

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2026172

Assess No: A8316

PID No: 7885665

Applicant Name:	Commercial Project Delivery					
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.*

WEST TAMAR COUNCIL



Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: Commercial Project Delivery

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) **Tasmanian Premium Land Pty Ltd**

Location / Address: 239 Auburn Rd, Beaconsfield

Title Reference: 103045/1

Zone(s): Agriculture

Existing Development/Use: Agriculture

Existing Developed Area:

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: ☐
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Description of Use:
N/A

Development Type:

Building work: ☐	Demolition: ☐	Subdivision: ☐	Other: ☐
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Description of development:
2 lot subdivision

New or Additional Area:

Estimated construction cost of the proposed development:

Building Materials:

Wall Type:

Colour:

Roof Type:

Colour:

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/A

Subdivision creating additional lots ☐

Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :	1	Number of Lots (proposed) :	1
Description:	Subdivide 1 lot into 2		
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.			
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:	

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,

Owner_Name		
Name (print)	Signed	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)

Chloe Lyne	Chloe Lyne	18.6.26
Name (print)	Signed	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

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:

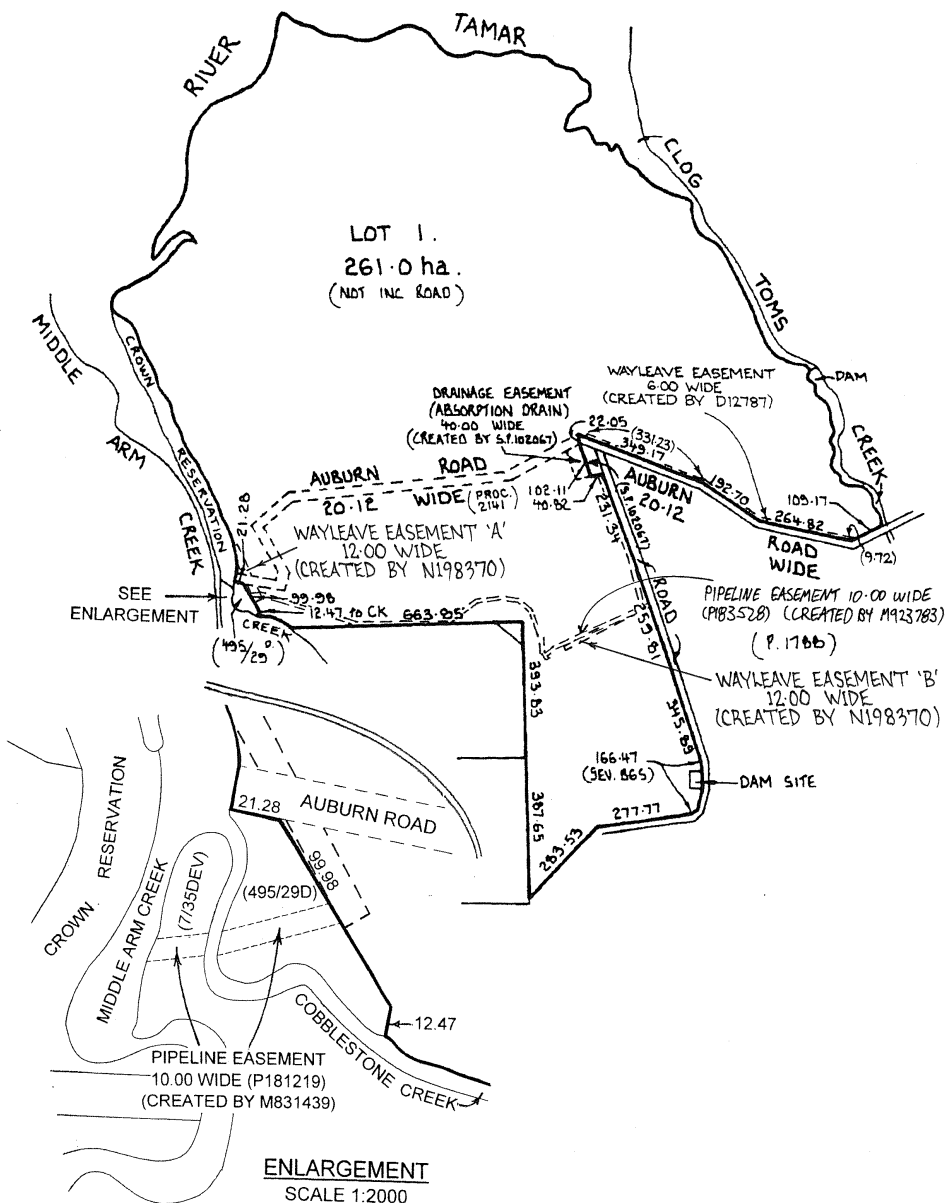
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As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Name (print)	Signed	Date

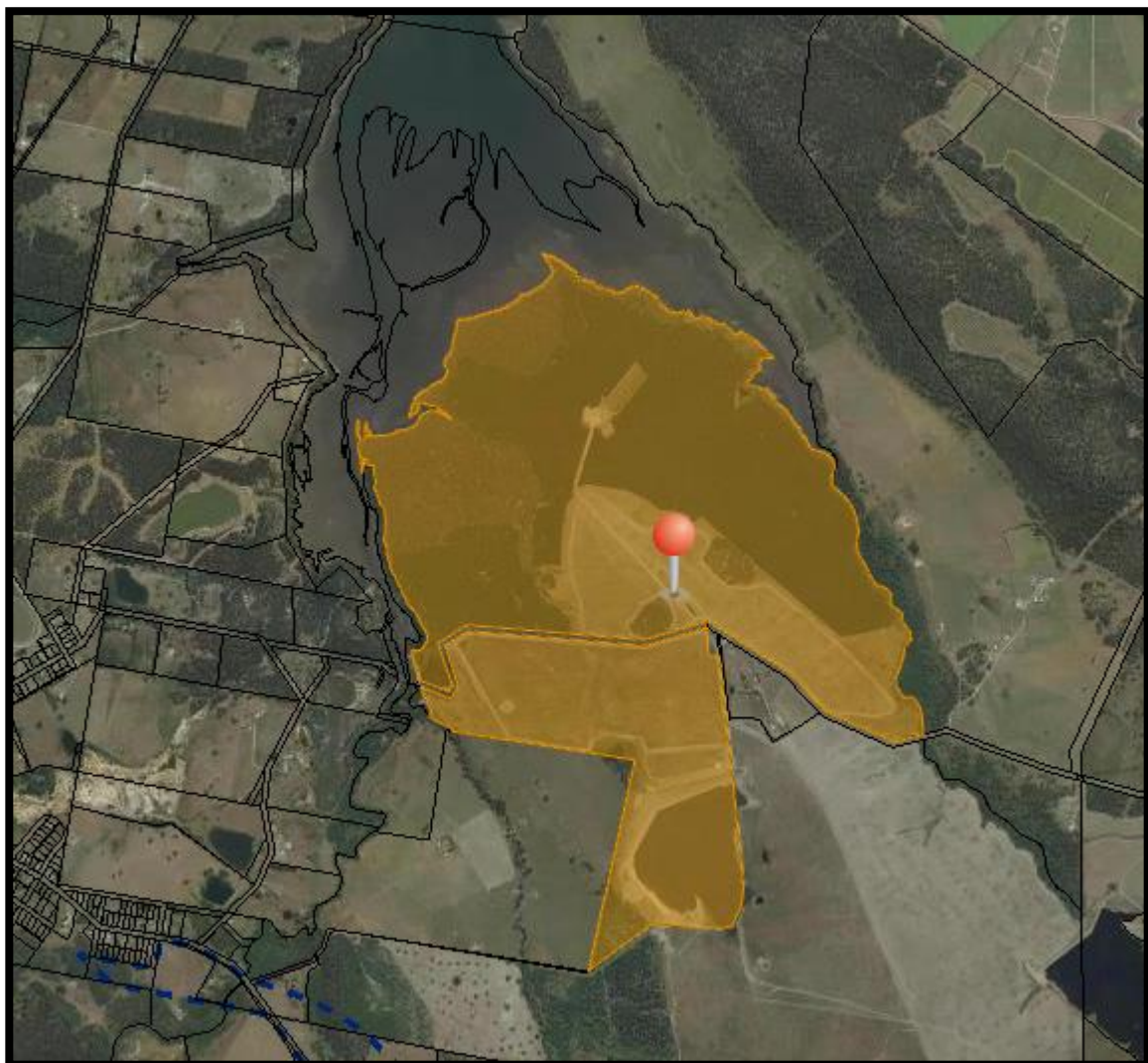
Owner:	PLAN OF TITLE of land situated in the DEVON WELLS & PHILIPS NORTON COMPILED FROM <u>P. 1786</u> SCALE 1: 12500 MEASUREMENTS IN METRES	REGISTERED NUMBER D. 103045 Approved - 6 JAN 1993 <i>Michael Smith</i> Recorder of Titles
Title Reference: <u>C.T. 2865-77</u>		
Grantee:		

TASMAP MUNICIPAL CODE NO. 41	LAST TASMAP UPI NO. 2431, 2434 2437, 2438	LAST SURVEY PLAN NO. P. 1786
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

239 Auburn Road, Beaconsfield



Prepared for (Client)

Tasmanian Premium Land Pty Ltd

PO Box 4190

RICHMOND EAST VIC 3121

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 2

6 August 2026

Job No: RGA-B3149

Executive Summary

The proposed development at 239 Auburn Road, Beaconsfield, 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. One lot currently exists. Road widening lots (100 and 101) are also indicated on Plan of Subdivision.

2.0 Site Description for Proposal (Bushfire Context)

2.1 Locality Plan

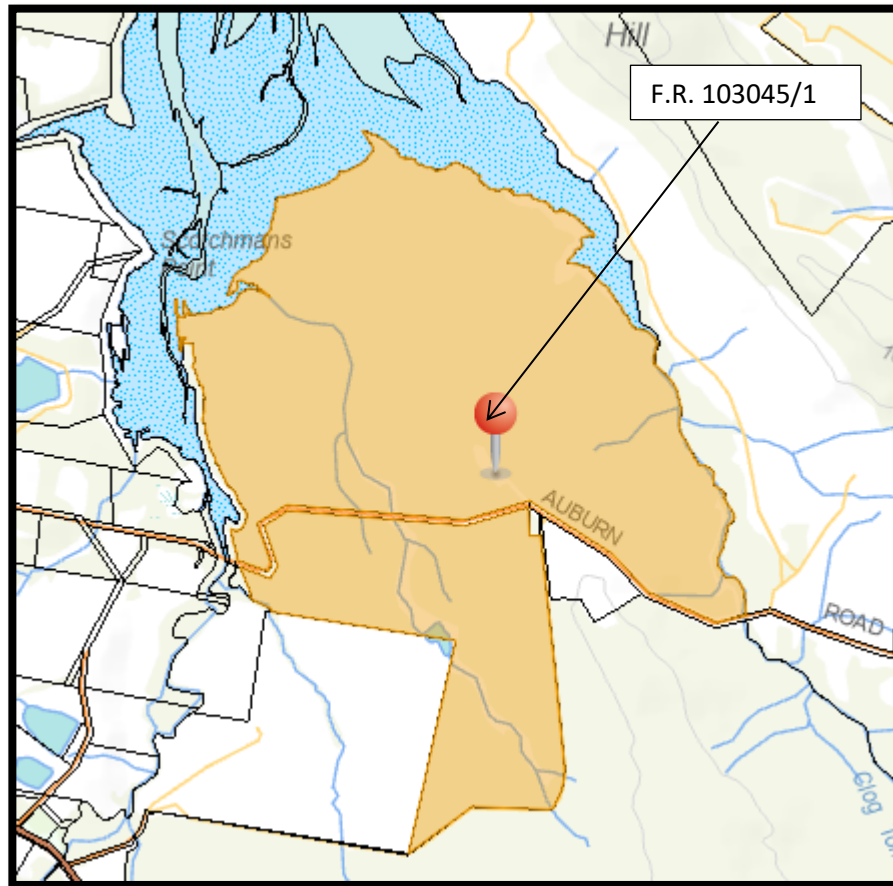


Figure 1: Location Plan of 239 Auburn Road, Beaconsfield

2.2 Site Details

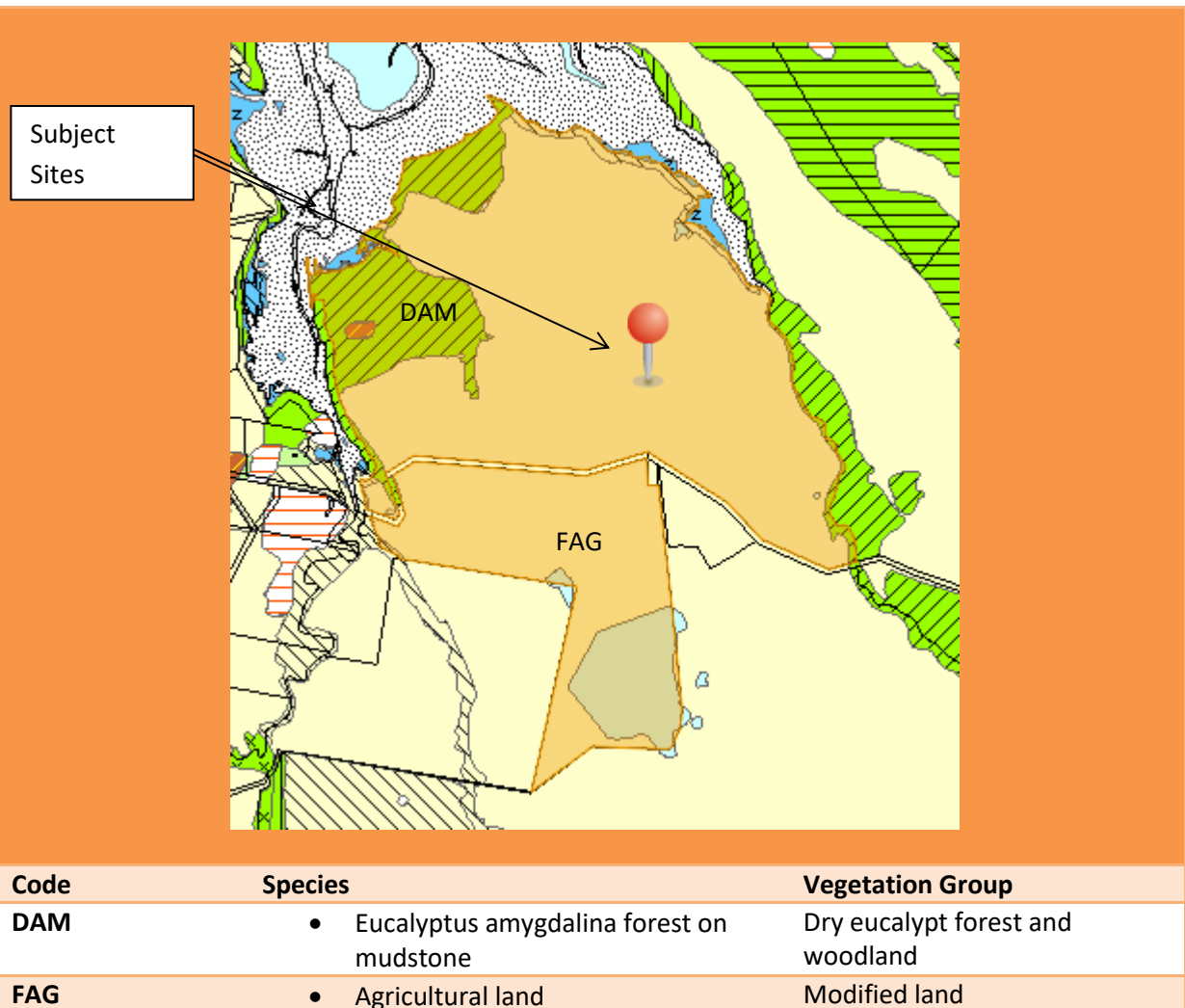
Property Address	239 Auburn Road, Beaconsfield
Certificate of Title	Volume 103045 Folio 1
Owner	Tasmanian Premium Land Pty Ltd
Existing Use	Rural
Type of Proposed Work	2 Lot Subdivision
Water Supply	On-site for fire fighting
Road Access	Auburn Road

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 Vegetation Observations from Site Inspection 11 June 2026



3.1.3 Site & Vegetation Photos



Existing access from Auburn Road looking to north – Lot 1



Looking west – Lot 1



Looking north – Lot 1



Looking northeast – Lot 1



Looking southeast along boundary with Auburn Road – Lot 1



Looking south from Auburn Road – Lot 1



Proposed access location – Lot 2



Looking to northwest – Lot 2



Looking to northeast – Lot 2



Looking to southeast – Lot 2



Looking to southwest – Lot 2



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 19 (Lot 1) and BAL 19 (Lot 2)**

Lot 1

Vegetation classification AS3959	North ☐ North-East ☒	South ☐ South-West ☒	East ☐ South-East ☒	West ☐ North-West ☒
Group A	☐ Forest	☐ Forest	☐ Forest	☐ Forest
Group B	☐ Woodland	☐ Woodland	☐ Woodland	☐ Woodland
Group C	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land
Group D	☐ Scrub	☐ Scrub	☐ Scrub	☐ Scrub
Group E	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga
Group F	☐ Rainforest	☐ Rainforest	☐ Rainforest	☐ Rainforest
Group G	☒ Grassland	☒ Grassland	☒ Grassland	☒ Grassland
	☒ Managed Land	☒ Managed Land	☒ Managed Land	☒ Managed Land
Effective slope (degrees)	☐ Up/0°	☒ Up/0°	☒ Up/0°	☐ Up/0°
	☒ >0-5°	☐ >0-5°	☐ >0-5°	☒ >0-5°
	☐ >5-10°	☐ >5-10°	☐ >5-10°	☐ >5-10°
	☐ >10-15°	☐ >10-15°	☐ >10-15°	☐ >10-15°
	☐ >15-20°	☐ >15-20°	☐ >15-20°	☐ >15-20°
Likely direction of bushfire attack	☐	☐	☐	☒
Prevailing winds	☐	☐	☐	☒
Distance to classified vegetation	0m to vineyards/grassland	0m to vineyards/grassland	0m to vineyards/grassland	0m to vineyards/grassland
REQUIRED Distance to classified vegetation for BAL 19	11-<16m	10-<14m	10-<14m	11-<16m

Lot 2

Vegetation classification AS3959	North ☐ North-East ☒	South ☐ South-West ☒	East ☐ South-East ☒	West ☐ North-West ☒
Group A	☒ Forest	☐ Forest	☒ Forest	☒ Forest
Group B	☐ Woodland	☐ Woodland	☐ Woodland	☐ Woodland
Group C	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land
Group D	☐ Scrub	☐ Scrub	☐ Scrub	☐ Scrub
Group E	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga
Group F	☐ Rainforest	☐ Rainforest	☐ Rainforest	☐ Rainforest
Group G	☒ Grassland	☒ Grassland	☒ Grassland	☒ Grassland
	☐ Managed Land	☒ Managed Land	☒ Managed Land	☒ Managed Land
Effective slope (degrees)	☐ Up/0°	☒ Up/0°	☒ Up/0°	☒ Up/0°
	☒ >0-5°	☐ >0-5°	☐ >0-5°	☐ >0-5°
	☐ >5-10°	☐ >5-10°	☐ >5-10°	☐ >5-10°
	☐ >10-15°	☐ >10-15°	☐ >10-15°	☐ >10-15°
	☐ >15-20°	☐ >15-20°	☐ >15-20°	☐ >15-20°
Likely direction of bushfire attack	☐	☐	☐	☒
Prevailing winds	☐	☐	☐	☒
Distance to classified vegetation	0m to grassland, then forest	0m to grassland, then vineyards	0m to grassland, then forest	0m to grassland, vineyards, and small area of forest to north-northwest
REQUIRED Distance to classified vegetation for BAL 19	27-<38m	10-<14m	23-<32m	23-<32m

3.3 Outbuildings

Not applicable, existing – Lot 1.

