

Public Notification of Application for Planning Permit

Land Use Planning and Approvals Act 1993

If you access this website you have agreed to the following Terms and Conditions:

The information on this website is provided for the purpose of encouraging public participation in the planning application process in accordance with the objectives of the *Land Use Planning and Approvals Act 1993*.

The content of this website (which includes downloadable material) is subject to copyright and is protected by law. Circular Head Council grants you a non-exclusive licence to reproduce the contents of this website in your web browser for the sole purpose of viewing the content. Circular Head Council does not and cannot authorise the reproduction, re-distribution or re-use of any of the information or documents within this application on this website in any form or for any purpose. Any personal information contained in the application and documents are collected by Circular Head Council for the purposes only of assessing and determining the permit application in accordance with the *Land Use Planning and Approvals Act 1993*.

Such personal information may be protected by the *Personal Information Protection Act 2004* and must not be used for any other purpose.

The Application will only be available until the conclusion of the public notification period.

For help finding the property and zoning information in Circular Head the following link can be used to the Land Information System Tasmania (the LIST).

http://maps.thelist.tas.gov.au/listmap/app/list/map?bookmarkId=18634#U-1DpC_Bd8l.email

For the Tasmanian Planning Scheme – Circular Head please see

<https://www.planning.tas.gov.au/other-resources/Tasmanian-planning-scheme>

Application documents are available below.

APPLICATION FOR PLANNING PERMIT
(s.57(3) Land Use Planning and Approvals Act 1993)

Tasmanian Planning Scheme – Circular Head

Application No	SA 2026/014
Location	188 & 199 Fords Road, Forest
Applicant/Owner	PDA Surveyors, Engineers, & Planners obo Windermere Hill Farm / L D Moore, I & A L Korpershoek
Proposal	Boundary Reorganisation (2 Lots into 2 Lots)

Application(s) may be viewed during office hours at the Council Office, 33 Goldie St, Smithton till the date listed below. In accordance with s.**57(5)** of the Act, any person may make written representation to the General Manager, PO Box 348 SMITHTON 7330 or council@circularhead.tas.gov.au and be received by 5.00pm 21/10/2026

Paul Gardner
GENERAL MANAGER
Ph: 03 6452 4800
www.circularhead.tas.gov.au





33 Goldie Street
PO Box 348
SMITHTON TAS 7330
council@circularhead.tas.gov.au
(03) 6452 4800
www.circularhead.tas.gov.au

APPLICATION FOR A PLANNING PERMIT
LAND USE PLANNING AND APPROVALS ACT 1993
Tasmanian Planning Scheme – Circular Head

Office Use: Date Received: **16/09/2026** Application No: **SA 2026/014** PID: **3095105 & 1973269**

To: Planning Authority Circular Head Council PO Box 348 SMITHTON TAS 7330

DETAILS OF PROPOSED DEVELOPMENT OR USE

Address:	188 & 199 Fords Road,		
Forest		Postcode:	7330
	Lot No:	1 & 2	Certificate of Title No: 158298 & 49930

Description

Includes:

Boundary Reorganisation	☐	New Use/Change of use	
	☒	Subdivision	
	☐	New Buildings	
	☐	Alterations	
	☐	Demolition	
Value of work (Inc GST)	\$ 10,000	☐ Contract Price	☒ Estimate
Existing Use of Site:	Agricultural		

APPLICANT / OWNER DETAILS

Please note that all applicants need to sign this form. If the application is by an owner, all title owners listed on the title need to be on the form and sign this form.

Applicant(s): PDA Surveyors, Engineers & Planners obo Windermere Hill Farm

Address: 6 Queen Street,

Burnie

Postcode: 7320

Email: allan.brooks@pda.com.au

Phone: 6331 4099

Mobile: 0448 453 971

☐ Applicant owns the property (Tick if Yes – If No then complete the owner details below)

Owner(s): Laura Dianne Moore

Address: 188 & 199 Fords Road

Forest

Postcode: 7330

Email:

Phone:

Mobile:

☒ Applicant(s) listed above declare that the owner(s) of the property have been notified of the intention to make this application.

Signed By:

Date: 16/9/26

COUNCIL OR CROWN LAND

Must be signed if Council or Crown Land and accompanied with a letter of permission and a copy of delegation.

Signed By:

Date:

☐ Minister (or delegate) of the responsible State Department or ☐ General Manager (or delegate)



33 Goldie Street
PO Box 348
SMITHTON TAS 7330
council@circularhead.tas.gov.au
(03) 6452 4800
www.circularhead.tas.gov.au

APPLICATION FOR A PLANNING PERMIT
LAND USE PLANNING AND APPROVALS ACT 1993
Tasmanian Planning Scheme – Circular Head

DESIGNER DETAILS

Designer Name:	Category:	
Address:	Postcode:	
Email:	Phone:	Mobile:
Accreditation No:		

DOCUMENTS AND CERTIFICATES PROVIDED

The following specified documents and certificates are provided with this application together with any necessary information to demonstrate compliance with applicable provision of the planning scheme. A separate checklist is available from Council. The Planning Scheme provisions can be viewed at www.iplan.tas.gov.au OR <https://iplan.tas.gov.au/pages/plan/book.aspx?exhibit=tpscir> follow the links through to Circular Head

Document or Certificate Description		Prepared By
☐	Full copy of the current Certificate of Title including plan and any schedule of easements	
☐	A full description of the proposed use or development and	
☐	A description of how the proposed use or development will operate	
☐	All applicable information listed in clause 6.1.3 including: Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200	

LISTED REPORTS, PLANS AND SUPPORTING INFORMATION ACCOMPANYING THIS APPLICATION

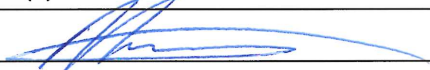
Copyright Authority: Unless a written refusal of authority to copy documents relating to this application is provided, the Council and the Crown (Tasmanian State Government) departments and agencies may provide a partial or complete copy of any documents relating to this application, to any person for the purpose of assessment. Notwithstanding this these documents may be displayed publicly in accordance with the provisions of the Land Use Planning and Approvals Act 1993, including display on a website.

DECLARATION

I/We declare the information and details supplied in this application are a true and accurate description of the proposed development.

I/We hereby give/have arranged permission for Council Officers to enter the property to conduct inspections for this application.

Applicant(s): Allan Brooks

Signed: 

Date: 16/09/2026

Please Note: All applicants need to sign this form. If the application is by an owner, all title owners listed on the title need to be on the form and to sign this form.

Privacy Statement

The personal information on this form is required by Council for building purposes under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend or personal information at any time. How we use this information is explained in our Privacy Policy, which is available at www.circularhead.tas.gov.au or at the Council office.

SEARCH OF TORRENS TITLE

VOLUME 49930	FOLIO 2
EDITION 8	DATE OF ISSUE 17-June-2026

SEARCH DATE : 21-July-2026

SEARCH TIME : 01.23 pm

DESCRIPTION OF LAND

Parish of FORD, Land District of WELLINGTON

Lot 2 on Sealed Plan [49930](#)

Derivation : Part of 20,000 Acres Gtd. to The Van Diemens Land Company

Prior CT [4791/6](#)SCHEDULE 1[M916438](#), [N295128](#) & [N295131](#) LAURA DIANNE MOORE Registered
09-Jan-2026 at 12.01 pmSCHEDULE 2Reservations and conditions in the Crown Grant if any
[M945359](#) MORTGAGE to Bendigo and Adelaide Bank Limited
Registered 28-Mar-2022 at 12.02 pmUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS

PLAN NO.

SP49930

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

Easements

No easements, profits à prendre or covenants are created to benefit or burden any Lot shown on the plan.

DATED this 24th day of April 1991.

SIGNED by **BEVAN DALE HOUSE** by his
solicitor **JONATHAN REX SMITH** as)
registered proprietor of Certificate)
of Title Volume 4455 Folio 84 in)
the presence of :-)

M. King
Law Clerk
Harrington

49930



This is the schedule of easements attached to the plan of BEVAN DALE HOUSE
(Insert Subdivider's Full Name)

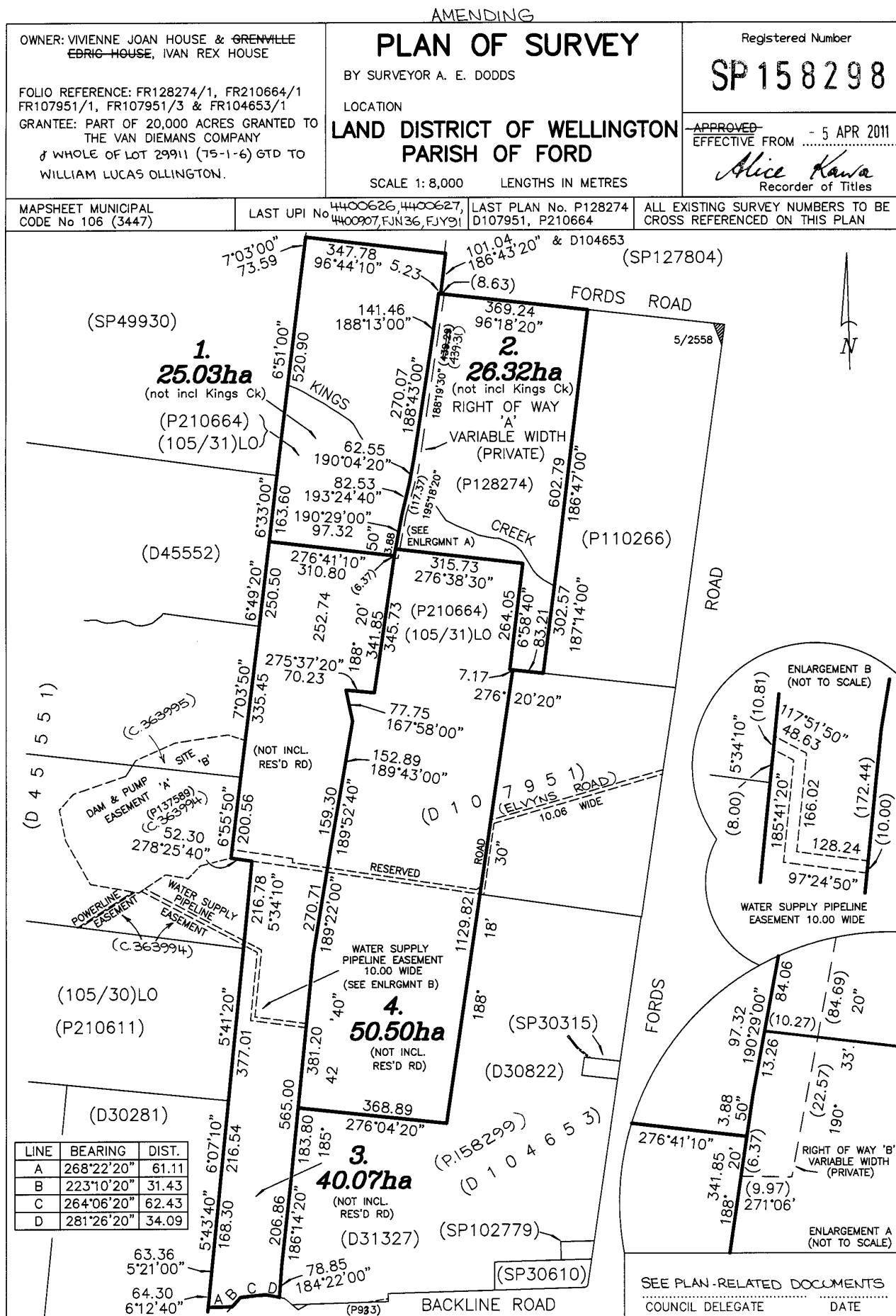
..... affecting land in

..... Certificate of Title Volume 4455 Folio 84
(Insert Title Reference)

