

Exhibited

This planning application is open for
public comment until
23 February 2026

Reference no	PLN-25-0138
Site	LOT 300 TRANSLINK AVENUE SOUTH WESTERN JUNCTION
Proposed Development	Subdivision - 2 Lots
Zone	19.0 General Industrial
Use class	Subdivision

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)

Exhibited



Office Use Only:

PLANNING APPLICATION

NORTHERN
MIDLANDS
COUNCIL

SUBDIVISION, BOUNDARY ADJUSTMENT &
CONSOLIDATION

The Proposal

Description of proposal:

SUBDIVISION OF ONE LOT &

BALANCE LOT.

SEE LETTER ATTACHED

Public Open Space land contribution (please tick)	<input type="checkbox"/> Land (area m ²)	<input type="checkbox"/> Cash in Lieu	<input checked="" type="checkbox"/> Not Applicable
Proposed road names: (if proposing a new road within subdivision)	1. N/A		
	2. N/A		
	3. N/A		

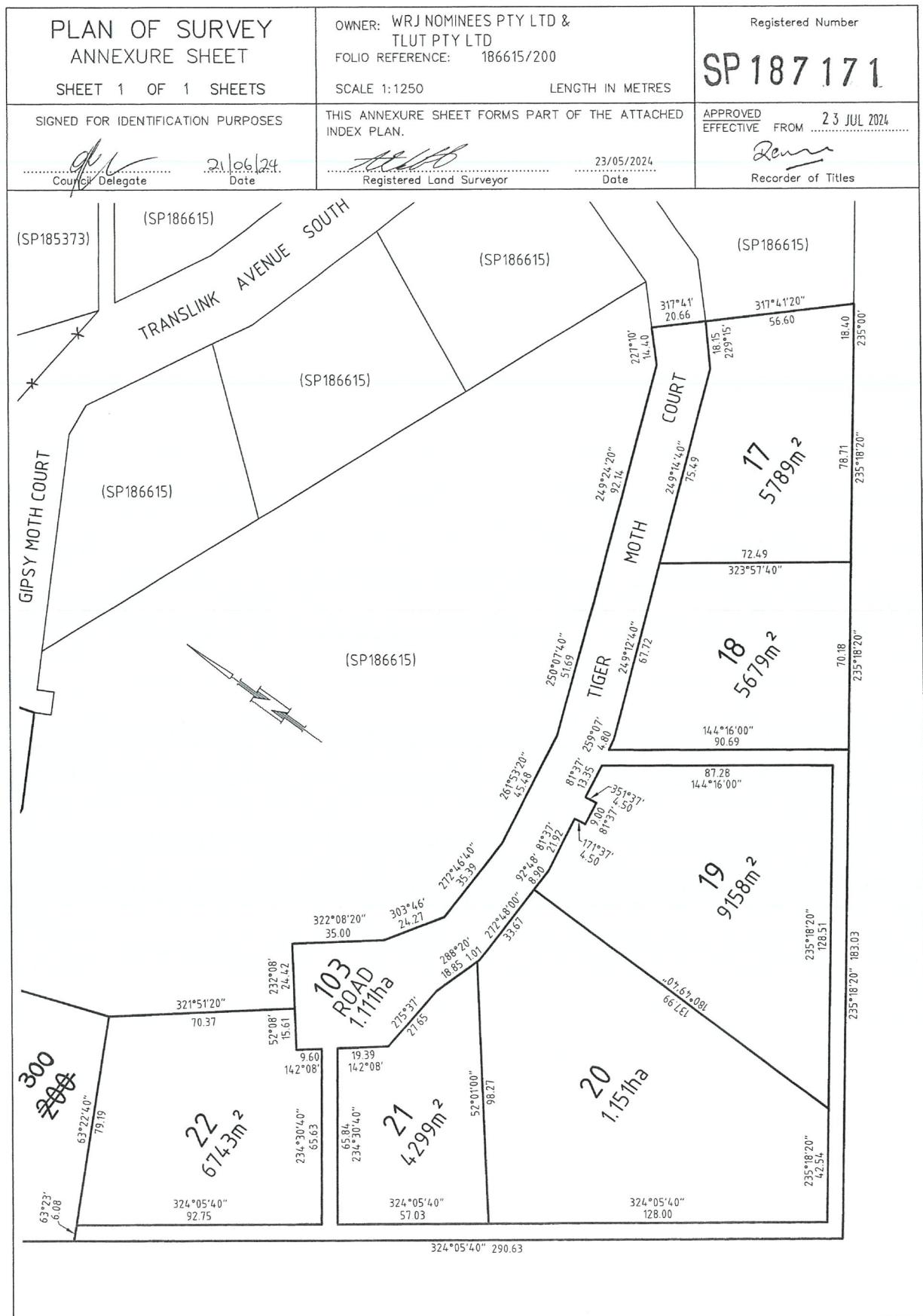
The Land

Site address:	LOT 300
Title reference:	C/T: 187171/300
Existing buildings on site:	VACANT LAND
Existing use of site:	VACANT LAND

Applicant justification of any variation/discretion to the
Tasmanian Planning Scheme – Northern Midlands

SEE LETTER ATTACHED

<p>OWNER: WRJ NOMINEES PTY LTD & TLUT PTY LTD</p> <p>FOLIO REFERENCE: 186615/200</p> <p>GRANTEE: PART OF 582A-3R-0P GTD. TO JOHN SINCLAIR</p>		<p>PLAN OF SURVEY</p> <p>BY SURVEYOR: Adrian Wade Eberhardt of PDA 6 QUEEN STREET, BURNIE</p> <p>LOCATION: LAND DISTRICT OF CORNWALL PARISH OF BREADALBANE</p> <p>SCALE 1: 2,500 LENGTHS IN METRES</p>	<p>Registered Number SP 187 171</p> <p>APPROVED EFFECTIVE FROM 23 JUL 2024</p> <p><i>Rever</i> Recorder of Titles</p>
<p>LOT 300 IS COMPILED FROM F.R.186615/200 AND THIS SURVEY. 'PRIORITY FINAL PLAN'</p> <p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>			
<p>..... Registered Land Surveyor</p> <p>23/05/2024 Date</p> <p>52629LK Ref No.</p>		<p>..... Council Delegate</p> <p>21/06/24 Date</p>	



Exhibited



20th March 2025

Ref No 14276

The General Manager
Northern Midlands Council

Dear Sir or Madam,

**RE: SUBDIVISION APPLICATION
Lot 300 TRANSLINK AV SOUTH
WESTERN JUNCTION TAS 7212
OWNERS : WRJ NOMINEES PTY LD & TLUT PTY LTD**

The purpose of this application is to subdivide Lot 300 into two lots as shown on the Plan of Subdivision. Please note that the two lots are already physically separated.

Please find the following attached:

- Plan of Subdivision.
- Title, Plan of Title & Schedule of Easements

Notes regarding application:

- Application is to be made under the Northern Midlands Council Planning Scheme
- Sec 19.5 General Industrial.
- *Sec 19.5.1 An Application for subdivision is permitted and a permit must be granted if :*

(A1) (a) each lot has an area not less than 2000m² & complies with setback requirements.

a) Complies as each Lot is 3 ha plus & there are no existing buildings on either Lot.

(A2) each lot must have a road frontage of not less than 20 metres.

Complies as each Lot has a road frontage of greater than 20 metres.

(A3) each Lot must be provided with a vehicle access.

Complies as the vehicle access to each lot is the continuation of an existing public road.

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- Sec 19.5.2 Services

(A1, 2 & 3) each Lot must be connected to a full water supply, a reticulated sewerage System & a public stormwater system.

Complies as there are existing water connections at the end of Gipsy Moth Court & Translink Avenue South as shown on the Plan of Subdivision.

Complies as there are existing sewer & stormwater connections at the end of Gipsy Moth Court & at the south west corner of Lot 1 as shown on the Plan of Subdivision.