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.

Lot 1 & 2 (existing/ new)	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/C (dependent on length).
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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 is required for a fire appliance to a fire fighting water 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 outer 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:

- (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 outer 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.

Lot 1 and Lot 2 – Static Water Supply (new)	On-site water supply is required for any new habitable building. 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.
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Table C13.5: Static Water Supply for Fire Fighting

Column 1		Column 2
Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (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; (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; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (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: (i) Metal; (ii) Non-combustible material; or (iii) Fibre-cement a minimum 6mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a fire fighting water point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (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 (i) If a remote offtake is installed, ensure the offtake is

		in a position that is: (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450-600mm above ground level; and (iv) Protected from possible damage, including damage from vehicles.
D.	Signage for static water connections	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: (a) water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or (b) <i>Water Supply Signage Guideline</i> , version 1.0, Tasmanian Fire Service, February 2017.
E.	Hardstand	A hardstand area for fire appliances must be provided: (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); (2) No closer than 6m from the building area to be protected; (3) a minimum width of 3m constructed to the same standard as the carriageway; and (4) Connected to the property access by a carriageway equivalent to the standard of the property access.

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 – ROAD 100 and ROAD 101 complies, insufficient increase in risk, future road widening only. Will not be used for any other purpose.

C13.6 Development Standards for Subdivision

C13.6.1 Provision of hazard management areas		
		Comments
☒ A1	(a) & (b)	Specified distances for Hazard Management Areas for BAL 19 (Lot 1), and BAL 19 (Lot 2) as specified on the plan are in accordance with AS3959. The proposal complies.
☐ P1		
C13.6.2 Public and fire fighting access		
		Comments
☐ A1	(a)	Not applicable.

☒ A1	(b)	The private driveway to Lot 1 and Lot 2 will be constructed/maintained in accordance with Table C13.2B/C (dependent on length) at the time of future habitable building. Access is required to on-site dedicated firefighting water supply.
☐ P1		
☒ A2		Not applicable.
☐ P2	No PC	
C13.6.3 Provision of water supply for fire fighting purposes		
		Comments
☐ A1	(a)	Not applicable
	(b)	Not applicable.
☐ P1	No PC	
☒ A2	(a)	Not applicable.
	(b)	Any new habitable building on Lot 1 and Lot 2, 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.
☐ 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 19 (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 and Lot 2 will be constructed in accordance with Table C13.2B/C (dependent on length) at the time of any future habitable building.

Water Supplies

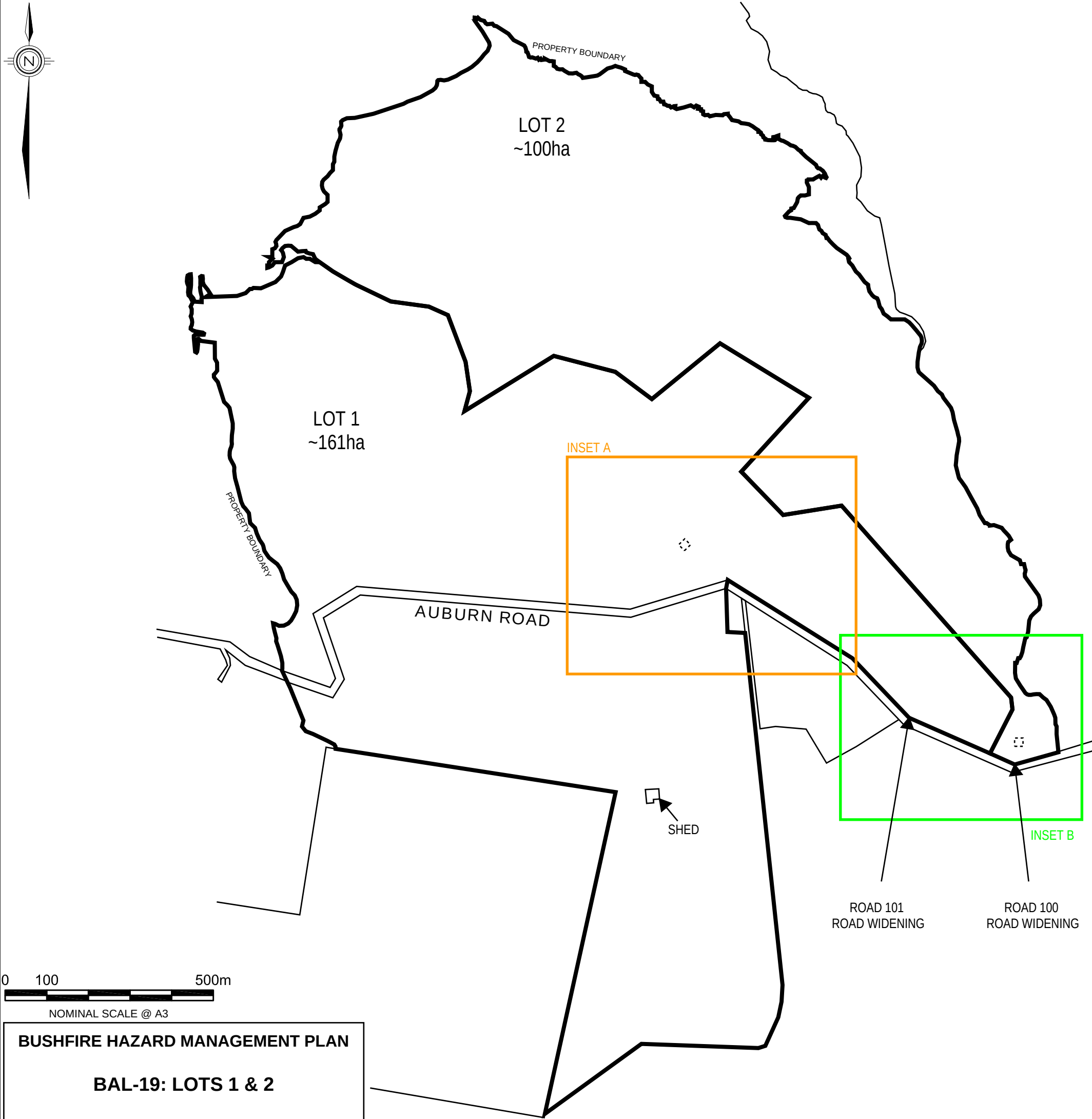
Any new habitable building on Lot 1 and Lot 2 at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.

Fuel Managed Areas

Hazard Management Areas as detailed within the plan shall be constructed and maintained as detailed in Schedule 2.

For Lot 1 and Lot 2, Hazard Management Area to be established and maintained prior to the construction of any habitable building on the lot and managed into perpetuity.

Schedule 2 – Bushfire Hazard Management Plan



0100500m

NOMINAL SCALE @ A3

BUSHFIRE HAZARD MANAGEMENT PLAN

BAL-19: LOTS 1 & 2

SCHEDULE OF REQUIREMENTS

1. BUILDING DESIGN & CONSTRUCTION

- SPECIFIED SEPARATION DISTANCES SHOWN ON THIS PLAN PROVIDE FOR A BAL SOLUTION AS INDICATED.
- HABITABLE BUILDINGS AND ASSOCIATED OUTBUILDINGS MUST BE DESIGNED AND CONSTRUCTED TO COMPLY WITH AS 3959:2018 - SECTION 3 FOR GENERAL REQUIREMENTS AND RELEVANT SECTION FOR BAL RATING REQUIREMENTS.
- NO SPECIFIC CONSTRUCTION REQUIREMENTS FOR OUTBUILDINGS FIRE SEPARATED FROM THE HABITABLE BUILDINGS IN ACCORDANCE WITH AS 3959 CLAUSE 3.2 OR WITH GREATER THAN 6m SEPARATION FROM THE HABITABLE BUILDINGS.
- NEW HABITABLE BUILDINGS MUST BE FULLY CONSTRUCTED TO BAL-19 IF ANY FACADE IS WITHIN THE BAL-19 BUILDING AREA

2. PROPERTY ACCESS

- CONSTRUCT ALL WEATHER PROPERTY ACCESS WITH 4m WIDE CARRIAGEWAY FROM THE PUBLIC ROAD AND TO THE HARDSTAND LOCATED WITHIN <3m OF THE WATER CONNECTION POINT.
- LOAD CAPACITY GREATER THAN 20 TONNES (INC. BRIDGES AND CULVERTS), CROSS FALL LESS THAN 3°, DIPS LESS THAN 7°, CURVES MIN.10m INNER RADIUS, 10° MAX. GRADIENT FOR UNSEALED ROADS AND 15° MAX. GRADIENT FOR SEALED ROADS.
- TERMINATE IN A TURNING CIRCLE WITH A 10m MIN. OUTER RADIUS OR ALTERNATIVELY IN A HAMMERHEAD T' OR 'Y' TURNING AREA FOR FIRE APPLIANCES WITH TURNING HEADS 4m WIDE x 8m LONG.
- KEEP CLEAR OF VEGETATION AND OTHER OBSTRUCTIONS 0.5m EITHER SIDE AND 4m ABOVE CARRIAGEWAY.
- PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2B/C13.2C - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT

3. STATIC WATER SUPPLY FOR FIREFIGHTING

- FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.5 - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- INSTALL METAL OR CONCRETE FIREFIGHTING WATER TANK WITH A MINIMUM OF 10,000 LITRES STORED WATER DEDICATED TO FIREFIGHTING PURPOSE PER HABITABLE BUILDING TO BE PROTECTED. FITTED WITH A COMPLIANT STORZ WATER CONNECTION POINT LOCATED WITHIN <90m OF FURTHEST ELEMENT OF THE HABITABLE BUILDING, MEASURED AS A HOSE LAY, & ACCESSIBLE WITHIN <3m OF THE HARDSTAND. MAY HAVE REMOTE OFFTAKE CONNECTED TO THE STATIC WATER SUPPLY.
- IDENTIFY THE FIREFIGHTING WATER POINT WITH PERMANENTLY FIXED COMPLIANT SIGNAGE COMPLYING WITH TFS GUIDELINES. KEEP CLEAR OF VEGETATION IMMEDIATELY ABOVE & AROUND THE CONNECTION POINT.
- CONSTRUCT HARDSTAND AREA FOR FIRE APPLIANCE ACCESS TO THE FIREFIGHTING WATER POINT. MINIMUM 3m WIDE, CONSTRUCTED TO THE SAME STANDARD AS THE PROPERTY ACCESS AND LOCATED <3m FROM THE FIREFIGHTING WATER POINT AND >6m FROM THE BUILDING TO BE PROTECTED.

4. HAZARD MANAGEMENT AREA

- HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT ESTABLISH HAZARD MANAGEMENT AREA AS DIMENSIONED ON THIS PLAN.
- MAINTAIN IN A MINIMAL FUEL CONDITION IN PERPETUITY, ENSURING FUELS ARE REDUCED SUFFICIENTLY AND OTHER HAZARDS ARE REMOVED SUCH THAT THE FUELS & OTHER HAZARDS DO NOT SIGNIFICANTLY CONTRIBUTE TO THE BUSHFIRE ATTACK.
- LIMITED AMOUNTS OF LOW FLAMMABILITY PLANTS ARE ACCEPTABLE WITHIN THE HMA; INCLUDING MAINTAINED LAWN, LOW GROWING PLANTS & GROUND COVERS, LOW FLAMMABILITY ORNAMENTAL GARDENS, VEGETABLE GARDENS AND THE LIKE.
- DO NOT PLANT ADJACENT TO WALLS & DECKS OR DIRECTLY UNDER GLAZED ELEMENTS.
- REGULARLY REMOVE GROUND FUELS SUCH AS FALLEN BRANCHES, STICKS, LEAVES, BARK, LAWN CLIPPINGS ETC.
- MAINTAIN LAWN TO A HEIGHT LESS THAN 100mm.
- DO NOT USE PINE BARK AND OTHER FLAMMABLE MULCH.
- THIN-OUT UNDERSTORY VEGETATION AND PRUNE LOW-HANGING TREE BRANCHES.
- PRUNE TREES TO MAINTAIN HORIZONTAL SEPARATION BETWEEN CANOPIES.
- MINIMISE STORAGE OF FLAMMABLE MATERIALS SUCH AS FIREWOOD AND BUILDING MATERIALS.
- CLEAR ACCUMULATED LEAVES AND OTHER DEBRIS FROM ROOF GUTTERS.

LEGEND

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

INDICATIVE 20m X 20m BUILDING AREA

HAZARD MANAGEMENT AREA BAL-19

THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B3149, R.GREEN, 6 AUGUST 2026

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)

