing residential character and limited exposure to surrounding bushfire fuels. Accordingly, no additional bushfire risk is created or transferred between the properties as a result of the boundary adjustment.

Council	Break O’Day
Zoning	General Residential Zone (8.0)
Property Details	56 & 56A Scamander Avenue, Scamander.
Proposal	Two lot boundary adjustment
Conclusions and Recommendations	The proposed Two Lot Boundary Adjustment is considered exempt in accordance with clause C13.4.1 (a) of the Bushfire Prone Areas Code under the <i>Tasmanian Planning Scheme – Break O’Day</i>

Signed: 

Author: Alex Bowles

Position: Town Planner and Accredited Bushfire Practitioner - BFP 186

Contents

1. Proposal.....	4
2. Site Details.....	5
3. Vegetation Classification	6
4. Land Use Planning.....	7
5. Access	7
6. Water	7
7. Slope.....	8
8. Conclusions and Justification	8
9. Recommendations	8
Annexure 1 – Proposal Plan.....	9
Annexure 2 – Bushfire Prone Areas Certificate.....	10

1. Proposal

The proposal seeks approval for a boundary adjustment between the existing residential properties at 56 and 56A Scamander Avenue, Scamander. The adjustment involves the transfer of approximately 255m² of land between the two lots, resulting in revised lot boundaries.

The proposal does not involve the creation of any additional lots, the construction of any new habitable buildings, or any intensification of the existing residential use of the land. Both resultant lots will continue to contain an existing single dwelling and will remain connected to existing infrastructure services.

The application relates solely to the reconfiguration of existing lot boundaries and associated access arrangements. The properties will continue to be used for Residential purposes.

The existing and proposed changes are shown below:



Figure 1 - Existing boundaries and lot sizes



Figure 2 - Proposed boundary changes

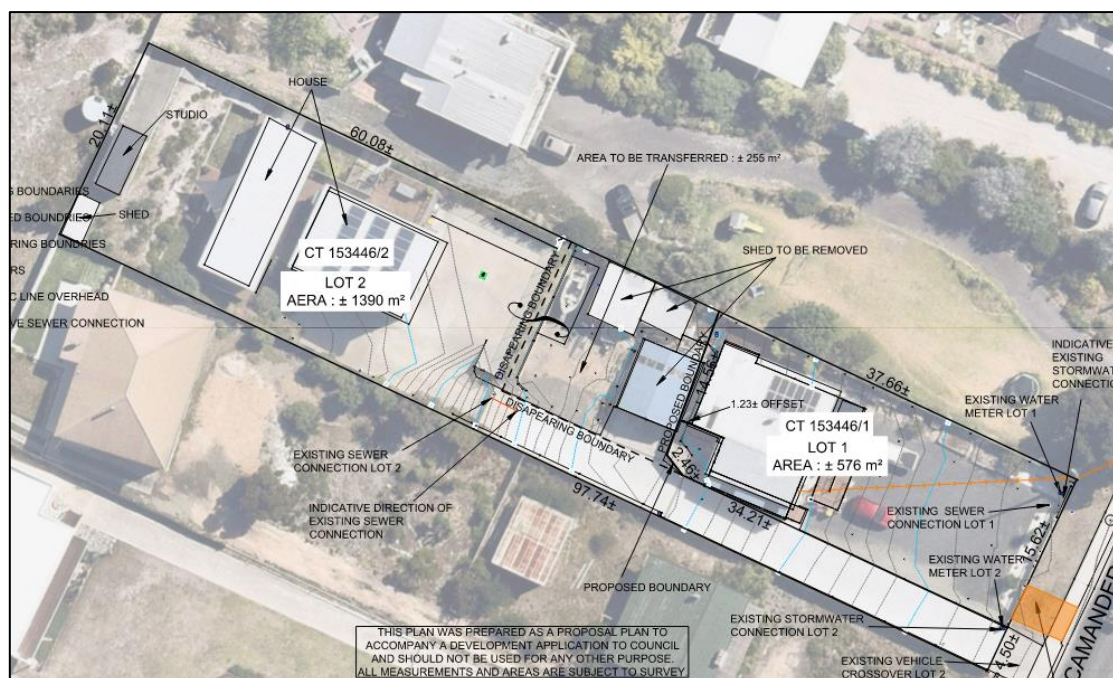


Figure 3 - Proposal Plan; Source - Nova Land Consulting

2. Site Details

The subject site comprises two adjoining residential, 56 and 56A Scamander Avenue, Scamander, with respective land areas of approximately 1135m² and 831m². The land is located within the Break O'Day Council area and is zoned General Residential Zone (8.0) under the Tasmanian Planning Scheme.