Yours faithfully
LEARY COX & CRIPPS


NOEL LEARY

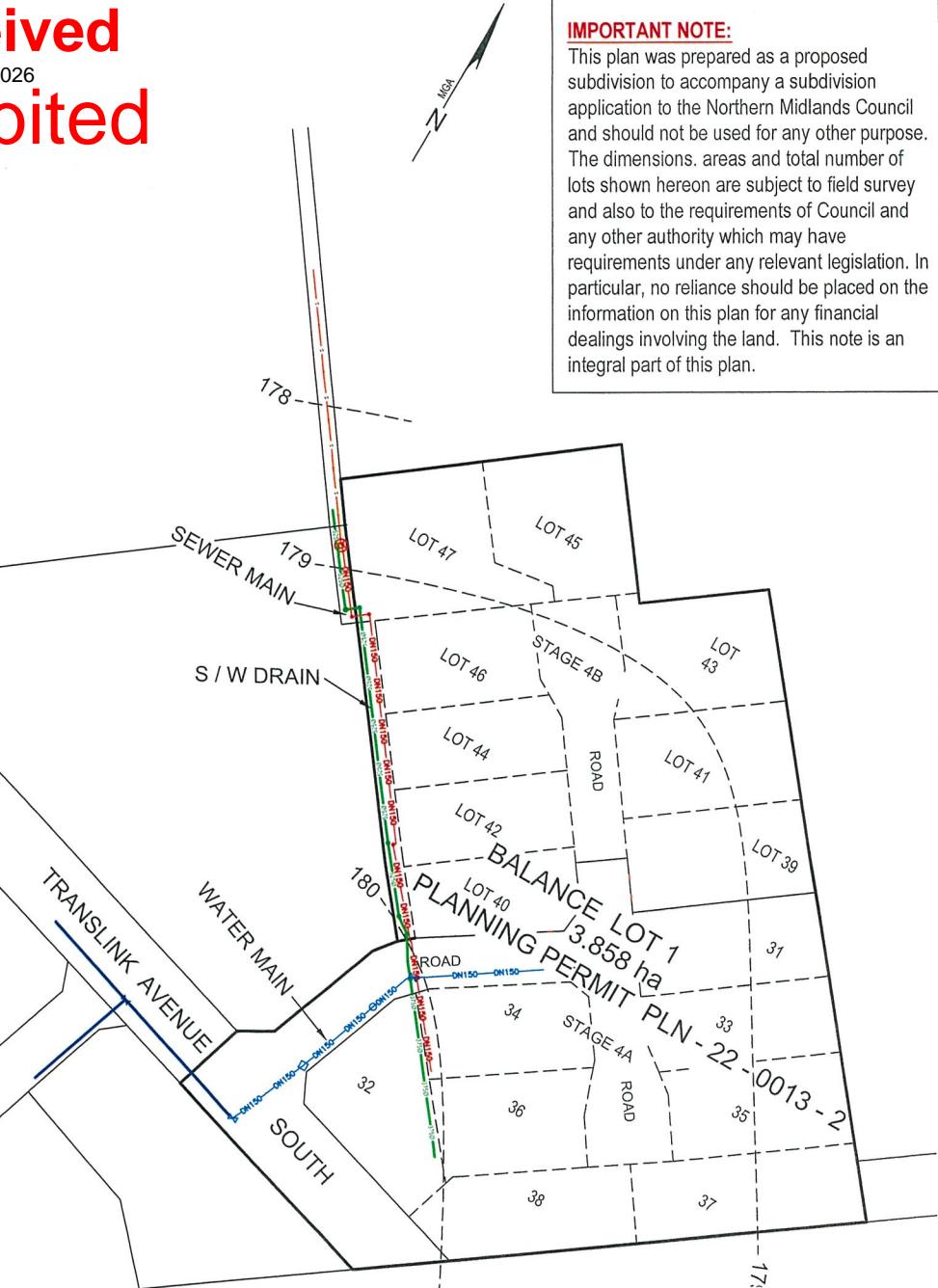
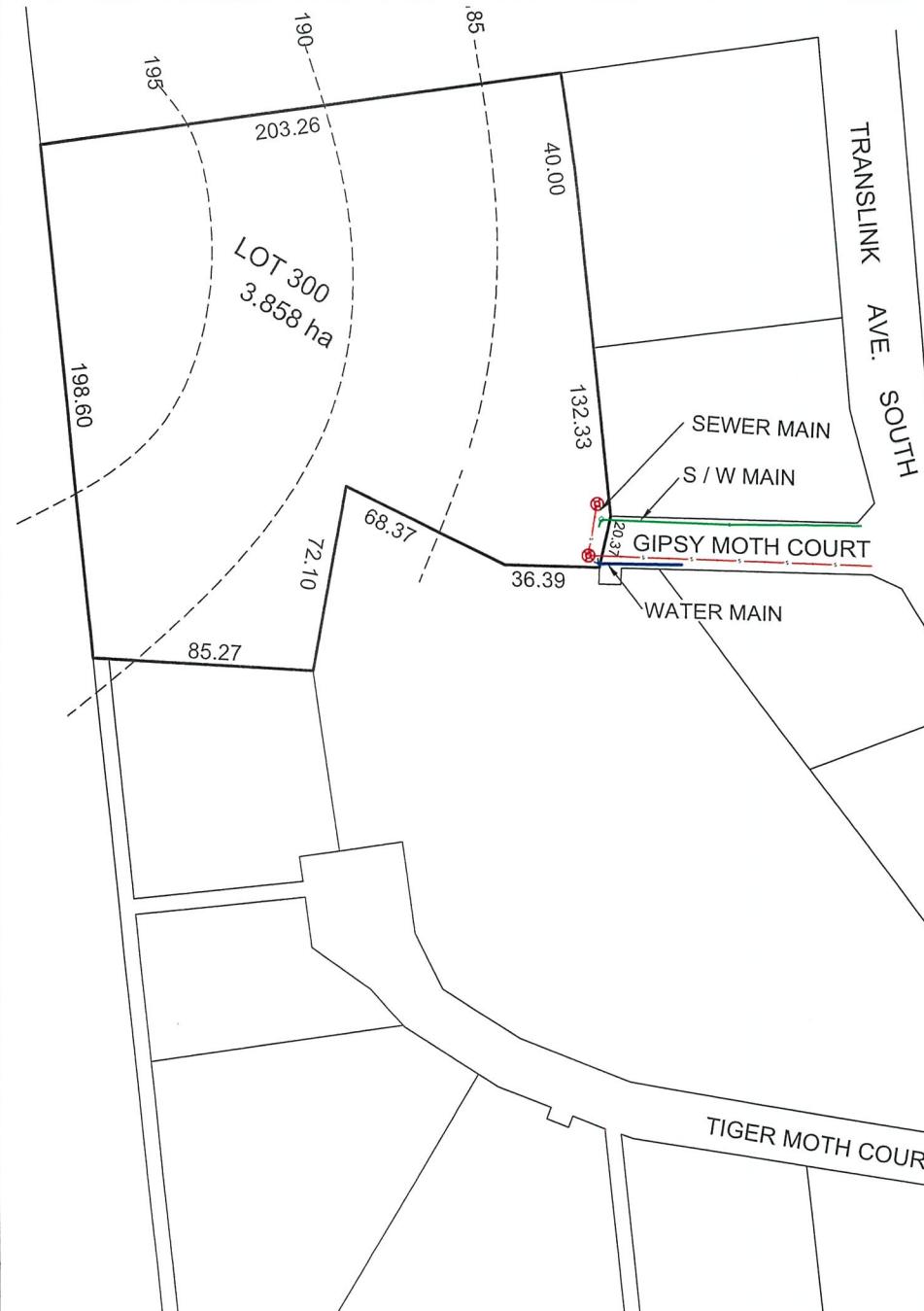
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29.1.2026
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IMPORTANT NOTE:

This plan was prepared as a proposed subdivision to accompany a subdivision application to the Northern Midlands Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.



AMENDMENTS		
No.	Revision/Issue	Date



Unit G04 40 Molle Street
HOBART TAS 7000
P 03 6118 2030
E admin@lccsurvey.com

Project Name and Address

PLAN OF SUBDIVISION

1,1500 at A5
TD
THIS DOCUMENT IS, AND SHALL REMAIN, THE PROPERTY OF LEARY,
COX & CRIPPS, LAND & ENGINEERING SURVEYORS. THE DOCUMENT
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COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF
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Contour Interval		FILE REF:
5.00 m		14276
Date	29 / 1 / 26	
SHEET	1 of 1	
DRAWN	NL	Geodetic Ref
CHKD	NL	AutoCAD Ref
		14276 P o S
		Horz: AMG
		AHD

Received Exhibited

29.1.2026

CABLE SCHEDULE

DO NOT EXCEED CABLE MAXIMUM PULLING TENSION OR MINIMUM BENDING RADIUS
REFER TO CABLE SPECIFICATION SHEETS TO OBTAIN THESE VALUES

CABLE	95mm ²	185mm ²	240mm ²	300mm ²	400mm ²	CABLE TYPE
L1			23m			a 4c x pvc LV
L2			125m			a 4c x pvc LV
L3			15m			a 4c x pvc LV
L4			61m			a 4c x pvc LV
L5			50m			a 3c xahc pvc LV
L6			24m			a 4c x pvc LV
L7			67m			a 4c x pvc LV
TOTAL			23m	342m		a 4c x pvc LV

CABLE	95mm ²	185mm ²	240mm ²	300mm ²	400mm ²	CABLE TYPE
H1		125m				a 3c xahc pvc hdpe 22 KV
H2		255m				a 3c xahc pvc hdpe 22 KV
TOTAL		380m				a 3c xahc pvc HDPE 22 KV

STREETLIGHT CONDUITS	384m	50mm Dia. H.D. ORANGE ELECTRICAL
STREETLIGHT CABLES	420m	10sq-mm 2c x 4sq-mm E ORANGE CIRCULAR
SERVICES CONDUITS	32m	50mm Dia. H.D. ORANGE ELECTRICAL
LV DUCT	130m	125mm Dia. H.D. ORANGE ELECTRICAL

LEGEND

EXISTING (E)		NEW (N)	
—	—	—	EARTH
—	—	—	HV U/G CABLE
—	—	—	LV U/G CABLE
—	—	—	50mm PVC SERVICE DUCT
—	—	—	U/G STREETLIGHTING
—	—	—	DUCT
—	—	—	SUBSTATION ENCLOSURE
—	—	—	CABINET (400A)
—	—	—	CABINET (XL)
—	—	—	STREETLIGHT COLUMN 7.5m + 2.0m OR 18W LED LANTERN
—	—	—	TURRET
—	—	—	XL TURRET

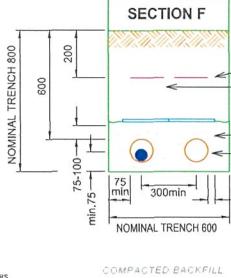
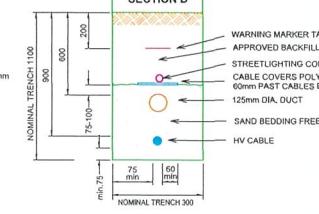
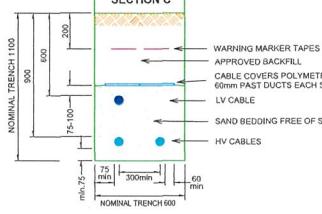
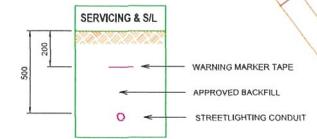
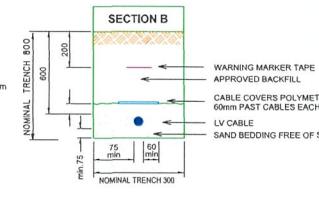
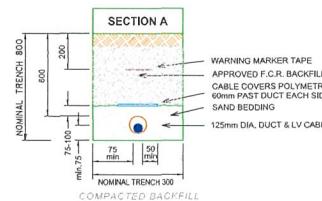
ATTENTION

ALL CABLES MUST BE INSTALLED IN ACCORDANCE WITH TASNETWORKS UNDERGROUND DESIGN & CONSTRUCTION STANDARD OS-O-UG-01

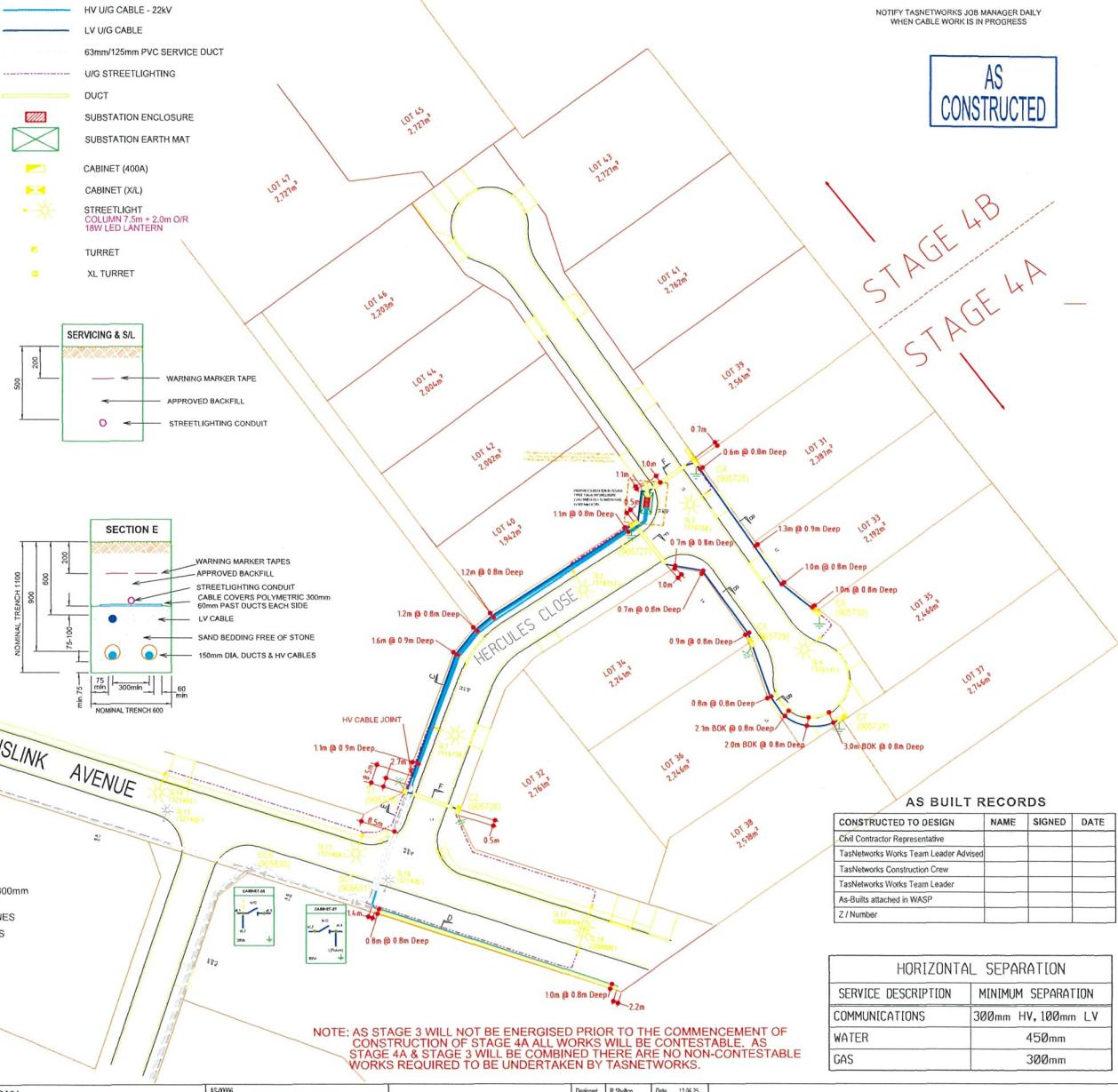
NOTIFY TASNETWORKS JOB MANAGER DAILY WHEN CABLE WORK IS IN PROGRESS

AS
CONSTRUCTED

TRENCH SECTIONS



COORDINATE SYSTEM - UTM55 GDA94
0 15m 30m 45m 60m 75m
ORIGINAL SCALE 1:750 @ A1
ALL DIMENSIONS IN METRES UNLESS OTHERWISE INDICATED