2 LOT SUBDIVISION (AND ROAD 100 AND ROAD 101)

239 AUBURN RAD, BEACONSFIELD
VOLUME 103045 FOLIO 1
PROPERTY ID 7885665

DATE: 6 AUGUST 2026
VERSION: 1
SHEET: 1

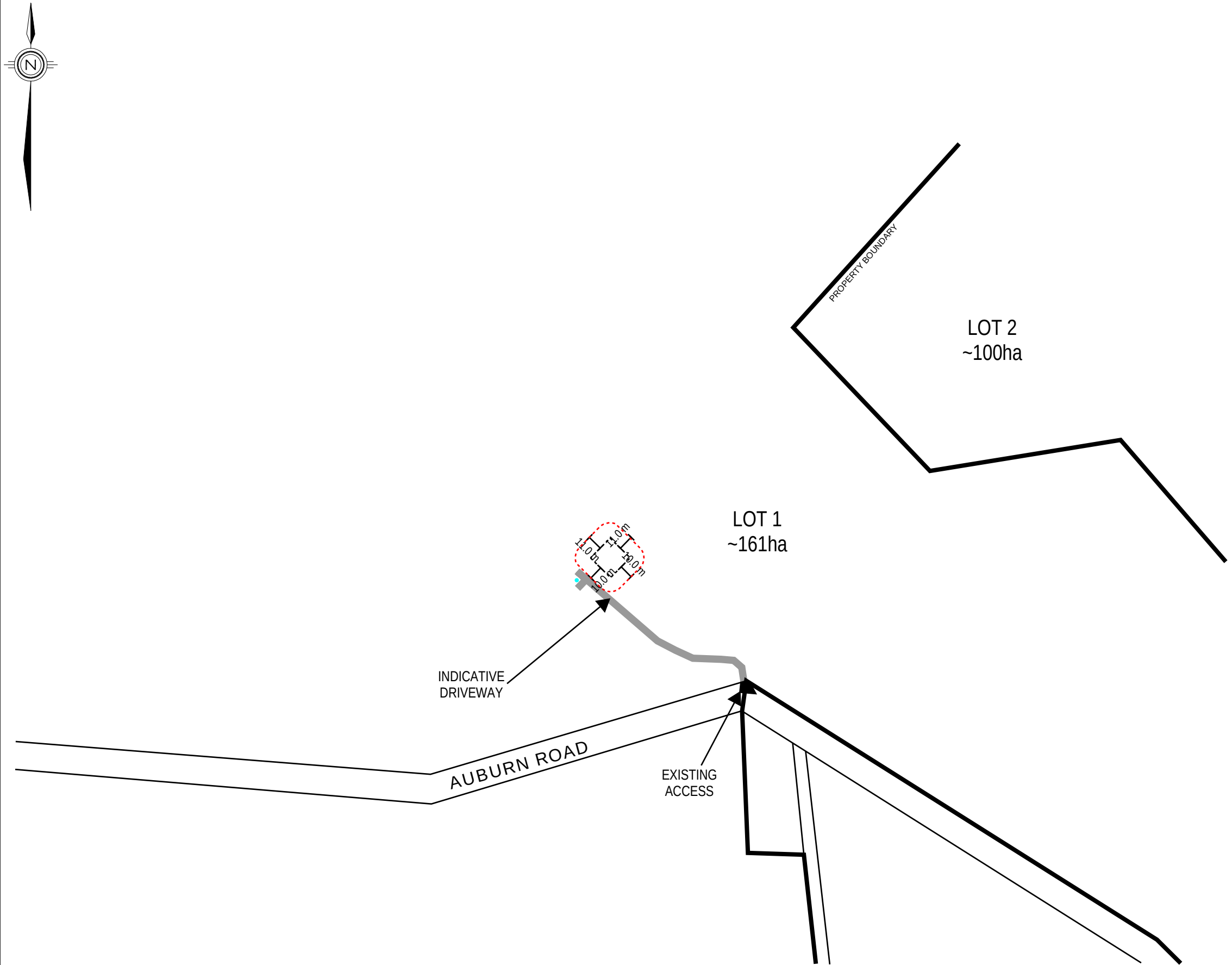
Rebecca Green & Associates

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



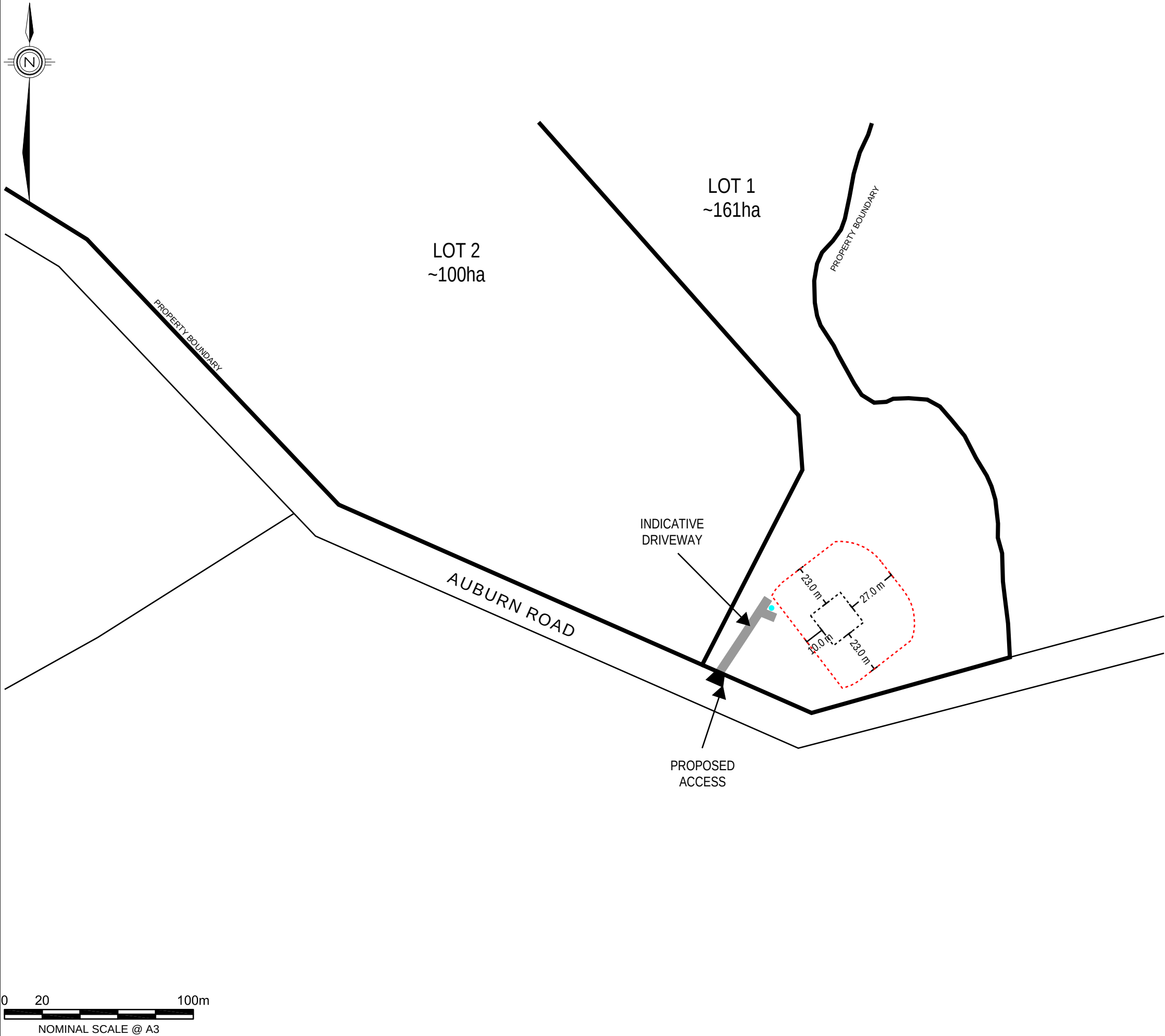
BUSHFIRE HAZARD MANAGEMENT PLAN

BAL-19: LOTS 1 & 2



SCHEDULE OF REQUIREMENTS
1. BUILDING DESIGN & CONSTRUCTION - SPECIFIED SEPARATION DISTANCES SHOWN ON THIS PLAN PROVIDE FOR A BAL SOLUTION AS INDICATED. - HABITABLE BUILDINGS AND ASSOCIATED OUTBUILDINGS MUST BE DESIGNED AND CONSTRUCTED TO COMPLY WITH AS 3959:2018 - SECTION 3 FOR GENERAL REQUIREMENTS AND RELEVANT SECTION FOR BAL RATING REQUIREMENTS. - NO SPECIFIC CONSTRUCTION REQUIREMENTS FOR OUTBUILDINGS FIRE SEPARATED FROM THE HABITABLE BUILDINGS IN ACCORDANCE WITH AS 3959 CLAUSE 3.2 OR WITH GREATER THAN 6m SEPARATION FROM THE HABITABLE BUILDINGS. - NEW HABITABLE BUILDINGS MUST BE FULLY CONSTRUCTED TO BAL-19 IF ANY FACADE IS WITHIN THE BAL-19 BUILDING AREA
2. PROPERTY ACCESS - CONSTRUCT ALL WEATHER PROPERTY ACCESS WITH 4m WIDE CARRIAGEWAY FROM THE PUBLIC ROAD AND TO THE HARDSTAND LOCATED WITHIN <3m OF THE WATER CONNECTION POINT. - LOAD CAPACITY GREATER THAN 20 TONNES (INC. BRIDGES AND CULVERTS), CROSS FALL LESS THAN 3°, DIPS LESS THAN 7°, CURVES MIN.10m INNER RADIUS. 10° MAX. GRADIENT FOR UNSEALED ROADS AND 15° MAX. GRADIENT FOR SEALED ROADS. - TERMINATE IN A TURNING CIRCLE WITH A 10m MIN. OUTER RADIUS OR ALTERNATIVELY IN A HAMMERHEAD 'T' OR 'Y' TURNING AREA FOR FIRE APPLIANCES WITH TURNING HEADS 4m WIDE x 8m LONG. - KEEP CLEAR OF VEGETATION AND OTHER OBSTRUCTIONS 0.5m EITHER SIDE AND 4m ABOVE CARRIAGEWAY. - PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2B/C13.2C - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
3. STATIC WATER SUPPLY FOR FIREFIGHTING - FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.5 - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT - INSTALL METAL OR CONCRETE FIREFIGHTING WATER TANK WITH A MINIMUM OF 10,000 LITRES STORED WATER DEDICATED TO FIREFIGHTING PURPOSE PER HABITABLE BUILDING TO BE PROTECTED. FITTED WITH A COMPLIANT STORZ WATER CONNECTION POINT LOCATED WITHIN <90m OF FURTHEST ELEMENT OF THE HABITABLE BUILDING, MEASURED AS A HOSE LAY, & ACCESSIBLE WITHIN <3m OF THE HARDSTAND. MAY HAVE REMOTE OFFTAKE CONNECTED TO THE STATIC WATER SUPPLY. - IDENTIFY THE FIREFIGHTING WATER POINT WITH PERMANENTLY FIXED COMPLIANT SIGNAGE COMPLYING WITH TFS GUIDELINES. KEEP CLEAR OF VEGETATION IMMEDIATELY ABOVE & AROUND THE CONNECTION POINT. - CONSTRUCT HARDSTAND AREA FOR FIRE APPLIANCE ACCESS TO THE FIREFIGHTING WATER POINT. MINIMUM 3m WIDE, CONSTRUCTED TO THE SAME STANDARD AS THE PROPERTY ACCESS AND LOCATED <3m FROM THE FIREFIGHTING WATER POINT AND >6m FROM THE BUILDING TO BE PROTECTED.
4. HAZARD MANAGEMENT AREA - HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT ESTABLISH HAZARD MANAGEMENT AREA AS DIMENSIONED ON THIS PLAN. - MAINTAIN IN A MINIMAL FUEL CONDITION IN PERPETUITY, ENSURING FUELS ARE REDUCED SUFFICIENTLY AND OTHER HAZARDS ARE REMOVED SUCH THAT THE FUELS & OTHER HAZARDS DO NOT SIGNIFICANTLY CONTRIBUTE TO THE BUSHFIRE ATTACK. - LIMITED AMOUNTS OF LOW FLAMMABILITY PLANTS ARE ACCEPTABLE WITHIN THE HMA; INCLUDING MAINTAINED LAWN, LOW GROWING PLANTS & GROUND COVERS, LOW FLAMMABILITY ORNAMENTAL GARDENS, VEGETABLE GARDENS AND THE LIKE. - DO NOT PLANT ADJACENT TO WALLS & DECKS OR DIRECTLY UNDER GLAZED ELEMENTS. - REGULARLY REMOVE GROUND FUELS SUCH AS FALLEN BRANCHES, STICKS, LEAVES, BARK, LAWN CLIPPINGS ETC. - MAINTAIN LAWN TO A HEIGHT LESS THAN 100mm. - DO NOT USE PINE BARK AND OTHER FLAMMABLE MULCH. - THIN-OUT UNDERSTORY VEGETATION AND PRUNE LOW-HANGING TREE BRANCHES. - PRUNE TREES TO MAINTAIN HORIZONTAL SEPARATION BETWEEN CANOPIES. - MINIMISE STORAGE OF FLAMMABLE MATERIALS SUCH AS FIREWOOD AND BUILDING MATERIALS. - CLEAR ACCUMULATED LEAVES AND OTHER DEBRIS FROM ROOF GUTTERS.

LEGEND	THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B3149, R.GREEN, 6 AUGUST 2026 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)
PROPOSED 10,000L METAL FIRE FIGHTING WATER TANK (SUGGESTED LOCATION) INDICATIVE 20m X 20m BUILDING AREA HAZARD MANAGEMENT AREA BAL-19	2 LOT SUBDIVISION (AND ROAD 100 AND ROAD 101) - INSET A 239 AUBURN RAD, BEACONSFIELD VOLUME 103045 FOLIO 1 PROPERTY ID 7885665 DATE: 6 AUGUST 2026 VERSION: 1 SHEET: 2
	Rebecca Green & Associates DRAWN: REBECCA GREEN PHONE: 0409 284 422 EMAIL: ADMIN@RGASSOCIATES.COM.AU BFP - 116, SCOPE - 1, 2, 3A, 3B, 3C



BUSHFIRE HAZARD MANAGEMENT PLAN

BAL-19: LOTS 1 & 2

SCHEDULE OF REQUIREMENTS
1. BUILDING DESIGN & CONSTRUCTION - SPECIFIED SEPARATION DISTANCES SHOWN ON THIS PLAN PROVIDE FOR A BAL SOLUTION AS INDICATED. - HABITABLE BUILDINGS AND ASSOCIATED OUTBUILDINGS MUST BE DESIGNED AND CONSTRUCTED TO COMPLY WITH AS 3959:2018 - SECTION 3 FOR GENERAL REQUIREMENTS AND RELEVANT SECTION FOR BAL RATING REQUIREMENTS. - NO SPECIFIC CONSTRUCTION REQUIREMENTS FOR OUTBUILDINGS FIRE SEPARATED FROM THE HABITABLE BUILDINGS IN ACCORDANCE WITH AS 3959 CLAUSE 3.2 OR WITH GREATER THAN 6m SEPARATION FROM THE HABITABLE BUILDINGS. - NEW HABITABLE BUILDINGS MUST BE FULLY CONSTRUCTED TO BAL-19 IF ANY FACADE IS WITHIN THE BAL-19 BUILDING AREA
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LEGEND

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

INDICATIVE 20m X 20m BUILDING AREA

HAZARD MANAGEMENT AREA BAL-19

THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B3149, R.GREEN, 6 AUGUST 2026

2 LOT SUBDIVISION (AND ROAD 100 AND ROAD 101) - INSET B

239 AUBURN RAD, BEACONSFIELD
VOLUME 103045 FOLIO 1
PROPERTY ID 7885665

DATE: 6 AUGUST 2026
VERSION: 1
SHEET: 3

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

Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code

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:

239 Auburn Road, Beaconsfield, TAS 7270

Certificate of Title / PID:

F.R. 103045/1, PID7885665

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision – 2 Lots (and ROAD 100 and ROAD 101)

Applicable Planning Scheme:

Tasmanian Planning Scheme – West Tamar

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision Ref: 116-51 (8953)	Cohen & Associates Land & Aerial Surveyors	21 Jul 2026	2
Bushfire Hazard Assessment Report	Rebecca Green	6 August 2026	2
Bushfire Hazard Management Plan	Rebecca Green	6 August 2026	2

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 ROAD 100 and ROAD 101

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

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

☒	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
☐	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance') <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 6 August 2026</i>

		<i>demonstrating BAL 19 for Lot 1 and BAL 19 for Lot 2.</i>
☐	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 <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management 6 August 2026 – Lot 1 and Lot 2.</i>

☒	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 <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 6 August 2026 – Lot 1 and Lot 2.</i>
☐	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: 6 August 2026

Certificate
Number: RGA-037/2026

(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

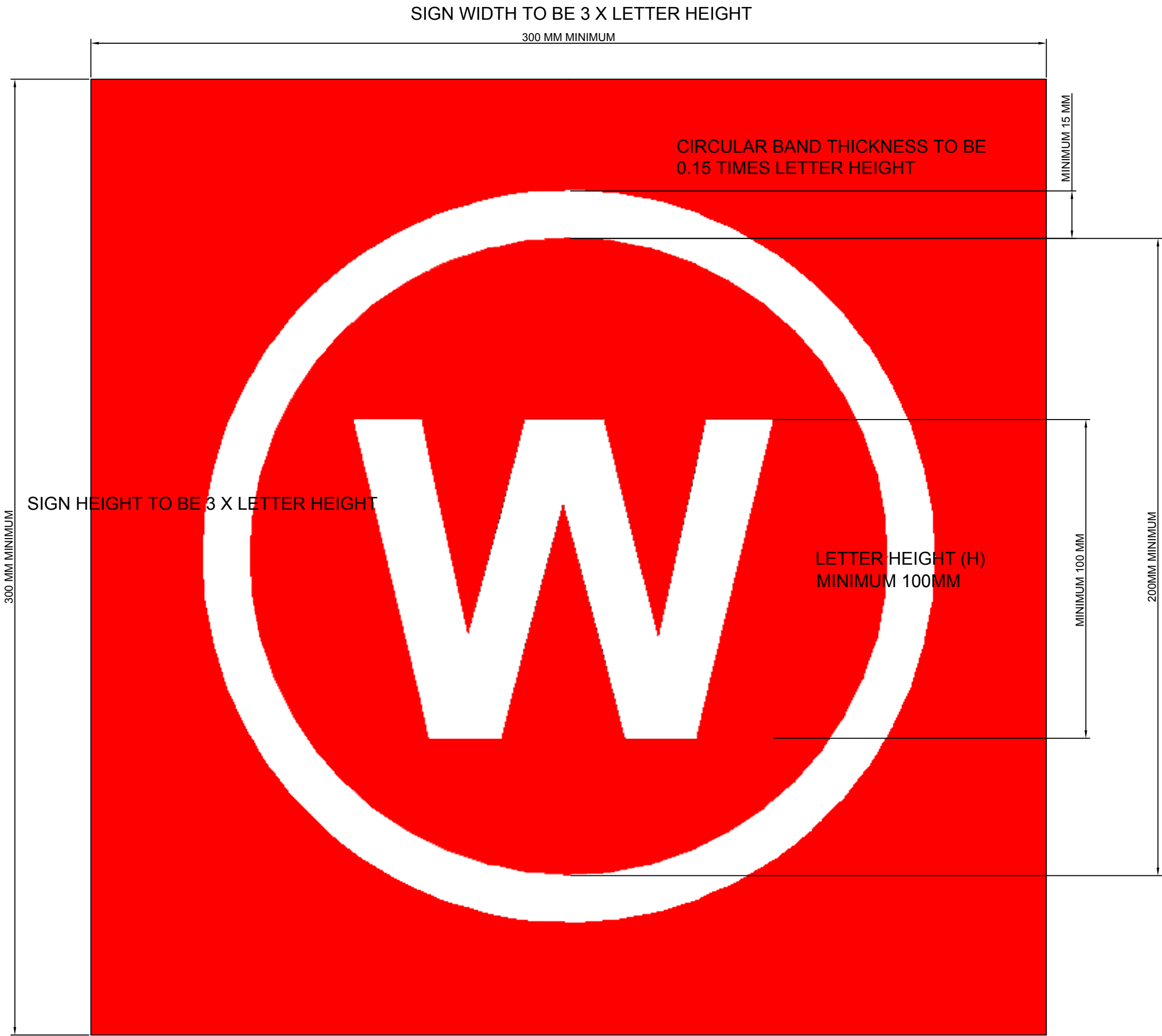
Please note: The information in the table is a summary of the construction requirements in the AS3959-2018 standard and is not intended as a design or construction guide. You should consult the standard for the full technical details.

