

This planning application is open for public
comment until
11 November 2025

Reference no	PLN-25-0201
Site	WINDFALL, 571 ELPHINSTONE ROAD CRESSY
Proposed Development	2 Lot Subdivision
Zone	21.0 Agriculture
Use class	Resource Development

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 specia form required)



PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE

(E.g. Residential houses, sheds, carports, retaining walls, visitor accommodation, commercial development, signage etc.)

Exhibited
Office Use Only:

The Proposal

Description of proposal:

Subdivision - 1 Lot to 2 Lots

Driveway construction material: Existing - Gravel

The Land

Site address: 571 Elphinstone Road, Cressy

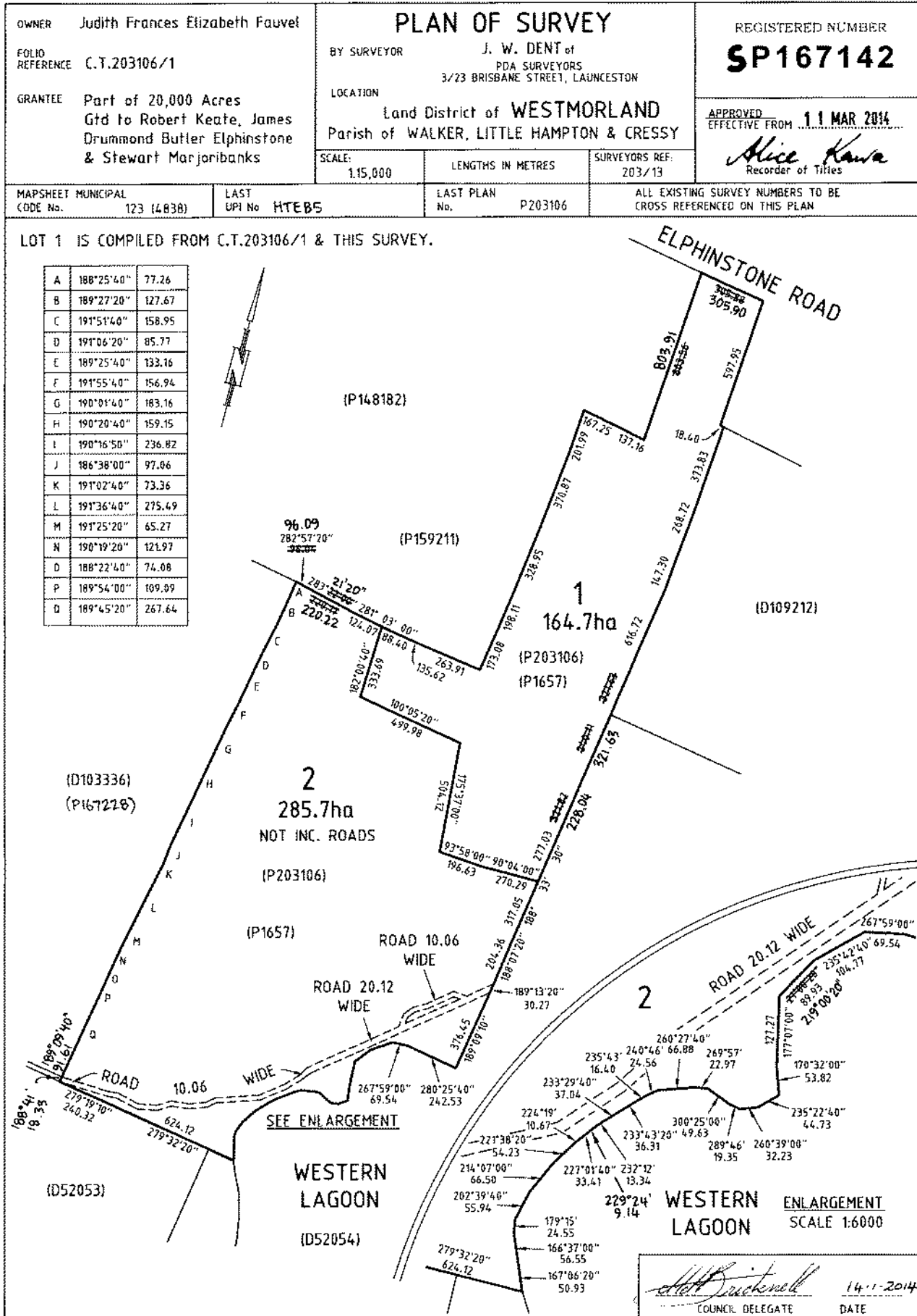
Title reference: C/T: 167142/1

Existing buildings on site: Dwellings and a number of outbuildings.

Existing use of site: Residential

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

Justification and assessment of compliance with discretionary aspects of the application
found within planning report supplied (ref. L241001).



PLANNING REPORT

SUBDIVISION (1 LOT TO 2 LOTS)

571 ELPHINSTONE ROAD, CRESSY

September 2025



Job Number: L250109

Prepared by: Alex Bowles

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Town Planner

Reviewed by: James Stewart

Senior Town Planner

Rev. no	Description	Date
1	Draft	5 September 2025
2	Final	7 October 2025



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1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approval Act 1993* (the ‘Act’) to develop land at 571 Elphinstone Road, Cressy (the ‘subject site’).

The proposal seeks approval for the intended use or development of Subdivision (1 Lot to 2 Lots) at the subject site. This report provides a detailed assessment of the site’s characteristics, the proposed development’s alignment with planning controls of the municipal area and considers any potential impacts.

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

Document	Consultant
Proposal Plans	Nova Land Consulting
Agricultural Assessment	RM Consulting Group Pty Ltd (RMCG)
Bushfire Report	Nova Land Consulting

1.1 Summary

Subject Site	
Address(es)	571 Elphinstone Road, Cressy
Property ID	3283819
Title(s)	167142/1
Land area	164.7ha
Planning Authority	Northern Midlands Council