Sealed by Municipality of Circular Head on 20th June 191

Solicitor's Reference J.R. SMITH [Signature]
Council Clerk/Town Clerk

OS-K 3134



SEARCH OF TORRENS TITLE

VOLUME 158298	FOLIO 1
EDITION 5	DATE OF ISSUE 17-June-2026

SEARCH DATE : 21-July-2026

SEARCH TIME : 01.23 pm

DESCRIPTION OF LAND

Parish of FORD Land District of WELLINGTON

Lot 1 on Sealed Plan [158298](#)Derivation : Part of 20000 Acres Granted to the Van Diemens
Company and Part of Lot 29911 (75-1-6) Gtd. to William Lucas
OllingtonPrior CT [128274/1](#)SCHEDULE 1[M916438](#), [N295128](#) & [N295131](#) LAURA DIANNE MOORE Registered
09-Jan-2026 at 12.01 pmSCHEDULE 2Reservations and conditions in the Crown Grant if any
SP[158298](#) EASEMENTS in Schedule of Easements[M945359](#) MORTGAGE to Bendigo and Adelaide Bank Limited
Registered 28-Mar-2022 at 12.02 pmUNREGISTERED DEALINGS AND NOTATIONS

N218112 PRIORITY NOTICE reserving priority for 90 days
D/MORTGAGE BENDIGO AND ADELAIDE BANK LIMITED to LAURA
DIANNE MOORE
TRANSFER LAURA DIANNE MOORE to ISAAC KORPERSHOEK and
ANGELIQUE LARA KORPERSHOEK as trustees for FOUR WINDS
FAMILY TRUST
MORTGAGE ISAAC KORPERSHOEK and ANGELIQUE LARA
KORPERSHOEK as trustees for FOUR WINDS FAMILY TRUST
to AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Lodged by ROD GLOVER LEGAL - W on 11-May-2026 BP:
N218112

E458427 PARTIAL DISCHARGE of MORTGAGE [M945359](#) Lodged by DYE
& DURHAM (ANZ) on 30-June-2026 BP: E458427

E458429 MORTGAGE to Australia and New Zealand Banking Group
Limited Lodged by DYE & DURHAM (ANZ) on
30-June-2026 BP: E458427

N194808 TRANSFER to ISAAC KORPERSHOEK and ANGELIQUE LARA

KORPERSHOEK Lodged by DYE & DURHAM (ANZ) on
30-June-2026 BP: E458427

SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP158298
--	--

PAGE 1 OF 2 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

Lot 1 is together with a right of carriageway over the land shown as Right of Way "A" variable width (private) on the plan.

Lot 1 is together with a right of carriageway over the land shown as Right of Way "B" variable width (private) on the plan.

Lot 2 is subject to a right of carriageway (appurtenant to lots 1, 3 and 4 on the plan) over the land marked Right of Way "A" variable width (private) on the plan.

Lot 4 is subject to a right of carriageway (appurtenant to lots 1 and 3 on the plan) over the land marked Right of Way "B" variable width (private) on the plan.

Lot 3 is together with a right of carriageway over the land shown as Right of Way "A" variable width (private) on the plan.

Lot 3 is together with a right of carriageway over the land shown as Right of Way "B" variable width (private) on the plan.

Lot 3 is subject to a water supply pipeline easement (appurtenant to lot 4 on the plan) over the land marked "Water Supply Pipeline Easement" 10 metres wide on the plan.

Lot 4 is together with a right of carriageway over the land shown as Right of Way "A" variable width (private) on the plan.

Those parts of Lots 3 & 4 on the plan formerly comprised in Lot 3 on D107951 are
each **Lot 4** is together with pipeline rights, powerline rights and dam and pump site rights over the land marked "Water Supply Pipeline Easement" 10 metres wide, Powerline Easement 3 metres wide and Dam & Pump Site Easement "A" on D107951 created in instrument C363994.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: IR House and GE & VJ House FOLIO REF: 128274/1, 210664/1, 107951/1, 109751/3 & 104653/1 SOLICITOR & REFERENCE: Jonathan Smith Lawyers JRS	PLAN SEALED BY: Circular Head Council DATE: 22-02-2010 DA2008/100,6213656 REF NO.
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 158298
SUBDIVIDER: IR House and GE & VJ House FOLIO REFERENCE: 128274/1, 210664/1, 107951/1, 109751/3 & 104653/1	

re each ¹ Those parts of Lots 3 & 4 on the plan formerly comprised in Lot 3 on D107951
~~Lot 4 is~~ together with dam rights over the land marked "Dam Easement" "B" on D107951 created in instrument C363995.

Lot 4 is together with a water supply pipeline easement ~~10 metres wide~~ over the land shown as "Water Supply Pipeline Easement" 10 metres wide on the Plan.

"Water Supply Pipeline Easement" means the full and free right for every person who is at any time entitled to an estate or interest in any part of the lands with which such rights shall be capable of enjoyment and their surveyors, workmen and persons authorised by them from time to time thereafter to enter into and upon the land so marked on the plan and there to install, erect, inspect, repair, amend and maintain any electrical transmission wires, poles, cables and associated apparatus for the purpose of carrying water or transmitting electricity over or under the lands to the benefiting lands including the rights of entry into and over the lands with or without machinery for the aforesaid purpose without doing unnecessary damage or causing unnecessary interference to the said land

SIGNED BY IVAN REX HOUSE as registered proprietor)
 of Certificates of Title Volume 104653 Folio 1, Volume 107951)
 Folio 1 and Volume 107951 Folio 3 in the presence of:-)

House

Witness Signature:

Witness Name: **Jonathan Rex Smith LLB**

Witness Address: **32 King Street**
Smithton Tas 7330

Witness Occupation: **Solicitor**

SIGNED BY GRENVILLE EDRICH HOUSE and)
VIVIENNE JOAN HOUSE as registered proprietors of)
 Certificates of Title Volume 128274 Folio 1 and Volume 210664)
 Folio 1 in the presence of:-)

Ed House

N. J. House

Witness Signature:

Witness Name: **Jonathan Rex Smith LLB**

Witness Address: **32 King Street**
Smithton Tas 7330

Witness Occupation: **Solicitor**

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

199 and 188 Fords Road, Forest



Prepared for (Client)

Windermere Hill Farm

77 Fords Road

FOREST TAS 7330

Assessed & Prepared by

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

PO Box 2108 LAUNCESTON TAS 7250

Mobile: 0409 284 422

Version 1

11 September 2026

Job No: RGA-B3199

Executive Summary

The proposed development at 199 and 188 Fords Road, Forest, 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.

Contents

Executive Summary	3
Schedule 1 – Bushfire Report	5
1.0 Introduction	5
2.0 Site Description for Proposal (Bushfire Context)	6
3.0 Bushfire Site Assessment	7
3.1 Vegetation Analysis	7
3.2 BAL Assessment – Subdivision	11
3.3 Outbuildings	13
3.4 Road Access	13
3.5 Water Supply	13
4.0 Bushfire-Prone Areas Code Assessment Criteria	17
5.0 Layout Options	18
6.0 Other Planning Provisions	18
7.0 Conclusions and Recommendations	19
 Schedule 2 – Bushfire Hazard Management Plan	 20
 Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code	 21
Attachment 2 – AS3959-2018 Construction Requirements	26
Attachment 3 – Proposal Plan	27
Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline	28
 References	 29

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 – Circular Head, 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. Two lots currently exist. An existing dwelling will be contained on proposed Lot 1 and an existing dwelling will be contained on proposed Lot 2.