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29.1.2026

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N
MGA**MAIN SIZES**

- DN100 PVC-O PN16 RRJ Water Main (bedded in minus 5mm)
- DN150 PVC-O PN16 RRJ Water Main (bedded in minus 5mm)

WATER SERVICES

- Service Connection
- Property Isolation Valve
- DN150 Fire Hydrant (Urban Marking)
- DN150 Isolation Valve (Urban Marking)

STOP VALVE TYPES

- DN250mm Sluice
- DN200mm Sluice
- DN150mm Sluice
- DN100mm Sluice
- DN50mm Gate
- DN32mm Ball
- DN20mm Ball

TRANSLINK AVENUE SOUTH

**IMPORTANT NOTES**

- ALL SURFACE FEATURES ARE LOCATED IN THEIR AS CONSTRUCTED POSITION.
- THIS IS NOT A COMPLETE DETAIL PLAN, ONLY THOSE STRUCTURES/SERVICES ETC. SPECIFICALLY REQUESTED BY TAS WATER HAVE BEEN SURVEYED AND SUBSEQUENTLY SHOWN ON THIS PLAN. PRIOR TO ANY DEMOLITION, EXCAVATION, FINAL DESIGN OR CONSTRUCTION ON THE SITE, A FULL DETAIL SURVEY SHOULD BE COMPLETED AS WELL AS A SITE INSPECTION BY THE RELEVANT ENGINEERS ETC.
- Bearing Datum is GDA2020 per Single Base CORS GNSS
- Horizontal Datum is MGA2020 per Single Base CORS GNSS observation at mark seen in model space with coordinates of 516885.252E, 5400399.983N - EPU 0.032
- Vertical Datum is AHD83 per Single Base CORS GNSS observation at mark seen in model space with Reputed RL of 180.495

SURVEYORS CERTIFICATE

I, of Hobart in Tasmania
a Registered Surveyor hereby certify that this plan is
correct for the purpose for which it was prepared

Signed
Dated this Day of NOVEMBER 2025

AMENDMENTS		
No.	Revision/Issue	Date



Unit G04 40 Molle Street,
HOBART TAS 7000
P 03 6118 2030
E admin@ccsurvey.com

Project Name and Address

TRANSLINK AVENUE SOUTH
WESTERN JUNCTION 7250

Drawing Title		SCALE	Contour Interval		FILE REF
WATER ASCONSTRUCTED		0 10 20 30 40 1:1000 at A3			Date 20 / 10 / 25
Client	Translink Industrial P/L CT. 187171 / 300				Sheet 1 of 3

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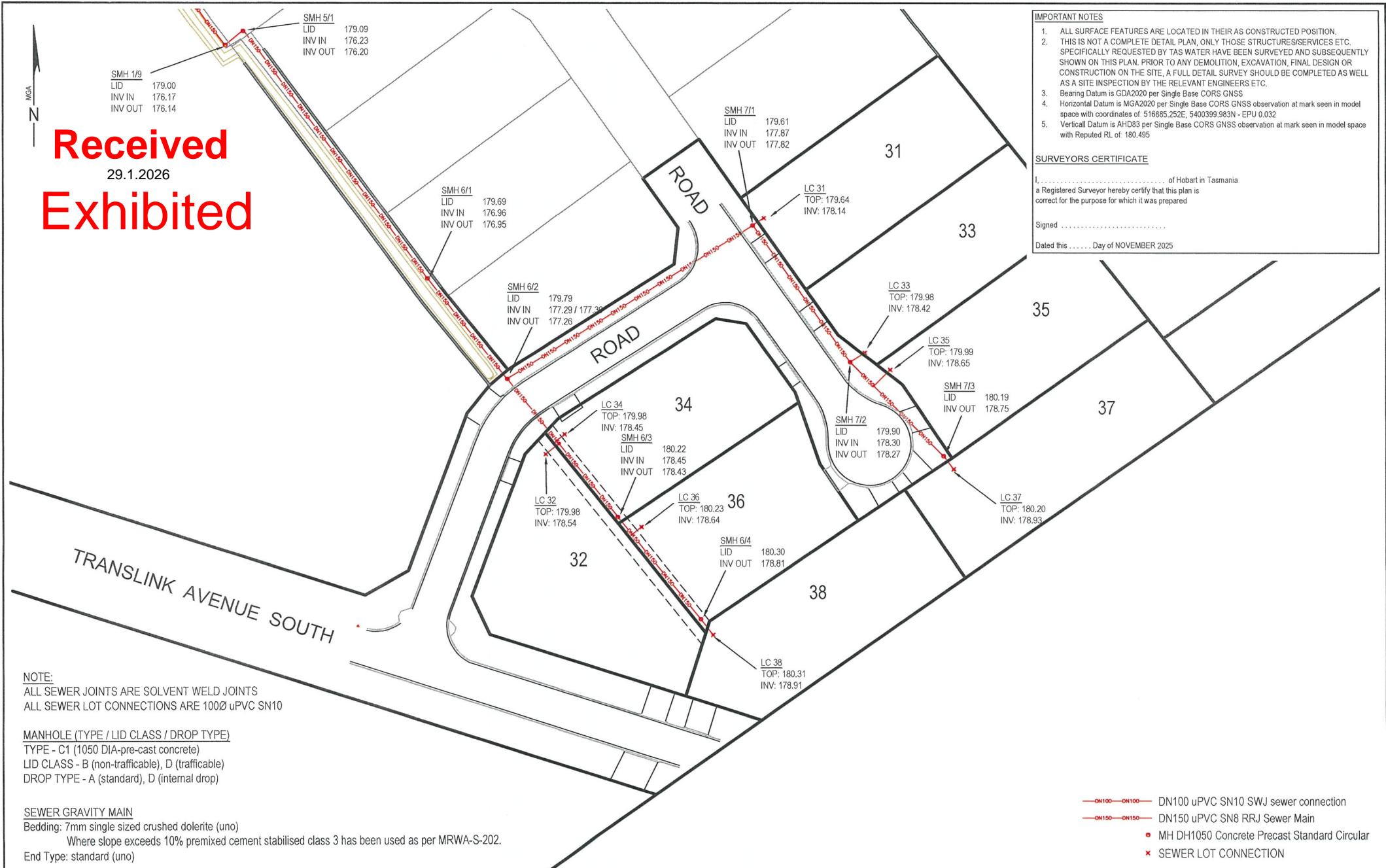
14276
GeoRef 1427694
AutoCAD Ref 1427694
DRAWN ML MGA2020
CHKD NL AHD83
DRAFTING Hori
VERT

N
MGA

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No	Revision/Issue	Date



Unit G04 40 Molle Street,
HOBART TAS 7000
P 03 6118 2030
E admin@lccsurvey.com

Project Name and Address
TRANSLINK AVENUE SOUTH
WESTERN JUNCTION 7250

Drawing Title
SEWER ASCONSTRUCTED

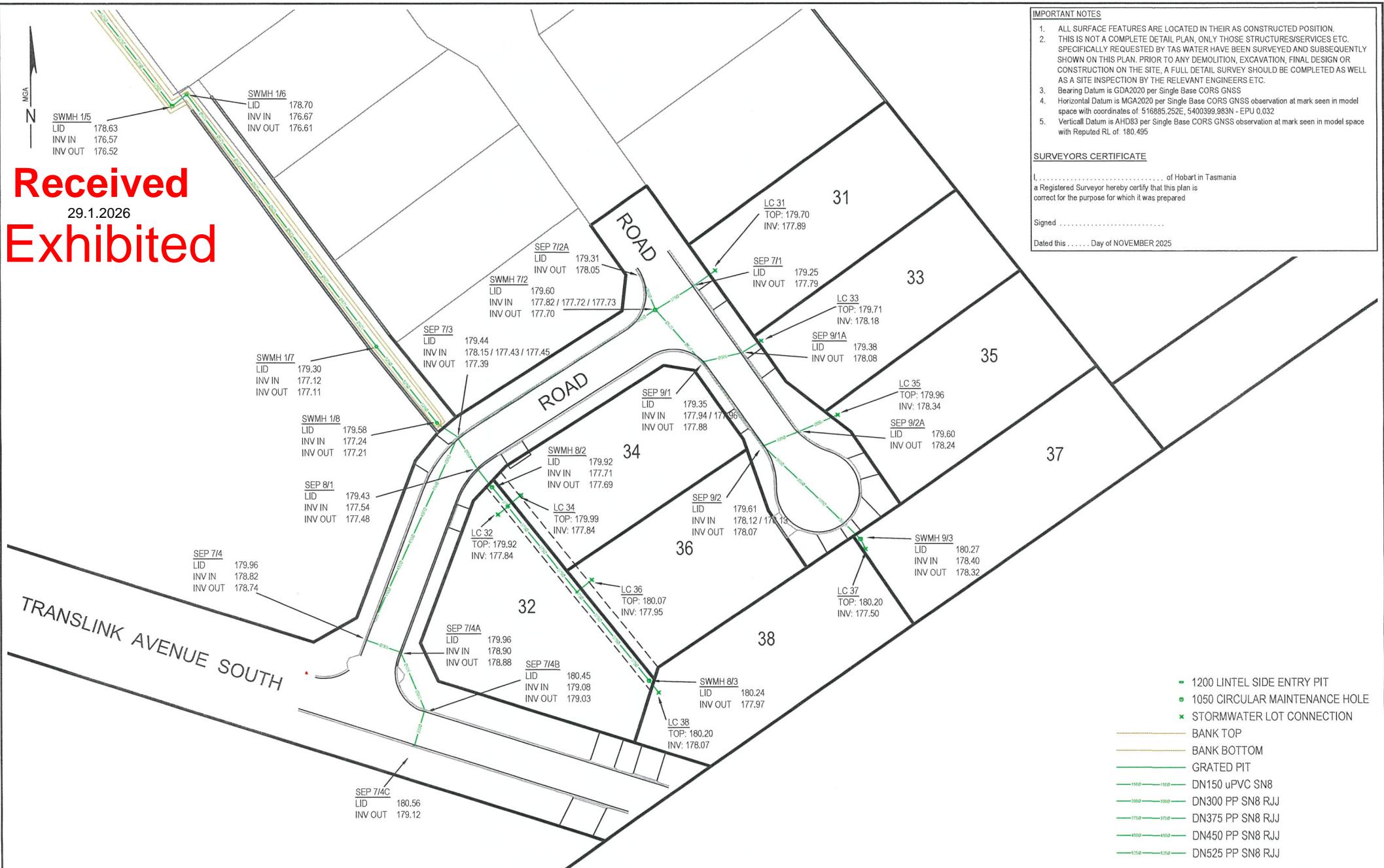
Client
Translink Industrial P/L
CT. 187171 / 300

SCALE
0 10 20 30 40
1:1000 at A3

Contour Interval
Date 20 / 10 / 25

FILE REF 14276

Sheet	2 of 3	Geoduck Ref	1427694
Drawn	ML	AutoCAD Ref	1427694
Chkd	NL	Datum	MGA2020
		Horz	AHD83



