

## PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE  
ONLY

Application Number PA2025117  
Assess No: A8681  
PID No: 6097907

Applicant Name:	MICHELL HODGETTS SURVEYORS		
Applicant Contact Name			
Postal Address:			
Contact Phone:	Home	Work	Mobile
Email Address:			

## Planning Application Lodgement Checklist

**The following documents have been submitted to support the consideration of this application:**

1. A current copy of the property title text, folio plan and schedule of easements ☒
2. A completed application form including a detailed description of the proposal ☒
3. A complete plan set:
  - a) Floor plans ☐
  - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) ☐
  - c) Site Plan showing: ☒
    - Orientation
    - All title boundaries
    - Location of buildings and structure (both existing and proposed)
    - Setbacks from all boundaries
    - Native vegetation to be removed
    - Onsite services, connections and drainage details (including sewer, water and stormwater)
    - Cut and/or Fill
    - Car parking and access details (including construction material of all trafficable areas)
    - Fence details
    - Contours
4. Other:

*If submitting plans in over the counter please ensure they are A3.  
All plans must be to scale.*

Application Number: «Application Number»

## APPLICANT DETAILS

Applicant Name: MICHELL HODGETTS SURVEYORS

Note: Full name(s) of person(s) or company making the application and postal address for correspondence.

## LAND DETAILS

Owner/Authority Name:  
(as per certificate of title) SHARYN LAWRENCE

Location / Address: 585 DEVIOT ROAD DEVIOT

Title Reference: CT 24851A/1.

Zone(s): RURAL LIVING ZONE D

Existing Development/Use: RESIDENCE

Existing Developed Area: 20.6 ha APPROX.

Are any of the components in this Application seeking retrospective approval?  
E.g. Use and/or development that has commenced without a Planning Permit.

YES ☐  
NO ☒

(If yes please specify the relevant components):

## DEVELOPMENT APPLICATION DETAILS

Proposed Use: Residential: ☒ Visitor Accommodation: ☐ Commercial: ☐ Other: ☐  
Description of Use:

Development Type: Building work: ☐ Demolition: ☐ Subdivision: ☒ Other: ☐  
Description of development:  
SUBDIVISION OF EXISTING TITLE INTO 2 LOTS  
OF IN EXCESS OF 10ha IN AREA.

New or Additional Area: ~~NA.~~

Estimated construction cost of the proposed development: ~~NA.~~

Building Materials: Wall Type: ~~NA.~~ Colour: ~~NA.~~  
Roof Type: ~~NA.~~ Colour: ~~NA.~~



Application Number: «Application Number»

## VISITOR ACCOMMODATION

☐ N/A

Gross Floor Area to be used per lot:		Number of Bedrooms to be used:	
Number of Carparking Spaces:		Maximum Number of Visitors at a time:	

## SUBDIVISION

☐ N/ASubdivision creating additional lots ☒Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :	1	Number of Lots (proposed) :	2
Description:	SUBDIVISION OF EXISTING TITLE INTO TWO LOTS (SEE PROPOSAL PLAN) LOT 1 TO SHARE EXISTING ACCESS TO DEVIOT ROAD RIGHT OF WAY 8.0 M WIDE TO BE CREATED FOR A 30 METRE LENGTH TO FACILITATE THIS ARRANGEMENT.		
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
1.			
2.	NA.		
3.			

## COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE

☐ N/A

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	
Existing Car Parking:				
Proposed Car Parking:	NA.			
Number of Employees: (Existing)				
Number of Employees: (Proposed)				
Type of Machinery installed:				
Details of trade waste and method of disposal:				

Application Number: «Application Number»

### APPLICANT DECLARATION

**Owner:** As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal.

SHARYN LAWRENCE  
Name (print)

  
Signed

28/8/25  
Date

**Applicant:** As the applicant, I declare that I have notified the owner of my intention to make this application and that the information contained in this application is a true and accurate representation of the proposal,  
(if not the owner)

MICHAEL HOBGETTS  
Name (print)

  
Signed

25/8/25  
Date

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

**Crown  
Consent**  
(if required)

~~\_\_\_\_\_  
Name (print)~~

~~\_\_\_\_\_  
Signed~~

~~\_\_\_\_\_  
Date~~

N.A.

**Chief  
Executive  
Officer**  
(if required)

~~\_\_\_\_\_  
Name (print)~~

~~\_\_\_\_\_  
Signed~~

~~\_\_\_\_\_  
Date~~

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

**Right of Way Owner:**

NA

As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

N.A.  
Name (print)

NA  
Signed

NA  
Date



ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE - REGISTERED FOR OFFICE  
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2891 52

Cert. of Title Vol. 1110 Fol. 85.

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

*W. J. L. Bowen*

Recorder of Titles.



DESCRIPTION OF LAND

PARISH OF WELLS LAND DISTRICT OF DEVON

FIFTY ACRES TWO RODS TWENTY NINE PERCHES AND ONE HALF OF A PERCH  
on the Plan hereon

FIRST SCHEDULE (continued overleaf)

SHIRLEY ANN LAWRENCE of Ilfraville, West Tamar, Widow.

SECOND SCHEDULE (continued overleaf)

TRANSFER NO. 32401 was made SUBJECT TO fencing condition.

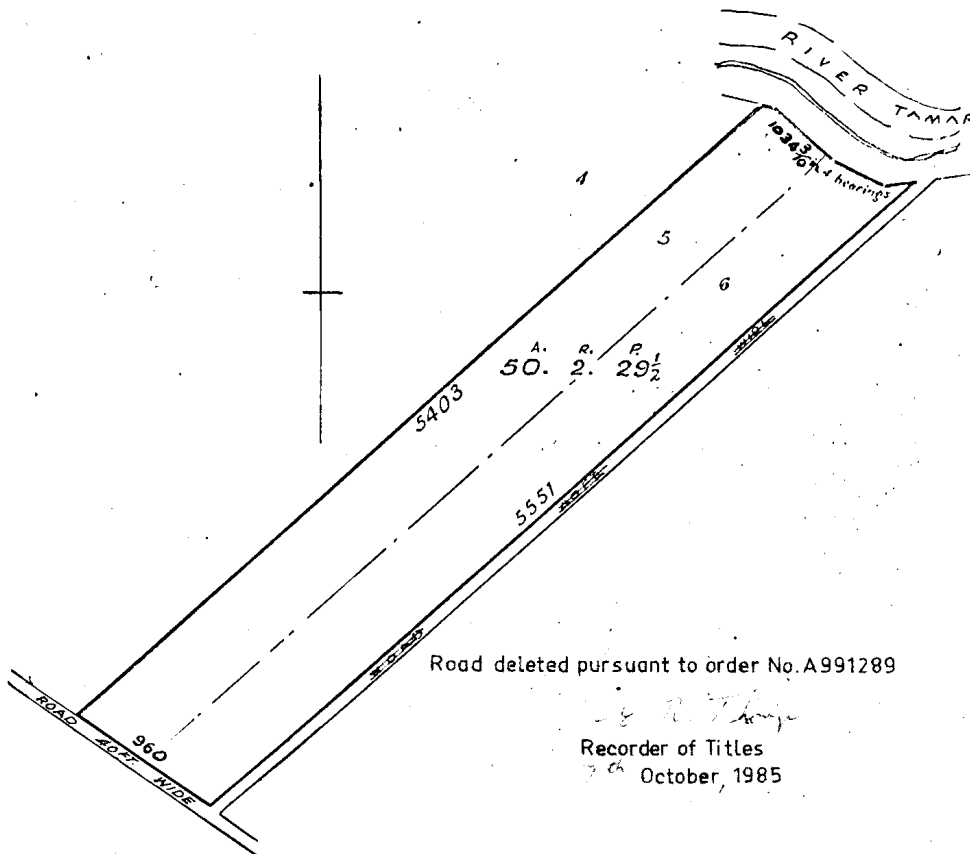
IF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the  
land comprised in the above-mentioned  
cancelled folio of the Register