2.0 Site Description for Proposal (Bushfire Context)

2.1 Locality Plan

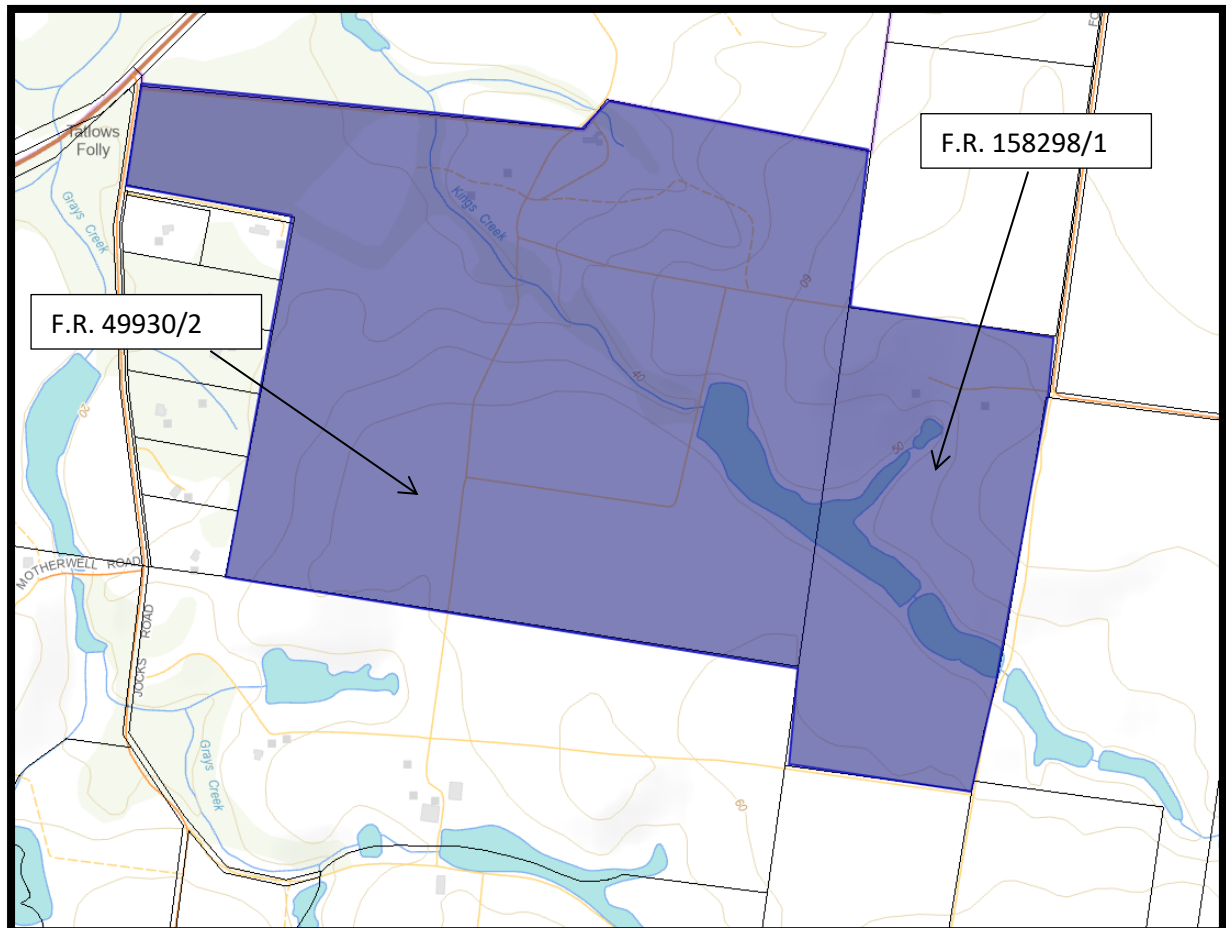


Figure 1: Location Plan of 199 and 188 Fords Road, Forest

2.2 Site Details

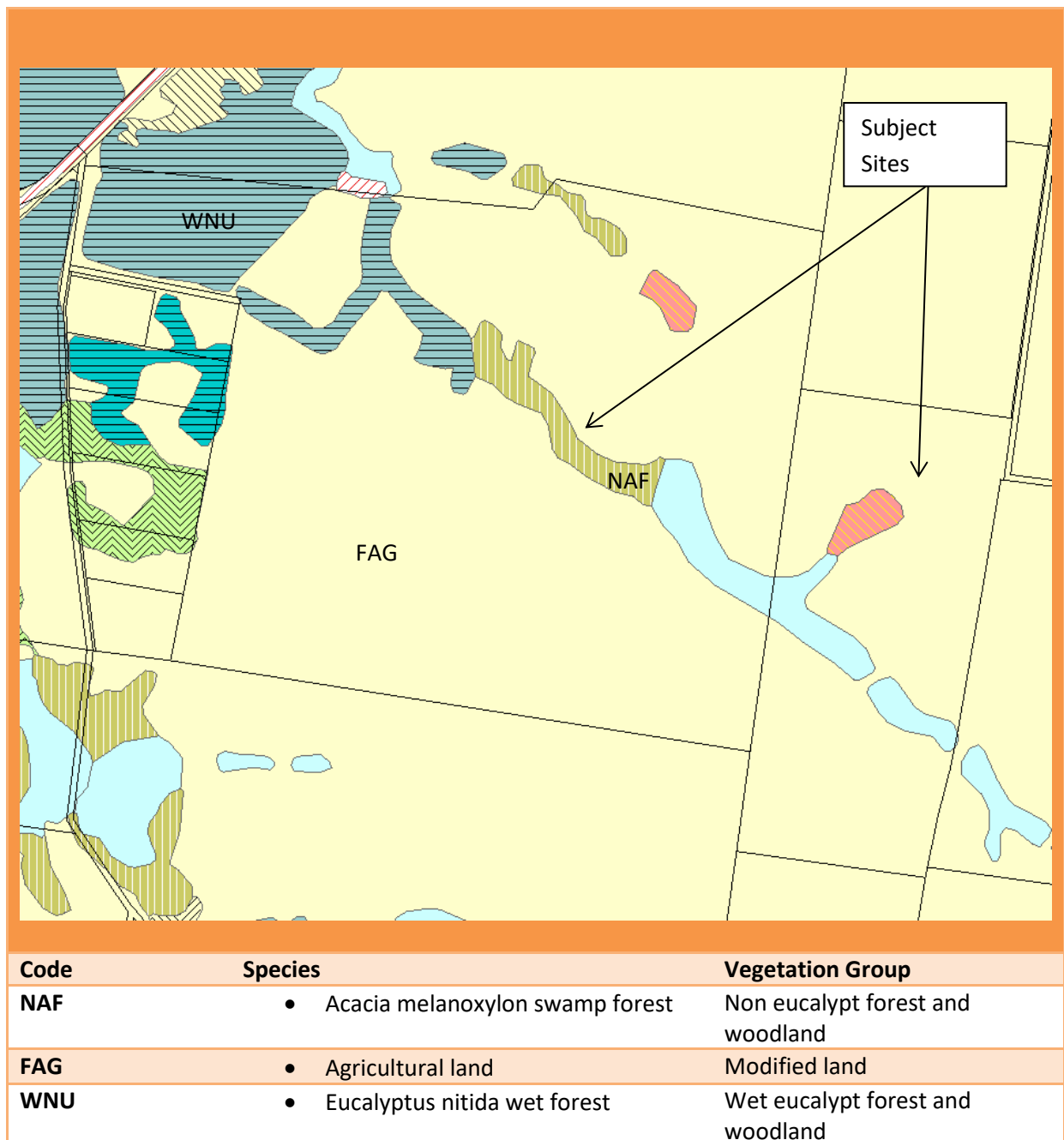
Property Address	199 and 188 Fords Road, Forest
Certificate of Title	Volume 49930 Folio 2 and Volume 158298 Folio 1
Owner	Isaac Korpershoek and Angelique Lara Korpershoek and Laura Dianne Moore
Existing Use	Dwellings/ Rural
Type of Proposed Work	2 Lot Subdivision – Boundary Adjustment
Water Supply	On-site for fire fighting
Road Access	Jocks Road and Fords Road

3.0 Bushfire Site Assessment

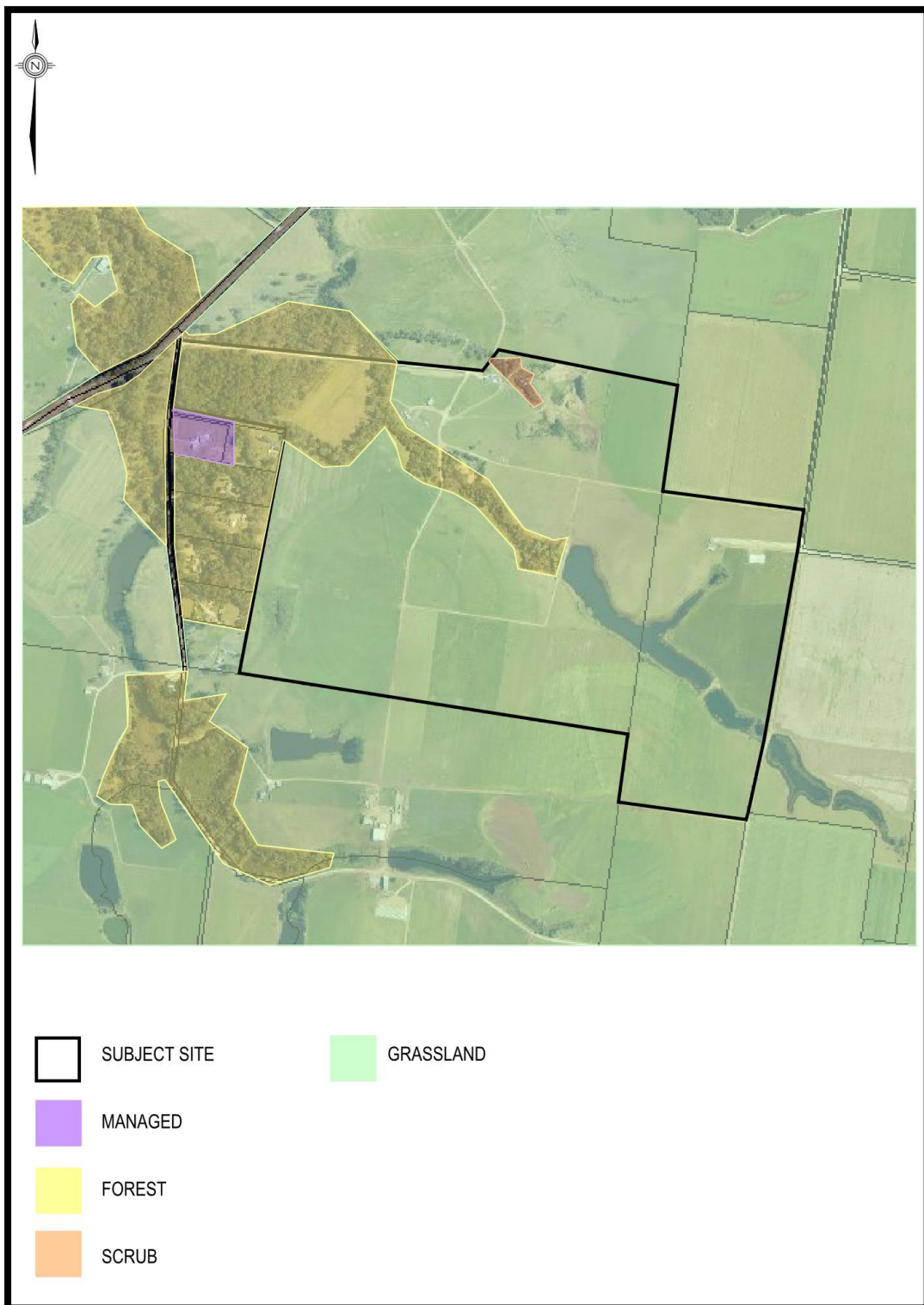
3.1 Vegetation Analysis

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 1 September 2026



3.1.3 Site & Vegetation Photos



Existing access from Jocks Road – Lot 1 (approx. 4m wide)



Existing access approximately 200m from Jocks Road – Lot 1 (approx. 4m wide)



Existing dwelling – Lot 1



Looking to north – Lot 1



Looking to east – Lot 1



Existing tank – Lot 1 (non-compliant for fire fighting purposes)



Looking to south – Lot 1



Looking to west – Lot 1



Looking to north– Lot 2



Looking to east – Lot 2



Looking to south– Lot 2



Looking to west – Lot 2



Existing dwelling – Lot 2



Existing access – 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 - NE	☐ Scrub	☒ Scrub - NE	☐ 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 Approx. 18m to scrub	0m to grassland	0m to grassland Approx. 18m to scrub	0m to grassland
REQUIRED Distance to classified vegetation for BAL 19	10-<14m (grassland) 19-<27m (scrub)	10-<14m	10-<14m (grassland) 19-<27m (scrub)	10-<14m

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	0m to grassland	0m to grassland	0m to grassland
REQUIRED Distance to classified vegetation for BAL 19	10-<14m	11-<16m	10-<14m	10-<14m

3.3 Outbuildings

Applicable. Outbuilding located within 6.0m of habitable building on proposed Lot 1, therefore hazard management area to extend around outbuilding.

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 - (existing/new)	Private access driveways are to be <u>upgraded/maintained</u> from the entrance of the property cross over at the public road through to the existing habitable building and on-site dedicated firefighting water supply. Private access roads are to be upgraded/maintained (passing bays to be established) to a standard not less than specified in Table C13.2C prior to Final Plan of Survey for subdivision to be signed off by Council.
Lot 2 (existing/new)	Private access driveways are to be <u>upgraded/maintained</u> from the entrance of the property cross over at the public road through to the existing habitable building and on-site dedicated firefighting water supply. Private access roads are to be upgraded/maintained (all weather construction, 4.0m wide carriageway) to a standard not less than specified in Table C13.2B prior to Final Plan of Survey for subdivision to be signed off by Council.

Table C13.2B: Standards for Property Access – Lot 2

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 – Lot 1

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 – Static Water Supply (new)	On-site water supply is required for the existing habitable building prior to Final Plan of Survey for subdivision to be signed off by Council. 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.
Lot 2 – Static Water Supply (new)	On-site water supply is required for the existing habitable building prior to Final Plan of Survey for subdivision to be signed off by Council. 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 Hazard Management Area for Lot 1 and Lot 2 shall be <u>managed</u> prior to the Council sealing the final plan of survey. The proposal complies.
☐ P1		
C13.6.2 Public and fire fighting access		
		Comments
☐ A1	(a)	Note applicable.
☒ A1	(b)	The existing private driveway to Lot 1 will be upgraded/maintained (passing bays to be established) in accordance with Table C13.2C prior to the Final Plan of Survey for subdivision to be signed off by Council. Access is required to on-site dedicated firefighting water supply. The existing private driveway to Lot 2 will be upgraded/maintained (all weather construction, 4.0m wide carriageway) in accordance with Table C13.2B prior to the Final Plan of Survey for subdivision to be signed off by Council. Access is required to on-site dedicated firefighting water supply.
☐ P1		
☒ A2		Not applicable.
☐ P2	No PC	
C13.6.3 Provision of water supply for fire fighting purposes		
		Comments
☐ A1	(a) (b)	Not applicable Not applicable.
☐ P1	No PC	
☒ A2	(a) (b)	Not applicable. The existing dwelling on Lot 1, prior to the final plan of survey being sealed by Council, shall be provided with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5 shall be considered. The existing dwelling on Lot 2, prior to the final plan of survey being sealed by Council, shall be provided with a stored water supply in a water

supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5 shall be considered.		
☐ A2	(c)	Not applicable.
☐ P2	No PC	

5.0 Layout Options

Not relevant to this proposal.

6.0 Other Planning Provisions

Not relevant to this proposal.