Attachment 3 – Proposal Plan

Cohen & Associates
Land & Aerial Surveyors

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

CIRCLE INNER DIAMETER
2 X LETTER HEIGHT



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) Conservation Division of the Department of Natural Resources and Environment Tasmania November 2025, TASVEG 5.0, *Tasmanian Vegetation Map*, Tasmania.
- (d) Tasmanian Government, Land Information System Tasmania, www.thelist.tas.gov.au



AGRICULTURAL ASSESSMENT AND COMPLIANCE REPORT

239 Auburn Road, Beaconsfield.

March 2026 – Revised June 2026





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Executive Summary

This agricultural assessment report has been prepared on behalf of the proponent, GO.FARM (the proponent) to support an application for a subdivision on the property at 239 Auburn Road, Beaconsfield.

The subject property is currently used for agriculture, as per a large vineyard (run in conjunction with an adjacent property) and until recently had an extensive area of land used for plantation forestry.

The proposed development is based on a subdivision of the subject property to produce:

- Lot 1: approximately 161 hectares, as per the central and southern areas and is now covered by a large scale vineyard.
- Lot 2: approximately 100 hectares, as per the northern areas, and until 2022 was largely covered by plantation forestry (now harvested) and is now mostly covered by open pastureland.

The proposed subdivision would allow for both lots to be used for productive agriculture, albeit for different enterprises and at levels of intensification.

Land use activity on adjoining properties is dominated by land used for agriculture (grazing livestock and a vineyard) on medium/large sized properties and environmental management.

The subdivision development would result in both proposed lots being able to be used for productive agriculture and there would be a negligible expectation that this would have a negative impact on the operation and management of the existing agricultural land use on adjacent properties.

The proposed development is considered to be compliant with the relevant clauses associated with the Tasmanian Planning Scheme, as per 21.5.2P1(a) and P2.

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1 Purpose

This report has been undertaken on behalf of GoFarm (the proponent) to support an application for a subdivision of the property at 239 Auburn Road, Beaconsfield.

The document provides an agricultural assessment of the property in question and reports on how the proposal complies with provisions of the Tasmanian Planning Scheme. This report reviews the current agricultural usage of the property and the surrounding area in relation to the land capability and land classification. This includes soils, aspect, topography, water resource, economic feasibility, and impact of the development in relation to agricultural activities.

1.1 GENERAL OVERVIEW

1.2 LAND CAPABILITY

The currently recognised reference for identifying land capability is based on the class definitions and methodology described in the Land Classification Handbook, Second Edition, C.J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

Most agricultural land in Tasmania has been classified by the Department of Primary Industries and Water at a scale of 1:100,000, according to its ability to withstand degradation. A scale of 1 to 7 has been developed with class 1 being the most productive for agriculture and resilient to degradation and class 7 the least suitable to agriculture. Class 1, 2 and 3 are collectively termed “prime agricultural land”. For planning purposes, a scale of 1:100,000 is often unsuitable and a re-assessment is required at a scale of 1:25,000 or 1:10,000. Factors influencing capability include elevation, slope, climate, soil type, rooting depth, salinity, rockiness and susceptibility to wind, water erosion, and flooding.

1.3 REPORT AUTHOR

This report has been authored and reviewed by senior consultant, Jason Lynch. Jason Lynch possesses a Bachelor of Applied Science (horticulture) and is a certified practising agriculturalist (CPAg) with over 25 years’ experience in the agricultural industry in Tasmania. He has previously been engaged by property owners, independent planners, and surveyors to undertake evaluations and studies across various municipalities to comply with the Tasmanian Planning Scheme and council based interim planning schemes.

1.4 TASMANIAN PLANNING SCHEME – WEST TAMAR

The Tasmanian Planning Scheme¹ establishes the requirements for use and development of land in the West Tamar municipality in accordance with the *Land Use Planning and Approvals Act 1993*.

¹ Tasmanian Planning Scheme V14, effective date 11th September 2025.

2 Property details

2.1 LOCATION

The subject property is owned by GO.FARM and is located on property at 239 Auburn Road Beaconsfield, which is located approximately 2 km east of the township of Beaconsfield (Image 1 and Image 2).

Table 1 Property identification details.

Address	Property ID	Title reference	Hectares (approx.)
239 Auburn Road, Beaconsfield	7885665	103045/1	261

The subject property can be considered as two distinct blocks, that being to the north of the Auburn Road, and then south of Auburn Road.

The northern area of the subject property is characterised by low lying flat and gently undulating ground, which rises in elevation to the south over gently sloping ground up towards Auburn Road, with the southern area (south of Auburn Road) covered by more elevated flat and gently sloping ground. Image 3

The subject property is covered by a combination of open pastureland, limited areas of remnant native vegetation (*Eucalyptus amygdalina* forest) and a large scale vineyard .

Land tenure of the subject property and adjacent land to west, south and east is private free hold, to the north is Conservation Area (as per the Middle Arm Conservation Area), with Casement tenure land associated with the various roads in this locale whilst further to the west is Beaconsfield and this include private tenure, TasWater, Local Government, Authority Crown, Crown Land and Public Reserve land.² (Image 4).

Under the Tasmanian Planning Scheme, the subject property adjacent land to west, south and east is Agriculture zoned, to the north is an Environmental Management zone, whilst further to the west is Beaconsfield with General Residential, Utilities, Recreation, Local Business, Community Purpose and Open Space zoned land.³ (Figure 5).

Infrastructure present on the subject property includes a large machinery shed, boundary and internal fencing, three small stockwater dams, large irrigation dam and various associated equipment and buildings (e.g. pumps, pump shed and irrigation mains and submains), machinery shed large scale vineyard and various laneways.

² The LIST map dataset.

³ The LIST map dataset.



Image 1 Subject property location (blue). (Source: The LISTMap).



Image 2 Aerial overall view imagery of the subject property (blue outline). (Source: The LISTMap).

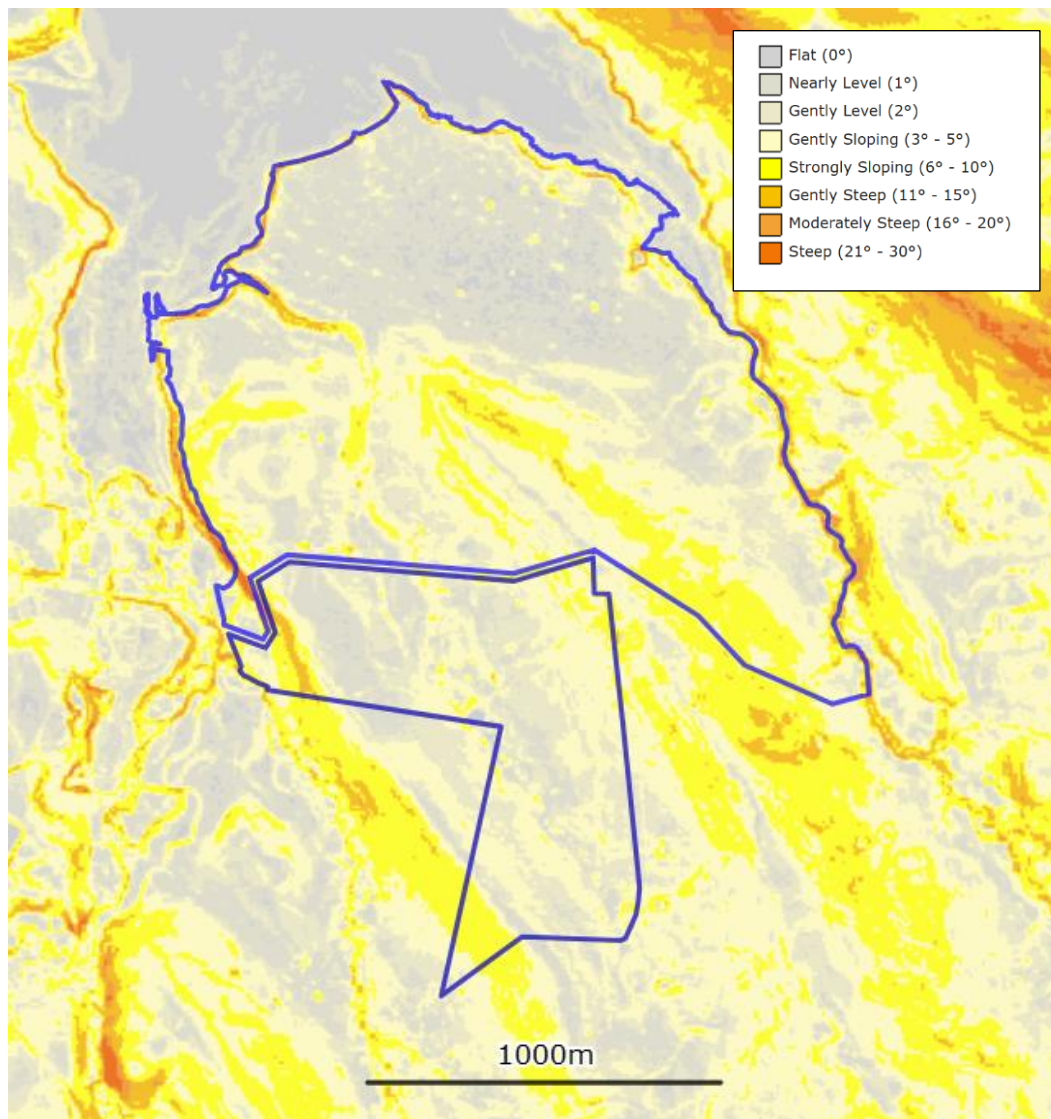


Image 3 Topographic map of the subject property (blue outline). (Source: The LISTMap).

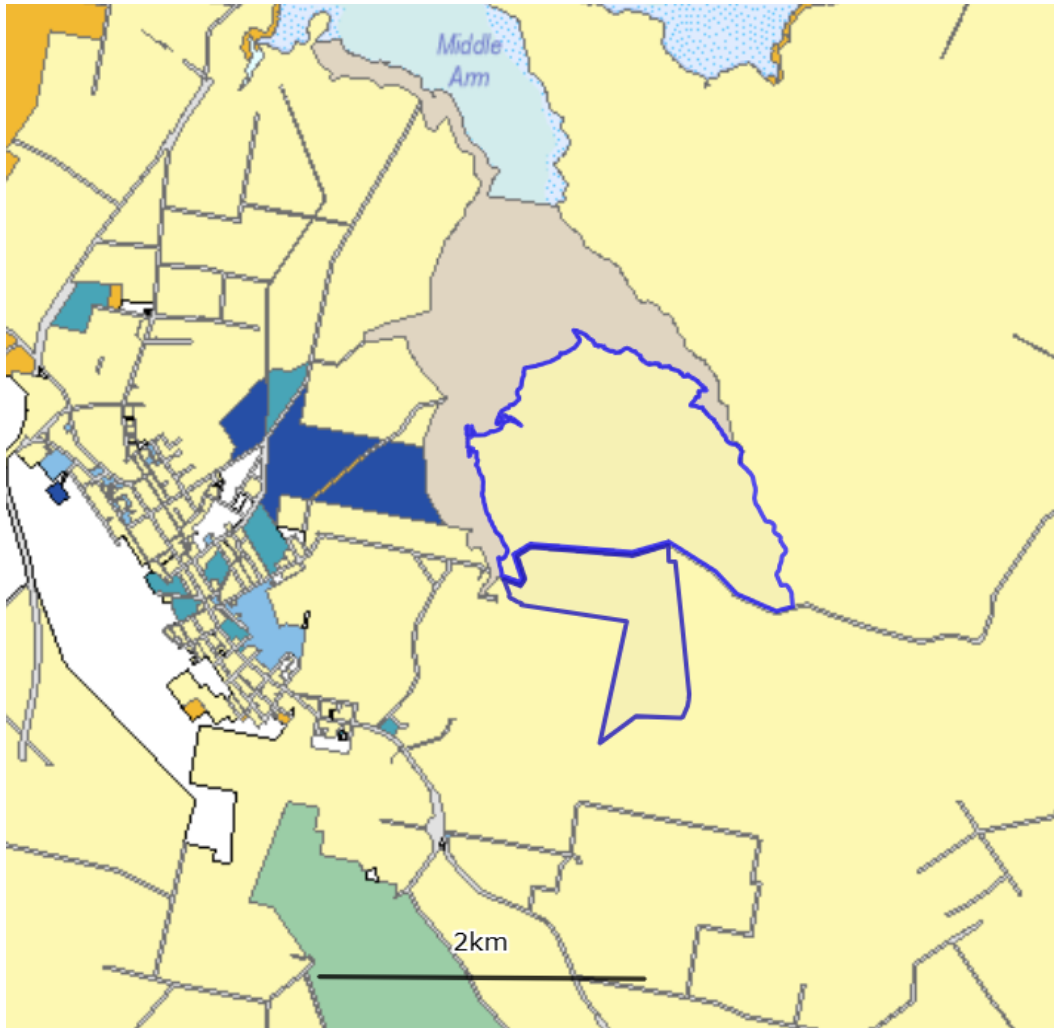


Image 4 Land tenure of the subject property (blue outline) and adjacent land to west, south and east is private free hold, to the north is Conservation Area (beige shaded), with Casement (grey shaded) tenure land associated with the various roads in this locale whilst further to the west is Beaconsfield and this include private tenure, TasWater (dark blue shaded), Local Government (magenta shaded), Authority Crown (light blue shaded),,, Crown Land (white shaded) and Public Reserve (gold shaded) land (Source: The LISTMap).

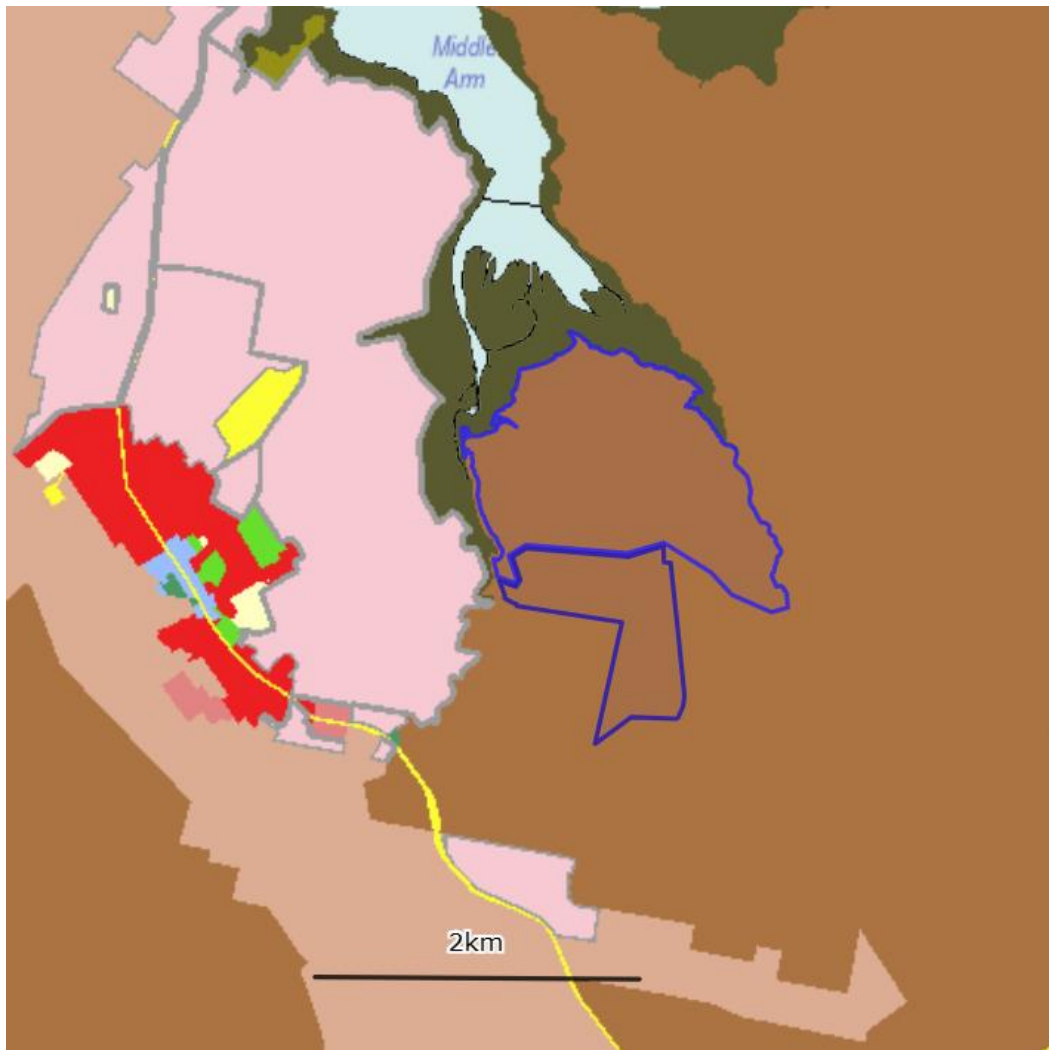


Image 5 Under the Tasmanian Planning Scheme, the subject property (blue outline) and adjacent land to west, south and east is Agriculture zoned, to the north is an Environmental Management (dark green shaded) zone, whilst further to the west is Beaconsfield with General Residential (red shaded), Utilities (yellow shaded), Recreation (light green shaded), Local Business (blue shaded), Community Purpose (light yellow shaded) and Open Space (dark green shaded) zoned land (Source: The LISTMap).

3 Land capability

Land capability of the property was assessed according to the Tasmanian land capability classification system (Grose, 1999)⁴. Land is graded according to its ability to sustain a range of agricultural activities considering the chances of degradation of the land resource. Class 1 land is prime agricultural and Class 7 land is unsuitable for agriculture due to severe limitations. A wide range of limitations are considered, and the most significant limitation determines the final classification. For example, limitations can be in relation to soils and could include stoniness, topsoil depth, drainage, and erosion hazard. Limitations to topography could include slope angle and associated erosion hazard.