REGISTERED NUMBER

248514

N



Road deleted pursuant to order No. A991289

Recorder of Titles

7<sup>th</sup> October, 1985

Part of 702 Acres. - Gtd. to G. Meara - Meas. in Links. P.617.  
FIRST Edition. Registered - 3. 1970

Derived from C.T. Vol. 1110. Fol. 85. Transfer A201326 W.J.L. Bowen.  
Application A228586.

# MICHELL HODGETTS SURVEYORS

A.C.N. 109 596 152

AUTHORISED SURVEYORS

DEVONPORT – WYNYARD – SMITHTON – LAUNCESTON – SCOTTSDALE

P.O. Box 712 , Devonport 7310

AUSDOC DX 70346 , Devonport

E.Mail : mhasurv@bigpond.net.au

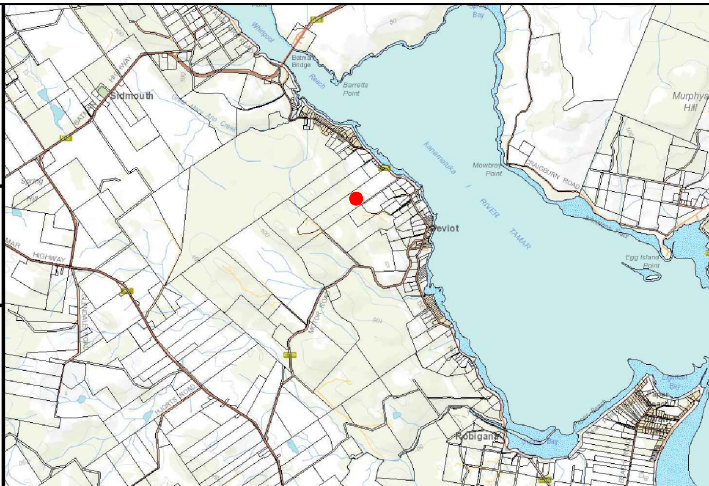
Telephone (03) 6424 5144

Fax (03) 6423 4090

## PROPOSED SUBDIVISION

585 Deviot Road, Deviot

Sharyn Ann Villiers Lawrence

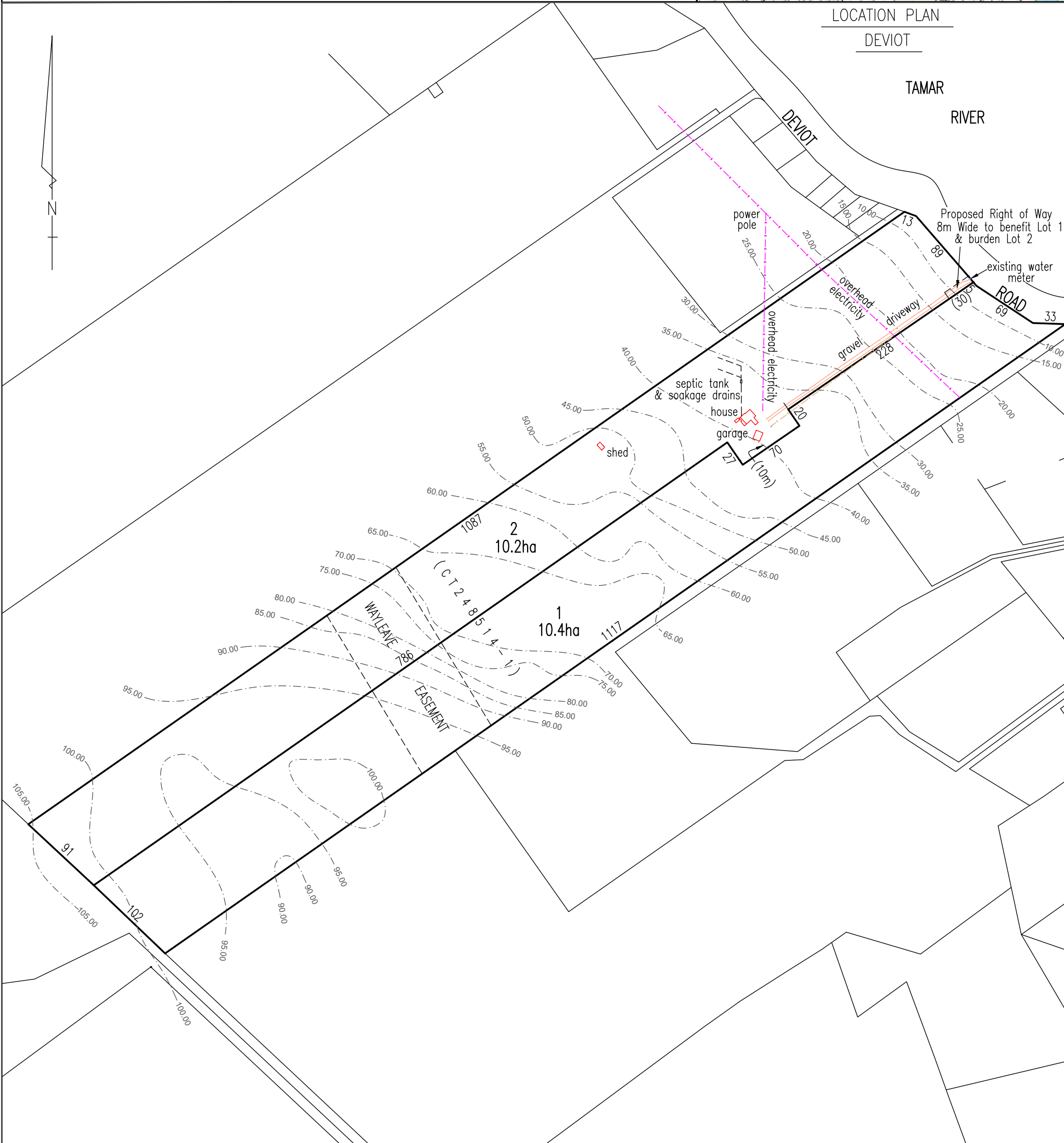


LOCATION PLAN

DEVIOT

TAMAR

RIVER



This plan has been prepared only for the purpose of obtaining subdivision approval from the local planning authority & the information shown hereon should be used for no other purpose.

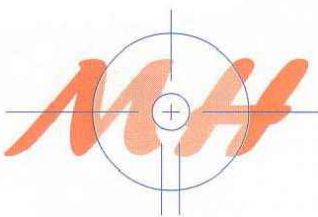
All dimensions & areas subject to final survey .