7.0 Conclusions and Recommendations

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

The site has been assessed as demonstrating a building area that have the dimensions equal to or greater than the separation distance required for BAL 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 shall be upgraded/maintained prior to the council sealing the final plan of survey and maintained into perpetuity in accordance with Table C13.2C (passing bays to be established).

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

Water Supplies

The existing dwelling on Lot 1 prior to the council sealing the final plan of survey, must be provided with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.

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

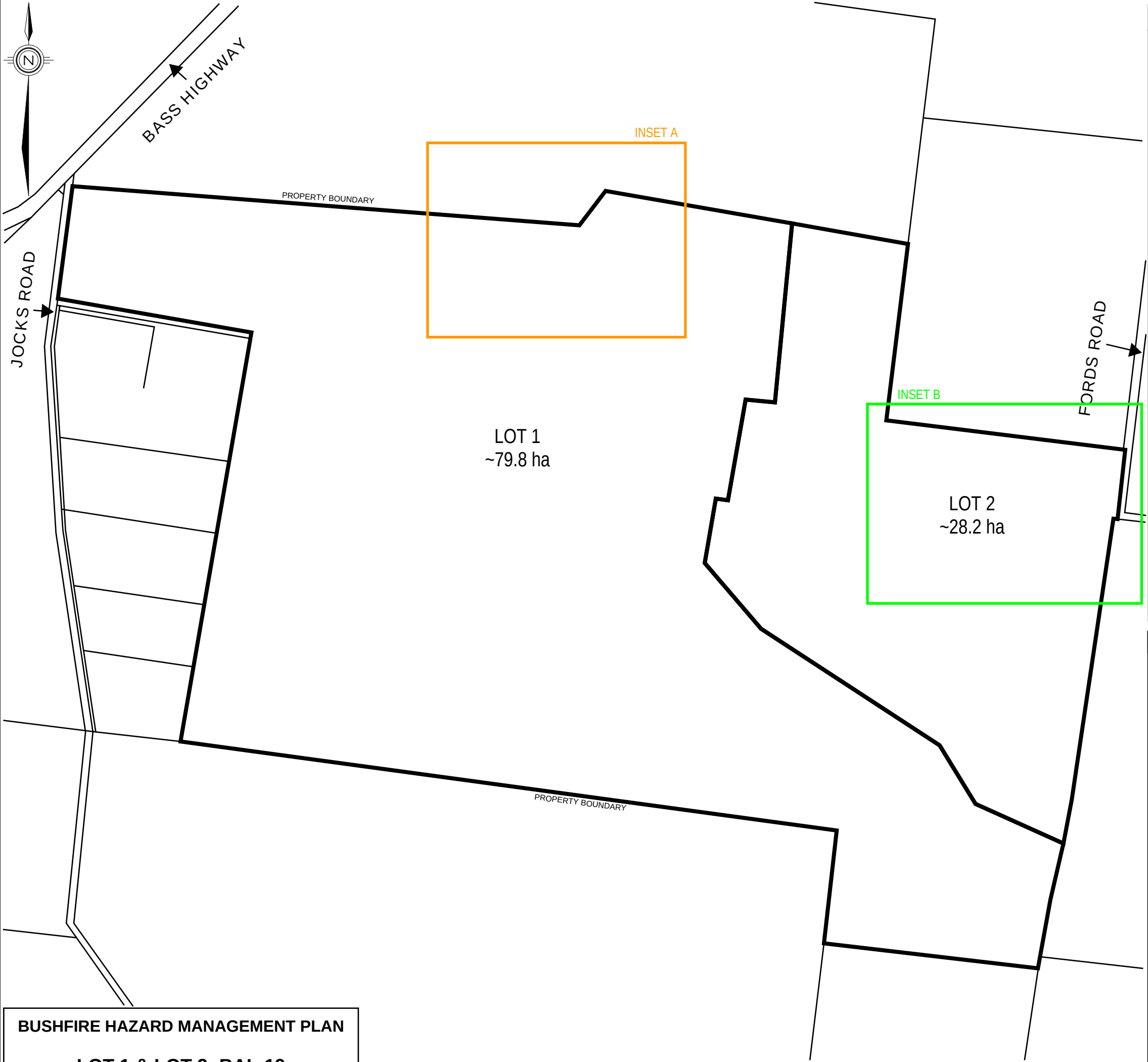
Fuel Managed Areas

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

For Lot 1, Hazard Management Area is to be managed prior to the final plan of survey being sealed by Council and must be managed into perpetuity.

For Lot 2, Hazard Management Area is to be managed prior to the final plan of survey being sealed by Council and must be managed into perpetuity.

Schedule 2 – Bushfire Hazard Management Plan



BUSHFIRE HAZARD MANAGEMENT PLAN

LOT 1 & LOT 2: BAL-19



- ### 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
- EXISTING DWELLING
 - HAZARD MANAGEMENT AREA
 - PROPOSED 10,000L METAL FIRE FIGHTING WATER TANK (SUGGESTED LOCATION)
 - PASSING BAY 20m X 6m

THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B3199, R.GREEN, 11 SEPTEMBER 2026

THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - CIRCULAR HEAD (EFFECTIVE 26 MAY 2021)

R. Green

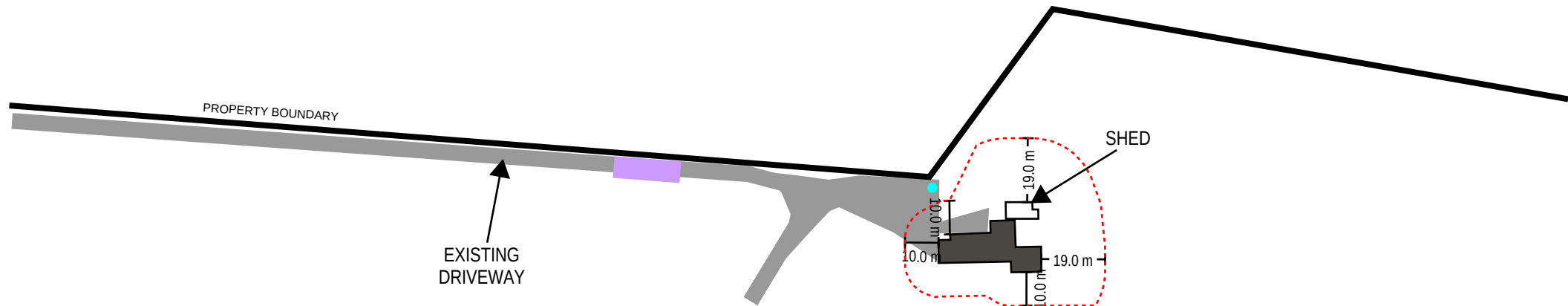
2 LOT SUBDIVISION - BOUNDARY ADJUSTMENT

188 FORDS ROAD, FOREST & 199 FORDS ROAD, FOREST
VOLUME 158298 FOLIO 1 & VOLUME 49930 FOLIO 2
PROPERTY ID 3095105 & 1973269

DATE: 11 SEPTEMBER 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



LOT 1
~79.8 ha

BUSHFIRE HAZARD MANAGEMENT PLAN

LOT 1 & LOT 2: BAL-19



SCHEDULE OF REQUIREMENTS

- 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
- 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
- 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.
- 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

- EXISTING DWELLING
- HAZARD MANAGEMENT AREA
- PROPOSED 10,000L METAL FIRE FIGHTING WATER TANK (SUGGESTED LOCATION)
- PASSING BAY 20m X 6m

THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B3199, R.GREEN, 11 SEPTEMBER 2026

THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - CIRCULAR HEAD (EFFECTIVE 26 MAY 2021)

R. Green

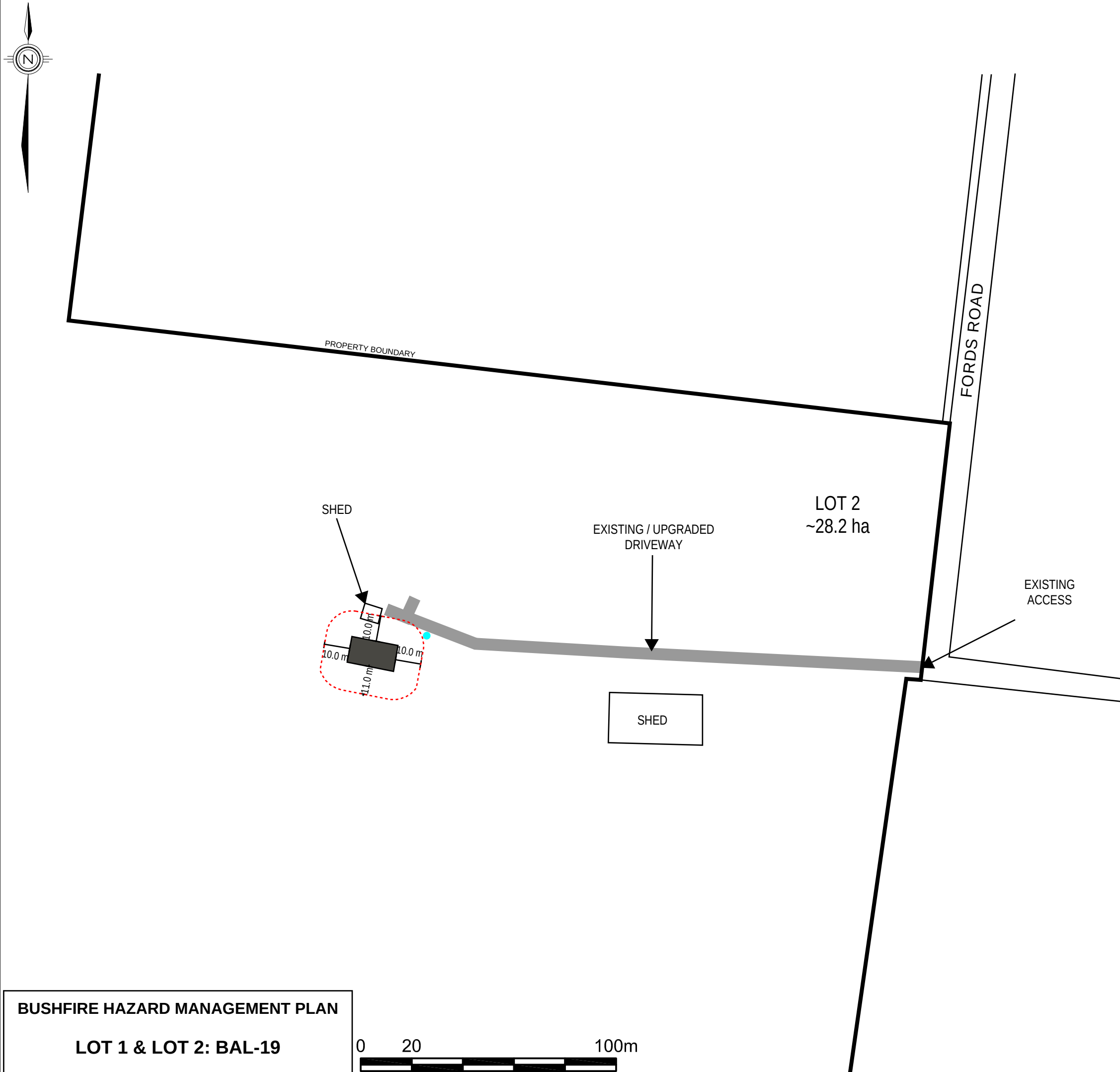
2 LOT SUBDIVISION - BOUNDARY ADJUSTMENT: INSET A

188 FORDS ROAD, FOREST & 199 FORDS ROAD, FOREST
VOLUME 158298 FOLIO 1 & VOLUME 49930 FOLIO 2
PROPERTY ID 3095105 & 1973269