3.1 SITE VISIT

Desktop research was conducted to review available data associated with geology, topography, presence of threatened native vegetation, land capability, soil information and climatic data of the property and surrounding area. Pinion Advisory consultant, Jason Lynch conducted a site visit on 27th March 2026 to ground-truth the information. The site assessment included inspection of the soil profile (to spade depth), an evaluation of the topography and vegetation as well as examination of land use on the subject property and neighbouring properties. These assessments consider the planned setbacks and potential impacts of the proposed development on agricultural activities.

3.1.1 Land capability assessment

The official land capability map for the area was produced by the DPI at a scale of 1:100,000 and reported in their Tamar Report⁵ in 1992. The ground within the subject property was identified as class 4 land capability.

A detailed inspection of the property was undertaken by the author in March 2026 and determined the property to be covered by Class 4 and 5 land. Image 6.

Land capability class definitions can be found in Table 2. Land capability assessment details can be found in Table 3.

30.5 hectares of exempt land has been identified on the subject property, and this includes the large irrigation dam and associated infrastructure (pump shed), machinery shed and hard standing area and immediately adjacent land.

Various images (Images 8 to 19) of the property are shown in the Appendix 2.

The key land capability limitations associated with this property are:

- Wetness (w): associated with the lower lying ground which is potentially subject to extended periods of waterlogging.
- Erosion (e): risk rill and sheet erosion caused by surface water movement on bare and exposed soil and potential for degraded soil structural due to pugging from

⁴ Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.

⁵ Noble K. E. (1992) Land Capability Survey of Tasmania, Tamar, 1:100,000 map, Department of Primary Industries.

livestock movement on waterlogged soils and/or inappropriate and excessive ground cultivation activities, and possible mass movement on the steepest ground.

- Soil (s): associated with the nature of the texture contrast (shallow topsoil over a heavy subsoil) soil which is present, restricted soil cultivation depth, and are prone to becoming waterlogged which restricts livestock access, ability to freely cultivate the land and overall reduction in pasture growth and suitable crops which could be grown.

Table 2 Land capability class definitions for the property according to Grose, 1999.⁶



Image 6 Land capability map of the subject property.

⁶ Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.

Table 3 Land capability assessment.

Land capability class	Land characteristics							
	Geology & soils	Slope (°)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
4se (approx. 117 ha)	Dominated by kurosol soils as per the Warrina soil profile association, which are derived from Permian mudstone geology. Texture contrast, grey/brown sandy loam topsoil over a grey coloured orange mottled clay subsoil.	4-8	Gently sloping and undulating. 15-35m ASL.	Medium risk of rill and sheet erosion due to surface water movement, and structure decline due to excessive and inappropriate soil cultivation.	Imperfectly to moderately well drained soils. Very occasional stone and rock fragment present in the soil profile. Low/moderate risk of soil waterlogging. Due to the soil's shallow top topsoil depth and clay subsoil these soils are prone to pugging damage and soil compaction.	Suitable for cropping but with severe limitations, including the range of crops which could be grown as well as yield expectations. Suitable for perennial horticulture, including wine grape production, as per its current land use activity conducted therewith. Suitable for plantation forestry. Land suitable for grazing, with minor limitations, and this includes reducing grazing pressure when soils are waterlogged and/or when soil moisture is limiting and when pasture covers are reduced.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. Installation of drainage works to minimise the risk of soil waterlogging.	Minor climatic limitations. This region experiences cool winters and warm summer conditions. The area receives an average of 935mm annual rainfall, can experience up to 5 frost days annually, 1160 growing degree days (October to April) and 650 chill hours (May-August).

Land capability class	Land characteristics							
	Geology & soils	Slope (°)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
4sw (approx. 109 ha)	Dominated by kurosol soils as per the Warrina soil profile association, which are derived from Permian mudstone geology. Texture contrast, grey/brown sandy loam topsoil over a grey coloured orange mottled clay subsoil.	0-4	Flat to very gently sloping and undulating. 5-15m ASL.	Low risk of rill and sheet erosion due to surface water movement, and structure decline due to excessive and inappropriate soil cultivation.	Poor to imperfectly drained soils. Very occasional stone and rock fragment present in the soil profile. Moderate/high risk of soil waterlogging. Due to the soil's shallow top topsoil depth and clay subsoil these soils are particularly prone to pugging damage and soil compaction.	Suitable for cropping but with severe limitations, including the range of crops which could be grown as well as yield expectations. Unsuitable for perennial horticulture. Suitable for plantation forestry. Land suitable for grazing, with minor/moderate limitations, and this includes reducing grazing pressure when soils are waterlogged and/or when soil moisture is limiting and when pasture covers are reduced.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. Installation of drainage works to minimise the risk of soil waterlogging.	Minor climatic limitations. This region experiences cool winters and warm summer conditions. The area receives an average of 935mm annual rainfall, can experience up to 5 frost days annually, 1160 growing degree days (October to April) and 650 chill hours (May-August).

Land capability class	Land characteristics							
	Geology & soils	Slope (°)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
5se (approx. 2.5 ha)	Dominated by kurosol soils as per the Warrina soil profile association, which are derived from Permian mudstone geology. Texture contrast, grey/brown sandy loam topsoil over a grey coloured orange mottled clay subsoil.	5-25	Moderate/steep sloping land. 10-30m ASL	Medium/high of rill and sheet erosion due to surface water movement, and structure decline due to excessive and inappropriate soil cultivation, and possible mass movement.	Moderate to well drained soils. Occasional stone and rock fragment present in the soil profile. Moderate risk of soil waterlogging. Due to the soil's shallow top topsoil depth and clay subsoil these soils are prone to pugging damage and soil compaction.	Unsuitable for cropping and perennial horticulture. Suitable for plantation forestry. Land suitable for grazing, with moderate/severe limitations, and this includes reducing grazing pressure when soils are waterlogged and/or when soil moisture is limiting and when pasture covers are reduced.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.	Minor climatic limitations. This region experiences cool winters and warm summer conditions. The area receives an average of 935mm annual rainfall, can experience up to 10 frost days annually, 1060 growing degree days (October to April) and 750 chill hours (May-August).

Land capability class	Land characteristics							
	Geology & soils	Slope (°)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
5sw (approx. 2 ha)	Dominated by kurosol soils as per the Warrina soil profile association, which are derived from Permian mudstone geology. Texture contrast, grey/brown sandy loam topsoil over a grey coloured orange mottled clay subsoil.	0-4	Flat to very gently sloping and undulating land. 8-10 ASL	Medium/high of rill and sheet erosion due to surface water movement, and structure decline due to excessive and inappropriate soil cultivation.	Imperfectly to moderately well drained soils. Occasional stone and rock fragment present in the soil profile. Moderate/high risk of soil waterlogging. Due to the soil's shallow top topsoil depth and clay subsoil these soils are particularly prone to pugging damage and soil compaction.	Unsuitable for cropping and perennial horticulture. Suitable for plantation forestry. Land suitable for grazing, with moderate limitations, and this includes reducing grazing pressure when soils are waterlogged and/or when soil moisture is limiting and when pasture covers are reduced.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.	Minor climatic limitations. This region experiences cool winters and warm summer conditions. The area receives an average of 935mm annual rainfall, can experience up to 15 frost days annually, 1060 growing degree days (October to April) and 850 chill hours (May-August).

4 Proposed development

The proposed development is based on the proponent subdividing the subject property into two blocks, as per:

- Lot 1:
 - Approximately 161 hectares
 - Covering the central area and all land south of the Auburn of the subject property
 - Land use
 - Until approximately 2022 was dominated by plantation forestry with the balance of the block covered by some open rough pastureland.
 - At present almost the block includes a large scale vineyard (approximately 70 hectares), a large irrigation dam (1,465 ML) and small area of a native vegetation.
 - Infrastructure present includes a number of sheds, large irrigation dam and associated irrigation scheme, laneways and boundary fencing.
- Lot 2:
 - Approximately 100 hectares
 - Covering the northern area of the subject property
 - Land use:
 - Until approximately 2022 was dominated by plantation forestry with the balance of the block covered by native vegetation and some open rough pastureland.
 - At present the majority of this block is covered by open pastureland with the balance covered by native vegetation and small area of undeveloped ground (to be sown down to pasture in the near future).
 - There is minimal infrastructure present on this block and is limited to a short laneway and a single small stock water dam.

Refer to Appendix 1 Image 7 for the layout of the proposed development.

Lot 1 is used for productive agriculture, as per the large scale vineyard.

Lot 2 is capable of being used for productive agriculture and is best considered as a pasture block and used for running livestock.

The vineyard which has been developed represents the full extent of the land which can and could be used to grow vines on the subject property, and this would be fully included within the proposed Lot 1.

5 Land use activity

5.1 CURRENT AGRICULTURAL ACTIVITIES CONDUCTED

Prior to approximately 2005 the vast majority of the subject property was covered by open pastureland, and then subsequently converted to plantation forest.

In 2022 the plantation forest was harvested and subsequently cleared and developed into a large scale vineyard and open pastureland.

5.2 POTENTIAL AGRICULTURAL ACTIVITIES CONDUCTED

Pastoral use

As a whole the subject property has approximately 190 hectares of arable land which could theoretically be used to graze livestock on.

However, in reality as the majority of the southern and central area of the subject property (as per what would be the proposed Lot 1) is covered by a vineyard and therefore not available for grazing, only the northern areas (as per what would be the proposed Lot 2) could be utilised for pasture production to be grazed by livestock.

The proposed Lot 2 would have a potential sustainable dryland carrying capacity of approximately 1,920 DSE⁷ on an annual basis. 1,920 DSE would equate to running sustainably approximately 120 breeding cows, and/or an equivalent number (in DSE) of steers or backgrounding cattle (e.g. yearlings or heifers).

It is important to note that the exact number and class of cattle run on the property would vary depending upon the seasonal conditions, market forces and general considerations of the property manager.

It is reasonable to consider that any livestock run on the property would require supplementary feeding and/or destocking to manage limited pasture growth during summer and the winter months.

5.2.1 Cropping use

Technically class 4 land present on the subject property would be suitable for cropping albeit with a severely restricted range of crops and on an infrequent basis (e.g. up to 2 times in 10 years).

However, in reality as the majority of the southern and central area of the subject property (as per what would be the proposed Lot 1) is covered by a vineyard and therefore not available for cropping, only the northern areas (as per what would be the proposed Lot 2) could be utilised for cropping.

In reality due to the lower lying topography and texture contrast nature of the soils present and being prone to waterlogging on the proposed Lot 1 would dictate that the potential for cropping is in reality limited to barley production.

⁷ DSE is a standard unit used to compare the feed requirements of different classes of livestock to assess the carrying capacity of a farm or paddock. One DSE is defined as the amount of feed required by a two-year-old 50 kg 'dry' Merino sheep (wether or non-lactating, non-pregnant ewe) to maintain its weight.

5.2.2 Perennial horticulture

A vineyard has been established on the central and southern areas of the subject property, and together with an adjacent land holding (as per property title 156138/1) is a large scale wine grape growing enterprise.

The proposed Lot 1 currently includes approximately 70 hectares of vineyard plus associated support infrastructure (e.g. main/sub mains irrigation), laneway access, machinery/storage sheds and large irrigation dam.

The proposed Lot 2 does not have the requisite characteristics for a vineyard, with a key limitation being the drainage issues present on the lower lying ground.

5.3 ADJACENT LAND USE ACTIVITY

The land use activity on adjacent land titles includes:

- North:
 - Managed by the Parks and Wildlife Service (approximately 154 hectares), Environmental Management zoned land, not used for agriculture, has no sensitive use, and is the Middle Arm Conservation Area estuary.
- South and east:
 - Title reference 156138/1 (approximately 230 hectares), Agriculture zoned land, covered by a vineyard which is operated in conjunction with the vineyard present on the subject property, as per the proposed Lot 2, with no sensitive use associated with this block.
- East
 - Title reference 159267/1 (approximately 357 hectares), Agriculture zoned land, 124 hectares of native forest with the balanced covered by open pastureland, has various sheds, a stockyard and a residential dwelling present.
 - Title reference 156133/1 (approximately 2.1 hectares), Agriculture zoned land, used as the administration offices for the vineyard present on the subject property and property title 159267/1.
- West:
 - Title reference 162437/1 (approximately 72 hectares), Agriculture zoned land, no sensitive use, and is used for grazing livestock.
 - Title reference 88617/1 (approximately 11.8 hectares), Agriculture zoned land, no residential dwelling present, and is used for grazing livestock.

5.4 IMPACT OF AGRICULTURAL ACTIVITY ON NEIGHBOURING LAND TO THE PROPOSED DEVELOPMENT

Land use activity on neighbouring properties adjacent to the subject property includes land used for a range of purposes including that used for environmental management, ground covered by native vegetation and land used for agriculture as per grazing livestock.

The proposed subdivision itself would not be anticipated to have any negative impacts on the land use activity conducted on the adjacent properties.

An assessment of the key risks is summarised in Table 4.

Table 4 Potential risk from agricultural land use activities on neighbouring land.

Potential risk from neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
1. Spray drift and dust	Risk = low. Agricultural land use activity on the adjacent properties is based on predominantly grazing livestock and wine grape production. The subject property and therefore that of the proposed Lot 1 and 2 subdivision, interaction with the neighbouring properties will not change. No non-agricultural land use activities are associated with this development, and there is no expectation that there would any fettering and/or diminishment of the ability of the adjacent farmland to apply agricultural sprays, spread fertiliser and other soil amendments. The application of all agricultural chemicals must abide by the Tasmanian Code of practice for ground and aerial spraying 2014 and any applicable agricultural chemical label requirements.
2. Noise from machinery, livestock, and dogs	Risk = low. The subject property is located in a rural area and it acknowledged that noise generated from plant, machinery, vehicles, working dogs and livestock are routinely used/involved in general farming duties on adjacent land.
3. Irrigation water over boundary	Risk = nil. The property adjacent to the east and north (as per property title 156138/1) of the subject property uses irrigation water, as per dripper irrigation on the vineyard. There is no expectation of the proposed development would result in fettering and/or diminishment of the ability of the adjacent farmland to irrigate the vineyard and have irrigation water spray cross the common boundary.
4. Stock escaping and causing damage	Risk = low. Provided boundary fences are maintained in sound condition and livestock are checked regularly.
5. Electric fences	Risk = low. Mitigated by attaching appropriate warning signs on boundary fencing if required.

5.5 IMPACT OF PROPOSED DEVELOPMENT ON AGRICULTURAL ACTIVITY ON NEIGHBOURING LAND

The subject property, and therefore that of the proposed Lot 1 and 2 subdivision, interaction with the neighbouring properties will not change.

Other risks to neighbouring agricultural activity are outlined in Table 5. Some of these risks rely on an element of criminal intent.

Table 5 Potential risk from proposed development to neighbouring agricultural land use and activity.

Potential risk to neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
1. Trespass	Risk = low. Mitigation measures include installation and maintenance of sound boundary fencing, lockable gates and appropriate signage to warn visitors about entry onto private land, report unauthorised entry to police.
2. Theft	Risk = low. Ensure there is good quality boundary fencing on neighbouring properties and appropriate signage to deter inadvertent entry to property, control vehicle movements, report thefts to police.
3. Damage to property	Risk = low. As for theft.
4. Weed infestation	Risk = low. Risks are expected to be low with weed management undertaken, and ongoing with routine weed control activities performed.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of burn-offs, outside barbeques and disposal of rubbish. In summer, mowing/grazing of long dry grass and vegetation is important. Observe all fire restrictions imposed by the West Tamar council and state government.

5.6 WATER STORAGE AND RESOURCES

5.6.1 Current

The subject property is not serviced by TasWater for the provision of water or sewerage services.

The subject property is not located within a declared irrigation district.

Two groundwater bores are located on the subject property, however both bores are capped and not operational.

Three stockwater dams are present on the subject property, with the proposed Lot 1 having a single dam and the proposed Lot 2 having two.

A large single large irrigation dam (as per dam ID 10463) with a 1,465 ML capacity is located on the far south west area of the subject property, and this would be subsequently located on the proposed Lot 1, and used to supply irrigation water on the vineyard therewith as well as the property adjacent to the east and south (e.g. property title 156138/1).

6 Tasmanian Planning Scheme Compliance – West Tamar council

6.1 CLAUSE 21.5.1 SUBDIVISION

Objective

To provide for subdivision that:

- (a) relates to public use, irrigation infrastructure or Utilities; and
- (b) protects the long term productive capacity of agricultural land.

Response

The proposed subdivision is not for public use, provision of utilities or the consolidation of lots, and both proposed lots would be used for productive agriculture, and hence the concentration on the response to P1(a).

Both of the proposed subdivision lot will have frontage to Auburn Road and therefore would be compliant with A2.

Performance Criteria

P1

Each lot, or a lot proposed in a plan of subdivision, must:

a) provide for the operation of an agricultural use, having regard to:

- (i) not materially diminishing the agricultural productivity of the land;
- (ii) the capacity of the new lots for productive agricultural use;
- (iii) any topographical constraints to agricultural use; and
- (iv) current irrigation practices and the potential for irrigation;

Response

P1 (a)

- (i) Both of the proposed lots are and would be capable of being used for agricultural land use activity, albeit for different enterprises and relative to the land capability and commensurate with the appropriate land use suitability considerations. No agricultural land would be lost as part of the proposed subdivision. None of the land which is, can and could be used for wine grape production (as per on the proposed Lot 2) either now and/or into the future would be lost and/or negatively impacted by the proposed development. The proposed subdivision development has been planned and designed to ensure the current and future agricultural land use activity on the proposed subdivision Lot 1 and 2 will not be diminished.
- (ii) Both of the proposed lot will be used for agricultural land use activity. The proposed Lot 1 would cover approximately 161 hectares of, whilst Lot 2 would cover approximately 100 hectares. The proposed Lot 1 includes 70 hectares of land developed as a vineyard. The majority of the proposed Lot 2 is covered by open pastureland and would be available for grazing by livestock. The proposed Lot 2 does not have the requisite characteristics for a vineyard, with a key limitation being the drainage issues present on the lower lying ground.