All measurements are in metres .

Drawn : J.A.T

Scale : 1:4000(A3)

Date : 16/06/25



Paul Hodgetts – registered land surveyor

Drawing No.

224141



MICHELL HODGETTS SURVEYORS

A.C.N. 109 596 152

AUTHORISED SURVEYORS

DEVONPORT – WYNYARD – SMITHTON – LAUNCESTON – SCOTTSDALE

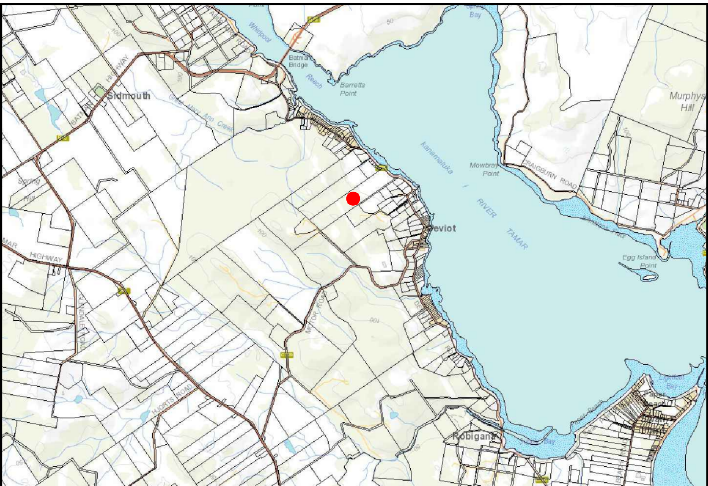
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AUSDOC DX 70346 , Devonport

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Fax (03) 6423 4090  
E.Mail : mhasurv@bigpond.net.au

PROPOSED SUBDIVISION

585 Deviot Road, Deviot

Sharyn Ann Villiers Lawrence



LOCATION PLAN

DEVIOT

TAMAR

RIVER

Proposed Right of Way  
8m Wide to benefit Lot 1  
& burden Lot 2

existing water  
meter

ROAD

power  
pole

overhead  
electricity

overhead  
electricity

gravel

driveway

septic tank  
& soakage drains

house

garage

shed

(10m)

20

27

33

39

45

51

57

63

69

75

81

87

93

99

105

111

117

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# Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

585 Deviot Road, Deviot



**Prepared for (Client)**

Sharyn Lawrence

[sharyn.lawrence700@gmail.com](mailto:sharyn.lawrence700@gmail.com)

**Assessed & Prepared by**

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

PO Box 2108 LAUNCESTON TAS 7250

Mobile: 0409 284 422

Version 1

14 April 2025

Job No: RGA-B2761

## **Executive Summary**

The proposed development at 585 Deviot Road, Deviot, is subject to bushfire threat. A bushfire attack under extreme fire weather conditions is likely to subject buildings at this site to considerable radiant heat, ember attack along with wind and smoke.

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

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



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## Schedule 1 – Bushfire Report

### 1.0 Introduction

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

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

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

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

### 1.1 Scope

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

### 1.2 Limitations

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

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

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

### 1.3 Proposal

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

## 2.0 Site Description for Proposal (Bushfire Context)

### 2.1 Locality Plan

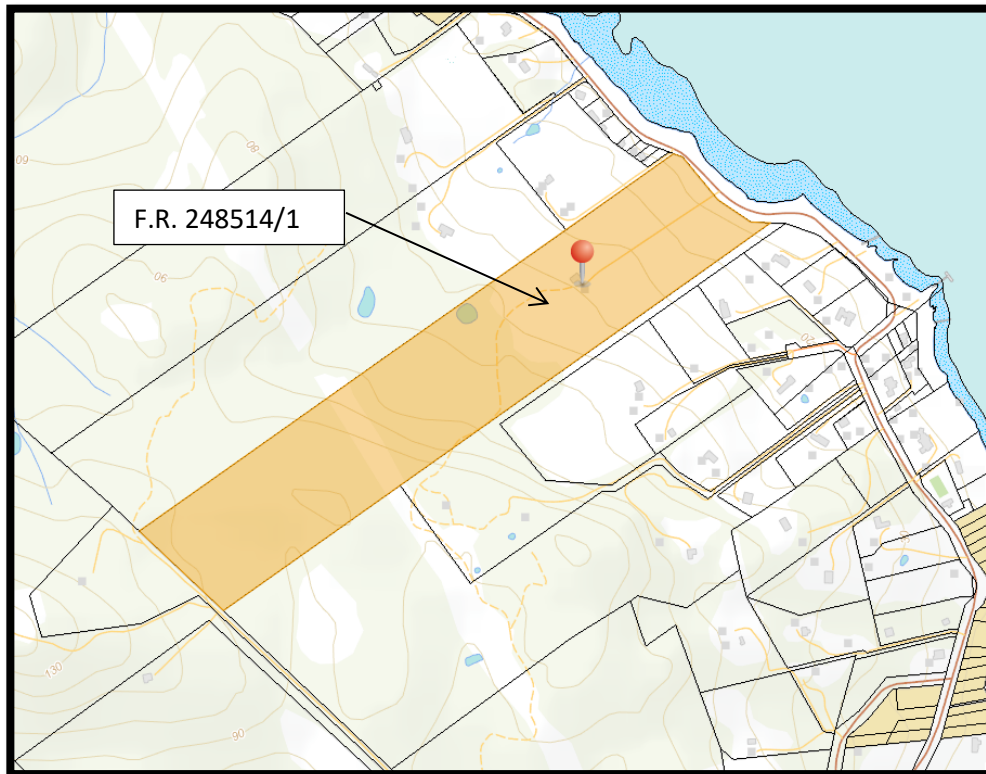


Figure 1: Location Plan of 585 Deviot Road, Deviot

### 2.2 Site Details

<b>Property Address</b>	'Carramar', 585 Deviot Road, Deviot
<b>Certificate of Title</b>	Volume 248514 Folio 1
<b>Owner</b>	Sharyn Ann Villiers Lawrence
<b>Existing Use</b>	Dwelling/ Rural
<b>Type of Proposed Work</b>	2 Lot Subdivision
<b>Water Supply</b>	On-site for fire fighting (fire hydrant in Deviot Road road reservation greater than 120m hose lay)
<b>Road Access</b>	Deviot Road