DATE: 11 SEPTEMBER 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

LOT 1 & LOT 2: BAL-19



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
EXISTING DWELLING
HAZARD MANAGEMENT AREA
PROPOSED 10,000L METAL FIRE FIGHTING WATER TANK (SUGGESTED LOCATION)
PASSING BAY 20m X 6m

THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B3199, R.GREEN, 11 SEPTEMBER 2026

THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - CIRCULAR HEAD (EFFECTIVE 26 MAY 2021)

R. Green

2 LOT SUBDIVISION - BOUNDARY ADJUSTMENT: INSET B

188 FORDS ROAD, FOREST & 199 FORDS ROAD, FOREST
VOLUME 158298 FOLIO 1 & VOLUME 49930 FOLIO 2
PROPERTY ID 3095105 & 1973269

DATE: 11 SEPTEMBER 2026
VERSION: 1
SHEET: 3

Rebecca Green
& Associates

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:

199 and 188 Fords Road, Forest, TAS 7330

Certificate of Title / PID:

F.R. 49930/2, PID1973269
F.R. 158298/1, PID3095105

2. Proposed Use or Development

Description of proposed Use and Development:

2 Lot Subdivision – Boundary Adjustment

Applicable Planning Scheme:

Tasmanian Planning Scheme – Circular Head

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision Ref: 56318, 01	PDA Surveyors, Engineers & Planners	15/06/2026	-
Bushfire Hazard Assessment Report	Rebecca Green	11 September 2026	1
Bushfire Hazard Management Plan	Rebecca Green	11 September 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, 11 September 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 11 September 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, 11 September 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: 11 September 2026

Certificate
Number: RGA-044/2026

(for Practitioner Use only)

Attachment 2 – AS3959-2018 Construction Requirements



BAL Assessments

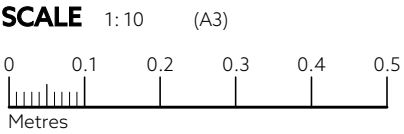
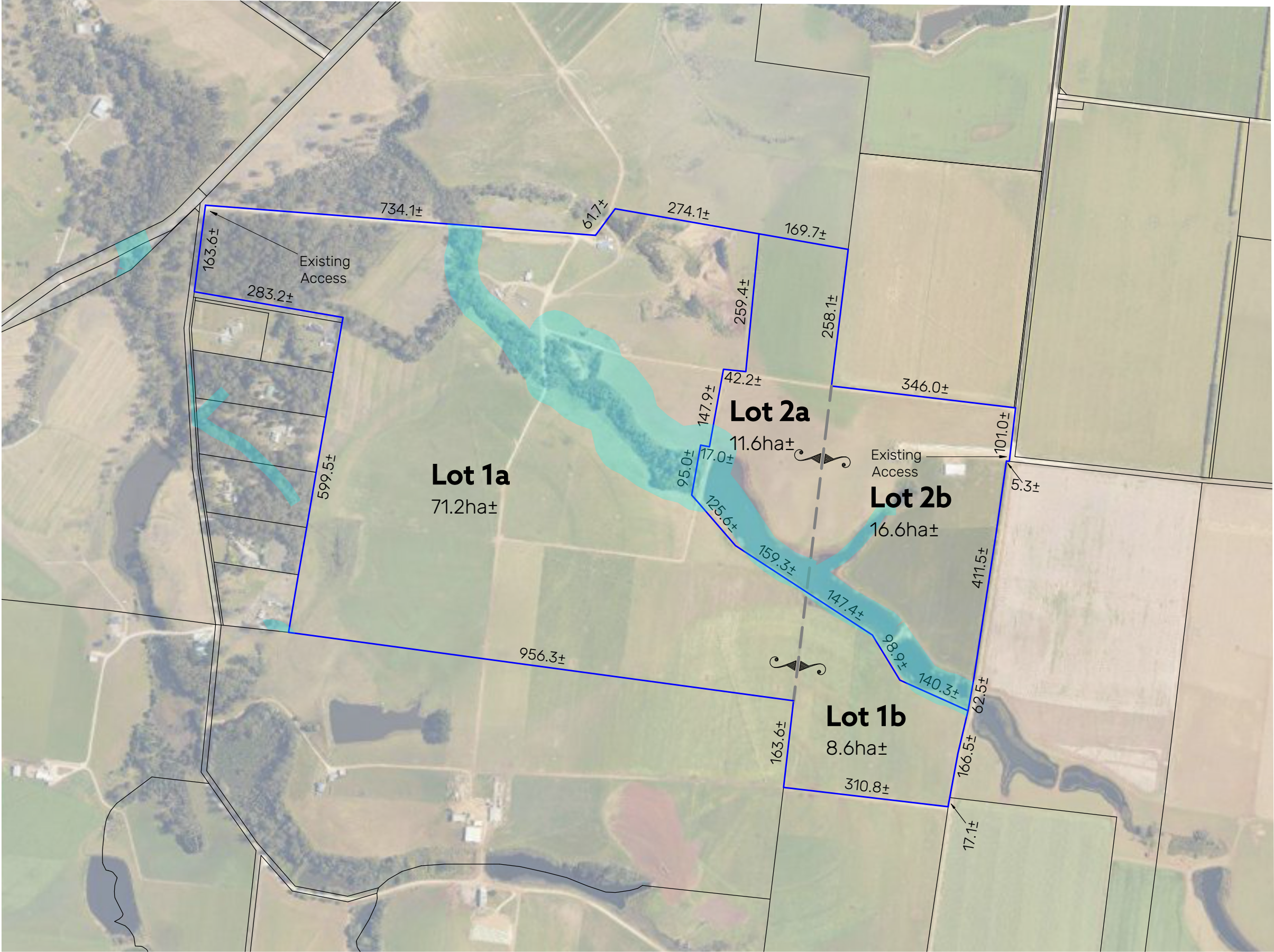
Revised for 2018 edition

	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

PDA Surveyors, Engineers & Planners



- LEGEND
- TITLE BOUNDARY
 - SURROUNDING BOUNDARY
 - DISAPPEARING BOUNDARY

- CODE OVERLAYS
- 7. WATERWAY AND COASTAL PROTECTION AREA

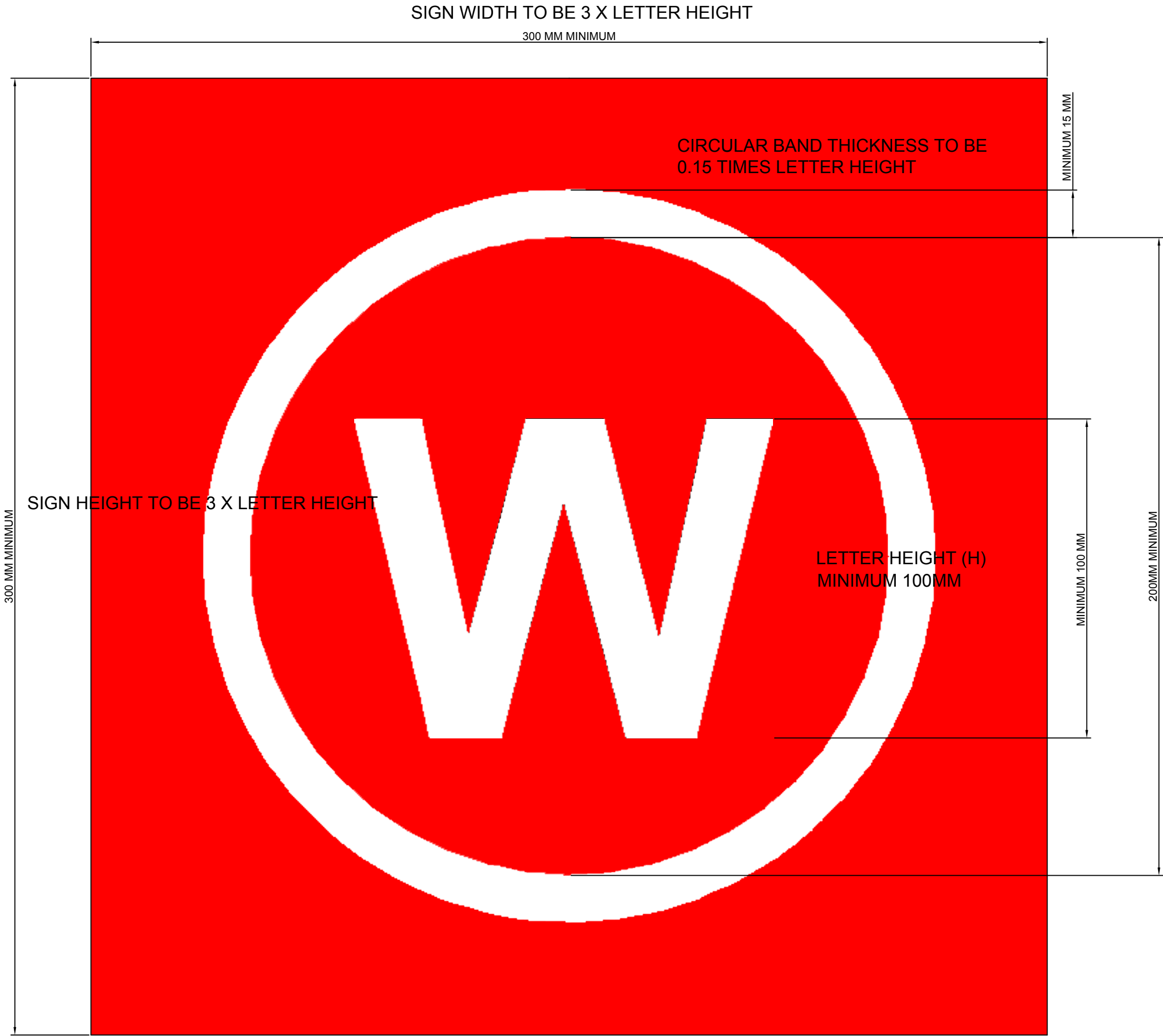
NOTE

LOT 1a & LOT 1b to be combined to form Lot 1 (79.8ha)
LOT 2a & LOT 2b to be combined to form Lot 2 (28.2ha)

Owners LAURA MOORE				Title References FR 158298/1, FR 49930/2		PID 3095105, 1973269	Council Circular Head Council	Planning scheme Tasmanian Planning Scheme - Circular Head	Zone Agricultural	Zone Codes Bushfire Prone Areas Natural Values		Schedule of Easements (Existing easements to be retained unless noted otherwise.) As shown																			
-		----		----	----	----	This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.			PLANNER: XX	REVIEWED: XX	CLIENT: Windermere Hill Farm PROJECT DESCRIPTION: BOUNDARY REORGANISATION 188 - 199 FORDS ROAD, FOREST ADDRESS: DRAWING TITLE:	 SURVEYORS, ENGINEERS & PLANNERS 6 Queen Street Burnie, Tasmania, 7320 PHONE: +61 03 6431 4400 FAX: +61 03 6431 6663 EMAIL: pda.bne@pda.com.au www.pda.com.au Also at: Launceston, Devonport, Hobart & Kingston <table><tr><td colspan="2">SCALE</td><td colspan="2">PAPER</td></tr><tr><td colspan="2">1:7500</td><td colspan="2">(A3)</td></tr><tr><td>JOB NUMBER</td><td>DISCIPLINE</td><td>DWG</td><td>REVISION</td></tr><tr><td>56318</td><td>PL</td><td>01</td><td>-</td></tr></table>			SCALE		PAPER		1:7500		(A3)		JOB NUMBER	DISCIPLINE	DWG	REVISION	56318	PL	01	-
SCALE		PAPER																													
1:7500		(A3)																													
JOB NUMBER	DISCIPLINE	DWG	REVISION																												
56318	PL	01	-																												
-		----		----	----	----	DRAWN: XX	REVIEWED: XX																							
-		----		----	----	----	JOB MANAGER: Allan Brooks																								
REV		AMENDMENTS		DRAWN	DATE	APPR.	THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED			PRINTED DATE: 15/06/2026																					