Covenant/Easements	Restrictive Covenant pursuant to section 37B of the National Parks & Wildlife Act 1970
Access	Access is via the existing crossover on Elphinstone Road
Planning Controls	
Zone	Agriculture Zone (21.0)
General Overlay	N/A
Overlays	Natural Assets Code (C7.0) - Waterway and coastal protection area Bushfire-Prone Areas Code (C13.0) Safeguarding of Airports Code (C16.0)
Proposal	
Proposed	Subdivision (1 Lot to 2 Lots)

Use/Development	
Use Class	No Use Class assigned - As per Clause 6.2.6 of the SPPs
Use Class Status	Not Applicable
Existing services and infrastructure	
Water	Relies on onsite water servicing
Sewer	Relies on onsite sewer servicing
Stormwater	Relies on onsite stormwater servicing

2. Site Characteristics and Surroundings

2.1 Subject Site

The subject site is a 164.7ha property located at 571 Elphinstone Road, Cressy, and is zoned Agriculture under the Tasmanian Planning Scheme (TPS). The topography of the site is notably influenced by a prominent hill formation situated toward the south-east, which extends through to the north-west of the property. This natural feature effectively segments the land and results in a fall to both the south-west and north-east, influencing site drainage and land use potential.

The property currently contains a number of existing agricultural buildings as well as residential dwellings, primarily used for on-site worker accommodation.

Vehicular access to the site is available via an existing crossover off Elphinstone Road, providing direct entry to a road maintained by the Road Authority (Council).

The site is entirely bushfire prone and is located within the Airport Obstacle Limitation Area with a height limit of 670.56m AHD. It is also affected by the Waterway and Coastal Protection Area, with several watercourses traversing the site, including Back Creek.

The site is not connected to reticulated water, sewer, or stormwater infrastructure. Additionally, there are no registered easements identified on the property title.

The property title contains a registered conservation covenant under Section 37B of the National Parks and Wildlife Act 1970. This covenant is a legally binding agreement between the Minister and the landowner for the protection of identified natural values on the site.