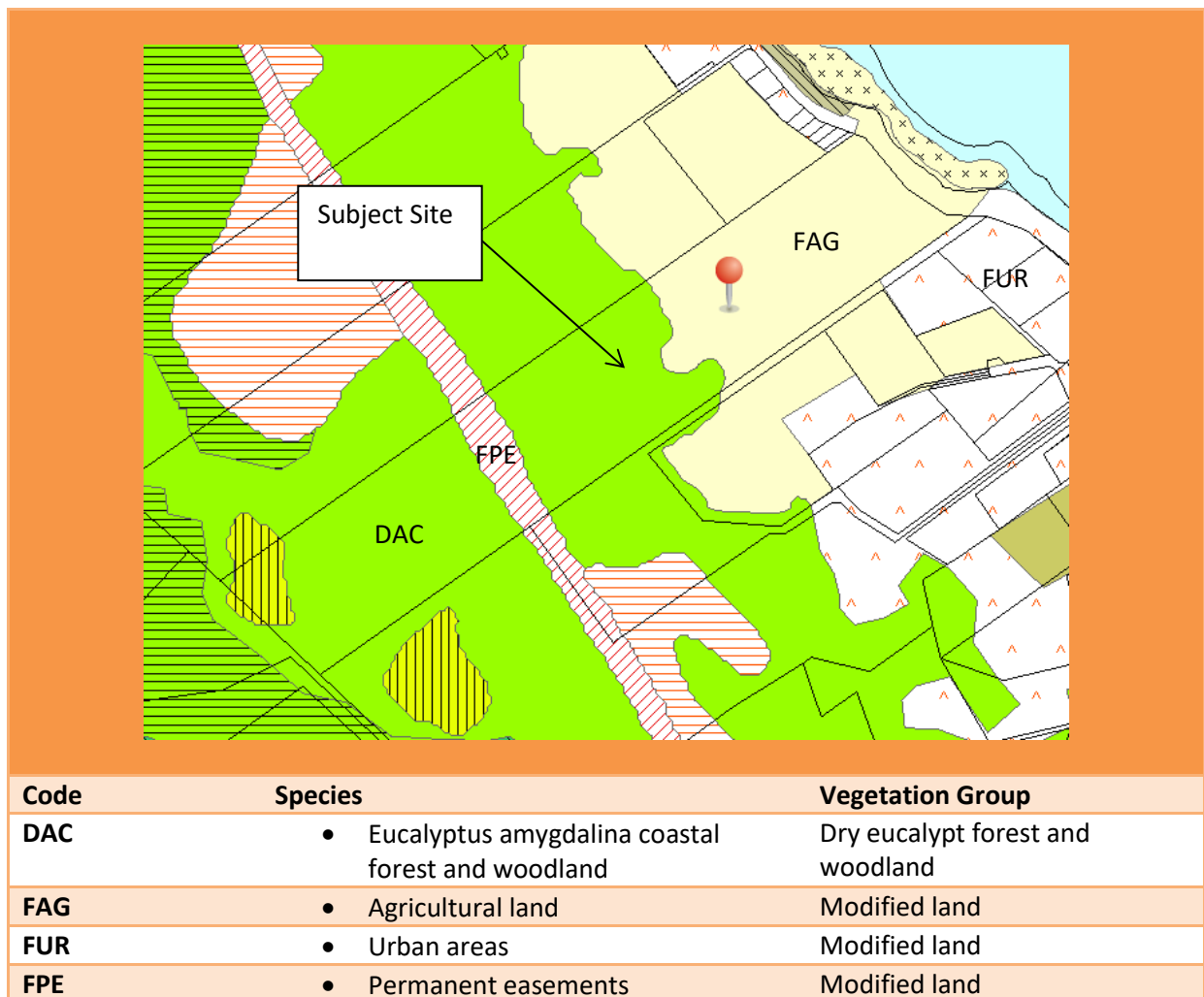


## 3.0 Bushfire Site Assessment

### 3.1 Vegetation Analysis

#### 3.1.1 TasVeg Classification

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



### 3.1.2 Site & Vegetation Photos



Existing access from Deviot Road (approx. 3.5m wide and 7 deg slope)



Looking northeast – Lot 2



Looking southeast – Lot 2



Looking southwest– Lot 2



Looking further to southwest– Lot 2



Looking toward dwelling from southwest



Looking northwest – Lot 2



Looking further to northwest – Lot 2





Looking toward existing turn area – Lot 2



Looking northeast – Lot 1



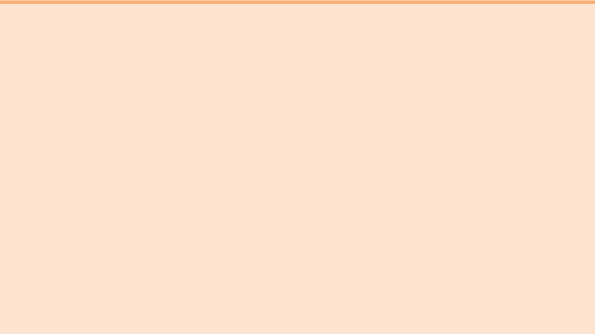
Looking southeast – Lot 1



Looking southwest – Lot 1



Looking northwest – Lot 1





### 3.2 BAL Assessment – Subdivision

The Acceptable Solution in Clause 13.6.1, C13.0 Bushfire-Prone Areas Code requires all lots within the proposed subdivision to demonstrate that each lot can achieve a Hazard Management Area between the bushfire vegetation and each building on the lot with distances equal to or greater than those specified in Table 2.6 of AS3959-2018 Construction of Buildings in Bushfire Prone Areas for **BAL 12.5 (Lot 1) and BAL 19 (Lot 2).**

#### Lot 1

Vegetation classification AS3959	North <input type="checkbox"/> North-East <input checked="" type="checkbox"/>	South <input type="checkbox"/> South-West <input checked="" type="checkbox"/>	East <input type="checkbox"/> South-East <input checked="" type="checkbox"/>	West <input type="checkbox"/> North-West <input checked="" type="checkbox"/>
<b>Group A</b>	<input checked="" type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
<b>Group B</b>	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
<b>Group C</b>	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
<b>Group D</b>	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
<b>Group E</b>	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
<b>Group F</b>	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
<b>Group G</b>	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land
<b>Effective slope (degrees)</b>	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°
	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input checked="" type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
<b>Likely direction of bushfire attack</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Prevailing winds</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Distance to classified vegetation</b>	Subject site grassland Forest strip on northeastern side of Deviot Road	0m to grassland	0m to grassland	0m to grassland
<b>REQUIRED Distance to classified vegetation for BAL 12.5</b>	<b>19-&lt;50m</b>	<b>14-&lt;50m</b>	<b>14-&lt;50m</b>	<b>14-&lt;50m</b>

**Lot 2**

Vegetation classification AS3959	North <input type="checkbox"/> North-East <input checked="" type="checkbox"/>	South <input type="checkbox"/> South-West <input checked="" type="checkbox"/>	East <input type="checkbox"/> South-East <input checked="" type="checkbox"/>	West <input type="checkbox"/> North-West <input checked="" type="checkbox"/>
<b>Group A</b>	<input type="checkbox"/> Forest	<input checked="" type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
<b>Group B</b>	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
<b>Group C</b>	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
<b>Group D</b>	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
<b>Group E</b>	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
<b>Group F</b>	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
<b>Group G</b>	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land
<b>Effective slope (degrees)</b>	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°
	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input checked="" type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
<b>Likely direction of bushfire attack</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Prevailing winds</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Distance to classified vegetation</b>	0-<1.0m managed >1.0m grassland	0-<5.9m managed >5.9m grassland >100m forest	0-<12m managed >12m grassland	0-<9.4m managed 9-4-<17.4m unmanaged gardens >17.4m grassland
<b>REQUIRED Distance to classified vegetation for BAL 19</b>	<b>13-&lt;19m</b>	<b>10-&lt;14m</b>	<b>10-&lt;14m</b>	<b>10-&lt;14m</b>

### 3.3 Outbuildings

Not applicable – existing.