AMENDMENTS		
No.	Revision Issue	Date



Unit G04 40 Molle Street,
HOBART TAS 7000
P 03 6118 2030
E admin@lcsurvey.com

Project Name and Address
TRANSLINK AVENUE SOUTH
WESTERN JUNCTION 7250

Drawing Title
STORMWATER AS-CONSTRUCTED

Client
Translink Industrial P/L
CT. 187171 / 300

SCALE
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1:1000 at A3

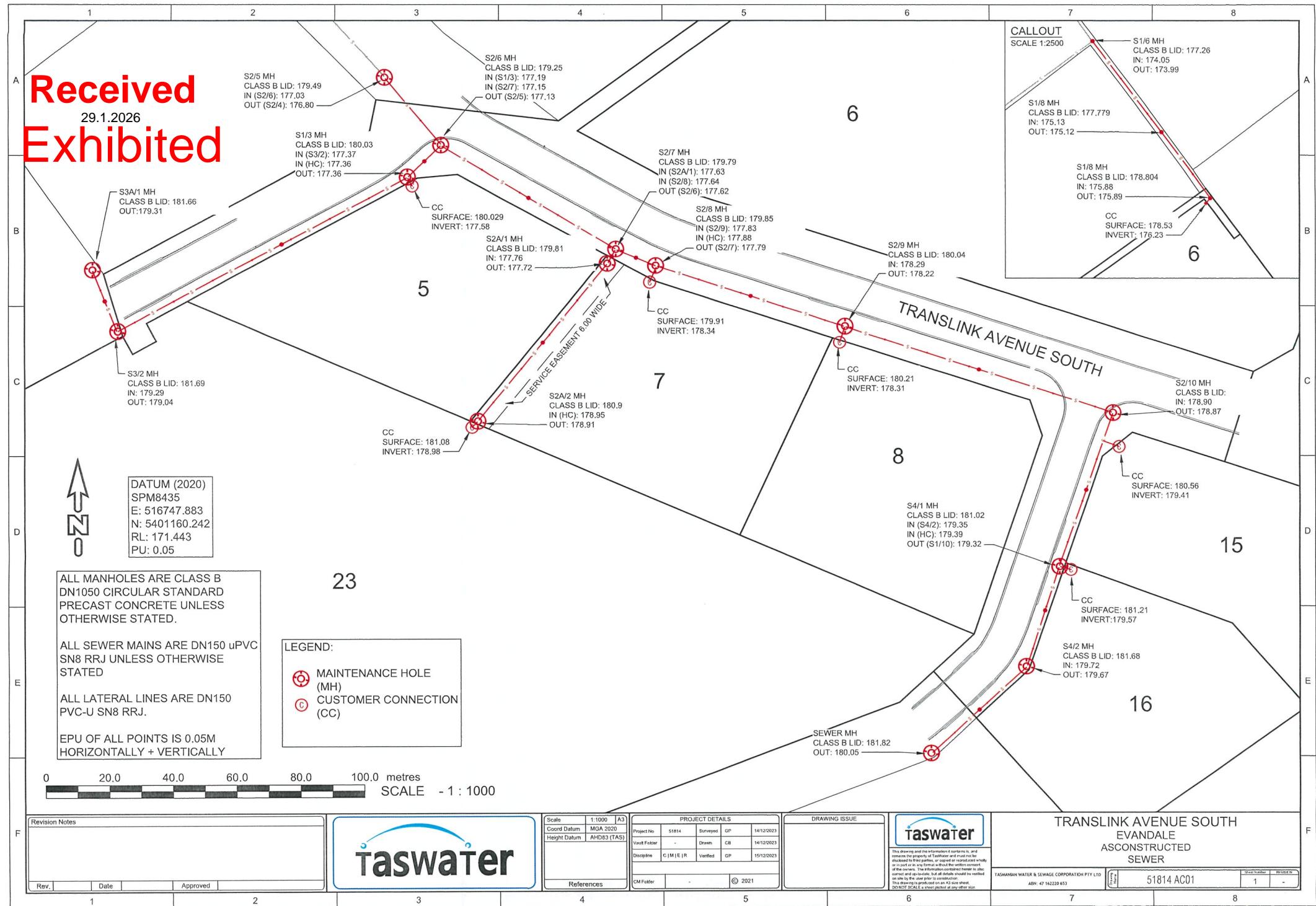
Contour Interval

FILE REF
14276

Sheet	20 / 10 / 25	Sheet	3 of 3
Drawn	ML	Drawn	ML
Checkd	NL	Checkd	NL
Datum		Horz	MGA2020
		Vert	AHD83

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29.1.2026
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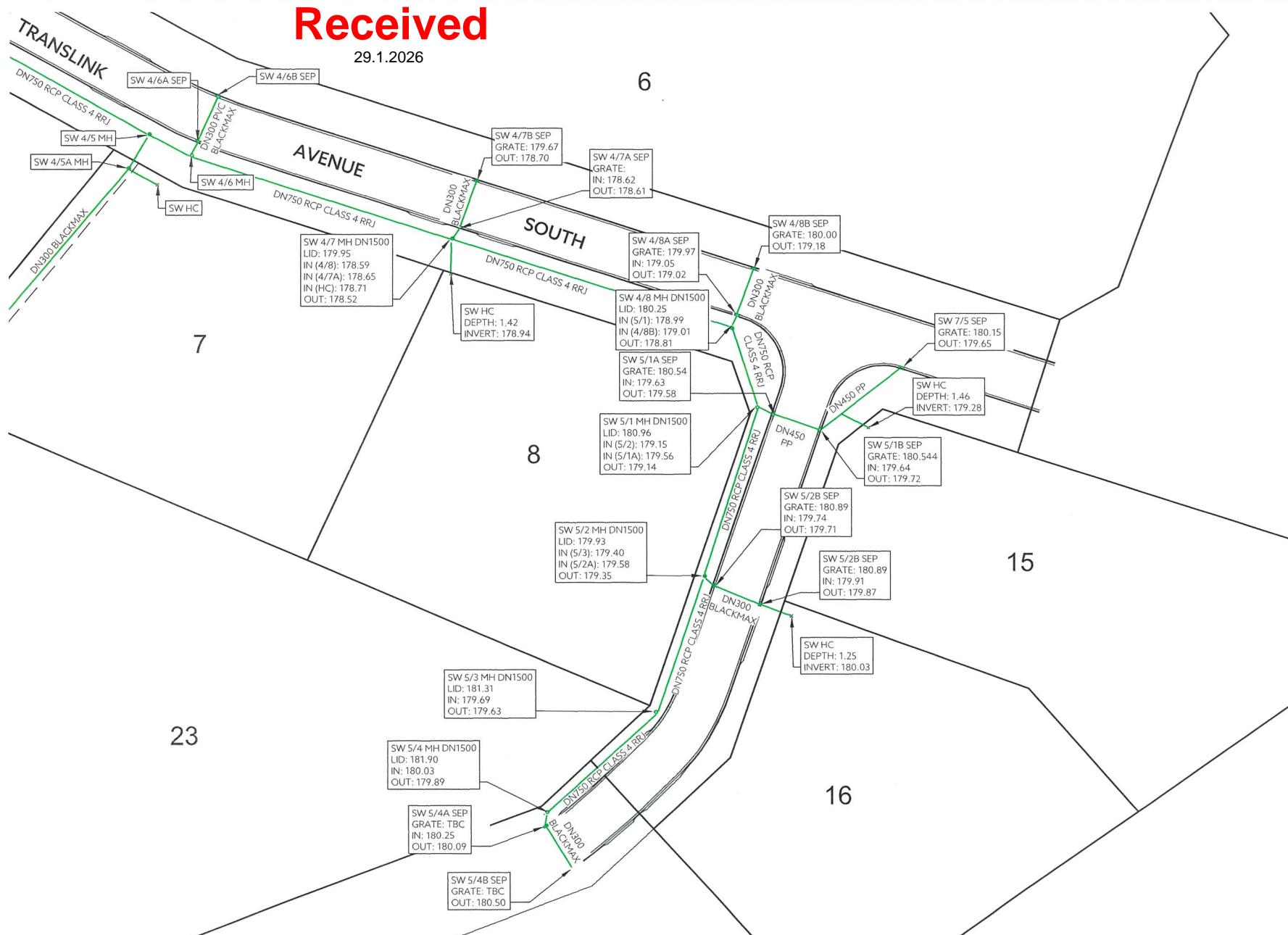
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29.1.2026



LEGEND

- Title boundary
- Easement
- Stormwater
- Cadastral parcels
- × Lot connections



E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APR/

SCALE 1: 800 (A3)
0 8 16 24 32 40
Metres

SURVEYOR GP 51814
DRAWN CB CHECKED GP
DATE 19/12/2023

AS CONSTRUCTED
TRANSLINK AVENUE SOUTH
EVANDALE
FOR NORTHERN MIDLANDS COUNCIL

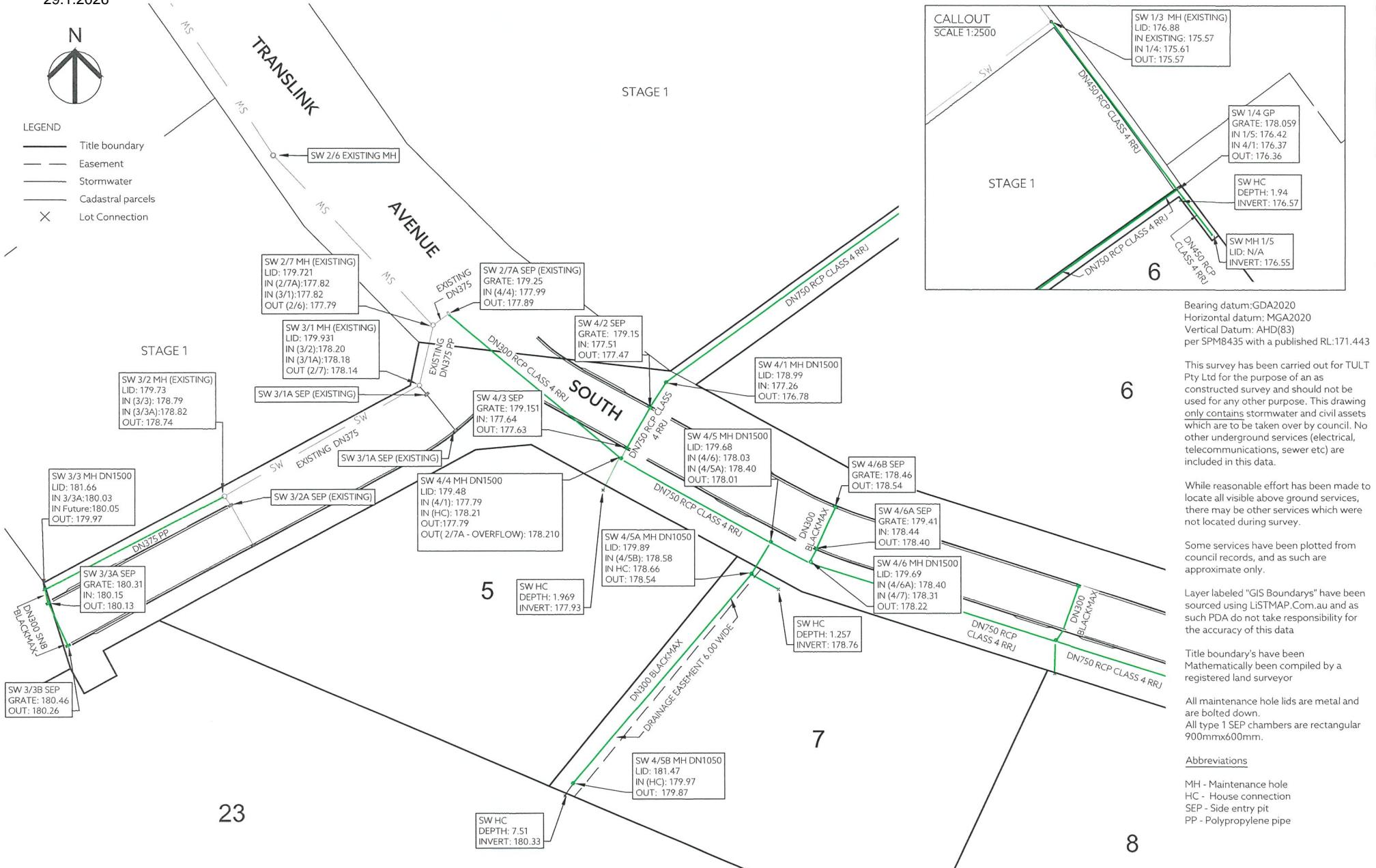
PDA
SURVEYORS, ENGINEERS & PLANNERS

3/23 Brisbane Street,
Launceston, Tasmania 7250
PHONE: +61 03 6331 4099
FAX: +61 03 6334 3098
EMAIL: pda@pda.com.au
www.pda.com.au
Also at: Hobart, Burnie,
Devonport & Kingston