The covenant applies to the heavily vegetated portion of the property (approximately 130 ha) and establishes restrictions and management requirements to preserve threatened native vegetation. While not a planning control under the Tasmanian Planning Scheme, the covenant is a relevant legal instrument that must be considered in the context of bushfire hazard management, as it limits the extent to which vegetation clearance or modification can occur within the protected area.

No other identified encumbrances or easements are identified on the title.



Figure 1 – Aerial view of subject site. Source: LISTMAP

2.2 Surrounding Area

The broader area surrounding the subject site is predominantly agricultural in nature, consisting largely of farmland and rural properties. The terrain is generally flat, providing suitable conditions for agricultural activities. However, to the south-west, the landscape rises sharply with the presence of the Great Western Tiers, a prominent range of hills and escarpments. This elevated terrain is the source of several watercourses that emanate from the tiers and flow through or in close proximity to the subject site, influencing local drainage patterns and contributing to the area's natural water features.

Similar to the subject property, many sites within this region lack connection to reticulated services such as water, sewer, and stormwater infrastructure, reflecting the rural and agricultural character of the area.

2.3 Planning Matters

The site is located within the Agriculture Zone within the *Tasmanian Planning Scheme - Northern Midlands*, which primarily supports agricultural use and imposes controls to protect rural land and maintain farming activities.

The entire site is classified as bushfire prone and requires assessment against the criteria within this code as it is for subdivision.

The site falls within the Airport Obstacle Limitation Area, where development is restricted by a height limit of 670.56 metres AHD to prevent interference with aviation operations. The proposal does not protrude into this limitation area and therefore assessment against this criterion is not considered warranted.

Several watercourses on the site are covered by the Waterway and Coastal Protection Area overlay, with several watercourses traversing the site, including Back Creek on the southeast of the site. No works or buildings are proposed within this overlay area and therefore the Natural Assets Code (C7.0) is not considered warranted.

Although the site is subject to a registered conservation covenant, recognising and protecting the inherent value of the native vegetation and species present, it is not covered by a Priority Vegetation Area overlay under the Tasmanian Planning Scheme. This is because the Agriculture Zone does not apply the Priority Vegetation Area overlay, even where significant vegetation values exist. These values are still protected through mechanisms outside of the planning system.

No local area objectives, site-specific qualifications, or specific area plans outlined in the *Local Provisions Schedule- Northern Midlands* applies to the property.