Objective	
	(iii) The subject property is characterised by lower lying ground on the northern areas with more elevated ground on the central and southern areas. The proposed Lot 2 would cover the northern area of the subject property, and due to the potential for waterlogging this land is considered suitable for pasture production and grazing by livestock and is unsuitable for cropping (perennial and/or field cropping). The elevated central and southern areas of the block, as per the proposed Lot 1 is less prone to waterlogging and have been developed for a vineyard. The subdivision development and associated layout of the aligns the subject property to ensure the optimal agricultural land use activity can and could be conducted on the proposed Lot 1 and 2. (iv) The subject property is used for irrigated agriculture, as per the 70 hectares vineyard located on the central and southern area of the block, which is supplied from the large irrigation dam present on the far southern boundary. Subsequent to the subdivision development the proposed Lot 1 would continue to be used for irrigated agriculture, as per for the vineyard. The dam (as per dam ID 10463) present is also used to provide irrigation water for the vineyard present to the adjacent property to the south and east (as per property title 156138/1). The proposed Lot 2 could theoretically be developed for irrigated agriculture, as per for pasture production, however in reality due to the low lying nature of the land and shallow texture contrast soils and associated productivity limitations it would not be a sustainable and/or economic proposition to justify an irrigation scheme on this land.

7 Conclusion

1. The subject property, property title 239 Auburn Road, Beaconsfield, and covers approximately 261 hectares of land.
2. The subject property is used for agriculture, as per a large vineyard on the central and southern areas, with land on the northern areas covered by open pastureland.
3. The proposed development is based on a subdivision of the subject property to produce Lot 1 (covering 161 hectares) and Lot 2 (covering 100 hectares). The proposed Lot 1 subdivision represents approximately 62% of the total land area of the subject property, with the proposed Lot 2 representing approximately 38% of the total land area of the subject property.
4. Both of the proposed lots are capable of being for agriculture. The proposed Lot 1 has a large scale 70 hectare vineyard present, whilst Lot 2 is capable of being used for productive agriculture and is best considered as a pasture block and used for grazing livestock.
5. The layout of subdivision development has been specifically located in order to minimise the potential for negative impacts on the agricultural land use activity which can and could be undertaken on the balance of the property, as per the proposed Lot 1 and Lot 2.
6. All infrastructure associated with the current vineyard would be entirely retained within the proposed Lot 1 and would not be negatively impacted and/or diminished due to the proposed Lot 2.
7. Land use activity on neighbouring properties adjacent to the subject property includes land used for a range of purposes including that used for environmental management, a large scale vineyard, ground covered by native vegetation and land used for agriculture as per grazing livestock and a vineyard.
8. The vineyard on the land adjacent to the east and south (as per property title 156138/1) is and would continue to be managed and operated in conjunction with the vineyard on the subject property, as would be present on the proposed Lot 1.
9. The subdivision development would result in both proposed lots being able to be used for productive agriculture and there would be a negligible expectation that this would have a negative impact on the operation and management of the existing agricultural land use on adjacent properties.
10. The proposed development is considered to be compliant with the relevant clauses associated with the Tasmanian Planning Scheme, as per and 21.5.2P1(a) and P2.

8 Declaration

I declare that I have made all the enquiries which I consider desirable or appropriate, and no matters of significance which I regard as relevant have, to my knowledge, been withheld.

Jason Lynch

Jason Lynch BAppSc (hort.) CPAg
Senior Agricultural Consultant
Pinion Advisory
March 2026 – Revised June 2026

Appendix 1 Development plans

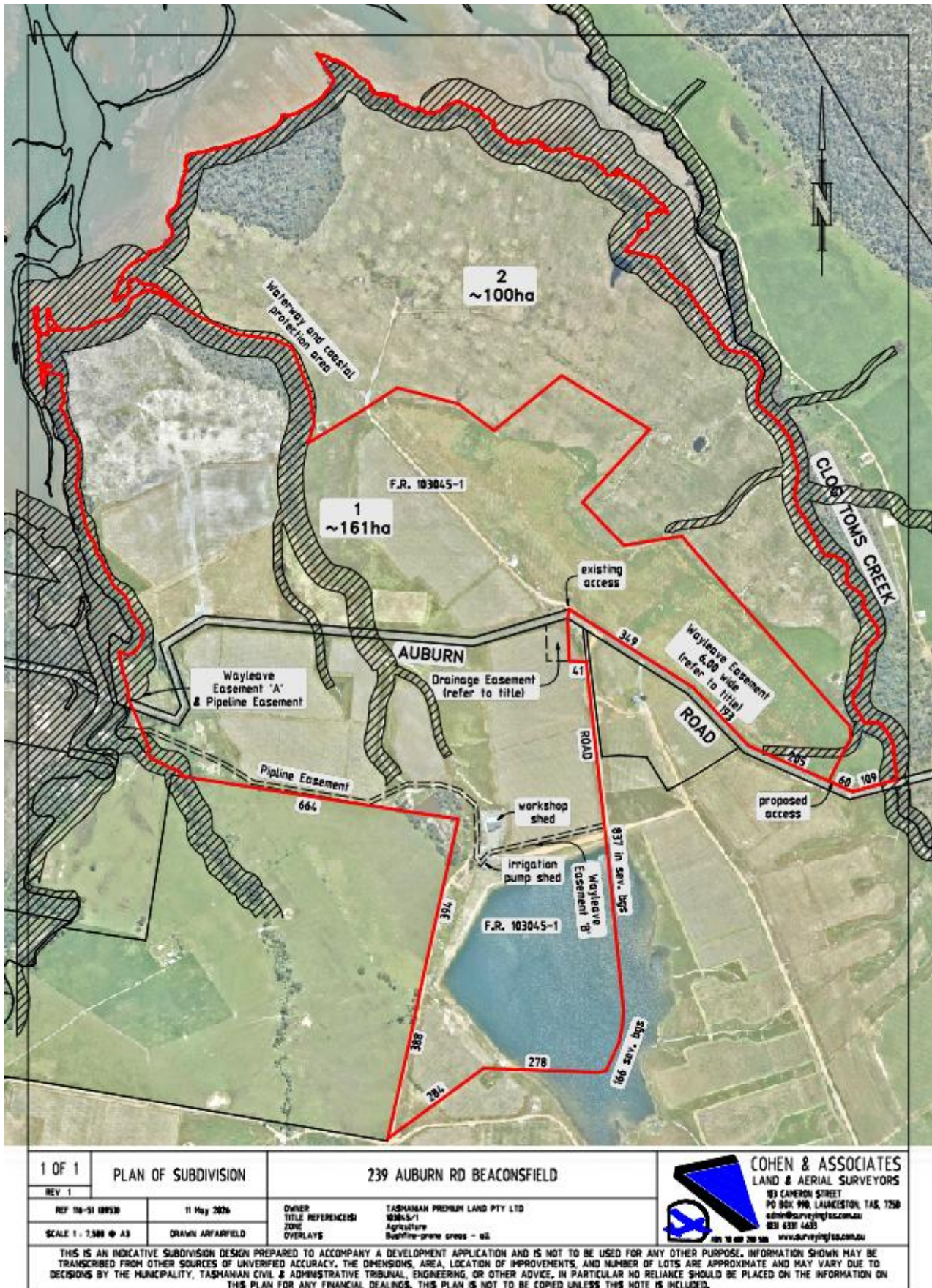


Image 7 Proposed layout of the development.

Appendix 2 Property images



Image 8 View of the grey/brown Warrina kurosol top soil profile and light grey coloured orange mottled subsoil present throughout the subject property including the proposed Lot 1 and Lot 2 subdivision. Taken at site assessment 26/3/2026.



Image 9 North westerly view over the vineyards present on the northern side Auburn Road, as would be included in the proposed Lot 1 subdivision. Taken at site assessment 26/3/2026.



Image 10 South easterly view over the open pastureland present on the north eastern area of the subject property, as would be the proposed Lot 2. Taken at site assessment 26/3/2026.



Image 11 View of the pump shed located to the immediate north of the irrigation dam present, as would be located on the proposed Lot 1. Taken at site assessment 26/3/2026.



Image 12 View of the machinery shed located to the immediate north of the irrigation dam present, as would be located on the proposed Lot 1. Taken at site assessment 26/3/2026.



Image 13 Northerly view over the large irrigation dam present on the far southern area of the subject, as would be the proposed Lot 1. Taken at site assessment 26/3/2026.



Image 14 Southerly view over the properties adjacent to and nearby the western boundary area of the subject property, as would be the proposed Lot 1. Taken at site assessment 26/3/2026.



Image 15 Easterly view over the land holding adjacent to the eastern boundary of the subject property, along the eastern area of the subject property, as would be the proposed Lot 2. Taken at site assessment 26/3/2026.



Image 16 Northerly view over the Middle Arm Conservation Area which is present to the north of the subject property, as would be to the north of the proposed Lot 2 and to a lesser extent the proposed Lot 1. Taken at site assessment 26/3/2026.



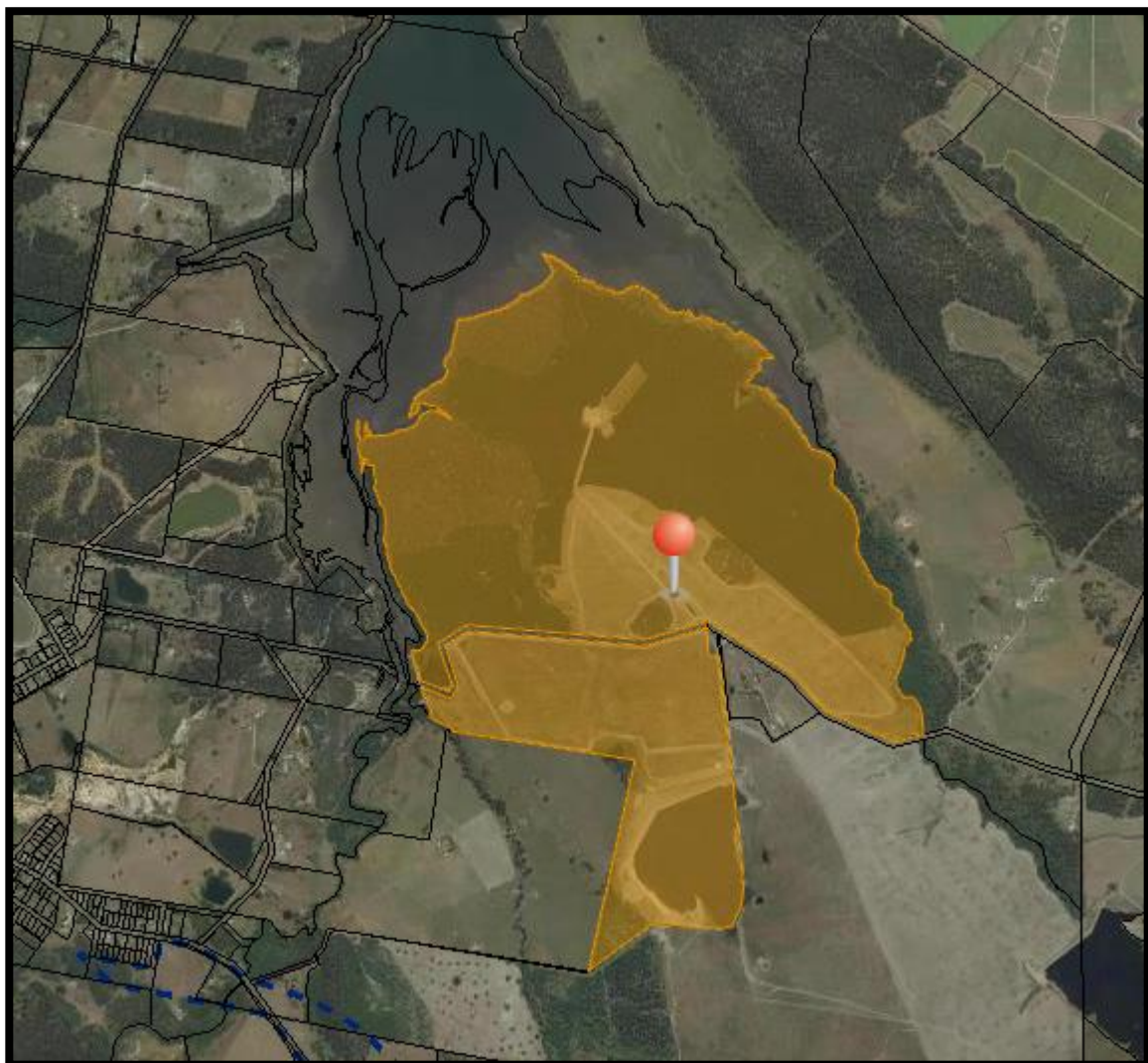
Image 17 Southerly view of the property adjacent to the south of the far southern area of the subject property, as would be the proposed Lot 1. Taken at site assessment 26/3/2026.



Image 18 Easterly view of the property adjacent to the east of the southern area of the subject property, as would be the proposed Lot 1. Taken at site assessment 26/3/2026.

Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

239 Auburn Road, Beaconsfield



Prepared for (Client)

Tasmanian Premium Land Pty Ltd

PO Box 4190

RICHMOND EAST VIC 3121

Assessed & Prepared by

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

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Mobile: 0409 284 422

Version 1

17 June 2026

Job No: RGA-B3149

Executive Summary

The proposed development at 239 Auburn Road, Beaconsfield, 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. One lot currently exists.

2.0 Site Description for Proposal (Bushfire Context)

2.1 Locality Plan

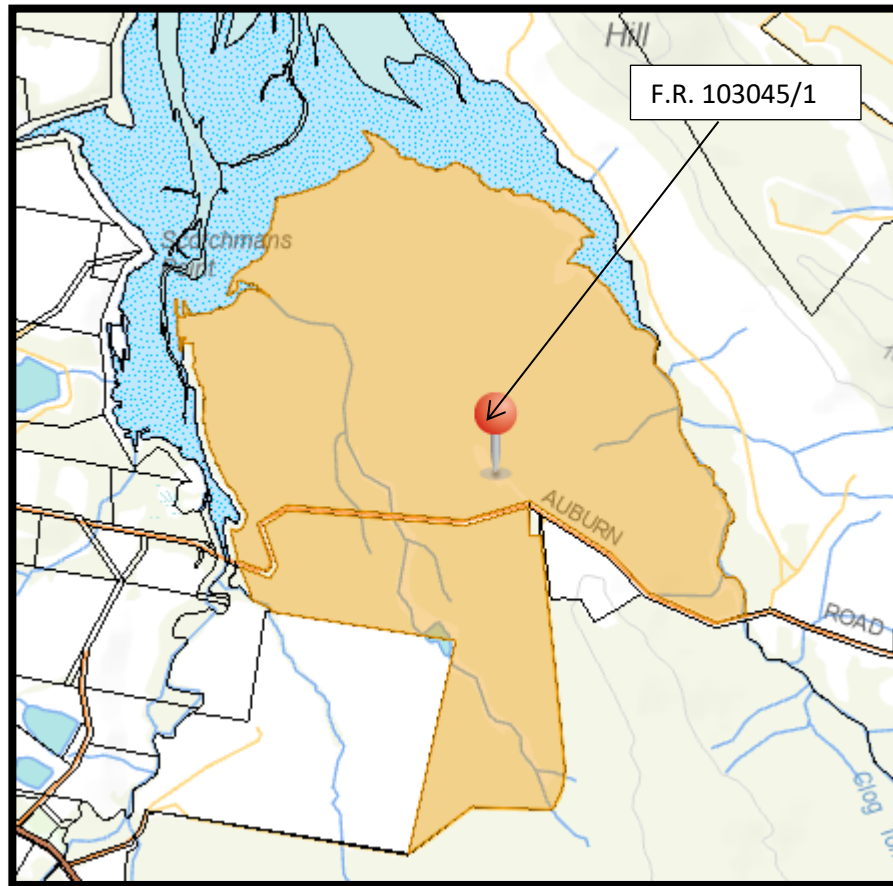


Figure 1: Location Plan of 239 Auburn Road, Beaconsfield

2.2 Site Details

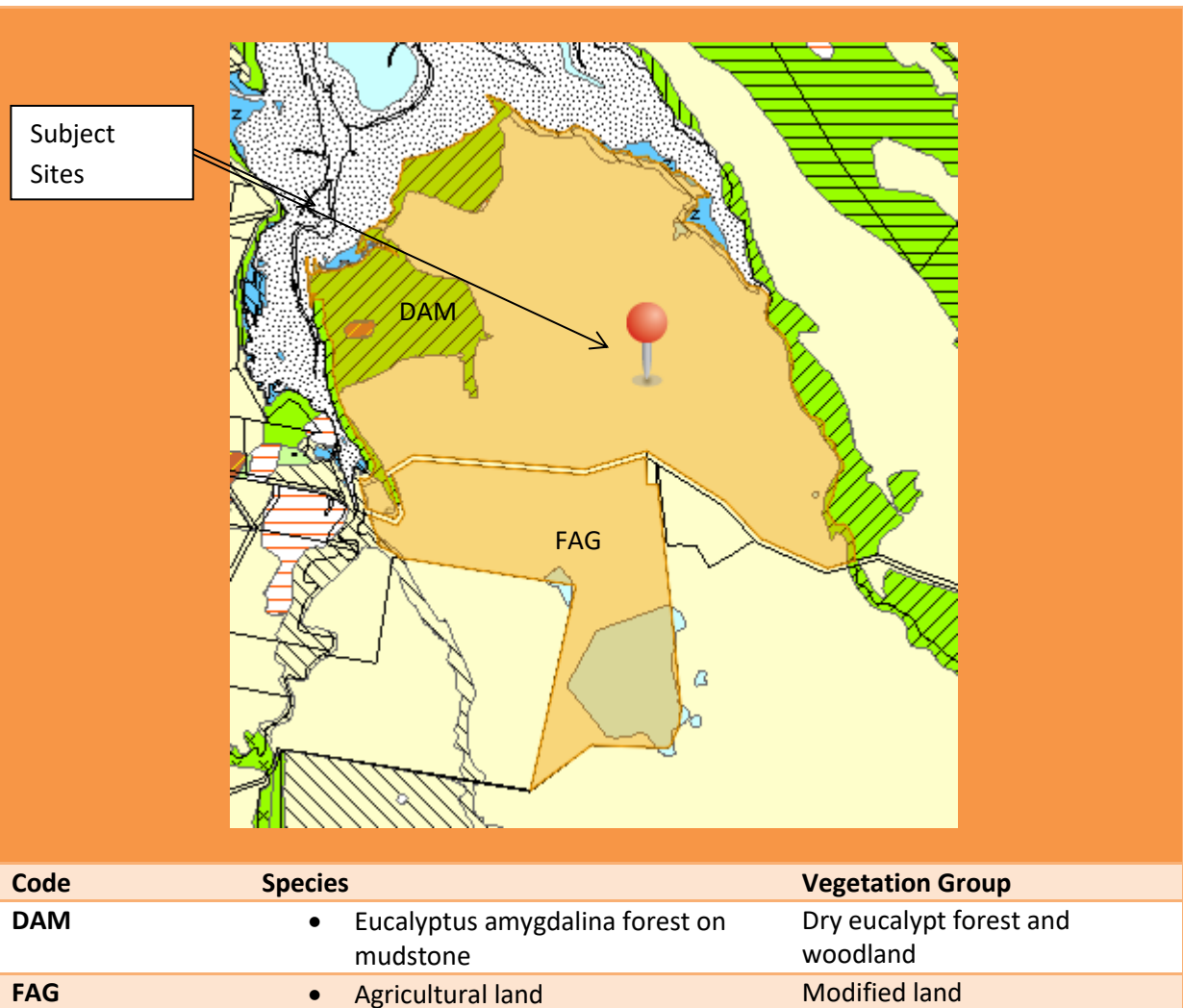
Property Address	239 Auburn Road, Beaconsfield
Certificate of Title	Volume 103045 Folio 1
Owner	Tasmanian Premium Land Pty Ltd
Existing Use	Rural
Type of Proposed Work	2 Lot Subdivision
Water Supply	On-site for fire fighting
Road Access	Auburn Road