### 3.4 Road Access

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

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

<b>Lot 1 - (existing/new)</b>	Private access driveways are to be <u>constructed / maintained</u> from the entrance of the property cross over at the public road through to any future habitable building and on-site dedicated firefighting water supply. Private access roads are to be maintained to a standard not less than specified in Table C13.2B (C13.2C if greater than 200m).
<b>Lot 2 (existing, approx. 240m)</b>	Private access driveways are to be <u>upgraded/maintained</u> from the entrance of the property cross over at the public road through to the existing habitable building and on-site dedicated firefighting water supply. Private access roads are to be upgraded/maintained (widened, passing bay installed) to a standard not less than specified in Table C13.2C prior to Final Plan of Survey for subdivision to be signed off by Council.

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

The following design and construction requirements apply to property access length is 30 metres or greater or access for a fire appliance to a fire fighting point:

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

- (j) Terminate with a turning area for fire appliances provided by one of the following:
  - i) A turning circle with a minimum inner radius of 10 metres;
  - ii) A property access encircling the building; or
  - iii) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.

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

The following design and construction requirements apply to property access length is 200 metres or greater or access for a fire appliance to a fire fighting point:

- (a) All weather construction;
- (b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- (c) Minimum carriageway width of 4 metres;
- (d) Minimum vertical clearance of 4 metres;
- (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- (f) Cross falls of less than 3 degrees (1:20 or 5%);
- (g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- (h) Curves with a minimum inner radius of 10 metres;
- (i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- (j) Terminate with a turning area for fire appliances provided by one of the following:
  - i) A turning circle with a minimum inner radius of 10 metres;
  - ii) A property access encircling the building; or
  - iii) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.
- (k) Passing bays of 2m additional carriageway width and 20m length provided every 200m.

### 3.5 Water Supply

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

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

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

<b>Lot 1 – Static Water Supply (new)</b>	On-site water supply is required for any new habitable building.
<b>Existing fire hydrant in Deviot Road likely to be greater than 120m hose lay</b>	A water tank of at least 10,000 litres per building

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

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

<b>Column 1</b>		<b>Column 2</b>
<b>Element</b>		<b>Requirement</b>
<b>A.</b>	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> <li>(a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and</li> <li>(b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.</li> </ul>
<b>B.</b>	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> <li>(a) May have a remotely located offtake connected to the static water supply;</li> <li>(b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;</li> <li>(c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;</li> <li>(d) Must be metal, concrete or lagged by non-combustible materials if above ground; and</li> <li>(e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018 the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: <ul style="list-style-type: none"> <li>(i) Metal;</li> <li>(ii) Non-combustible material; or</li> <li>(iii) Fibre-cement a minimum 6mm thickness.</li> </ul> </li> </ul>
<b>C.</b>	Fittings, pipework and accessories (including stands and tank	<p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> <li>(a) Have a minimum nominal internal diameter of</li> </ul>



	supports)	<p>50mm;</p> <ul style="list-style-type: none"> <li>(b) Be fitted with a valve with a minimum nominal diameter of 50mm;</li> <li>(c) Be metal or lagged by non-combustible materials if above ground;</li> <li>(d) if buried, have a minimum depth of 300mm;</li> <li>(e) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;</li> <li>(f) Ensure the coupling is accessible and available for connection at all times;</li> <li>(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);</li> <li>(h) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and</li> <li>(i) If a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> <li>(i) Visible;</li> <li>(ii) Accessible to allow connection by fire fighting equipment;</li> <li>(iii) At a working height of 450-600mm above ground level; and</li> <li>(iv) Protected from possible damage, including damage from vehicles.</li> </ul> </li> </ul>
<b>D.</b>	Signage for static water connections	<p>The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with:</p> <ul style="list-style-type: none"> <li>(a) water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or</li> <li>(b) <i>Water Supply Signage Guideline</i>, version 1.0, Tasmanian Fire Service, February 2017.</li> </ul>
<b>E.</b>	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> <li>(1) No more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</li> <li>(2) No closer than 6m from the building area to be protected;</li> <li>(3) a minimum width of 3m constructed to the same standard as the carriageway; and</li> <li>(4) Connected to the property access by a carriageway equivalent to the standard of the property access.</li> </ul>

## 4.0 Bushfire-Prone Areas Code Assessment Criteria

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

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

### C13.6 Development Standards for Subdivision

C13.6.1 Provision of hazard management areas		
Comments		
<input checked="" type="checkbox"/> A1	(a) & (b)	Specified distances for Hazard Management Areas for BAL 12.5 (Lot 1), and BAL 19 (Lot 2) as specified on the plan are in accordance with AS3959. The Hazard Management Area for Lot 2 shall be <u>established/maintained</u> prior to the Council sealing the final plan of survey. The proposal complies.
<input type="checkbox"/> P1		
C13.6.2 Public and fire fighting access		
Comments		
<input type="checkbox"/> A1	(a)	Note applicable.
<input checked="" type="checkbox"/> A1	(b)	<p>The private driveway to Lot 1 will be constructed/maintained in accordance with Table C13.2B/ C13.2C at the time of future habitable building. Access is required to on-site dedicated firefighting water supply.</p> <p>The existing private driveway to Lot 2 will be upgraded/maintained (widened to 4.0m carriageway, passing bay installed) in accordance with Table C13.2C prior to the Final Plan of Survey for subdivision to be signed off by Council. Access is required to on-site dedicated firefighting water supply.</p>
<input type="checkbox"/> P1		
<input checked="" type="checkbox"/> A2		Not applicable.
<input type="checkbox"/> P2	No PC	
C13.6.3 Provision of water supply for fire fighting purposes		
Comments		
<input type="checkbox"/> A1	(a)	Not applicable
	(b)	Not applicable.
<input type="checkbox"/> P1	No PC	
<input checked="" type="checkbox"/> A2	(a)	Not applicable.
	(b)	Any new habitable building on Lot 1, at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.

The existing dwelling on Lot 2, prior to the final plan of survey being sealed by Council, shall be provided with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5 shall be considered.

☐ **A2** (c) Not applicable.

☐ **P2** No PC

## 5.0 Layout Options

Not relevant to this proposal.

## 6.0 Other Planning Provisions

Not relevant to this proposal.

## 7.0 Conclusions and Recommendations

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

**The site has been assessed as demonstrating a building area that have the dimensions equal to or greater than the separation distance required for BAL 12.5 (Lot 1) and BAL 19 (Lot 2) in Table 2.6 of AS 3959 – 2018 Construction of Buildings in Bushfire Prone Areas.**

### Access

The private driveway to Lot 1 will be constructed in accordance with Table C13.2B/ C13.2C (dependent on length) at the time of future habitable building.

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

### Water Supplies

Any new habitable building on Lot 1 at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.