The properties are currently developed with existing single dwellings and associated outbuildings consistent with residential development expected in this area. The site is fully serviced, being located within an established TasWater water service area.

The landform is characterised by a generally sloped topography, with the highest point of the site located toward the north-west and falling toward the south-east at an approximate average gradient of 8 degrees, with localised variations across the site.

The site is affected by the Bushfire-Prone Areas Code and the Natural Assets Code (Priority Vegetation), reflecting its interface with surrounding vegetated and semi-rural landscape. Access to the properties is currently provided via Scamander Avenue, with existing and proposed arrangements supporting residential use of the land.

The surrounding area is predominantly residential in character, comprising single dwellings on similarly sized properties, with some larger vegetated and semi-rural landholdings located to the north-west.

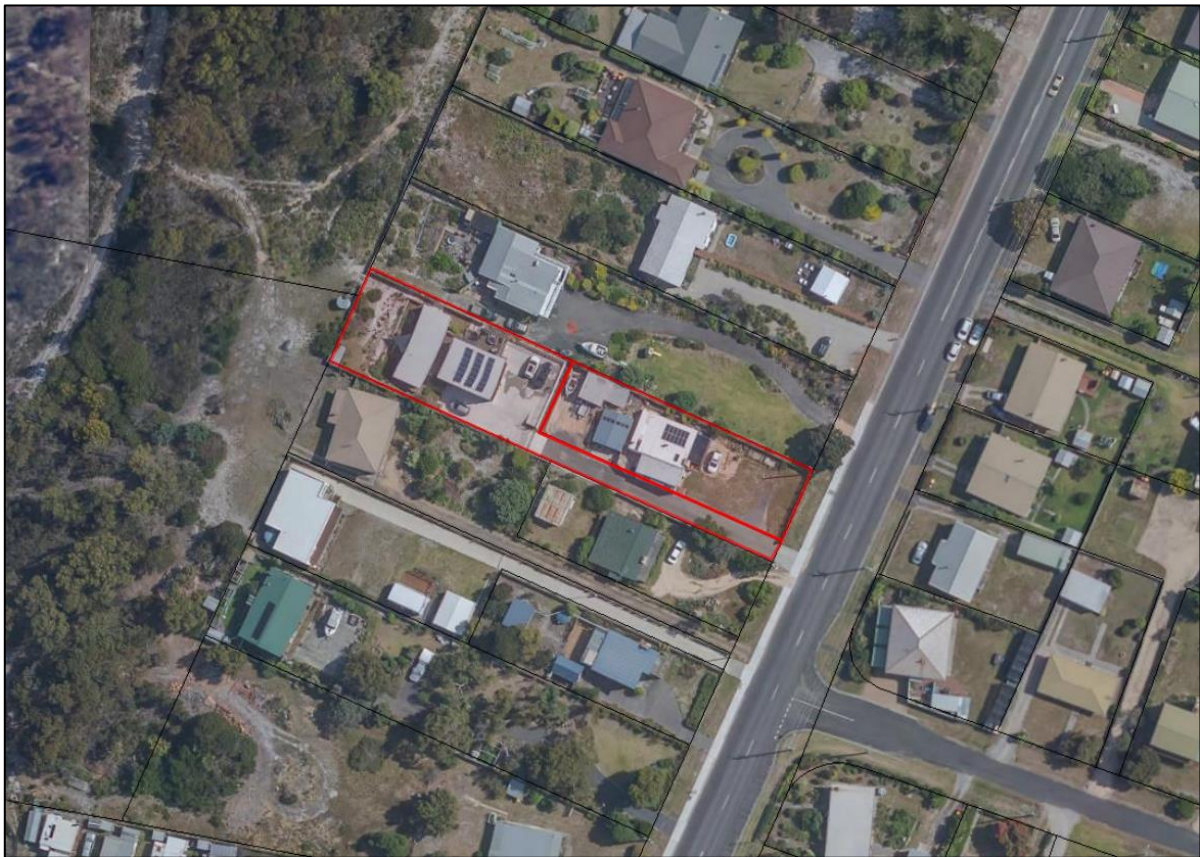


Figure 4 – Aerial view of subject site.

3. Vegetation Classification

The subject site is generally cleared of any significant native vegetation and is predominantly characterised by existing residential development, including dwellings, outbuildings, access areas, and associated domestic landscaping. The site does not contain intact native vegetation communities, reflecting its established residential use.

Based on TASVEG mapping, the surrounding area is predominantly classified as urban or modified land, generally corresponding to TASVEG 5.0 - Urban areas (FUR) classification. This classification is consistent with the observed site context, which is largely developed for residential purposes with limited remnant vegetation consistent with an established residential area. Sites within this area generally comply with BHAN01.