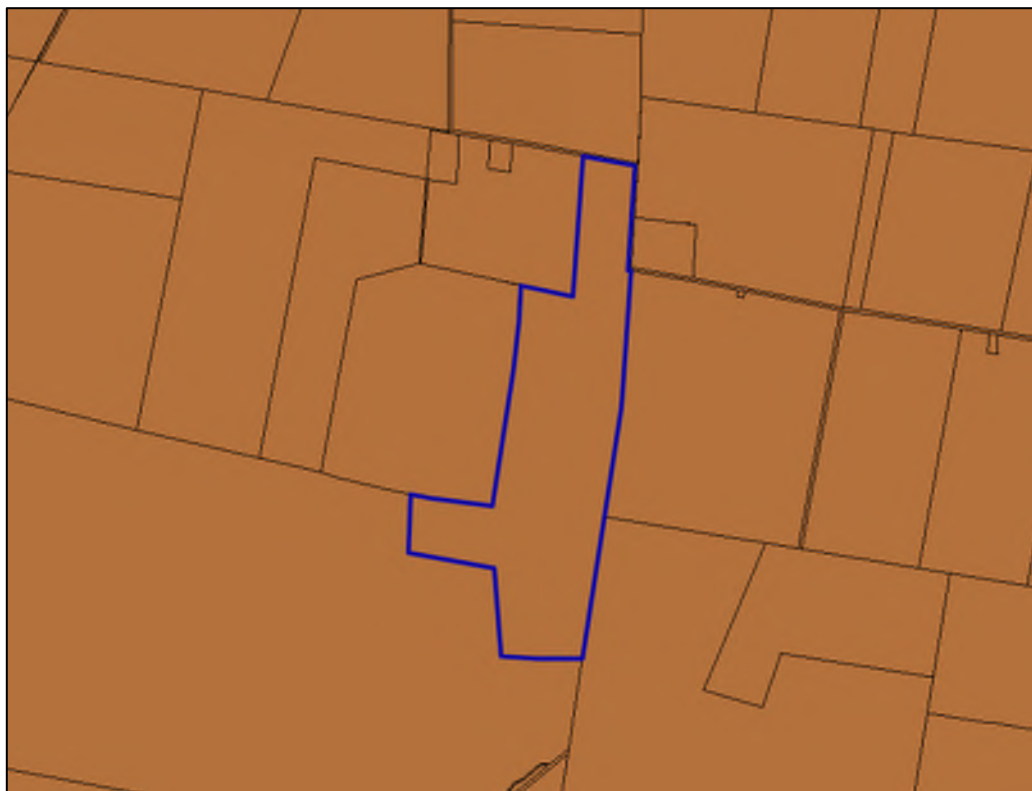


Figure 2 - Zoning of the subject site. Source: LISTMAP

3. Proposed Use and Development

3.1 Proposal

The proposal is for the subdivision of one lot into two separate titles. The subdivision will create:

- **Lot 1:** A 45.05 ha lot comprising the predominantly cleared northern portion of the property, which is suitable for agricultural use such as grazing. This lot also contains the recently approved workers' accommodation development.
- **Lot 2:** A 120.2 ha lot comprising the heavily vegetated rear portion of the site. Lot 2 will gain access via a 10-metre-wide access handle along the eastern boundary, connecting to Elphinstone Road through an existing gateway and access point.

The lot boundaries have been designed to broadly follow existing fencing, the extent of vegetation areas, and the separation requirements for bushfire hazard management.

The intent of the subdivision is to clearly separate the agricultural component of the property from the vegetatively constrained portion, which is subject to a conservation covenant and contains threatened native vegetation protected under the *Nature Conservation Act 2002*.



Figure 3 – Proposal Plan. Source: Nova Land Consulting

A full set of plans is included with the application.

4. Planning Assessment

4.1 Planning Scheme Zone Assessment

21.0 Agriculture Zone

21.1 Zone Purpose

The purpose of the Agriculture Zone is:

- 21.1.1 To provide for the use or development of land for agricultural use.
- 21.1.2 To protect land for the use or development of agricultural use by minimising:
 - (a) conflict with or interference from non-agricultural uses;
 - (b) non-agricultural use or development that precludes the return of the land to agricultural use; and
 - (c) use of land for non-agricultural use in irrigation districts.
- 21.1.3 To provide for use or development that supports the use of the land for agricultural use.

Planners Response:

The proposed subdivision does not compromise the ongoing agricultural use of the site and will allow Lot 1 to continue to be used for grazing and other compatible agricultural activities.

No new uses are being introduced; as no use class is assigned under Clause 6.2.6 of the Scheme, the proposal does not constitute a non-agricultural use.

Lot boundaries have been designed with consideration of existing fencing, vegetation areas, and bushfire separation requirements, further minimising any potential land use conflict.

The subdivision also does not conflict with irrigation use within the district, as no works or development are proposed that would impact existing irrigation infrastructure or the future use of the land for irrigated agriculture.

Overall, the proposal aligns with the purpose of the Agriculture Zone by supporting agricultural use, minimising conflict with non-agricultural uses, and preserving the potential for ongoing productive use.

21.2 Use Classification

Planners Response:

Under Clause 6.2.6 of the Tasmanian Planning Scheme – State Planning Provisions:

"Notwithstanding sub-clause 6.2.1 of this planning scheme, development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes."

As the proposal is for subdivision only, no use class is assigned or required.

2.13 Use Standards

Planners Response: Not applicable to application.

Not applicable. No use class is assigned to this development under Clause 6.2.6 of the Tasmanian Planning Scheme. Consequently, all standards under this heading are considered not applicable to the application.