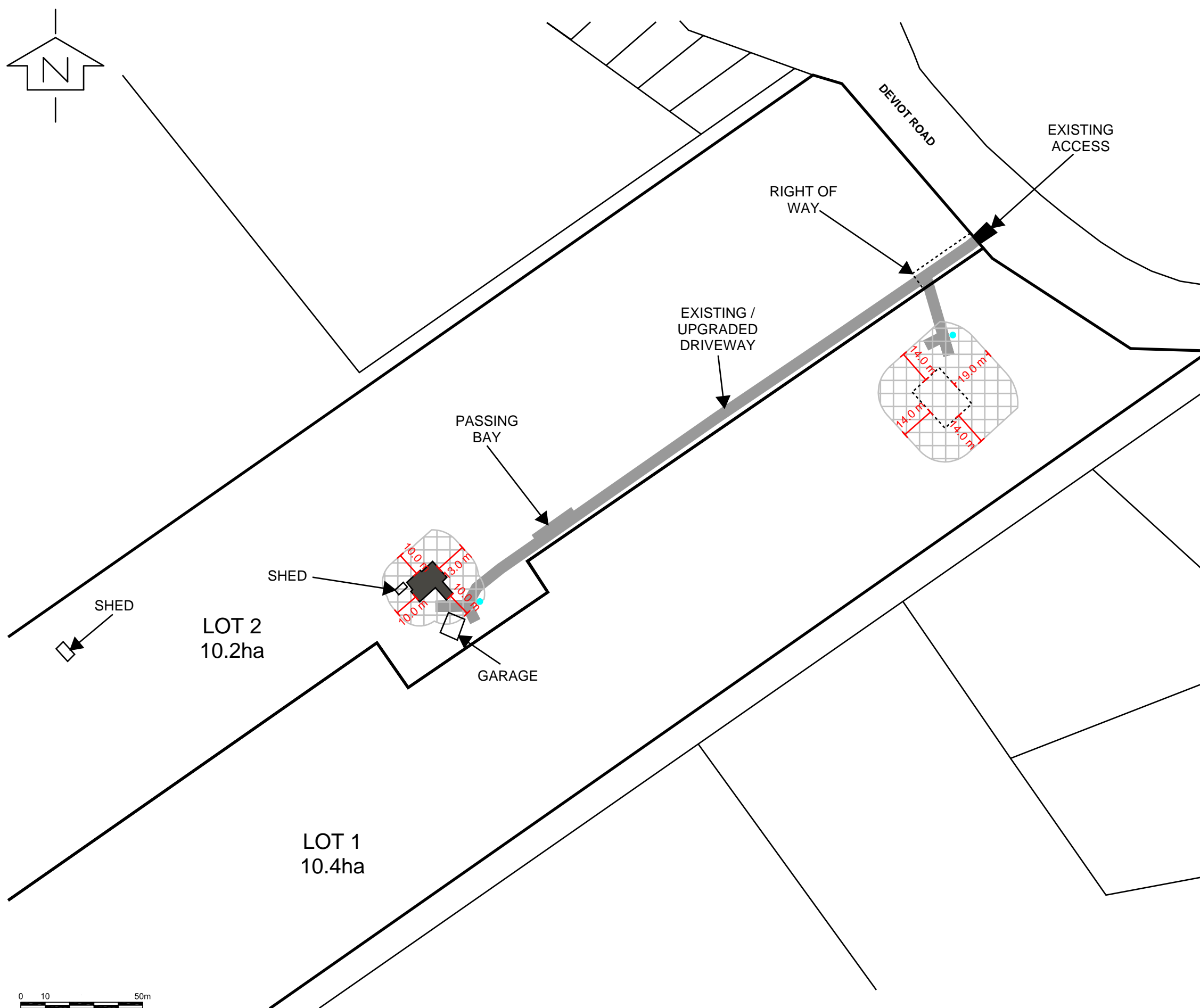
The existing dwelling on Lot 2 prior to the council sealing the final plan of survey, must be provided with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.

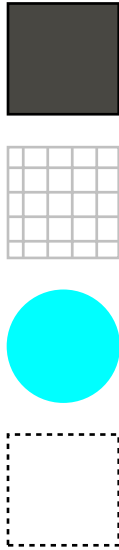
### Fuel Managed Areas

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

## **Schedule 2 – Bushfire Hazard Management Plan**







**LEGEND**

EXISTING DWELLING

HAZARD MANAGEMENT AREA

PROPOSED 10,000L METAL FIRE FIGHTING WATER TANK (SUGGESTED LOCATION)

INDICATIVE 15m X 20m DWELLING

- NOTES**
- PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.B/C13.C - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
  - FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.5 - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT
  - HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT
  - THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B2761, R.GREEN, 14 APRIL 2025
  - THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - WEST TAMAR (EFFECTIVE 9 FEBRUARY 2022)

**BUSHFIRE HAZARD MANAGEMENT PLAN**  
BUSHFIRE ATTACK LEVEL (BAL) - 12.5 (LOT 1),  
BAL 19 (LOT 2)  
2 LOT SUBDIVISION

585 DEVIOT ROAD, DEVIOT  
VOLUME 248514 FOLIO 1  
PROPERTY ID 6097907

DATE: 14 APRIL 2025  
VERSION: 1  
DRAWN: REBECCA GREEN  
PHONE: 0409 284 422  
EMAIL: ADMIN@RGASSOCIATES.COM.AU  
BFP - 116, SCOPE - 1, 2, 3A, 3B, 3C



**Form 55**

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To:  Owner /Agent  
 Address  
  Suburb/postcode

Form **55**

## Qualified person details:

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

Qualifications and Insurance details:

Accredited to report on bushfire hazards under Part IVA of the *Fire Services Act 1979*

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

Speciality area of expertise:

Analysis of hazards in bushfire prone areas

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

## Details of work:

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

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

## Certificate details:

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

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

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



or

a building, temporary structure or plumbing installation:



In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan (Rebecca Green & Associates, 14 April 2025, Version 1, Job No. RGA-B2761)
Relevant	N/A
References:	<i>Tasmanian Planning Scheme – West Tamar, Bushfire-Prone Areas Code</i> <i>Australian Standard 3959-2018</i>

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

1. Assessment of the site Bushfire Attack Level (to Australian Standard 3959-2018)
2. Bushfire Hazard Management Plan showing BAL-12.5 (Lot 1) and BAL-19 (Lot 2) solutions.