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



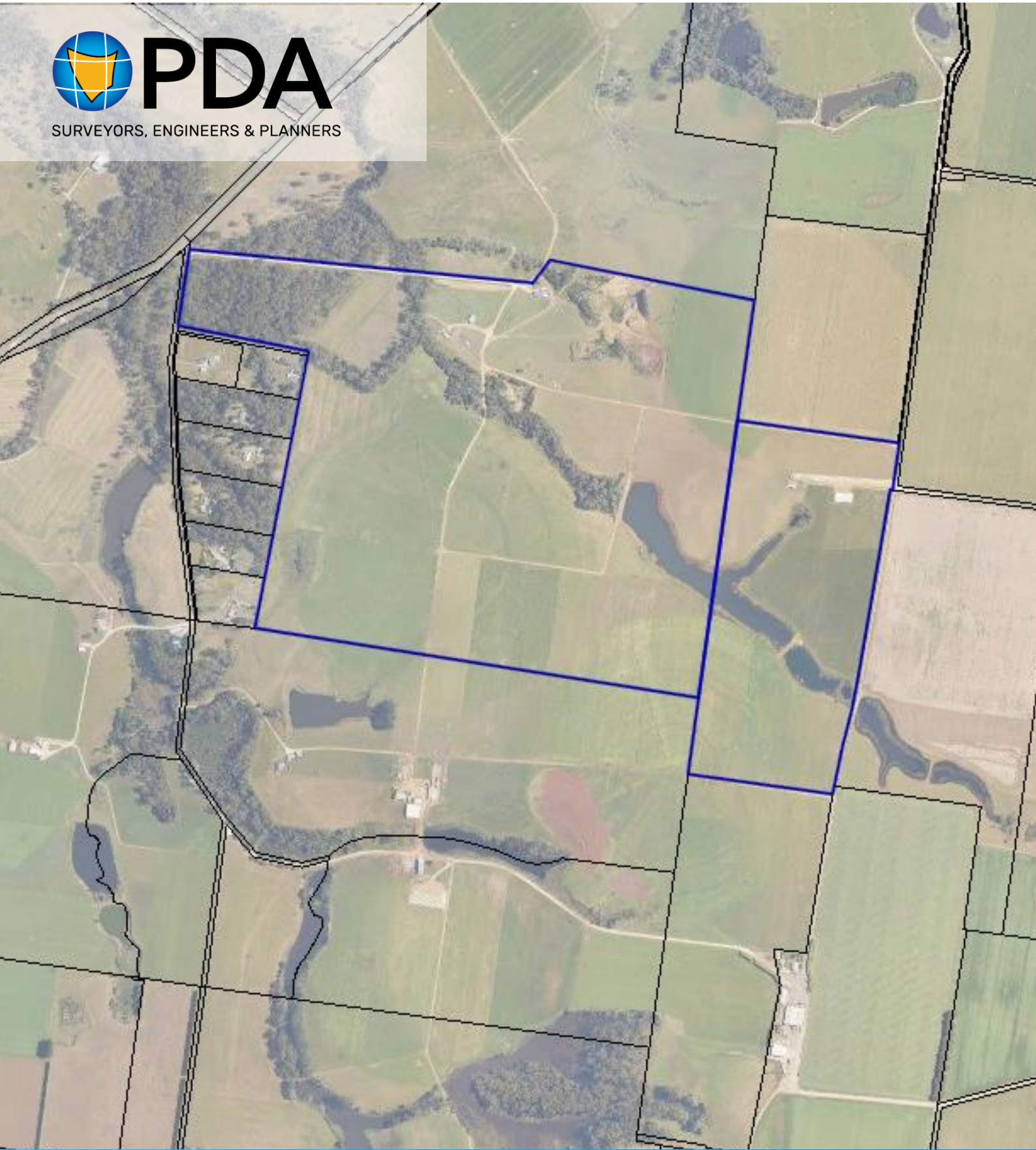
References

- (a) Tasmanian Planning Commission 2021, *Tasmanian Planning Scheme – Circular Head (Effective 26 May 2021)*, 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



PDA

SURVEYORS, ENGINEERS & PLANNERS



Subdivision Planning Assessment

188 & 199 Fords Road Forest

Boundary Adjustment

56318

I

21/07/2026

This document has been prepared for the sole use of the client and for a specific purpose, as expressly stated in the document. PDA Engineers, Surveyors & Planners undertakes no duty nor accepts any responsibility to any third party not being the intended recipient of this document. The information contained in this document has been carefully compiled based on the clients' requirements and PDA Engineers, Surveyors & Planners experience, having regard to the assumptions that PDA Engineers, Surveyors & Planners can reasonably be expected to make in accordance with sound professional principles. PDA Engineers, Surveyors & Planners may also have relied on information provided by the client and/or other external parties to prepare this document, some of which may not have been verified. Subject to the above conditions, PDA Engineers, Surveyors & Planners recommends this document should only be transmitted, reproduced or disseminated in its entirety.

PDA CONTRIBUTORS

Document Control	Author	Position
Planning	Allan Brooks	Senior Planner
Review & Approval		

REVISION HISTORY

Revision	Description	Date
0	First Issue	21/07/2026
1		

ENGAGEMENT & COSTS, FEES, CHARGES & INVOICING DIRECTIONS

© PDA Surveyors, Engineers & Planners

This document is and shall remain the property of PDA Surveyors, Engineers & Planners (the Agent). Unauthorised use of this document in any form whatsoever is prohibited. This document is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose. We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

PDA Engineers, Surveyors & Planners has been engaged by Laura Moore (the Permit Holder) to prepare documentation for a planning permit for a Boundary Adjustment located on land known as 188 & 199 Fords Road, Forest. Any Permit issued is affixed to land and not to any individual or Agent of the Permit Holder.

The services rendered by the Agent are strictly limited to the preparation of documentation in order to obtain planning permissions only. The Agent is not to be considered as the "Permit Holder" as part of any permit condition issued by any Authority and is not responsible for any costs, fees or charges incurred through a Permit Holder enacting a permit condition. All costs, fees and charges including invoices associated with this use or development is borne of the Permit Holder only and is to be addressed to the Permit Holder only.

In such circumstances where the primary Permit Holder named above sells land or otherwise relinquishes the land; the new permit holder is the party responsible for all costs, fees, charges and invoices incurred by enacting any permit issued that is affixed to the land.

In granting any permit or consent for this development the issuing or consenting Authority hereby agree and are bound to the terms listed above.

EXECUTIVE SUMMARY

PROPERTY ADDRESS	188 & 199 Fords Road Forest
PROPOSAL	Boundary Adjustment

PID/s	1973269 & 3095105
CT/s	49930/2 & 158298/1
PLANNING ORDINANCE	Tasmanian Planning Scheme – Circular Head Council
LAND ZONING	Agricultural
SPECIFIC AREAS PLANS	Not applicable to this application
CODE OVERLAYS	CODES
	C2.0 – Parking and Sustainability Transport Code C7.0 - Natural Assets Code

TABLE OF CONTENTS

SITE ANALYSIS.....	7
21.0 AGRICULTURE ZONE	9
21.5 Development Standards for Subdivision.....	9
21.5.1 Lot design	9
CODES	12
C2.0 Parking and Sustainable Transport Code	12
C2.6.3 Number of accesses for vehicles	12
C7.0 Natural Assets Code	13
C7.7 Development Standards for Subdivision	13
C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area	13
C13.0 Bushfire-Prone Areas Code	13
CONCLUSION	14

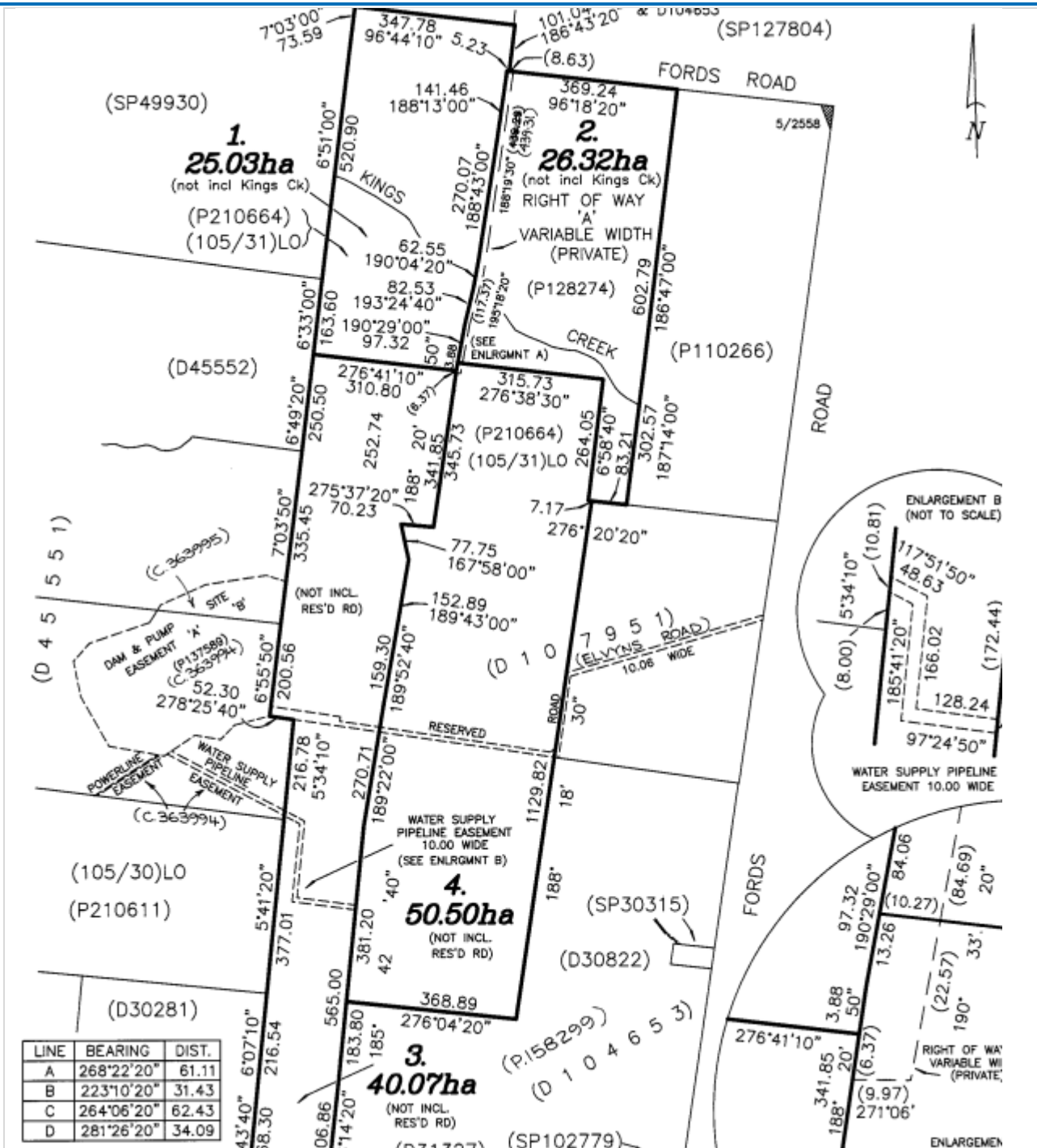


Figure 1 – Location of land 188 & 199 Fords Road, Forest

The total land involved in the application is featured in the submission plans and fronts onto Fords Road Cables Road.

EXISTING USE AND DEVELOPMENT

The current use of land is agricultural use with associated residential dwelling.