21.4 Development Standards for Buildings and Works

Planners Response: Not applicable to application.

The development and works standards under this heading are not applicable to this proposal. Therefore, they are not considered as part of this application.

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 Solutions		Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: (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 Each lot, or a lot proposed in a plan of subdivision, must: (a) provide for the operation of an agricultural use, having regard to: (i) not materially diminishing the agricultural productivity of the land; (ii) the capacity of the new lots for productive agricultural use; (iii) any topographical constraints to agricultural use; and (iv) current irrigation practices and the potential for irrigation; (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: a. not materially diminishing the agricultural productivity of the land; b. the capacity of the balance lot for productive agricultural use; c. any topographical constraints to agricultural use; and d. 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
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	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.
Planners Response: Relies on performance criteria. The pathway for assessment is through P1(a), rather than P1(b) or P1(c). The clause requires that each lot or a lot provide for the operation of an agricultural use. In this instance, Lot 1 provides for an agricultural use consistent with the performance criteria. The subdivision will not materially diminish the agricultural capacity of the land, as the portion of the site that is feasibly capable of agricultural use will remain available and is actively managed for that purpose. Lot 2, being heavily vegetated and subject to a conservation covenant and threatened native vegetation, which has no realistic capacity for agricultural use, and its separation recognises these constraints without reducing the productivity of Lot 1. There are no significant topographical constraints that would limit agricultural use on Lot 1. The site is located within an irrigation district, and the proposal will not impact current or future irrigation practices. These matters are further addressed in the provided Agricultural Assessment, which demonstrates that the proposal is consistent with the performance criteria of the Scheme.	
A2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	P2 Each lot, or a lot proposed in a plan of subdivision, is capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; and (d) the pattern of development existing on established properties in the area.
Planners Response: Complies with acceptable solution. Property has two existing vehicular crossovers with direct access to the Elphinstone Road reserve maintained by Council (the Road Authority). These provide direct access for both Lots 1 & 2 to enter and exist the site in accordance with the road authority requirements. Considered compliant.	

4.2 Planning Scheme Code Assessment

C2.0 Parking and Sustainable Transport Code

Planners Response: Not applicable to application.

The proposal is for a subdivision. Under the Land Use Planning and Approvals Act 1993 (LU-PAA), *development* is defined to include

“(d) the subdivision or consolidation of land, including buildings or airspace”.

Accordingly, the subdivision must be assessed against the Car Parking and Sustainable Transport Code, which applies to all development and use.

In this case, the proposal does not include the provision of, or requirement for, car parking. Both proposed lots are of sufficient size and configuration to accommodate compliant parking arrangements in the future if required. The subdivision does not compromise or undermine the capacity for parking on either lot, and there is adequate space for such facilities to be provided.

On this basis, the proposal is considered compliant with the Car Parking and Sustainable Transport Code.

C7.0 Natural Assets Code

C7.6 Development Standards for Buildings and Works

Planners Response: Not applicable to application.

No building or works are proposed to occur within the waterway and coastal protection area located over the watercourses. Therefore, these standards are not applicable.

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 Solutions	Performance Criteria
A1 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: (a) be for the creation of separate lots for existing buildings;	P1 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: (a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and

(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.	coastal protection area or a future coastal refugia area; and (b) future development likely to be facilitated by the subdivision.
Planners Response: Complies with acceptable solution. The proposal complies with sub-clause (e). The subdivision does not include any works (excluding boundary fencing), building areas, services, bushfire hazard management areas, or vehicular access within the mapped Waterway and Coastal Protection Area. The overlay is confined to sections of the site at a significant distance from the modified land and proposed lot boundaries, ensuring that no new development or disturbance occurs within the protected area. Accordingly, the proposal is considered compliant with Acceptable Solution A1.	

C7.7.2 Subdivision within a priority vegetation area

Planners Response: Not applicable to application. Subject site does not contain any mapped Priority Vegetation under the LPS and does not apply to site as per 7.2.1 (c), therefore standard not applicable to the proposal.