SCALE 1:800 (A3)
JOB NUMBER DRAWING
51814 - SWA

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29.1.2026



23

7

8

E				
D				
C				
B				
A	AMENDMENTS TO TITLE BLOCK	GP	22/12/23	LF
REV	AMENDMENTS	DRAWN	DATE	APPR

SCALE 1: 800 (A3)
 0 8 16 24 32 40
 Metres

SURVEYOR GP
 GEO. NO. 51814
 DRAWN CB
 CHECKED GP
 DATE 20/12/2023

AS CONSTRUCTED
 TRANSLINK AVENUE SOUTH
 EVANDALE
 FOR NORTHERN MIDLANDS COUNCIL

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 FAX: +61 03 6334 3098
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 www.pda.com.au
 Also at: Hobart, Burnie, Devonport & Kingston

51814 - SWA

Bushfire Hazard Management Report: Subdivision

Report for: PDA Surveyors

Property Location: CT 143771/2 Translink Ave S
Western Junction

Prepared by: Scott Livingston
Livingston Natural Resource Services
299 Relbia Road
Relbia, 7258

Date: 1st November 2022
Version 2



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Summary

Client: PDA Surveyors, Translink Industrial Pty Ltd.

27.11.2025

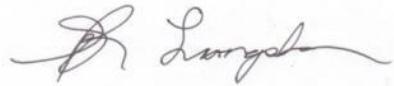
Property

identification: CT 143771/2, PID 9818432
Translink Ave S, Western Junction

Current zoning: General Industrial, Northern Midlands Interim Planning Scheme 2013.

Proposal:

A 41 lot and roads subdivision is proposed from an existing title CT 143771/2 at Translink Ave S, Western Junction.

**Assessment
by:**

Scott Livingston,
Master Environmental Management,
Natural Resource Management Consultant.
Accredited Person under part 4A of the Fire Service Act 1979:
Accreditation # BFP-105.

Contents

VERSION	3
DESCRIPTION	3
BAL AND RISK ASSESSMENT.....	3
ROADS.....	14
PROPERTY ACCESS	15
FIRE FIGHTING WATER SUPPLY	17
Table E4 Reticulated water supply for fire fighting	17
CONCLUSIONS.....	20
REFERENCES	21
APPENDIX 1 – MAPS	22
APPENDIX 2 – PHOTO	26
APPENDIX 3 –BUSHFIRE HAZARD MANAGEMENT PLAN.....	29
CERTIFICATE UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993	32
CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM.....	36

Figure 1: Proposed Lots and building areas	12
Figure 2: Example Hazard Management Area	14
Figure 3: Location existing title in blue	22
Figure 4: Aerial Image	23
Figure 5: Proposed Subdivision Plan	24
Figure 6: Plan of subdivision page 2.....	25
Figure 7: west along access to balance lot from Evandale Road.....	26
Figure 8: south from Hudson Fysh Drive, balance lot to rear	26
Figure 9 :east along north western boundary Lot 2	27
Figure 10: south across subdivision lots	27
Figure 11: west acnorth western boundary Lot 1	28

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VERSION

27.11.2025

This report and attached BHMP supersede SRL22/2S dated 20th January 2022. The updates are to address changes to water supply requirement following advice from TasWater that some areas cannot be serviced by hydrants with required flows / pressure.

DESCRIPTION

A 41 lot + balance and roads subdivision is proposed from an existing title CT 143771/2 at Translink Ave S, Western Junction. The land is zoned General Industrial and mapped as Bushfire Prone. Building setbacks / ratings apply to habitable buildings (Class 1, 2 3, 8 or 9) and future developments of other classes of building may not be required to comply with BAL setbacks or hazard management requirements.

The property is grassland with some scrub (gorse) patches, Land to the northwest is developed Industrial Lots and considered low threat, land to the north east is grassland with some areas of low threat, with Evandale Road and the Launceston airport further to the east. Land to the south and west is agricultural zoned grassland with some scrub (gorse) patches. The subdivision fronts Translink Ave Sth and the balance lot Evandale Road. The area will be serviced by a water reticulated supply.

See Appendix 1 for maps and site plan, and appendix 2 for photographs.

BAL AND RISK ASSESSMENT

VEGETATION AND SLOPE

Stage	Lot		Northeast	Southeast	Southwest	Northwest
	all lots	Slope (degrees, over 100m)	Downslope 0-5°	upslope/flat	upslope/flat	upslope/flat
	balance	Vegetation within 100m of lot boundaries	0-100m low threat	0-100m grassland with some low threat	0-100m low threat (some grassland on SW corner)	0-100m low threat
		BAL Rating at boundary	BAL Low	BAL FZ	BAL Low	BAL Low

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		BAL Rating with HMA and setbacks	27.11.2025 BAL 19			
1	1	Vegetation within 100m of lot boundaries	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m low threat
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL Low
		BAL Rating with HMA and setbacks	BAL 19			
1	2	Vegetation within 100m of lot boundaries	0-100m grassland	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m low threat
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL Low
		BAL Rating with HMA and setbacks	BAL 19			
1	3	Vegetation within 100m of lot boundaries	0-100m grassland	0-100m grassland (on lots)	0-100m grassland (on lots)	0-75m grassloand (on lots) 75-100m low threat
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks	BAL 19			
1	4	Vegetation within 100m of lot boundaries	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland (on lots)	0-53m grassland (on lots) 53-100m low threat
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks	BAL 19			
1	5	Vegetation within 100m of lot boundaries	0-100m grassland (on lots)			
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks	BAL 19			
2	6	Vegetation within 100m of lot boundaries	0-100m grassland (on lots)			
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks	BAL 19			

Exhibited Received

		Vegetation within 100m of lot boundaries	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland (on lots)
2	7	BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks		BAL 19		
2	8	Vegetation within 100m of lot boundaries	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland (on lots)
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks		BAL 19		
2	9	Vegetation within 100m of lot boundaries	0-100m grassland (on lots)	0-80m grassland (on lots) 80-100m grassland	0-100m grassland (on lots)	0-100m grassland (on lots)
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks		BAL 19		
3	16	Vegetation within 100m of lot boundaries	0-100m grassland (on lots)	0-100m grassland	0-100m grassland (on lots)	0-100m grassland (on lots)
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks		BAL 19		
3	17	Vegetation within 100m of lot boundaries	0-100m grassland (on lots)	0-100m grassland	0-100m grassland (on lots)	0-100m grassland (on lots)
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks		BAL 19		
3	18	Vegetation within 100m of lot boundaries	0-100m grassland (on lots)	0-100m grassland	0-100m grassland (on lots)	0-100m grassland (on lots)
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks		BAL 19		
4	19	Vegetation within 100m of lot boundaries	0-100m grassland (on lots)	0-100m grassland	0-44+m- grassland (on lots, 44+-100m grassland)	0-100m grassland (on lots)
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ

Exhibited Received

		BAL Rating with HMA and setbacks	27.11.2025 BAL 19			
4	20	Vegetation within 100m of lot boundaries	0-100m grassland (on lots)	0-100m grassland	0-100m grassland	0-100m grassland (on lots)
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks	BAL 19			
4	21	Vegetation within 100m of lot boundaries	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland	0-100m grassland (on lots)
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks	BAL 19			
4	22	Vegetation within 100m of lot boundaries	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland	0-100m grassland (on lots)
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks	BAL 19			
5	10	Vegetation within 100m of lot boundaries	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland (on lots)
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks	BAL 19			
5	11	Vegetation within 100m of lot boundaries	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland (on lots)	0-50m grassland (on lots), 50-100m low threat
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks	BAL 19			
5	12	Vegetation within 100m of lot boundaries	0-100m grassland (on lots)	0-100m grassland (on lots)	0-7m grassland 7-100m grassland/ scrub (gorse) mosaic	0-53m grassland (on lots), 53-100m low threat
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ

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		BAL Rating with HMA and setbacks	27.11.2025 BAL 19			
5	13	Vegetation within 100m of lot boundaries	0-100m grassland (on lots)	0-100m grassland (on lots)	0-7m grassland 7-100m grassland/ scrub (gorse) mosaic	0-100m low threat
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL Low
		BAL Rating with HMA and setbacks	BAL 19			
5	14	Vegetation within 100m of lot boundaries	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m low threat
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL Low
		BAL Rating with HMA and setbacks	BAL 19			
5	15	Vegetation within 100m of lot boundaries	0-100m grassland (on lots)	0-100m grassland (on lots)	0-7m grassland 7-100m grassland/ scrub (gorse/ mosaic	0-100m grassland (on lots)
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks	BAL 19			
5	23	Vegetation within 100m of lot boundaries	0-100m grassland (on lots)	0-100m grassland (on lots)	0-70+m grassland (on lots) 70+m grassland	0-100m grassland (on lots)
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks	BAL 19			
6	30	Vegetation within 100m of lot boundaries	0-54m grassland (on lots) 54-100m low threat	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks	BAL 19			
6	31	Vegetation within 100m of lot boundaries	0-100m low threat	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland
		BAL Rating at boundary	BAL Low	BAL FZ	BAL FZ	BAL FZ

Exhibited Received

		BAL Rating with HMA and setbacks	27.11.2025 BAL 19			
6	32	Vegetation within 100m of lot boundaries	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland (on lots)	0-70m grassland (on lots) 70-100m grassland
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks	BAL 19			
6	33	Vegetation within 100m of lot boundaries	0-100m grassland	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m low threat
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL Low
		BAL Rating with HMA and setbacks	BAL 19			
6	34	Vegetation within 100m of lot boundaries	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland (on lots)	0-76m grassland (on lots), 76-100m grassland
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks	BAL 19			
6	35	Vegetation within 100m of lot boundaries	0-100m grassland	0-100m grassland (on lots)	0-100m grassland (on lots)	0-32m grassland (on lots), 32-100m low threat
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks	BAL 19			
6	36	Vegetation within 100m of lot boundaries	0-100m grassland (on lots)			
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks	BAL 19			
6	37	Vegetation within 100m of lot boundaries	0-100m grassland	0-100m grassland (on lots)	0-100m grassland (on lots)	0-62m grassland (on lots), 62-100m low threat
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ

Exhibited Received

		BAL Rating with HMA and setbacks	27.11.2025 BAL 19			
6	38	Vegetation within 100m of lot boundaries	0-100m grassland	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland (on lots)
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks	BAL 19			
6	39	Vegetation within 100m of lot boundaries	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland (on lots)
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks	BAL 19			
6	40	Vegetation within 100m of lot boundaries	0-100m grassland	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland (on lots)
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks	BAL 19			
6	41	Vegetation within 100m of lot boundaries	0-100m grassland (on lots)	0-70m grassland (on lots), 70m grassland	0-100m grassland (on lots)	0-100m grassland (on lots)
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks	BAL 19			
6	42	Vegetation within 100m of lot boundaries	0-100m grassland low threat mosaic	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland (on lots)
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks	BAL 19			
6	43	Vegetation within 100m of lot boundaries	0-100m grassland (on lots)	0-31m grassland (on lots), 31m grassland	0-100m grassland (on lots)	0-100m grassland (on lots)
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks	BAL 19			

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6	44	Vegetation within 100m of lot boundaries	0-90m grassland (on lots) 90-100m low threat	0-100m grassland 27.11.2025	0-100m grassland (on lots)	0-100m grassland (on lots)
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks	BAL 19			
6	45	Vegetation within 100m of lot boundaries	0-100m grassland low threat mosaic	0-31m grassland (on lots) 31- 100m grassland	0-100m grassland (on lots)	0-100m grassland (on lots)
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks	BAL 19			
6	46	Vegetation within 100m of lot boundaries	0-100m grassland low threat mosaic	0-100m grassland	0-100m grassland (on lots)	0-100m grassland (on lots)
		BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
		BAL Rating with HMA and setbacks	BAL 19			

BUILDING AREA BAL RATING

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after development and management of land within the subdivision and have also considered slope gradients.

Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied, building constraints such as topography have not been considered.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2018, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

BUILDING SETBACKS

It has been assumed for the purposes of this report that all lots within the subdivision may remain as grassland during development with the exception of subdivision road lots which will be low threat at completion of construction and issue of titles for a stage.

All lots have building Areas at BAL 19. Lots in stage 6 (30-46) which are 30m in width may be highly constrained by dual 10m setbacks unless low threat vegetation occurs on adjacent lots to increase building areas for habitable buildings.



Figure 1: Proposed Lots and building areas

Lot	BAL 19 setbacks from boundary
1	10m from south eastern and south western boundaries
2	11m from north eastern boundary and 10m from south eastern boundary
3	11m from north eastern boundary 10m from south eastern and north western boundaries
4	10m from north western, south eastern and south western boundaries

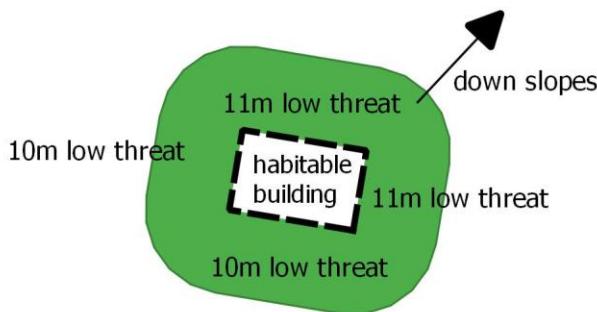
5	10m from north western and south western boundaries
6	11m from north eastern boundary and 10m from north western boundary
7	10m from south eastern and south western boundaries
8	10m from north western, south eastern and south western boundaries
9	10m from north western and south western boundaries
10	11m from north eastern boundary, 10m from north western boundary
11	11m from north eastern boundary, 10m from south eastern and north western boundaries
12	12m from south western boundary, 10m from south eastern and north western boundaries
13	12m from south western boundary, 11m from north eastern and 10m from south eastern boundary
14	11m from north eastern and 10m from south eastern and south western boundary
15	11m from eastern and 10m from north western, south eastern and south western boundaries
16	10m from south eastern and south western boundaries
17	11m from north eastern and 10m from south eastern and south western boundaries
18	11m from north eastern and 10m from south eastern and south western boundaries
19	11m from north eastern and 10m from south eastern and south western boundaries
20	11m from eastern and 10m from north western, south eastern and south western boundaries
21	10m from north western, south eastern and south western boundaries
22	11m from north eastern and 10m from north western, south eastern and south western boundaries
23	11m from north eastern and 10m from western boundary
30	11m from north eastern and 10m from north western, south eastern and south western boundaries
31	10m from north western and south western boundaries
32	10m from north western, south eastern and south western boundaries
33	11m from north eastern and 10m from south eastern boundaries
34	10m from north western, south eastern and south western boundaries
35	11m from north eastern and 10m from north western and south eastern boundaries
36	10m from north western, south eastern and south western boundaries
37	11m from north eastern and 10m from north western and south eastern boundaries
38	11m from north eastern and 10m from north western and south eastern boundaries
39	10m from north western and south western boundaries
40	11m from north eastern and 10m from north western and south eastern boundaries
41	10m from south eastern boundary
42	11m from north eastern and 10m from north western and south eastern boundaries
43	10m from north western and south western boundaries
44	11m from north eastern and 10m from south eastern and north western boundaries
45	11m from north eastern and 10m from north western and south eastern boundaries

46	11m from north eastern and 10m from north western, south eastern and north western boundaries	27.11.2025
balance	10m from south eastern boundary	

HAZARD MANAGEMENT AREA

All land within 10m upslope and level and 11m downslopes of a habitable building façade must be managed as low threat vegetation from commencement of construction and maintained in perpetuity with the owner of a lot responsible for management of fuels on their lot. All land within developed road lots must be maintained as low threat from issue of any title in a stage and maintained in perpetuity.

Portions of lots 10 -15 have an element of gorse, it has been assumed that control measures will be continued, and the subdivision area will be no higher threat than grassland. If full control of gorse is not achievable all areas within 9m of a developed lot should be given preference for maintenance.



 BAL 19 Hazard Management Area

Figure 2: Example Hazard Management Area

ROADS

Subdivision roads within bushfire prone areas must comply with the relevant elements of Table E1 Roads from *Planning Directive No. 5.1 Bushfire-Prone Areas Code* and must be in place prior to sealing of titles of each stage.

The terminus of any dead-end road, including during staging, must meet turning circle provisions including a 12m outer radius. For staged roads this may be gravelled and temporary until further stages are added. Cul de sac heads must have no parking areas either signed or marked with continuous yellow lines; the road lot turn heads are sufficient in size to accommodate all requirements. Temporary turns will need to encroach on future lots within the balance lot.

Exhibited Received

27.11.2025

Table E1: Standards for roads

Element	Requirement
A. Roads	<p>Unless the development standards in the zone require a higher standard, the following apply:</p> <ul style="list-style-type: none">(a) two-wheel road, all-weather construction;(b) load capacity of at least 20t, including for bridges and culverts;(c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;(d) minimum vertical clearance of 4m;(e) minimum horizontal clearance of 2m from the edge of the carriageway;(f) cross falls of less than 3 degrees (1:20 or 5%);(g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;(h) curves have a minimum inner radius of 10m;(i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7 metres in width;(j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and(k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with <i>Australian Standard AS1743-2001 Road signs-Specifications</i>.

PROPERTY ACCESS

Access to a habitable building must comply with the relevant elements of Table E2 Access of Planning Directive No. 5.1 Bushfire-Prone Areas Code

Lots within 120m hose lay of hydrants will not require access to water supply points and meet Element A, for access to habitable buildings. On lots requiring a static water supply access is likely to be longer than 30m but less than 200m and will required to meet Element B standards of table E2, prior to commencement of construction of a habitable building.

Exhibited Received

27.11.2025

Table E2: Standards for Property Access

Column I		Column
Element		Requirement
A.		Property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point.
B.		<p>There are no specified design and construction requirements.</p> <p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (1) All-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway width of 4 metres; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (6) Cross falls of less than 3 degrees (1:20 or 5%); (7) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (8) Curves with a minimum inner radius of 10 metres; (9) 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 (10) Terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (a) A turning circle with a minimum inner radius of 10 metres; or (b) A property access encircling the building; or (c) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.
C.		<p>Property access length is 200 metres or greater.</p> <p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (1) The Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200
D.		<p>Property access length is greater than 30 metres, and access is provided to 3 or more properties.</p> <p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (1) Complies with Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

FIRE FIGHTING WATER SUPPLY

The subdivision will be serviced by a reticulated supply. Lots 1,3, 5, 7, 9, 16, 17, 30-46, are expected to have hydrants located within 120m of the furthest extents of building areas, lots 2, 3 & 6 which will have areas greater than 120m from the road and habitable buildings in that portion of lots will require either internal hydrants or static water supply, Lot 23 has area further than 120m from a compliant hydrant and may require a static water supply. Lots 10-14 & 18-22 and the balance lot has no building area within 120m hose lay of a compliant hydrant and will require a static water supply for any habitable building.

Hydrants compliant with table E4 of Planning Directive No. 5.1 Bushfire-Prone Areas Code must be in place prior to sealing of titles for any stage. If a future habitable building on any lot is greater than 120m hose lay from a hydrant it will require a static water supply compliant with table 5 of Planning Directive No. 5.1 Bushfire-Prone Areas Code, this should be assessed at the time of building planning for any habitable buildings and may differ from the indicative line shown in attached figures as it will rely on final hydrant locations.

Table E4 Reticulated water supply for fire fighting

Element		Requirement
A.	Distance between building area to be protected and water supply.	<p>The following requirements apply:</p> <p>(a) the building area to be protected must be located within 120m of a fire hydrant; and</p> <p>(b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.</p>
B.	Design criteria for fire hydrants	<p>The following requirements apply:</p> <p>(a) fire hydrant system must be designed and constructed in accordance with <i>TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2nd Edition</i>; and</p> <p>(b) fire hydrants are not installed in parking areas.</p>
C.	Hardstand	<p>A hardstand area for fire appliances must be:</p> <p>(a) no more than 3m from the hydrant, measured as a hose lay;</p> <p>(b) no closer than 6m from the building area to be protected;</p> <p>(c) a minimum width of 3m constructed to the same standard as the carriageway; and</p> <p>(d) connected to the property access by a carriageway equivalent to the standard of the property</p>

Table E5 Static Water Supply

Column 1		Column 2
Element		Requirement
A.	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.
B.	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> 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 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.

Exhibited Received

Column 1	Column 2	27.11.2025
Element	Requirement	
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23); (e) Provide a DIN or NEN standard forged Storz 65 mm 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 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (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 by vehicles
D.	Signage for static water connections	<p>The water connection 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</p> <ul style="list-style-type: none"> (a) comply with: Water tank signage requirements within AS 2304-2011 <i>Water storage tanks for fire protection systems</i>; or (b) comply with water tank signage requirements within Australian Standard AS 2304-2011 <i>Water storage tanks for fire protection systems</i>; or (c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.

Exhibited Received

Column 1		Column 2	27.11.2025
Element		Requirement	
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> (a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access. 	

CONCLUSIONS

A 40 lot plus balance and roads subdivision is proposed from an existing title CT 143771/2 at CT 143771/2 Translink Ave S, Western Junction. The area is mapped as bushfire prone.

There is sufficient area on all lots to provide for a BAL 19 building area for any future habitable buildings. Building setbacks / ratings apply to habitable buildings (Class 1, 2 3, 8 or 9) and future developments of other classes of building may not be required to comply with BAL setbacks or other bushfire requirements. If a habitable building is proposed within the subdivision it is suggested that Bushfire requirements including BAL rating, Hazard Management, access and water supply are reassessed at that time as requirements are likely to change with development of adjacent lots, particularly on smaller lots of Stage 6.

For any stage compliant water supply (hydrants) must be in place prior to sealing of titles for a stage. Static water supplies must be in place prior to commencement of construction for any building area where the furthest extent is greater than 120m hose lay from a compliant hydrant.