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 Vegetation Observations from Site Inspection 11 June 2026



3.1.3 Site & Vegetation Photos



Existing access from Auburn Road looking to north – Lot 1



Looking west – Lot 1



Looking north – Lot 1



Looking northeast – Lot 1



Looking southeast along boundary with Auburn Road – Lot 1



Looking south from Auburn Road – Lot 1



Proposed access location – Lot 2



Looking to northwest – Lot 2



Looking to northeast – Lot 2



Looking to southeast – Lot 2



Looking to southwest – Lot 2



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 19 (Lot 1) and BAL 19 (Lot 2)**

Lot 1

Vegetation classification AS3959	North ☐ North-East ☒	South ☐ South-West ☒	East ☐ South-East ☒	West ☐ North-West ☒
Group A	☐ Forest	☐ Forest	☐ Forest	☐ Forest
Group B	☐ Woodland	☐ Woodland	☐ Woodland	☐ Woodland
Group C	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land
Group D	☐ Scrub	☐ Scrub	☐ Scrub	☐ Scrub
Group E	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga
Group F	☐ Rainforest	☐ Rainforest	☐ Rainforest	☐ Rainforest
Group G	☒ Grassland	☒ Grassland	☒ Grassland	☒ Grassland
	☒ Managed Land	☒ Managed Land	☒ Managed Land	☒ Managed Land
Effective slope (degrees)	☐ Up/0°	☒ Up/0°	☒ Up/0°	☐ Up/0°
	☒ >0-5°	☐ >0-5°	☐ >0-5°	☒ >0-5°
	☐ >5-10°	☐ >5-10°	☐ >5-10°	☐ >5-10°
	☐ >10-15°	☐ >10-15°	☐ >10-15°	☐ >10-15°
	☐ >15-20°	☐ >15-20°	☐ >15-20°	☐ >15-20°
Likely direction of bushfire attack	☐	☐	☐	☒
Prevailing winds	☐	☐	☐	☒
Distance to classified vegetation	0m to vineyards/grassland	0m to vineyards/grassland	0m to vineyards/grassland	0m to vineyards/grassland
REQUIRED Distance to classified vegetation for BAL 19	11-<16m	10-<14m	10-<14m	11-<16m

Lot 2

Vegetation classification AS3959	North ☐ North-East ☒	South ☐ South-West ☒	East ☐ South-East ☒	West ☐ North-West ☒
Group A	☒ Forest	☐ Forest	☒ Forest	☒ Forest
Group B	☐ Woodland	☐ Woodland	☐ Woodland	☐ Woodland
Group C	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land
Group D	☐ Scrub	☐ Scrub	☐ Scrub	☐ Scrub
Group E	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga
Group F	☐ Rainforest	☐ Rainforest	☐ Rainforest	☐ Rainforest
Group G	☒ Grassland	☒ Grassland	☒ Grassland	☒ Grassland
	☐ Managed Land	☒ Managed Land	☒ Managed Land	☒ Managed Land
Effective slope (degrees)	☐ Up/0°	☒ Up/0°	☒ Up/0°	☒ Up/0°
	☒ >0-5°	☐ >0-5°	☐ >0-5°	☐ >0-5°
	☐ >5-10°	☐ >5-10°	☐ >5-10°	☐ >5-10°
	☐ >10-15°	☐ >10-15°	☐ >10-15°	☐ >10-15°
	☐ >15-20°	☐ >15-20°	☐ >15-20°	☐ >15-20°
Likely direction of bushfire attack	☐	☐	☐	☒
Prevailing winds	☐	☐	☐	☒
Distance to classified vegetation	0m to grassland, then forest	0m to grassland, then vineyards	0m to grassland, then forest	0m to grassland, vineyards, and small area of forest to north-northwest
REQUIRED Distance to classified vegetation for BAL 19	27-<38m	10-<14m	23-<32m	23-<32m

3.3 Outbuildings

Not applicable, existing – Lot 1.

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.

Lot 1 & 2 (existing/ new)	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/C (dependent on length).
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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 is required for a fire appliance to a fire fighting water 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 outer 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:

- (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 outer 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.

Lot 1 and Lot 2 – Static Water Supply (new)	On-site water supply is required for any new habitable building. 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.
--	--

Table C13.5: Static Water Supply for Fire Fighting

Column 1		Column 2
Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (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; (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; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (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: (i) Metal; (ii) Non-combustible material; or (iii) Fibre-cement a minimum 6mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a fire fighting water point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (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 (i) If a remote offtake is installed, ensure the offtake is

		in a position that is: (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450-600mm above ground level; and (iv) Protected from possible damage, including damage from vehicles.
D.	Signage for static water connections	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: (a) water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or (b) <i>Water Supply Signage Guideline</i>, version 1.0, Tasmanian Fire Service, February 2017.
E.	Hardstand	A hardstand area for fire appliances must be provided: (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); (2) No closer than 6m from the building area to be protected; (3) a minimum width of 3m constructed to the same standard as the carriageway; and (4) Connected to the property access by a carriageway equivalent to the standard of the property access.

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
☒ A1 (a) & (b)	Specified distances for Hazard Management Areas for BAL 19 (Lot 1), and BAL 19 (Lot 2) as specified on the plan are in accordance with AS3959. The proposal complies.
☐ P1	

C13.6.2 Public and fire fighting access

	Comments
☐ A1 (a)	Note applicable.
☒ A1 (b)	The private driveway to Lot 1 and Lot 2 will be constructed/maintained in accordance with Table C13.2B/C (dependent on length) at the time of

future habitable building. Access is required to on-site dedicated firefighting water supply.		
☐ P1		
☒ A2	Not applicable.	
☐ P2	No PC	
C13.6.3 Provision of water supply for fire fighting purposes		
Comments		
☐ A1	(a)	Not applicable
	(b)	Not applicable.
☐ P1	No PC	
☒ A2	(a)	Not applicable.
	(b)	Any new habitable building on Lot 1 and Lot 2, 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.
☐ 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 19 (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 and Lot 2 will be constructed in accordance with Table C13.2B/C (dependent on length) at the time of any future habitable building.

Water Supplies

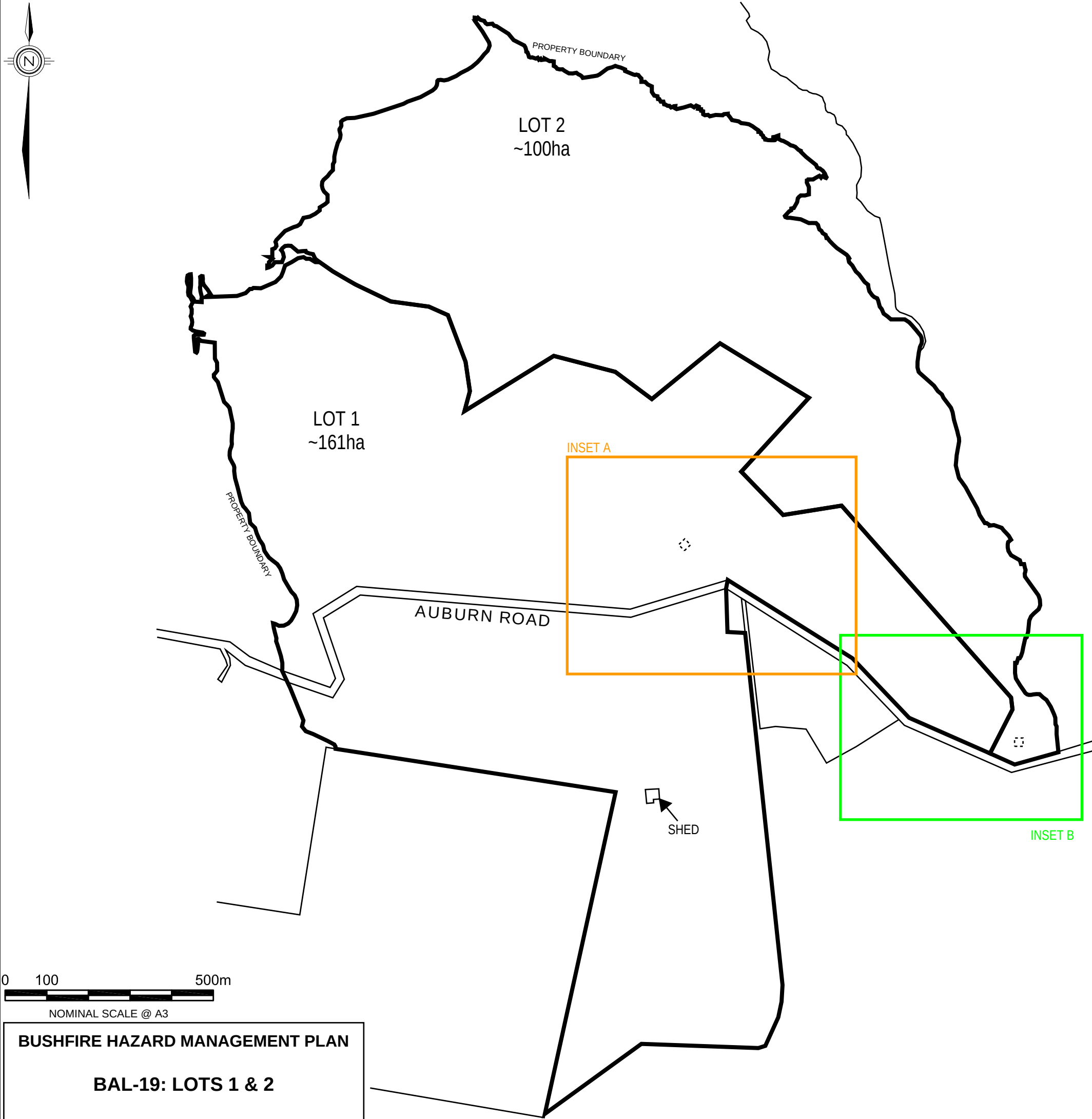
Any new habitable building on Lot 1 and Lot 2 at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.

Fuel Managed Areas

Hazard Management Areas as detailed within the plan shall be constructed and maintained as detailed in Schedule 2.

For Lot 1 and Lot 2, Hazard Management Area to be established and maintained prior to the construction of any habitable building on the lot and managed into perpetuity.

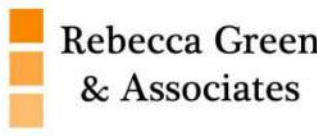
Schedule 2 – Bushfire Hazard Management Plan