C13.0 Bushfire-Prone Areas Code

Planners Response: A Bushfire Hazard Management Report and Bushfire Hazard Management Plan (BHMP), prepared by a suitably qualified and accredited practitioner, has been provided as part of this application. The report demonstrates compliance with the applicable standards of the Bushfire-Prone Areas Code.

5. Conclusion

The proposed subdivision at 571 Elphinstone Road, Cressy, seeks approval to create two lots, comprising a 45.05 ha agricultural lot (Lot 1) and a 120.2 ha vegetated lot (Lot 2). The subdivision layout has been informed by existing fencing, vegetation areas, bushfire hazard separation requirements, and access arrangements.

The proposal is consistent with the purpose of the Agriculture Zone, as it maintains Lot 1 for productive agricultural use while recognising the environmental constraints and conservation values of Lot 2. The subdivision will not materially diminish the agricultural capacity of the land, will not introduce non-agricultural uses, and will not interfere with existing irrigation practices. Importantly, it provides a net benefit by creating a clear and logical separation between land with genuine agricultural potential and land constrained by vegetation, topography, and conservation values.

Assessment against the applicable codes, including the Bushfire-Prone Areas Code, Car Parking and Sustainable Transport Code, and Waterway and Coastal Protection Area provisions, confirms that the subdivision complies with or can meet the relevant performance criteria. A Bushfire Hazard Management Report prepared by an accredited practitioner has been provided to demonstrate compliance with bushfire requirements.

Overall, the subdivision is considered consistent with the Scheme's relevant standards and provisions, delivers a clear planning benefit, and approval is therefore warranted.

Annexure 1 - Certificate of Title Plan and Folio Text

Annexure 2 - Proposal Plans

Annexure 3 - Agricultural Report

Annexure 4 - Bushfire Report



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6 OCTOBER 2025

Agricultural Report: 571 Elphinstone Rd

Report for: B Redman & F Bovill

Proposal 2-lot subdivision

Property Location: 571 Elphinstone Rd, Cressy (CT 167142/1)

Prepared by: Michael Tempest
RMCG
Level 2, 102-104 Cameron Street
Launceston TAS 7250

Summary	
Client:	Barry Redman & Fiona Bovill
Property identification:	571 Elphinstone Rd, Cressy, 7302 Current zoning: Agriculture Zone CT 167172/1, PID 3283819
Proposal:	2-lot subdivision
Purpose:	To assess the agricultural aspects of the proposal.
Land capability:	Published Land Capability at 1:100 000 shows Class 3 (29 ha), Class 4 (42 ha) & Class 4+5 (96 ha).
Assessment comments:	An initial desktop feasibility assessment was undertaken followed by a field inspection on the 19th November 2024 to confirm or otherwise the desktop study findings of the agricultural assessment. This report summarises the findings of the desktop and field assessment.
Conclusion:	The proposed subdivision will not materially diminish the agricultural productivity of the subject land. All agricultural land, water resources and workers accommodation will be retained on Lot 1, while the majority of native vegetation under a conservation covenant will be separated onto Lot 2. The site's agricultural potential including irrigation potential will not be impacted by the proposal.
Assessment by:	 Michael Tempest Senior Consultant

ACKNOWLEDGEMENT OF COUNTRY

Tasmania is Aboriginal land. We acknowledge the palawa and pakana, the Tasmanian Aboriginal peoples, as the Traditional Owners and continuing custodians of the lands, seas, and waterways of lutruwita, Tasmania, on which this project will be conducted. We recognise their ongoing connection to the land, waters, and culture, and pay our respects to their Elders, both past and present, acknowledging emerging leaders. Additionally, we express our gratitude for the knowledge and insights that Traditional Owners and other Aboriginal and Torres Strait Islander peoples contribute to our shared work in Australia.