Roads must comply Table E1 Access of Planning Directive No. 5.1 Bushfire-Prone Areas Code, including temporary turning provisions during staging. Access to habitable building and its water supply point for a building area greater than 120m hose lay from a compliant hydrant must comply with the element B of Table E2 Access of Planning Directive No. 5.1 Bushfire-Prone Areas prior to commencement of construction of a habitable building.

Exhibited

Received

27.11.2025

REFERENCES

Planning Commission (2017), Planning Directive No. 5.1 Bushfire-Prone Areas Code.
Tasmanian Planning Scheme

Standards Australia. *AS 3959-2018 Construction of Buildings in Bushfire Prone Areas*

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27.11.2025

APPENDIX 1 – MAPS

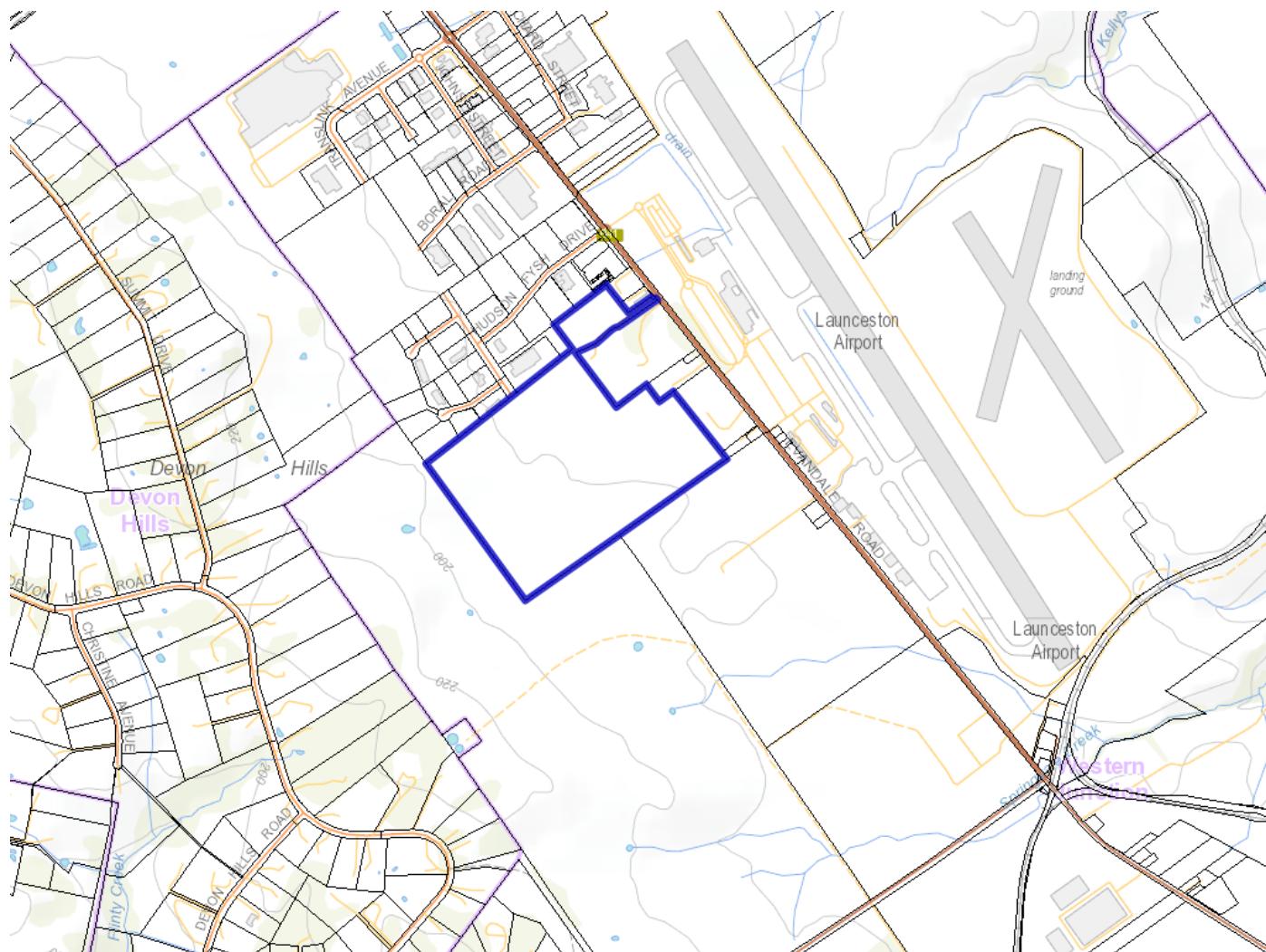


Figure 3: Location existing title in blue

Exhibited



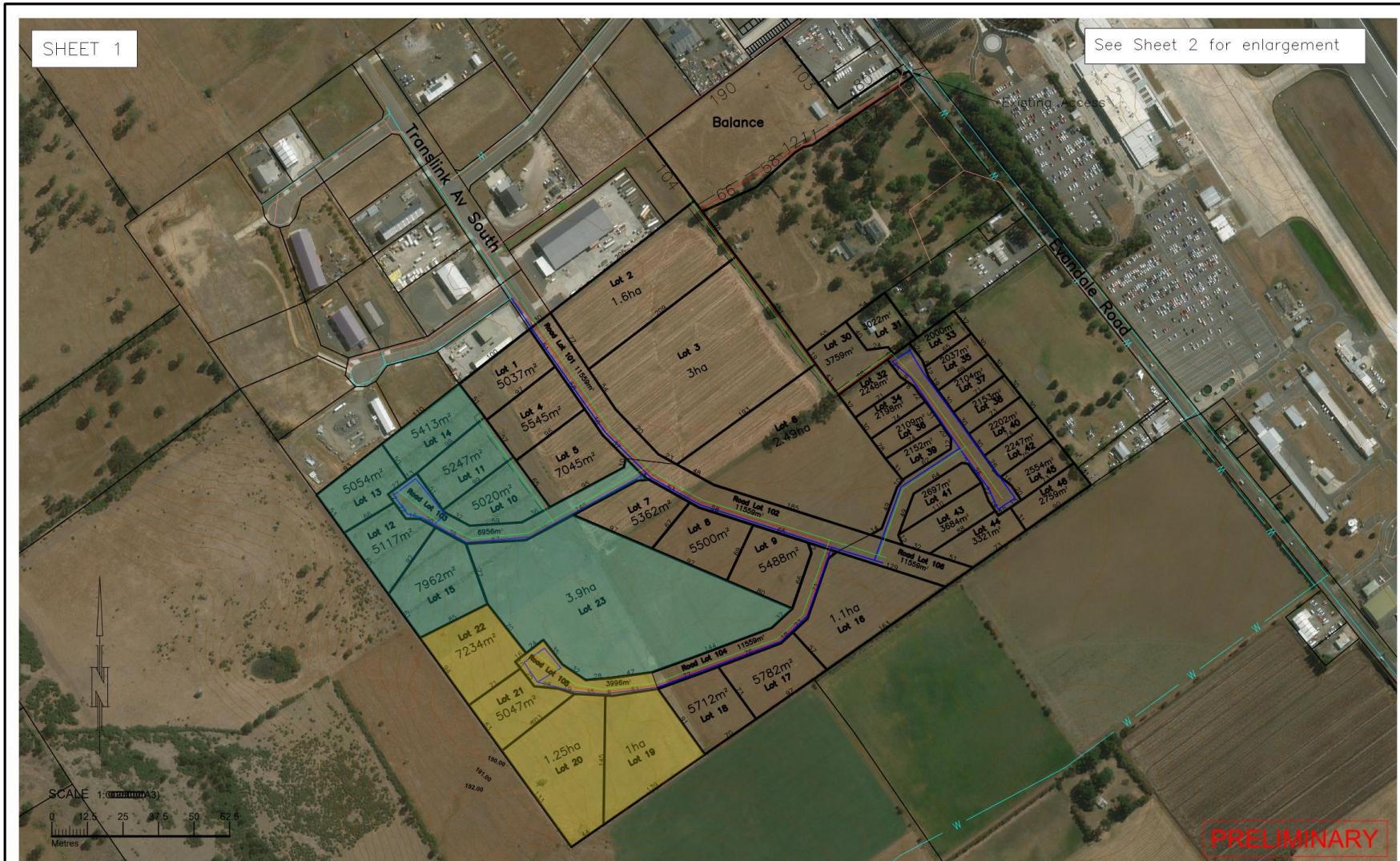
Received

27.11.2025

Figure 4: Aerial Image

Exhibited Received

27.11.2025



Owners	Title References	Council	Planning scheme	Zone	Zone Codes	Datum	Schedule of Easements (Existing easements to be retained unless noted otherwise.)
Airnie Richardson, Alisa Bain, Denise Wilson & Jessie Jones	F.R.143771/2	Northern Midland Council	Northern Midland Interim Planning Scheme 2013	General Industrial/ Translink Industrial		GDA94 MGA55	As Shown
—	—	—	—	PLANNER: AB DRAWN: AB MANAGER: MATT BIED	REVIEWED: MR REVIEWED: MR DRAWN: 11/01/2022	CLIENT: TULLY Pty Ltd PROJECT/DESCRIPTION: INDUSTRIAL SUBDIVISION ADDRESS: Evansdale Road, Western Junction DRAWN/FILE: PLAN OF SUBDIVISION	3/23 Brisbane Street Launceston TAS 7250 www.pdau.com.au Hobart, Burnie Devonport & Kingston
REVISIONS	AMENDMENTS	DRAWN	DATE APPROVED	—	—	SCALE: 1:5000 PAPER: (A3)	PHONE: 03 6331 1059 FAX: 03 6331 1060 EMAIL: info@pdau.com.au
—	—	—	—	—	—	JOHN MEER	48238 PA 01 04