PROPOSAL

The proponents are seeking to develop land which features a Boundary Adjustment within the Circular Head municipal area under the Tasmanian Planning Scheme.

The purpose of this proposal is to excise the existing dwelling and leave the remaining agricultural land.

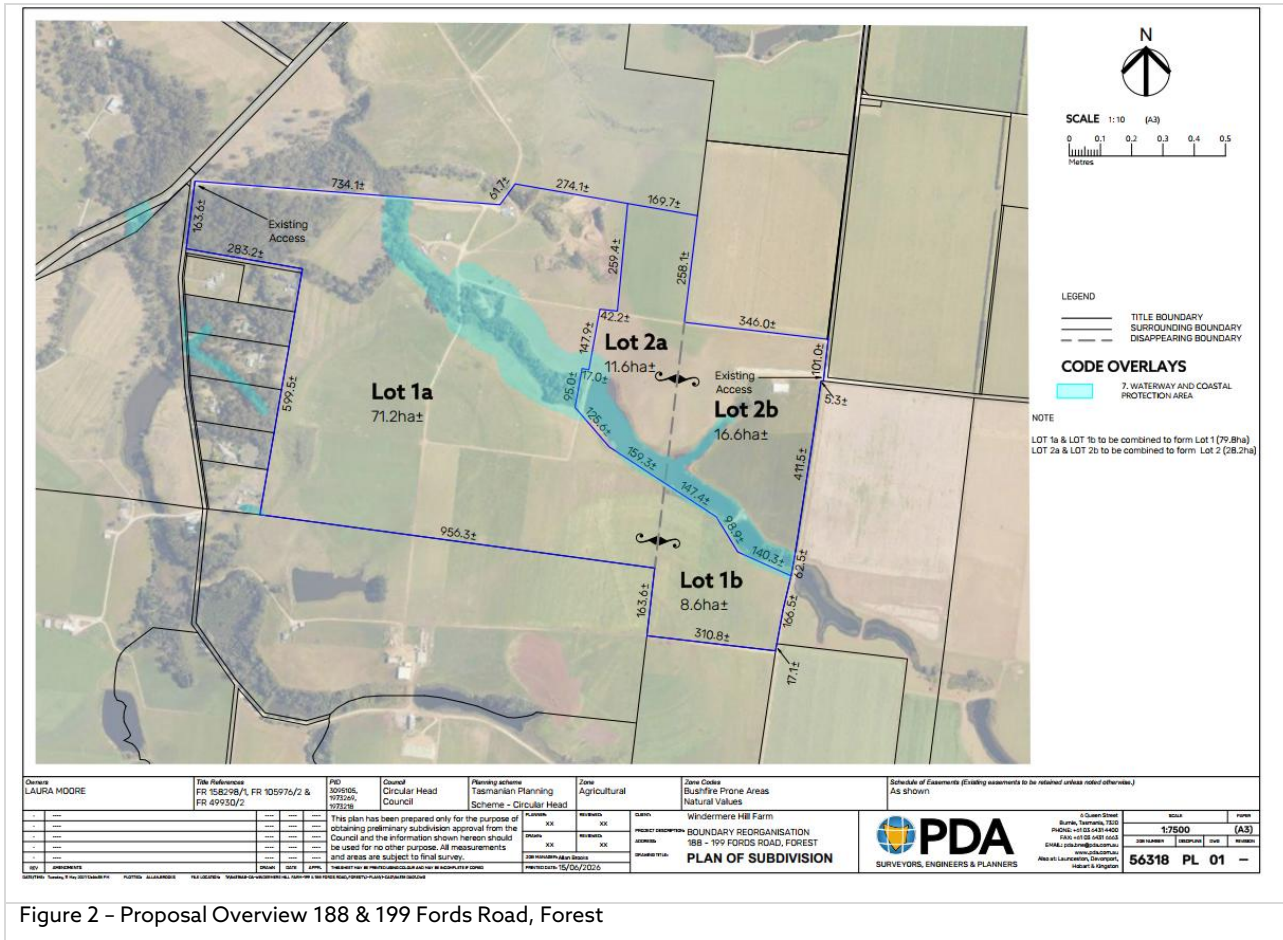


Figure 2 – Proposal Overview 188 & 199 Fords Road, Forest

SITE ANALYSIS

CURRENT ZONING

The land is zoned as Agricultural.



Figure 3 – Current Zoning - 188 & 199 Fords Road, Forest – source: www.thelist.tas.gov.au

LAND CAPABILITY

The following is a basemap with existing cadastral parcel overly to show the known soil profiles within proximity to the use/development. It is intended to identify areas of high soil quality to address the provisions of the State Policy - Protection of Agricultural Land Policy 2009 which aims to conserve and protect prime agricultural land from non-agricultural development, ensuring its continued availability for farming.

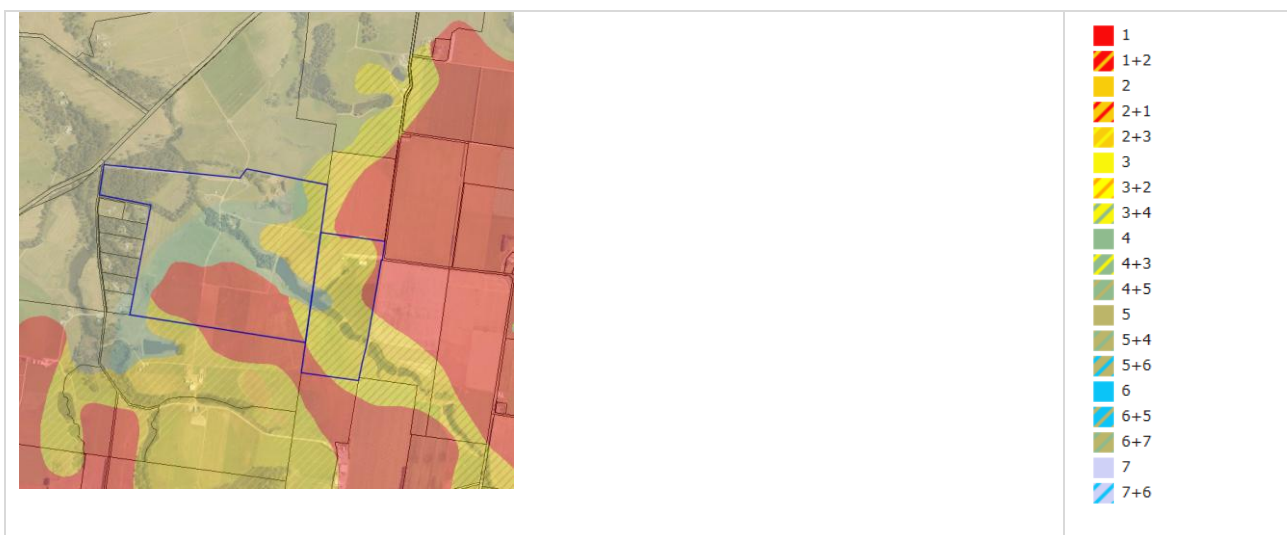


Figure 4 – Land Capability - 188 & 199 Fords Road, Forest – source: www.thelist.tas.gov.au

The land is within a delineated area of the Land Capability Survey Tasmania by RM Morton and CJ Grose; Department of Primary Industry and Fisheries: Tasmania 1997. The soil classification is identified above.

LAND OVERLAYS

The following is a basemap with existing cadastral parcel overlays demonstrate what overlays are applicable to the application. Further details are discussed in the Codes section seen below.

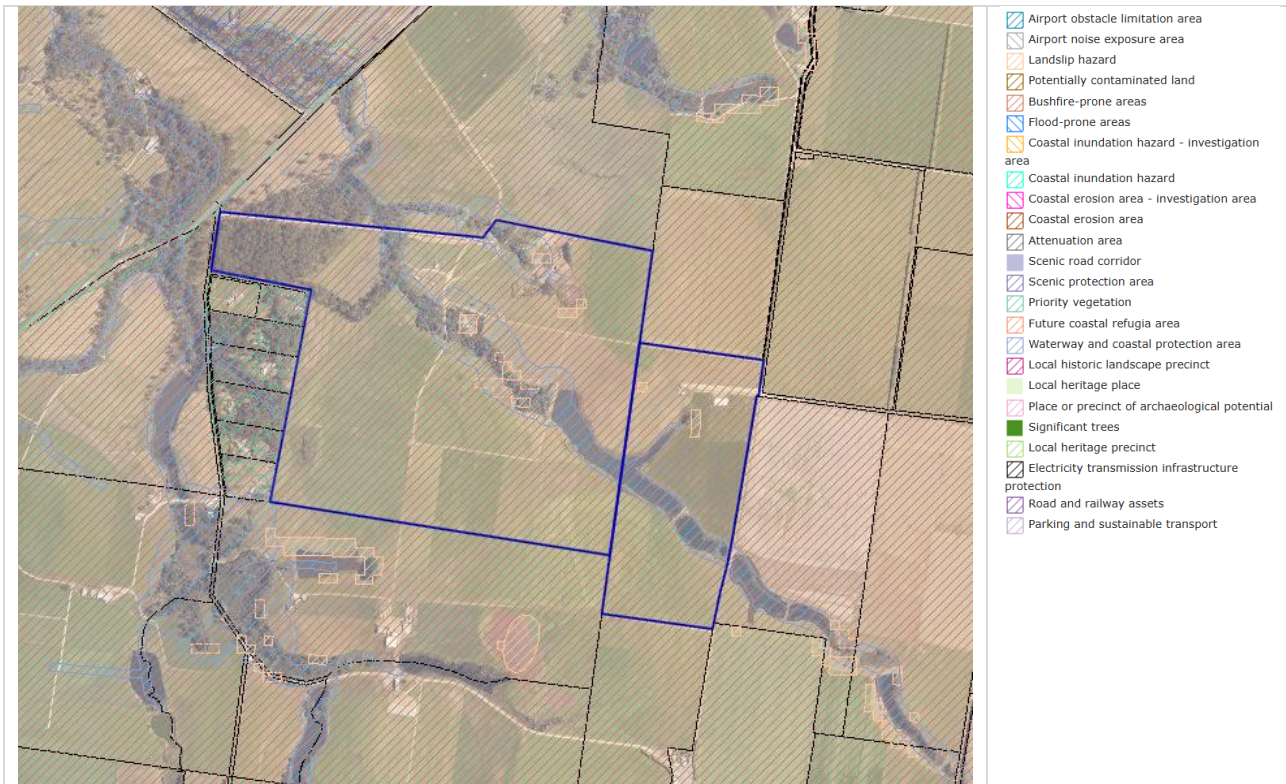


Figure 5 – Planning Scheme Overlays, 188 & 199 Fords Road, Forest – source: www.thelist.tas.gov.au

Overlays featured in Figure 9 above are discussed in greater detail in the Codes section of this report.

PLANNING SCHEME PROVISIONS

The applicable planning instrument is the Tasmanian Planning Scheme and where applicable, with the Local Area Provisions of the Circular Head Council. The subject land is zoned as Agricultural.

The relevant sections of the Planning Scheme are listed below for discussion. The relevant issue and item identifier is provided and states whether the proposal meets the Acceptable Solutions (AS) or the Performance Criteria (PC) for each relevant section.

The clauses that are not applicable to the proposal have not been discussed.

The applicable Scheme standards for development in the Agricultural Zone are described in the following relevant sections of the Scheme.

ZONE PROVISIONS

Below is a list of the zones that are contained within the Tasmanian Scheme. The relevant zone/s that apply to the subject land feature the responses to clauses applicable to the application:

21.0 AGRICULTURE ZONE

21.5 Development Standards for Subdivision

21.5.1 Lot design

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.