The only notable area of vegetation in the broader locality is located to the north-west of the site. This vegetation is identified as *Eucalyptus amygdalina* coastal forest and woodland (DAC) under TASVEG 5.0, consistent with a more natural, less modified landscape dominated by eucalyptus.

Overall, the subject site is not considered to contain significant native vegetation, with the bushfire threat primarily associated vegetation with surrounding land to the northwest.

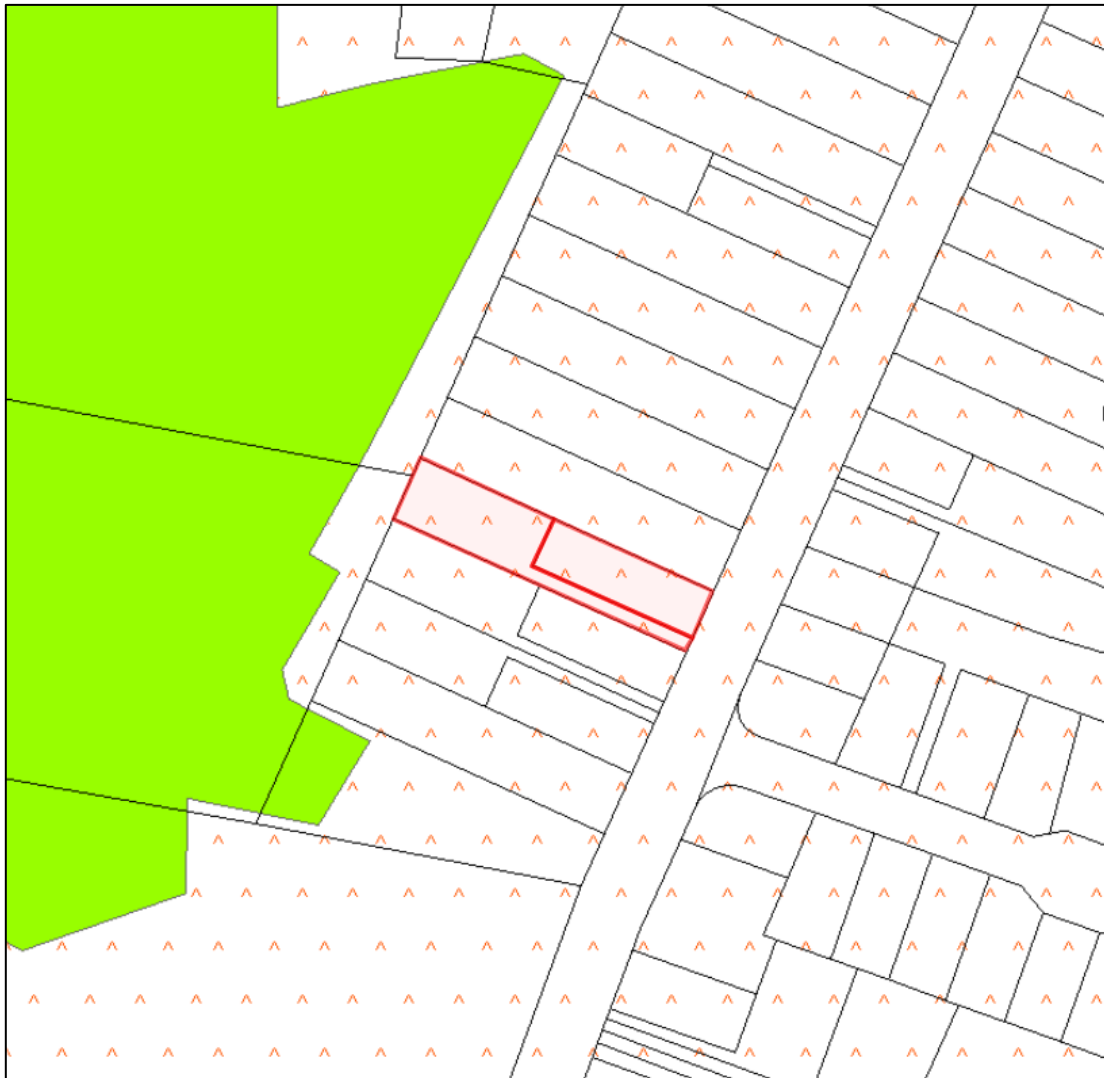


Figure 5 - TASVeg 5.0 mapping for the subject site.

4. Land Use Planning

The subject site is within the General Residential Zone (8.0), under the *Tasmanian Planning Scheme – Break O’Day*



Figure 6 - Zoning of the site and surrounds.