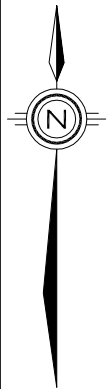


NOMINAL SCALE @ A3

BUSHFIRE HAZARD MANAGEMENT PLAN

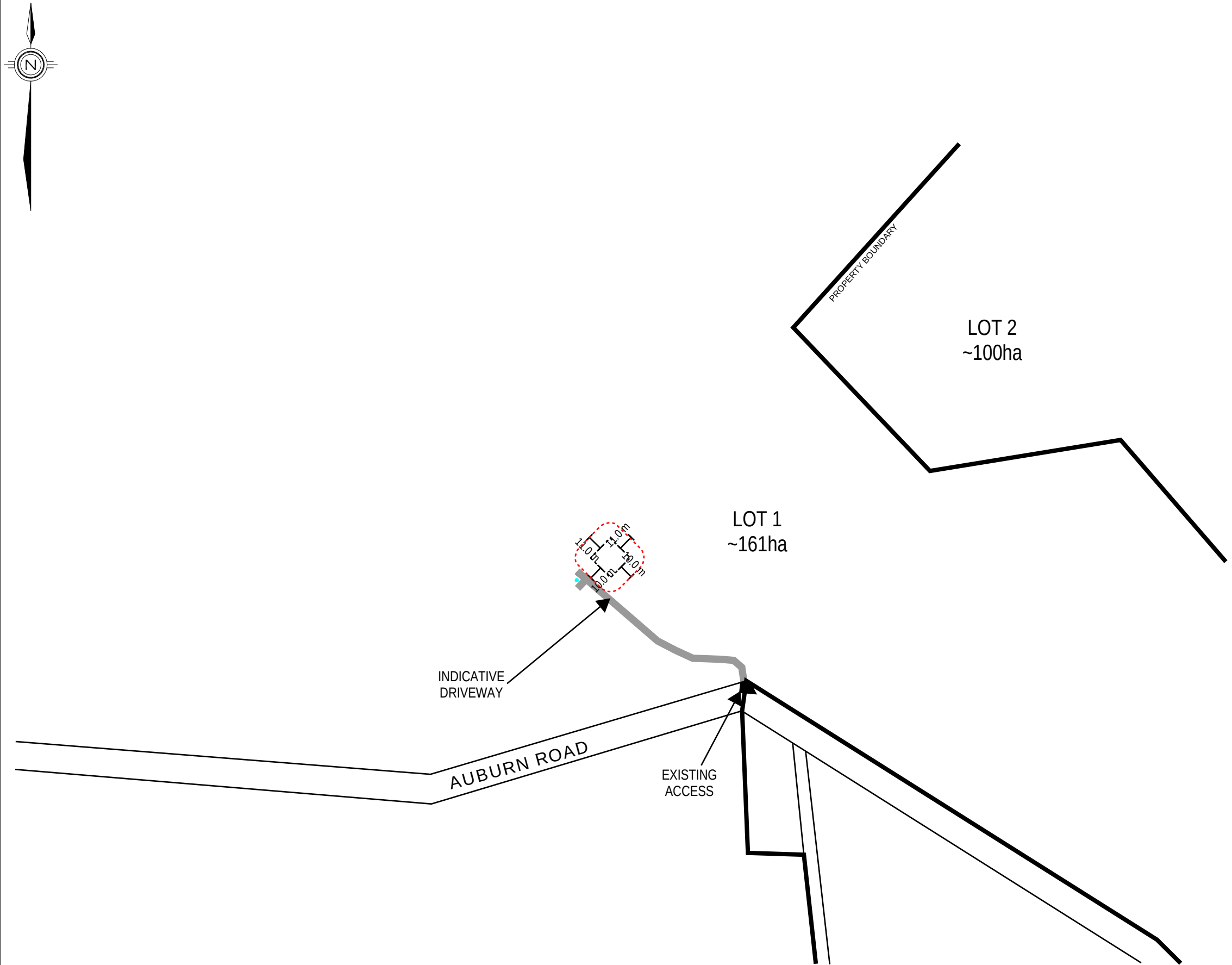
BAL-19: LOTS 1 & 2

SCHEDULE OF REQUIREMENTS	
1. BUILDING DESIGN & CONSTRUCTION • SPECIFIED SEPARATION DISTANCES SHOWN ON THIS PLAN PROVIDE FOR A BAL SOLUTION AS INDICATED. • HABITABLE BUILDINGS AND ASSOCIATED OUTBUILDINGS MUST BE DESIGNED AND CONSTRUCTED TO COMPLY WITH AS 3959:2018 - SECTION 3 FOR GENERAL REQUIREMENTS AND RELEVANT SECTION FOR BAL RATING REQUIREMENTS. • NO SPECIFIC CONSTRUCTION REQUIREMENTS FOR OUTBUILDINGS FIRE SEPARATED FROM THE HABITABLE BUILDINGS IN ACCORDANCE WITH AS 3959 CLAUSE 3.2 OR WITH GREATER THAN 6m SEPARATION FROM THE HABITABLE BUILDINGS. • NEW HABITABLE BUILDINGS MUST BE FULLY CONSTRUCTED TO BAL-19 IF ANY FACADE IS WITHIN THE BAL-19 BUILDING AREA	
2. PROPERTY ACCESS • CONSTRUCT ALL WEATHER PROPERTY ACCESS WITH 4m WIDE CARRIAGEWAY FROM THE PUBLIC ROAD AND TO THE HARDSTAND LOCATED WITHIN <3m OF THE WATER CONNECTION POINT. • LOAD CAPACITY GREATER THAN 20 TONNES (INC. BRIDGES AND CULVERTS), CROSS FALL LESS THAN 3°, DIPS LESS THAN 7°, CURVES MIN.10m INNER RADIUS, 10° MAX. GRADIENT FOR UNSEALED ROADS AND 15° MAX. GRADIENT FOR SEALED ROADS. • TERMINATE IN A TURNING CIRCLE WITH A 10m MIN. OUTER RADIUS OR ALTERNATIVELY IN A HAMMERHEAD T' OR 'Y' TURNING AREA FOR FIRE APPLIANCES WITH TURNING HEADS 4m WIDE x 8m LONG. • KEEP CLEAR OF VEGETATION AND OTHER OBSTRUCTIONS 0.5m EITHER SIDE AND 4m ABOVE CARRIAGEWAY. • PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2B/C13.2C - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT	
3. STATIC WATER SUPPLY FOR FIREFIGHTING • FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.5 - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT • INSTALL METAL OR CONCRETE FIREFIGHTING WATER TANK WITH A MINIMUM OF 10,000 LITRES STORED WATER DEDICATED TO FIREFIGHTING PURPOSE PER HABITABLE BUILDING TO BE PROTECTED. FITTED WITH A COMPLIANT STORZ WATER CONNECTION POINT LOCATED WITHIN <90m OF FURTHEST ELEMENT OF THE HABITABLE BUILDING, MEASURED AS A HOSE LAY, & ACCESSIBLE WITHIN <3m OF THE HARDSTAND. MAY HAVE REMOTE OFFTAKE CONNECTED TO THE STATIC WATER SUPPLY. • IDENTIFY THE FIREFIGHTING WATER POINT WITH PERMANENTLY FIXED COMPLIANT SIGNAGE COMPLYING WITH TFS GUIDELINES. KEEP CLEAR OF VEGETATION IMMEDIATELY ABOVE & AROUND THE CONNECTION POINT. • CONSTRUCT HARDSTAND AREA FOR FIRE APPLIANCE ACCESS TO THE FIREFIGHTING WATER POINT. MINIMUM 3m WIDE, CONSTRUCTED TO THE SAME STANDARD AS THE PROPERTY ACCESS AND LOCATED <3m FROM THE FIREFIGHTING WATER POINT AND >6m FROM THE BUILDING TO BE PROTECTED.	
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LEGEND  PROPOSED 10,000L METAL FIRE FIGHTING WATER TANK (SUGGESTED LOCATION)  INDICATIVE 20m x 20m BUILDING AREA  HAZARD MANAGEMENT AREA BAL-19	THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B3145, R.GREEN, 17 JUNE 2026 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)  2 LOT SUBDIVISION 239 AUBURN RAD, BEACONSFIELD VOLUME 103045 FOLIO 1 PROPERTY ID 7885665 DATE: 17 JUNE 2026 VERSION: 1 SHEET: 1 Rebecca Green & Associates DRAWN: REBECCA GREEN PHONE: 0409 284 422 EMAIL: ADMIN@RGASSOCIATES.COM.AU BFP - 116, SCOPE - 1, 2, 3A, 3B, 3C



BUSHFIRE HAZARD MANAGEMENT PLAN

BAL-19: LOTS 1 & 2



SCHEDULE OF REQUIREMENTS

1. BUILDING DESIGN & CONSTRUCTION

- SPECIFIED SEPARATION DISTANCES SHOWN ON THIS PLAN PROVIDE FOR A BAL SOLUTION AS INDICATED.
- HABITABLE BUILDINGS AND ASSOCIATED OUTBUILDINGS MUST BE DESIGNED AND CONSTRUCTED TO COMPLY WITH AS 3959:2018 - SECTION 3 FOR GENERAL REQUIREMENTS AND RELEVANT SECTION FOR BAL RATING REQUIREMENTS.
- NO SPECIFIC CONSTRUCTION REQUIREMENTS FOR OUTBUILDINGS FIRE SEPARATED FROM THE HABITABLE BUILDINGS IN ACCORDANCE WITH AS 3959 CLAUSE 3.2 OR WITH GREATER THAN 6m SEPARATION FROM THE HABITABLE BUILDINGS.
- NEW HABITABLE BUILDINGS MUST BE FULLY CONSTRUCTED TO BAL-19 IF ANY FACADE IS WITHIN THE BAL-19 BUILDING AREA

2. PROPERTY ACCESS

- CONSTRUCT ALL WEATHER PROPERTY ACCESS WITH 4m WIDE CARRIAGEWAY FROM THE PUBLIC ROAD AND TO THE HARDSTAND LOCATED WITHIN <3m OF THE WATER CONNECTION POINT.
- LOAD CAPACITY GREATER THAN 20 TONNES (INC. BRIDGES AND CULVERTS), CROSS FALL LESS THAN 3°, DIPS LESS THAN 7°, CURVES MIN.10m INNER RADIUS. 10° MAX. GRADIENT FOR UNSEALED ROADS AND 15° MAX. GRADIENT FOR SEALED ROADS.
- TERMINATE IN A TURNING CIRCLE WITH A 10m MIN. OUTER RADIUS OR ALTERNATIVELY IN A HAMMERHEAD 'T' OR 'Y' TURNING AREA FOR FIRE APPLIANCES WITH TURNING HEADS 4m WIDE x 8m LONG.
- KEEP CLEAR OF VEGETATION AND OTHER OBSTRUCTIONS 0.5m EITHER SIDE AND 4m ABOVE CARRIAGEWAY.
- PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2B/C13.2C - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT

3. STATIC WATER SUPPLY FOR FIREFIGHTING

- FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.5 - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- INSTALL METAL OR CONCRETE FIREFIGHTING WATER TANK WITH A MINIMUM OF 10,000 LITRES STORED WATER DEDICATED TO FIREFIGHTING PURPOSE PER HABITABLE BUILDING TO BE PROTECTED. FITTED WITH A COMPLIANT STORZ WATER CONNECTION POINT LOCATED WITHIN <90m OF FURTHEST ELEMENT OF THE HABITABLE BUILDING, MEASURED AS A HOSE LAY, & ACCESSIBLE WITHIN <3m OF THE HARDSTAND. MAY HAVE REMOTE OFFTAKE CONNECTED TO THE STATIC WATER SUPPLY.
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- HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT ESTABLISH HAZARD MANAGEMENT AREA AS DIMENSIONED ON THIS PLAN.
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- REGULARLY REMOVE GROUND FUELS SUCH AS FALLEN BRANCHES, STICKS, LEAVES, BARK, LAWN CLIPPINGS ETC.
- MAINTAIN LAWN TO A HEIGHT LESS THAN 100mm.
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- CLEAR ACCUMULATED LEAVES AND OTHER DEBRIS FROM ROOF GUTTERS.

LEGEND

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

INDICATIVE 20m X 20m BUILDING AREA

HAZARD MANAGEMENT AREA BAL-19

THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B3145, R.GREEN, 17 JUNE 2026

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)

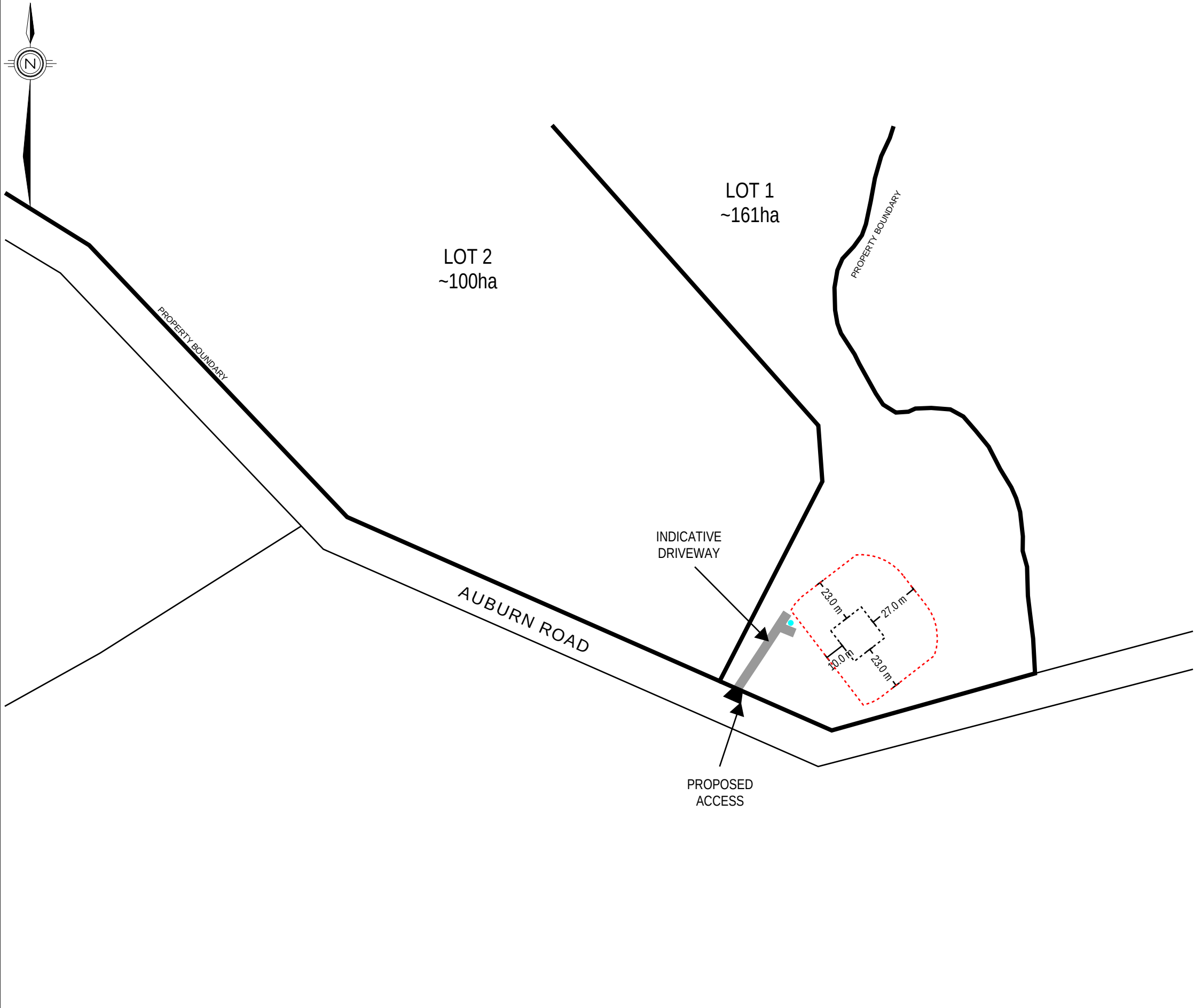
2 LOT SUBDIVISION - INSET A

239 AUBURN RAD, BEACONSFIELD
VOLUME 103045 FOLIO 1
PROPERTY ID 7885665

DATE: 17 JUNE 2026
VERSION: 1
SHEET: 2

Rebecca Green
& Associates

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



BUSHFIRE HAZARD MANAGEMENT PLAN

BAL-19: LOTS 1 & 2

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

Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code

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:

239 Auburn Road, Beaconsfield, TAS 7270

Certificate of Title / PID:

F.R. 103045/1, PID7885665

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision – 2 Lots

Applicable Planning Scheme:

Tasmanian Planning Scheme – West Tamar

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision Ref: 116-51 (8953)	Cohen & Associates Land & Aerial Surveyors	11 May 2026	1
Bushfire Hazard Assessment Report	Rebecca Green	17 June 2026	1
Bushfire Hazard Management Plan	Rebecca Green	17 June 2026	1

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

4. Nature of Certificate

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

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

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

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

☒	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
☐	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance') <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 17 June 2026</i>

		<i>demonstrating BAL 19 for Lot 1 and BAL 19 for Lot 2.</i>
☐	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 <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management 17 June 2026 – Lot 1 and Lot 2.</i>

☒	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 <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 17 June 2026 – Lot 1 and Lot 2.</i>
☐	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: 17 June 2026

Certificate Number: RGA-032/2026

(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

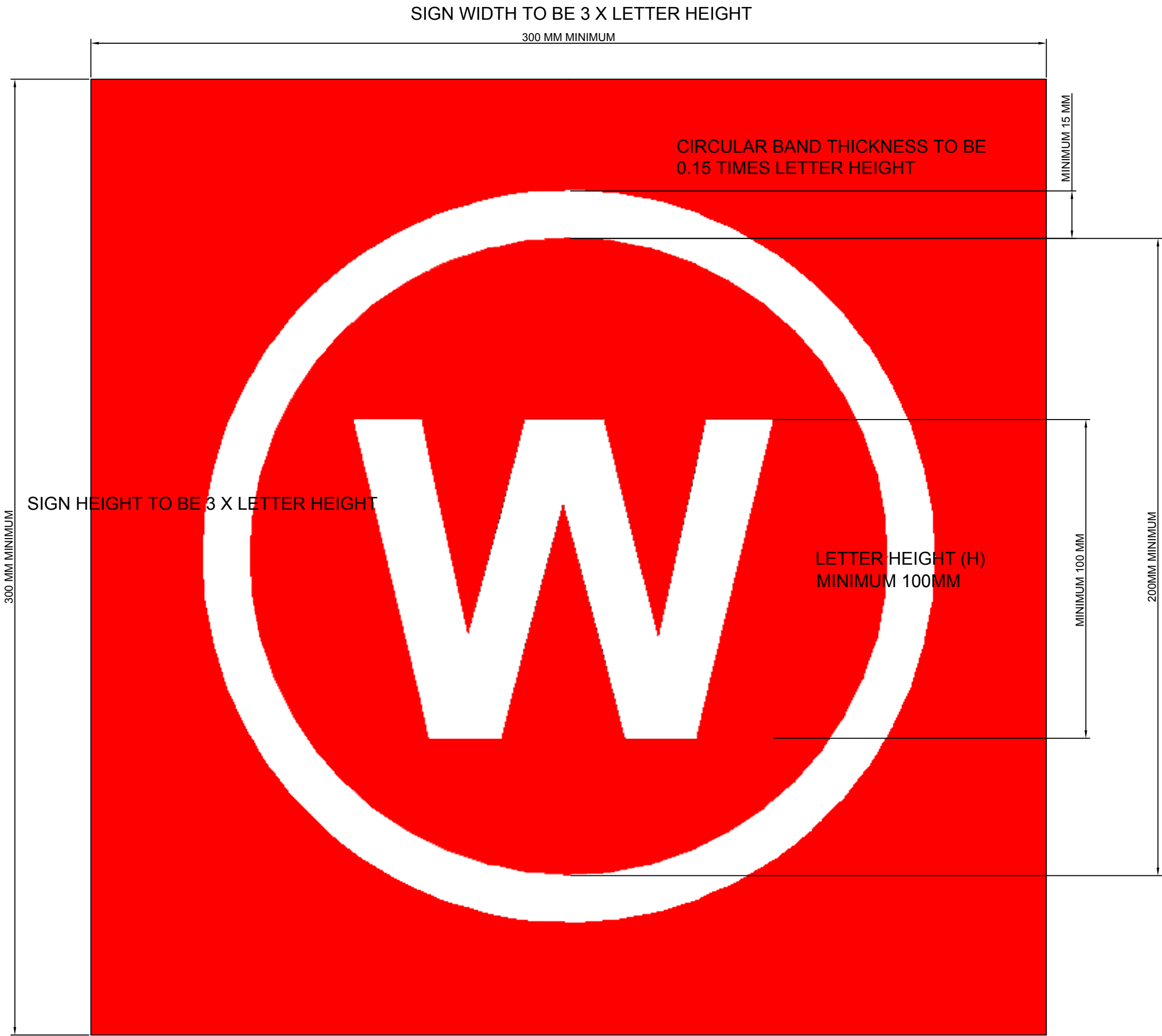
Cohen & Associates
Land & Aerial Surveyors



1 OF 1		PLAN OF SUBDIVISION	239 AUBURN RD BEACONSFIELD		 COHEN & ASSOCIATES LAND & AERIAL SURVEYORS 103 CAMERON STREET PO BOX 990, LAUNCESTON, TAS, 7250 admin@surveyingtas.com.au (03) 6331 4633 www.surveyingtas.com.au ABN 70 609 298 535
REV 1					
REF 116-51 (8953)	11 May 2026	OWNER TITLE REFERENCE(S) ZONE OVERLAYS	TASMANIAN PREMIUM LAND PTY LTD 103045/1 Agriculture Bushfire-prone areas - all		
SCALE 1 : 7,500 @ A3	DRAWN ARFAIRFIELD				
THIS IS AN INDICATIVE SUBDIVISION DESIGN PREPARED TO ACCOMPANY A DEVELOPMENT APPLICATION AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. INFORMATION SHOWN MAY BE TRANSCRIBED FROM OTHER SOURCES OF UNVERIFIED ACCURACY. THE DIMENSIONS, AREA, LOCATION OF IMPROVEMENTS, AND NUMBER OF LOTS ARE APPROXIMATE AND MAY VARY DUE TO DECISIONS BY THE MUNICIPALITY, TASMANIAN CIVIL & ADMINISTRATIVE TRIBUNAL, ENGINEERING, OR OTHER ADVICE. IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS. THIS PLAN IS NOT TO BE COPIED UNLESS THIS NOTE IS INCLUDED.					

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) Conservation Division of the Department of Natural Resources and Environment Tasmania November 2025, TASVEG 5.0, *Tasmanian Vegetation Map*, Tasmania.
- (d) Tasmanian Government, Land Information System Tasmania, www.thelist.tas.gov.au