*Scope and/or Limitations*

**Scope**

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


**Limitations**

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

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

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

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

Qualified person:	<div>Signed: </div>	<div>Certificate No: RG-069/2025</div>	<div>Date: 14 April 2025</div>
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**Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code**



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## BUSHFIRE-PRONE AREAS CODE

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

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#### 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:**

585 Deviot Road, Deviot TAS 7275

**Certificate of Title / PID:**

F.R. 248514/1, PID6097907

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

2 Lot Subdivision

**Applicable Planning Scheme:**

Tasmanian Planning Scheme – West Tamar

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Proposed Subdivision Ref: 224141	Michell Hodgetts Surveyors	17/01/25	-
Bushfire Hazard Assessment Report	Rebecca Green	14 April 2025	1
Bushfire Hazard Management Plan	Rebecca Green	14 April 2025	1

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

#### 4. Nature of Certificate

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

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

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

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

<input checked="" type="checkbox"/>	<b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')  <i>Refer to Bushfire Hazard Assessment Report &amp; Bushfire Hazard Management Plan, prepared by Rebecca Green &amp; Associates, 14 April 2025</i>

		<i>demonstrating BAL 12.5 for Lot 1 and BAL 19 for Lot 2.</i>
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	<b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables <i>Refer to Bushfire Hazard Assessment Report &amp; Bushfire Hazard Management 14 April 2025 – Lot 1 and Lot 2.</i>

<input checked="" type="checkbox"/>	<b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table <i>Refer to Bushfire Hazard Assessment Report &amp; Bushfire Hazard Management Plan, prepared by Rebecca Green &amp; Associates, 14 April 2025 – Lot 1 and Lot 2.</i>
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

## 5. Bushfire Hazard Practitioner

Name: Rebecca Green

Phone No: 0409 284 422

Postal Address: PO Box 2108  
Launceston, Tas 7250

Email Address: admin@rgassociates.com.au

Accreditation No: BFP – 116

Scope: 1, 2, 3A, 3B, 3C

## 6. Certification

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

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

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

Signed:  
certifier



Name: Rebecca Green

Date: 14 April 2025

Certificate  
Number: RGA-016/2025

(for Practitioner Use only)

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





# BAL Assessments

Revised for 2018 edition

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

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

## **Attachment 3 – Proposal Plan**

**Michell Hodgetts Surveyors**

# MICHELL HODGETTS SURVEYORS

A.C.N. 109 596 152

AUTHORISED SURVEYORS

DEVONPORT – WYNYARD – SMITHTON – LAUNCESTON – SCOTTSDALE

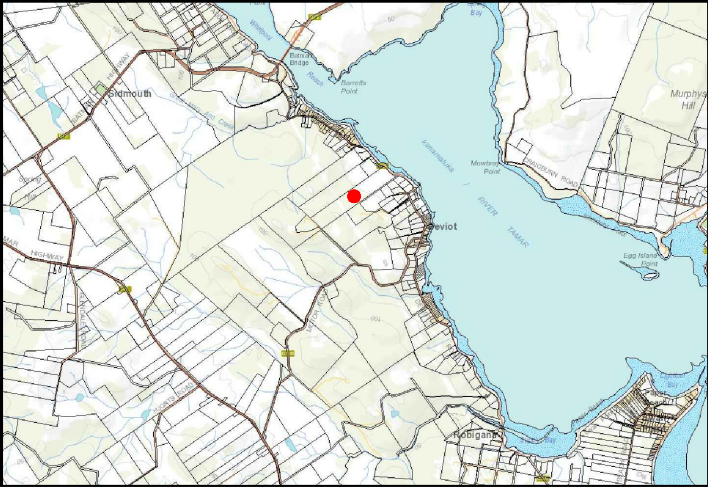
P.O. Box 712 , Devonport 7310  
AUSDOC DX 70346 , Devonport

Telephone (03) 6424 5144  
Fax (03) 6423 4090  
E.Mail : mhasurv@bigpond.net.au

## PROPOSED SUBDIVISION

585 Deviot Road, Deviot

Sharyn Ann Villiers Lawrence

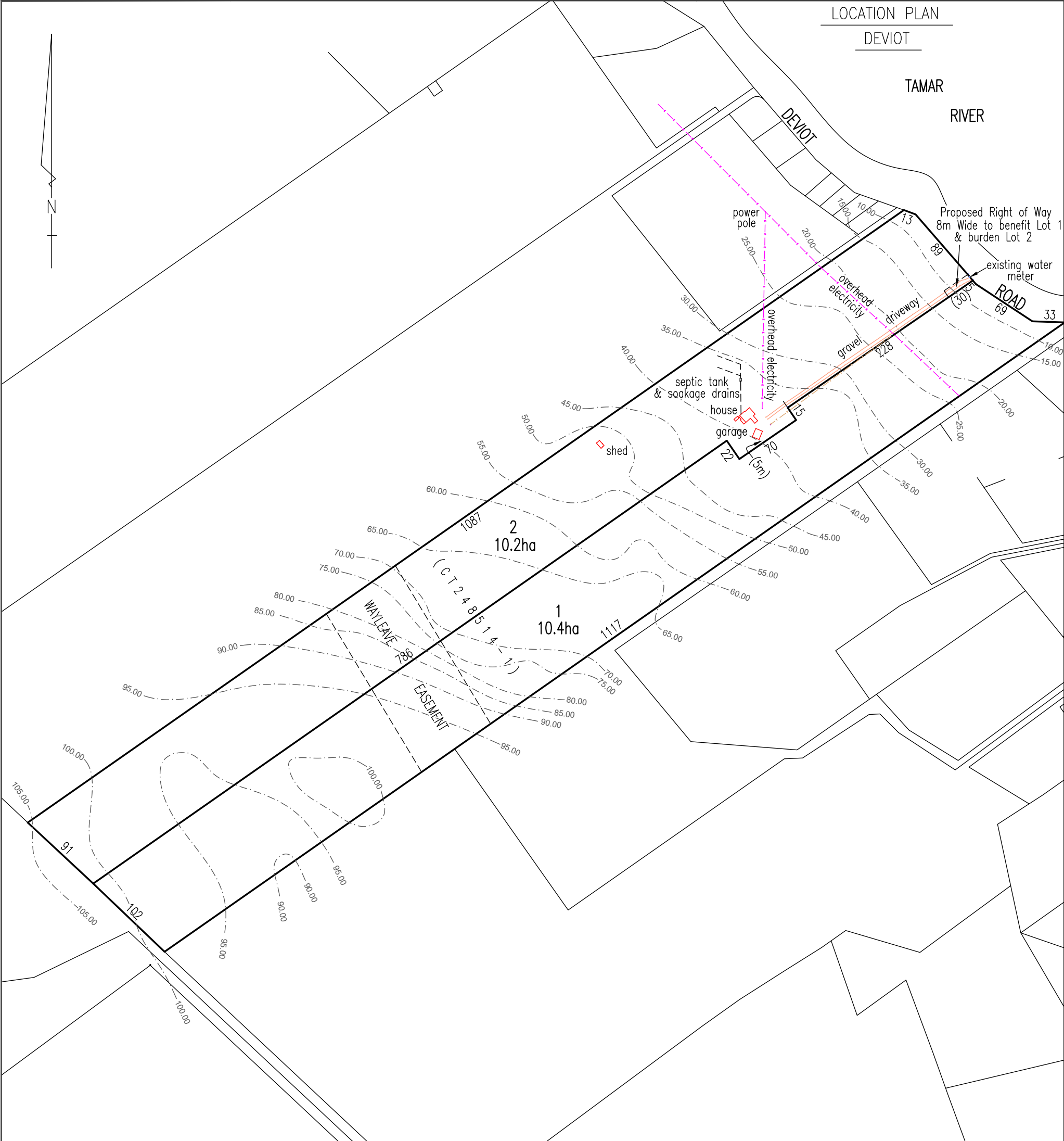


LOCATION PLAN

DEVIOT

TAMAR

RIVER



This plan has been prepared only for the purpose of obtaining subdivision approval from the local planning authority & the information shown hereon should be used for no other purpose.