Figure 5: Proposed Subdivision Plan

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27.11.2025

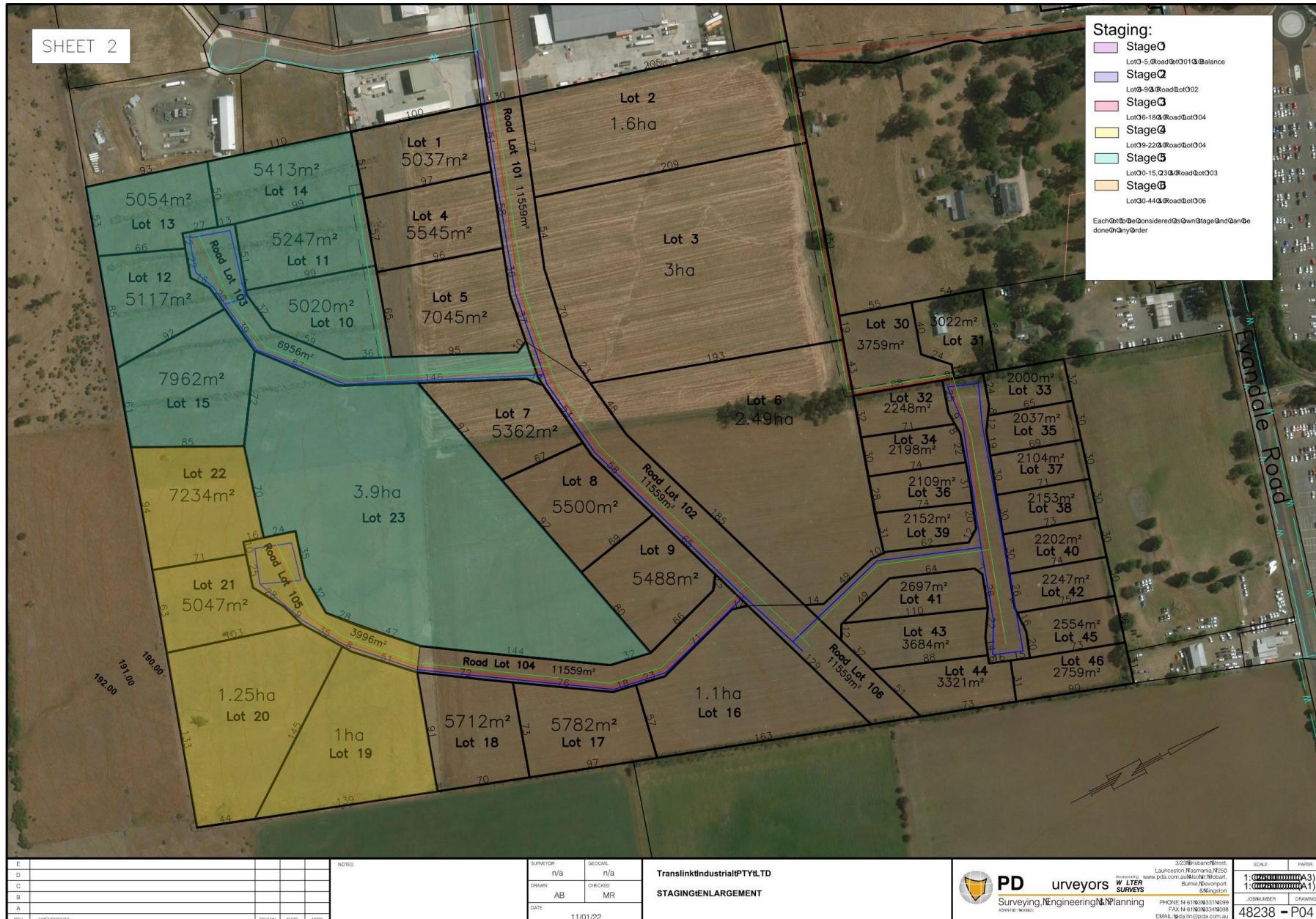


Figure 6: Plan of subdivision page 2



Figure 7: west along access to balance lot from Evandale Road



Figure 8: south from Hudson Fysh Drive, balance lot to rear



Figure 9 :east along north western boundary Lot 2



Figure 10: south across subdivision lots



Figure 11: west across north western boundary Lot 1

Bushfire Hazard Management Plan:



- 12m turning circle
 - habitable building (indicative)
 - Static water supply
 - turn provision
 - access
 - hydrant
 - Existing hydrant
 - new Hydrant (indicative)
 - BAL 19 Hazard Mangement Area
 - Habitable Buildings
- BAL19 Building Area
Hydrant coverage
Static water supply area
setback from boundaries BAL 19
10m
11m
10m downslope or level with a boundary
11m upslope of a boundary
12m

Proposed Development	A 41 lot and roads subdivision from 1 title
Plan of Subdivision	PDA Surveyors, Plan of Subdivision
Property Owner	SW White, CR Wilson, AC Richardson, D Wilson
Address	Translink Ave S, Western Junction
CT	143771/2
PID	9818432

for future habitable buildings the following must be installed/ compliant prior to commencement of construction and be maintained in perpetuity:

- Hazard Management Areas
- Water supply (if required)
- Access (if required)

The owner of a lot is responsible for management of vegetation and maintenance of infrastructure within their lot.

Construction: BAL 19 as shown

Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959.

Building setbacks / BAL ratings apply to habitable buildings (Class 1, 2, 3, 8 or 9) and class 10a buildings within 6m of a habitable building

Building Areas

See report for further detail

This BHMP has been prepared to satisfy the requirements of the *Northern Midlands Planning Scheme, 2013* and *Planning Directive No. 5.1 Bushfire-Prone Areas Code and the Tasmanian Planning Scheme*.

This plan should be read in conjunction with the report titled: Bushfire Hazard Management Report CT 143771/2 Translink Ave S Western Junction. v2, Livingston Natural Resource Services

Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
Date 1/1/2022

SRL22/2S2



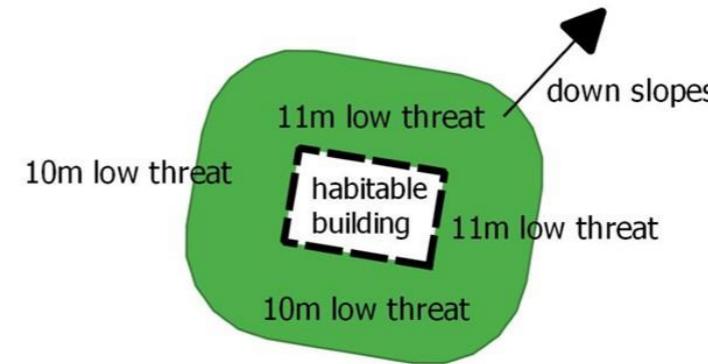
Hazard Management Areas (HMA)

Hazard management areas include the area to protect the buildings as well as the access and water supplies.

Low threat vegetation, includes maintained lawns (<100mm in height) gardens and orchards.

All land within 10m upslope and level and 11m downslope of a Habitable building must be low threat.

All Hazard management areas must be maintained from commencement of construction of a habitable building and in perpetuity, with the owner of a lot responsible for maintenance.



 BAL 19 Hazard Management Area

ROADS

All future roads within the subdivision must comply with the following:

- a. two-wheel drive, all-weather construction;
- b. load capacity of at least 20t, including for bridges and culverts;
- c. minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;
- d. minimum vertical clearance of 4m;
- e. minimum horizontal clearance of 2m from the edge of the carriageway;
- f. cross falls of less than 3 degrees (1:20 or 5%);
- g. maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;
- h. curves have a minimum inner radius of 10m;
- i. dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7 metres in width;
- k. carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with *Australian Standard AS1743-2001 Road signs-Specifications*.

Access

If property access exceeds 30m to a habitable building and/or water supply point it must be constructed to

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

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SRL22/2S2

Water Supply

The subdivision will be serviced by a reticulated supply, additional hydrant must be installed prior to sealing of titles in any stage. The building area to be protected must be located within 120 metres of a fire hydrant; and the distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.

Additional Hydrants must comply with

- a. Fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition 2.0; and
- b. Fire hydrants are not installed in parking areas

A hardstand area for fire appliances must be provided:

- a. no more than 3m from the hydrant, measured as a hose lay;
- b. No closer than six metres from the building area to be protected;
- c. With a minimum width of three metres constructed to the same standard as the carriageway; and
- d. Connected to the property access by a carriageway equivalent to the standard of the property access

Water Supply- Static

a static water supply to following standards must be installed for any building area that's furthest extent is more than 120m as the hose lays from a compliant hydrant.

The following requirements apply:

- a. the building area to be protected must be located within 90m 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.

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 10,000l 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 *Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas*, 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 fibre-cement a minimum of 6mm thickness.

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 internal diameter of 50mm;
- c. be metal or lagged by non-combustible materials if above ground;
- d. if buried, have a minimum depth of 300mm¹;
- 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 by vehicles.

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:

- a. comply with water tank signage requirements within *Australian Standard AS 2304-2011 Water storage tanks for fire protection systems*; or
- b. Comply with the Tasmania Fire Service Water Supply Guideline published by Tasmania Fire Service

A hardstand area for fire appliances must be:

- a. 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);
- b. no closer than 6m from the building area to be protected;
- c. a minimum width of 3m constructed to the same standard as the carriageway; and
- d. connected to the property access by a carriageway equivalent to the standard of the property access

Scott Livingston
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Date 1/1/2022

SRL22/2S2



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:

CT 143771/2 Translink Ave S, Western Junction

Certificate of Title / PID:

CT 143771/2, PID 9818432

2. Proposed Use or Development**Description of proposed Use and Development:**

41 lot and roads subdivision from 1 existing title

Applicable Planning Scheme:

Northern Midlands Interim Planning Scheme 2013

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report, CT 143771/2 Translink Ave S, Western Junction v2	Scott Livingston	31/10/2022	2
Bushfire Hazard Management Plan, CT 143771/2 Translink Ave S, Western Junction, v2	Scott Livingston	31/10/2022	2
Plan of Subdivision	PDA Surveyors	11/1/2022	PA 01 04

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

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

Compliance test	Compliance Requirement
<input type="checkbox"/> E1.4(a) / C13.4.1(a)	Insufficient increase in risk

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

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

<input checked="" type="checkbox"/>	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
Acceptable Solution	Compliance Requirement	
<input type="checkbox"/> E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>	
<input type="checkbox"/> E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk	
<input checked="" type="checkbox"/> E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')	
<input type="checkbox"/> E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement	

<input type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
Acceptable Solution	Compliance Requirement	
<input type="checkbox"/> E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>	

<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Property Access complies with relevant Tables,

<input type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
Acceptable Solution		Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

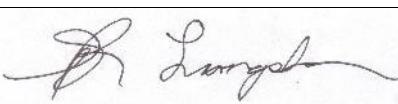
Name:	Scott Livingston	Phone No:	0438 951 021
Postal Address:	299 Relbia Road, Relbia	Email Address:	scottlivingston.lnrs@gmail.com
Accreditation No:	BFP – 105	Scope:	1, 2, 3A, 3B, 3C

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: Scott Livingston **Date:** 1/11/2022

Certificate Number: SRL 22/2S2

(for Practitioner Use only)

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM**Section 321**

To:

Translink Industrial Pty Ltd

Owner /Agent

Address

Form

55

Suburb/postcod

Qualified person details:

Qualified person:

Scott Livingston

Address:

299 Relbia Rd

Phone No: 0438 951 021

Relbia

7258

Fax No:

Licence No:

BFP-105

Email address:

scottlivingston.lnrs@gmail.com

Qualifications and Insurance details:

Accredited Bushfire Assessor

(description from Column 3 of the Director of Building Control's Determination)

Speciality area of expertise:

Bushfire Assessment

*(description from Column 4 of the Director of Building Control's Determination)***Details of work:**

Address:

CT 143771/2 Translink Ave S

Lot No:

1-23, 30- 46, & 117

Western Junction

7300

Certificate of title No 143771/2

The assessable item related to this certificate:

Bushfire Attack Level (BAL)

(description of the assessable item being certified)

Assessable item includes –

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

Certificate details:

Certificate type:

Bushfire Hazard

(description from Column 1 of Schedule 1 of the Director of Building Control's Determination)

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

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

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:

- Bushfire Attack Level Assessment & Report

Relevant calculations:

References:

Australian Standard 3959
Building Amendment Regulations 2016

Director of Building Control, Determinations

- Categories of Building Control and Demolition Work (July 2017)
- Requirements for Building in Bushfire Prone Areas. (July 2017)
- Application of Requirements for Building in Bushfire Prone Areas. (Feb 2017)
-

Director of Building Control (2021) Director's Determination for Bushfire Hazard Areas v1.1 2021

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

1. Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959

Assessed as - BAL 19

2. Bushfire Hazard Management Plan

Proposal is compliant with DTS requirements,
clauses 4.1, 4.2, 4.3 & 4.4 Directors Determination Requirements for Building in Bushfire Prone Areas (v2.1)

and Director of Building Control (2021) Director's Determination for Bushfire Hazard Areas v1.1 2021

Scope and/or Limitations

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 Planning Directive No 5.1, Bushfire-Prone Areas Code and Tasmanian Planning Scheme issued by the

Tasmanian Planning Commission, the Building Code of Australia and Australian Standards, AS 3959-2018, Construction of buildings in bushfire-prone areas.

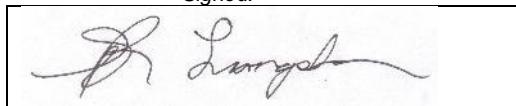
Limitations:

- 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.

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

SRL22/2S2

Date:

1/11/2022