The land is subject to the bushfire prone areas overlay under the scheme, which covers the entirety of the site. While there are a number of other overlays which impact the site, no other overlays are considered relevant to this assessment.

5. Access

The boundary adjustment will not impact on the existing access arrangements. Existing access is provided to lot 1 via a an existing right of way over lot 2, while lot 2 is provided with direct frontage and access onto Scamander Avenue.

Lot 1 is proposed to contain a new crossover onto Scamander Avenue as a result of the proposal, reducing dependence on the right of carriageway.

This will not undermine the existing access that would result in any increased risk.

6. Water

The proposed boundary adjustment will not impact the either lots water supply provision. The adjustment does not alter existing water servicing arrangements.

The rear boundary adjustment does not affect the existing hose lay distance from the nearest fire hydrant to the subject site.

It is noted that existing building elements on Lot 2 are already located outside the hose lay distances prescribed under the relevant provisions of the planning scheme and Director's

Determinations. It is recommended that the property owner engage with TasWater regarding hydrant provision and servicing arrangements to ensure greater defensibility for the site in a bushfire event. However, this is not considered a formal requirement of recommendation of this exemption for the proposed boundary adjustment.

Overall, the proposal itself does not create any impediment to existing hose lay or the current provision of water supply already experienced on the site.

7. Slope

The subject site and surrounding area generally falls from the north-west toward the south-east, with the highest ground level located toward the north-western portion of the land. The slope is relatively consistent across the site and the broader landform, forming an average gradient of approximately 8 degrees, with minor localised variations in steepness across different parts of the property. It is noted that predominant areas of classified vegetation are located upslope of the subject site to the north-west. This upslope vegetation location is considered advantageous from a hazard perspective as it will reduce the intensity of any fire run toward the existing dwellings.

Overall, the site's slope is not considered to present any constraint to the proposed boundary adjustment.

8. Conclusions and Justification

C13.0 *Bushfire Prone areas* code applies, as the boundary adjustment is occurring on land which is mapped as bushfire prone on a planning scheme overlay.

There is however an insufficient increase in risk from the development to warrant the provision of bushfire hazard management measures for the development.

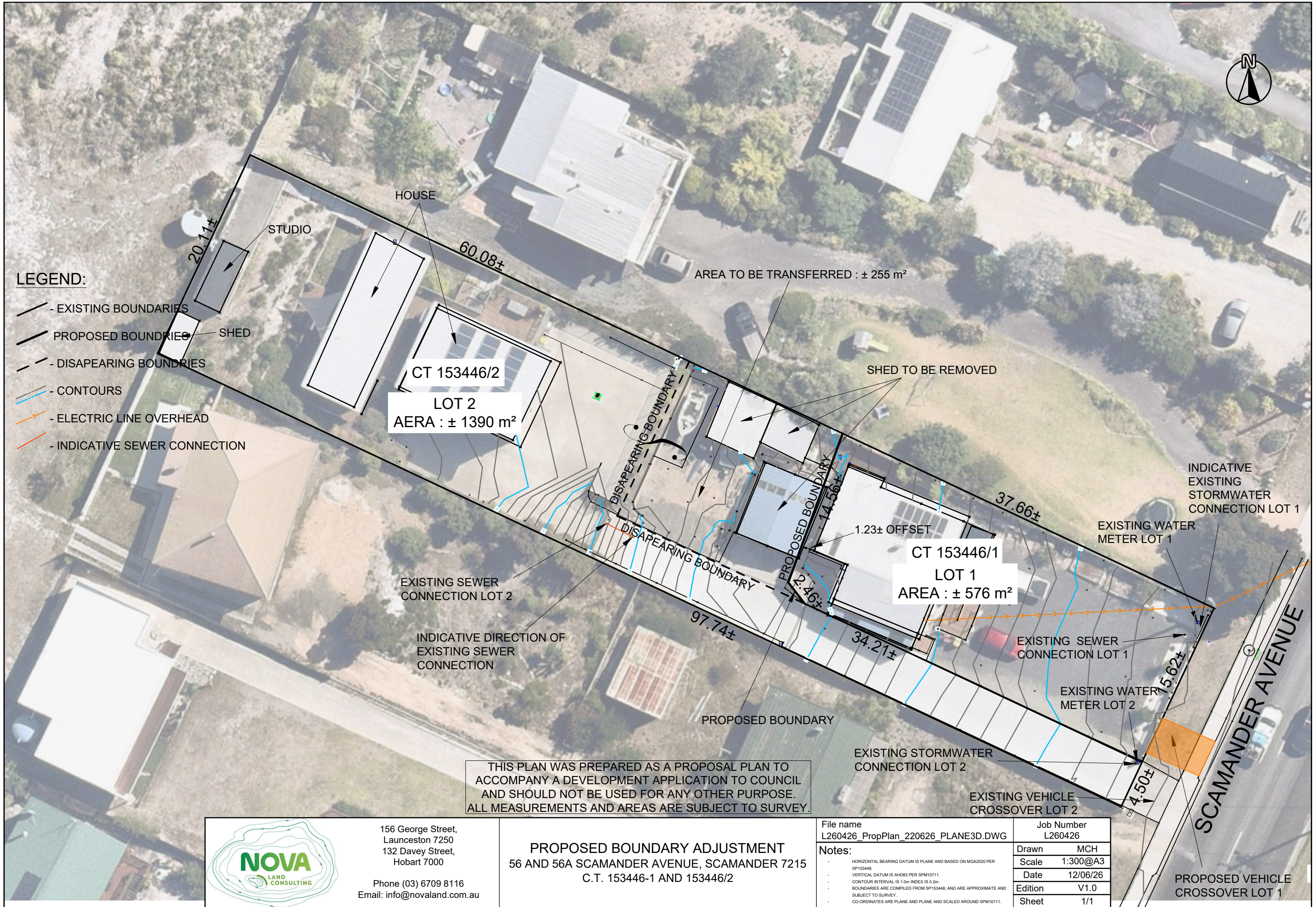
The risk is considered low for the following reasons:

- The boundary adjustment does not increase the bushfire risk to the site, as no additional titles are created as a result of the change.
- The proposal has no impact on existing water supply or vehicular access provisions to either lot, with all servicing and access arrangements remaining unchanged.
- The area subject to transfer predominantly comprises existing hardstand and modified land, and does not introduce any additional bushfire hazard, vegetation fuel load, or management complexity that would require additional bushfire protection measures.
- The boundary does not undermine the capacity for either site to maintain appropriate Hazard Management Areas. Both sites are considered 'Low Threat' under BHAN 1, reflecting their existing residential character and limited exposure to surrounding bushfire fuels. Accordingly, no additional bushfire risk is created or transferred between the properties as a result of the boundary adjustment.

9. Recommendation

The proposed two lot boundary adjustment is considered exempt under clause C13.4.1 (a) of the Bushfire Prone Areas Code under the *Tasmanian Planning Scheme – Break O' Day*.

Annexure 1 – Proposal Plan



156 George Street,
Launceston 7250
132 Davey Street,
Hobart 7000

Phone (03) 6709 8116
Email: info@novaland.com.au

PROPOSED BOUNDARY ADJUSTMENT
56 AND 56A SCAMANDER AVENUE, SCAMANDER 7215
C.T. 153446-1 AND 153446/2

File name
L260426_PropPlan_220626_PLANE3D.DWG

Notes:

- HORIZONTAL BEARING DATUM IS PLANE AND BASED ON MGA2020 PER SP153446.
- VERTICAL DATUM IS AHOD83 PER SPM10711.
- CONTOUR INTERVAL IS 1.0m INDEX IS 0.2m.
- BOUNDARIES ARE COMPILED FROM SP153446, AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
- CO-ORDINATES ARE PLANE AND PLANE AND SCALED AROUND SPM10711.

Job Number
L260426

Drawn MCH

Scale 1:300@A3

Date 12/06/26

Edition V1.0

Sheet 1/1

Annexure 2 – Bushfire Prone Areas Certificate

BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies

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

Street address:

56 & 56A Scamander Avenue, Scamander

Certificate of Title / PID:

CT's: 153446/1 & 153446/2
PIDs: 2844696 & 2844709

2. Proposed Use or Development

Description of proposed Use and Development:

2 Lot Boundary Adjustment

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 Exemption Report	Nova Land Consulting	16/06/2026	1
2 Lot Boundary Adjustment Proposal Plan	Nova Land Consulting	12/06/2026	1.0

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
☐	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:

Alex Bowles

Phone No:

0437 994 415

Postal
Address:

PO BOX 8035, Trevallyn, TAS,
7250

Email
Address:

alex@novaland.com.au

Accreditation No:

BFP – 186

Scope:

1 & 2

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:

Alex Bowles

Date:

16/06/2026

Certificate
Number:

NL04426

(for Practitioner Use only)



Land Surveying | Town Planning | Project Management

w novaland.com.au

e info@novaland.com.au

Launceston

156 George Street

Launceston 7250

p (03) 6709 8116

Hobart

Rear studio, 132 Davey
Street

Hobart 7000

p (03) 6227 7968