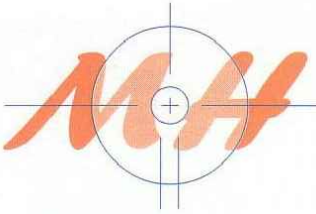
All dimensions & areas subject to final survey .

All measurements are in metres .

Drawn : J.A.T

Scale : 1:4000(A3)

Date : 17/01/25



Paul Hodgetts – registered land surveyor

Drawing No.

224141



MICHELL HODGETTS SURVEYORS

A.C.N. 109 596 152

AUTHORISED SURVEYORS

DEVONPORT – WYNYARD – SMITHTON – LAUNCESTON – SCOTTSDALE

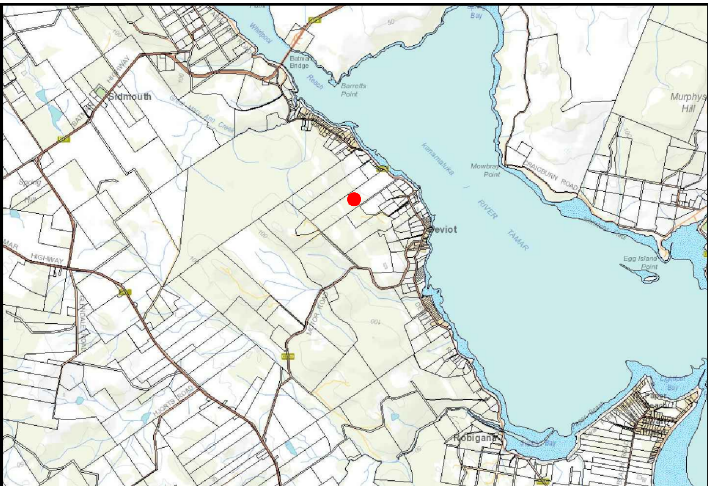
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LOCATION PLAN

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TAMAR

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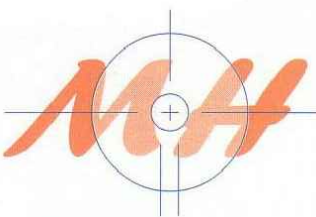


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All dimensions & areas subject to final survey .

All measurements are in metres .

Drawn : J.A.T | Scale : 1:4000(A3) | Date : 17/01/25



Paul Hodgetts – registered land surveyor

Drawing No.

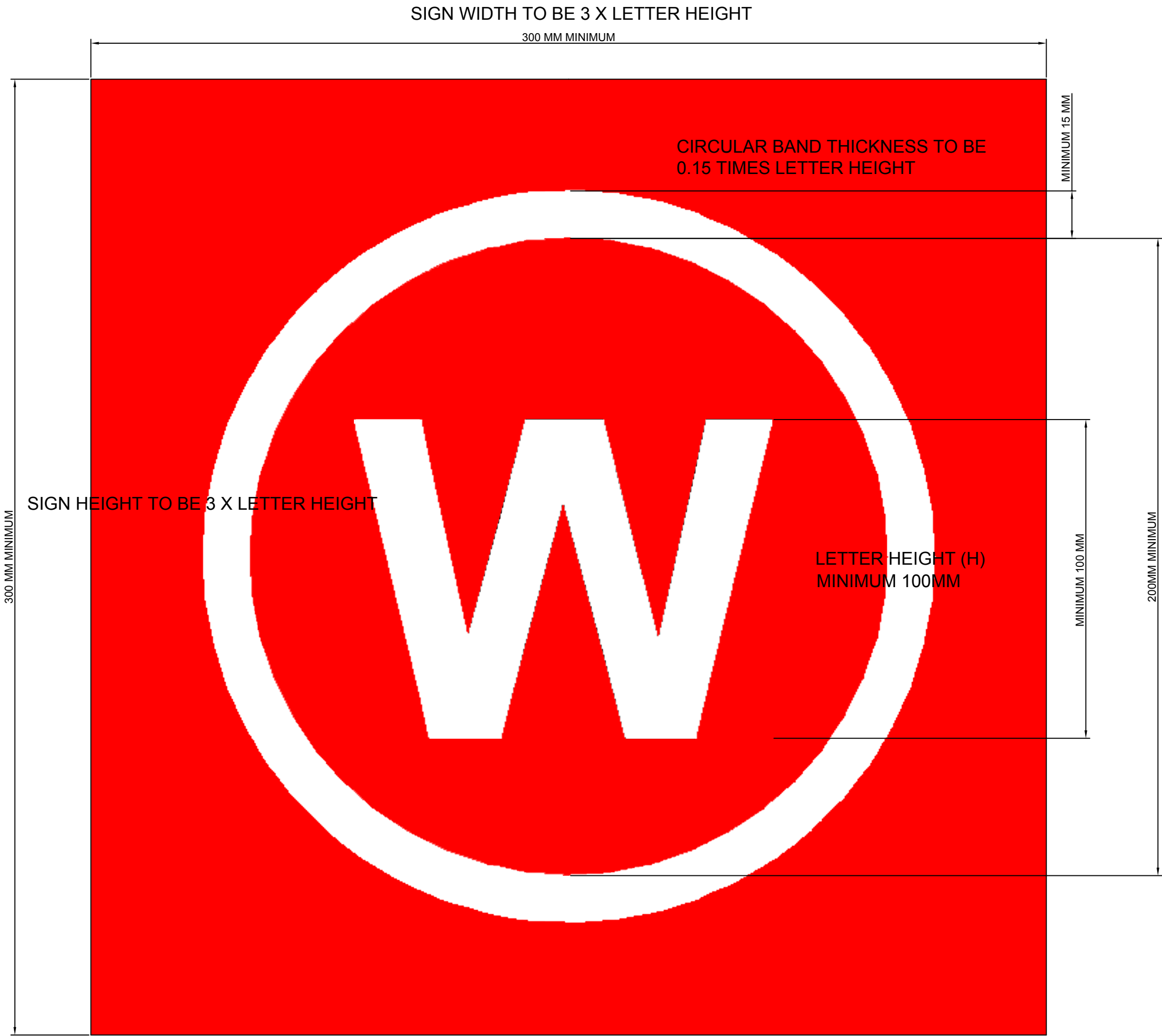
224141



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



# 10,000 LITRE DOMESTIC FIREFIGHTING STATIC WATER INDICATOR SIGN



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

INSIDE DIAMETER OF CIRCULAR BAND TO BE 2 TIMES LETTER HEIGHT

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

THICKNESS OF CIRCULAR BAND TO BE 0.15 TIMES LETTER HEIGHT

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

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

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

WHITE SUBSTRATE COLOUR TO BE PMS 186C

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

SIGN TO BE PERMANENTLY FIXED



## References

- (a) Tasmanian Planning Commission 2021, *Tasmanian Planning Scheme – West Tamar (Effective 9 February 2022)*, C13.0 Bushfire-Prone Areas Code, Tasmania.
- (b) Australian Standards, AS 3959-2018, *Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney NSW.
- (c) Resource Management & Conservation Division of the Department Primary Industry & Water September 2006, TASVEG, *Tasmanian Vegetation Map*, Tasmania.
- (d) Tasmanian Government, Land Information System Tasmania, [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)