Acceptable Solution	Performance Criteria
A1 <i>Each lot, or a lot proposed in a plan of subdivision, must:</i> (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities or irrigation infrastructure; or (c) be for the consolidation of a lot with another lot provided both lots are within the same zone.	P1 <i>Each lot, or a lot proposed in a plan of subdivision, must:</i> (a) provide for the operation of an agricultural use, having regard to: - not materially diminishing the agricultural productivity of the land; (i) the capacity of the new lots for productive agricultural use; (ii) any topographical constraints to agricultural use; and (iii) current irrigation practices and the potential for irrigation; (b) be for the reorganisation of lot boundaries that satisfies all of the following: (i) provides for the operation of an agricultural use, having regard to: a. not materially diminishing the agricultural productivity of the land; b. the capacity of the new lots for productive agricultural use; c. any topographical constraints to agricultural use; and d. current irrigation practices and the potential for irrigation; (ii) all new lots must be not less than 1ha in area; (iii) existing buildings are consistent with the setback required by clause 21.4.2 A1 and A2;

	(iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use; and (v) it does not create any additional lots; or (c) be for the excision of a use or development existing at the effective date that satisfies all of the following: (i) the balance lot provides for the operation of an agricultural use, having regard to: - not materially diminishing the agricultural productivity of the land; - the capacity of the balance lot for productive agricultural use; - any topographical constraints to agricultural use; and - current irrigation practices and the potential for irrigation; (ii) an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot; (iii) any existing buildings for a sensitive use must meet the setbacks required by clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and (iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.
--	--

Response

Performance Criteria

P1(b) is met

The proposal is to adjust the boundaries to more efficiently utilise the land in relation to the existing pivots. The land to the north is to remain in the same ownership as the title to the north. In terms of adjustment, only 3ha of land is being adjusted. The proposed adjustment will not materially diminish the agricultural potential of the land.

Acceptable Solution	Performance Criteria
A2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a	P2 Each lot, or a lot proposed in a plan of subdivision, is capable of being provided with

<i>vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</i>	<i>reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</i> <i>(a) the topography of the site;</i> <i>(b) the distance between the lot or building area and the carriageway;</i> <i>(c) the nature of the road and the traffic, including pedestrians; and</i> <i>(d) the pattern of development existing on established properties in the area.</i>
Response Acceptable Solution Each lot of the proposed subdivision provides vehicular access from the boundary of the lot to the road in accordance with the road authority.	

CODES

The following Codes that have been determined as "Not Applicable" or "Exempted" are indicated as such. The relevant Code/s that apply to the subject application feature the responses to clauses applicable to the proposal.

C2.0 Parking and Sustainable Transport Code

C2.6.3 Number of accesses for vehicles

Objective:

That:

- (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;
- (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and
- (c) the number of accesses minimise impacts on the streetscape.

Acceptable Solution	Performance Criteria
A1 <i>The number of accesses provided for each frontage must:</i> (a) be no more than 1; or (b) no more than the existing number of accesses, <i>whichever is the greater.</i>	P1 <i>The number of accesses for each frontage must be minimised, having regard to:</i> (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.
Response Acceptable Solution The proposal provides for a single access to the frontage.	
Acceptable Solution	Performance Criteria
A2 <i>Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.</i>	P2 <i>Within the Central Business Zone or in a pedestrian priority street, any new accesses must:</i> (a) not have an adverse impact on: (i) pedestrian safety and amenity; or (ii) traffic safety; and (b) be compatible with the streetscape.
Response Acceptable Solution Not applicable - the proposal is not within the Central Business Zone and is not within a pedestrian priority street.	

C7.0 Natural Assets Code

C7.7 Development Standards for Subdivision

C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area

Objective:

That:

- (a) works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and
- (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets.

Acceptable Solution	Performance Criteria
A1 <i>Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must:</i> (a) be for the creation of separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area.	P1 <i>Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:</i> (a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and (b) future development likely to be facilitated by the subdivision.
Response Acceptable Solution The proposed subdivision does not include any works, building area, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area complying with A1(e).	

C13.0 Bushfire-Prone Areas Code

Please see provided bushfire report for recommendations.

CONCLUSION

This supporting documentation demonstrates that the proposal being a Boundary Adjustment supports and furthers the Planning Scheme aims and objectives, relevant Clauses and Schedules as set out for development within the Agricultural Zone.

Where the proposal does not comply with the Acceptable Solution (AS) it has been demonstrated that the Performance Criteria (PC) are satisfied meeting the objective of the relevant provision and there is not an unreasonable loss of amenity as a consequence of this proposal.

With the above in mind, a planning permit for a Boundary Adjustment at 188 & 199 Fords Road, Forest is respectfully sought from the Planning Authority.



Contact

For any enquiries, please contact one of our offices:

HOBART

A: 127 Bathurst Street, Hobart Tasmania 7000
P: (03) 6234 3217
E: Hobart@pda.com.au

HUONVILLE

A: 8/16 Main Street, Huonville, TAS 7109 - (By appointment)
P: (03) 6264 1277
E: Huon@pda.com.au

EAST COAST

A: 3 Franklin Street, Swansea TAS 7190 - (By appointment)
P: (03) 6130 9099
E: East@pda.com.au

LAUNCESTON

A: 3/23 Brisbane Street, Launceston, TAS 7250
P: (03) 6331 4099
E: Launceston@pda.com.au

BURNIE

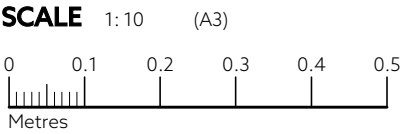
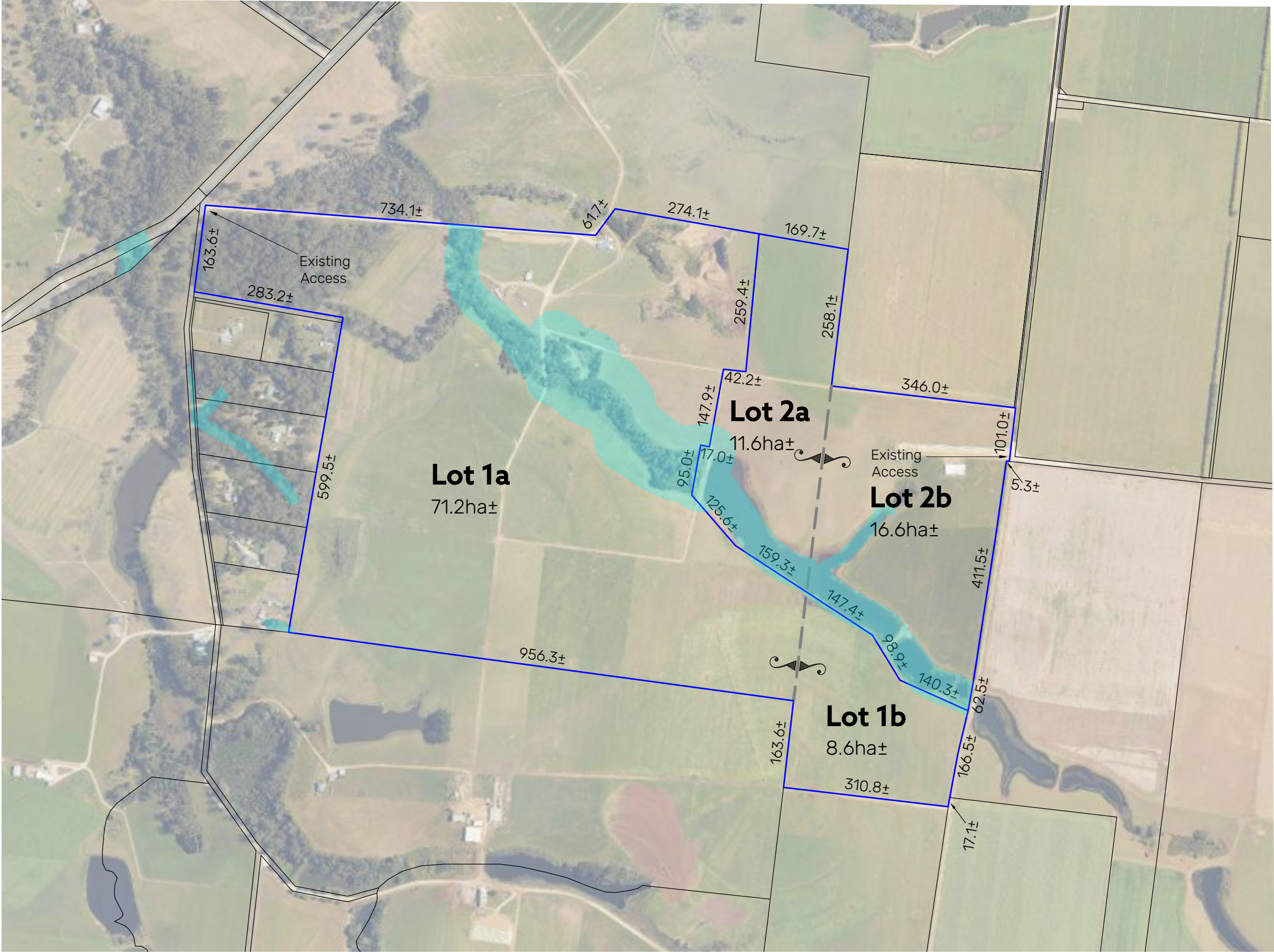
A: 6 Queen Street, Burnie, TAS 7320
P: (03) 6431 4400
E: Burnie@pda.com.au

DEVONPORT

A: 77 Gunn Street, Devonport, TAS 7310
P: (03) 6423 6875
E: Devonport@pda.com.au

WALTER SURVEYS

A: 127 Bathurst Street, Hobart, TAS 7000 (Civil Site Surveying and Machine Control)
P: 0419 532 669 (Tom Walter)
E: Enquiries@waltersurveys.com.au



- LEGEND**
- TITLE BOUNDARY
 - SURROUNDING BOUNDARY
 - DISAPPEARING BOUNDARY

- CODE OVERLAYS**
- 7. WATERWAY AND COASTAL PROTECTION AREA

NOTE

LOT 1a & LOT 1b to be combined to form Lot 1 (79.8ha)
LOT 2a & LOT 2b to be combined to form Lot 2 (28.2ha)

Owners LAURA MOORE				Title References FR 158298/1, FR 105976/2 & FR 49930/2		PID 3095105, 1973269, 1973218	Council Circular Head Council	Planning scheme Tasmanian Planning Scheme - Circular Head	Zone Agricultural	Zone Codes Bushfire Prone Areas Natural Values		Schedule of Easements (Existing easements to be retained unless noted otherwise.) As shown																			
-		----		----		----		----		----		 PDA SURVEYORS, ENGINEERS & PLANNERS 6 Queen Street Burnie, Tasmania, 7320 PHONE: +61 03 6431 4400 FAX: +61 03 6431 6663 EMAIL: pda.bne@pda.com.au www.pda.com.au Also at: Launceston, Devonport, Hobart & Kingston <table><tr><td colspan="2">SCALE</td><td colspan="2">PAPER</td></tr><tr><td colspan="2">1:7500</td><td colspan="2">(A3)</td></tr><tr><td>JOB NUMBER</td><td>DISCIPLINE</td><td>DWG</td><td>REVISION</td></tr><tr><td>56318</td><td>PL</td><td>01</td><td>-</td></tr></table>				SCALE		PAPER		1:7500		(A3)		JOB NUMBER	DISCIPLINE	DWG	REVISION	56318	PL	01	-
SCALE		PAPER																													
1:7500		(A3)																													
JOB NUMBER	DISCIPLINE	DWG	REVISION																												
56318	PL	01	-																												
-		----		----		----		----		----																					
-		----		----		----		----		----																					
-		----		----		----		----		----																					
-		----		----		----		----		----																					
REV		AMENDMENTS		DRAWN		DATE		APPR.		THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED		PRINTED DATE: 15/06/2026																			