We pay our respects to all Aboriginal and Torres Strait Islander communities. We acknowledge that Australia was founded on the genocide and dispossession of First Nations peoples and affirm that sovereignty was never ceded in this country. We embrace the spirit of reconciliation, striving toward self-determination, equitable outcomes, and an equal voice for Australia's First Peoples

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1 Introduction

1.1 PROPOSAL

The subject title (CT 167142/1) is located at 571 Elphinstone Rd, Cressy. This title and all surrounding land is zoned as 'Agriculture' under the *Tasmanian Planning Scheme – Northern Midlands* (the Planning Scheme).

The proponent seeks to gain discretionary approval to undertake a 2-lot subdivision of the site. The subdivision would keep all agricultural land and existing workers accommodation on one lot, with second lot containing the majority of the native vegetation that is covered by a conservation covenant.

1.2 PLANNING CONTEXT

Clause 21.5.1 of the Planning Scheme provides avenues for subdivision in the Agriculture Zone, these are shown in Table 1-1.

Table 1-1: Planning Clause 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 Solutions	Performance Solutions
A1 Each lot, or a lot proposed in a plan of subdivision, must: 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 Each lot, or a lot proposed in a plan of subdivision, must: a) Provide for the operation of an agricultural use, having regard to: i. Not materially diminishing the agricultural productivity of the land; ii. The capacity of the new lots for productive agricultural use; iii. Any topographical constraints to agricultural use; and iv. Current irrigation practices and the potential for irrigation; 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: a. Not materially diminishing the agricultural productivity of the land; b. The capacity of the balance lot for productive agricultural use; c. Any topographical constraints to agricultural use; and d. 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.

Objective:	
A2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	P2 Each lot, or a lot proposed in a plan of subdivision, is capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: a) The topography of the site; b) The distance between the lot or building area and the carriageway; c) The nature of the road and the traffic, including pedestrians; and d) The pattern of development existing on established properties in the area.

The proposal does not meet the Acceptable Solutions of Clause 21.5.1 and so must be assessed against the relevant Performance Criteria. In this instance the applicable Performance Criteria is 21.5.1.P1.a. Hence this is the Performance Solution RMCG has considered the proposal against. RMCG have not considered the proposal against A2 or P2.

2 The site and surroundings

2.1 SITE DESCRIPTION

The subject title is 167.2 ha in area. The title is zoned 'Agriculture' under the Planning Scheme. There is a hilltop in the southern section of the title that sits at 220m Above Sea Level (ASL). This slopes away in all directions. The northern section has a gentle northerly aspect site between 190 m and 180 m ASL. Mean annual rainfall is 621 mm¹. Elphinstone Rd forms the site's northeastern and northern boundary. Private freeholds are adjacent to all other boundaries.

The subject title is split into two distinct areas. The southern area of 128 ha is covered in native vegetation, which is mapped as a mix of the following vegetation communities as per TasVeg 4.0 mapping:

- *Eucalyptus amygdalina* inland forest on Cainozoic deposits (DAZ), 83 ha
- *Eucalyptus amygdalina* inland forest on dolerite (DAD), 38 ha
- Lowland grassland complex (GCL).

DAZ is listed as threatened vegetation community under the Nature Conservation Act 2002. This area is also covered by conservation covenant (see Figure A2-2). The area is set aside for environmental values and is not utilised for agricultural activities.

The northern 45 ha (Figure A2-2) contains the site's infrastructure which includes two existing dwellings and worker accommodation. The balance of the area is utilised for pasture for grazing. The title has access to 40 ML of irrigation water from the Cressy-Longford Irrigation Scheme. Parts of the pastured areas have previously been utilised for occasional cropping, such as potatoes, but currently it is solely utilised for sheep grazing. It is currently farmed in conjunction with 538 Elphinstone Rd (CT 178233/2) to the northeast, which has two existing dwellings and a further 7.5 ha of grazing land (see Figure A2-2).

Published Land Capability mapping at 1:100 000 scale shows the subject land to be a mix of Class 3 (29 ha), Class 4 (42 ha) and Class 4+5 land (96 ha).

- Class 3 Land is described as 'land suited to cropping and intensive grazing with moderate limitations to use'
- Class 4 Land Capability is described as 'land that is well suited to grazing, but which is limited to occasional cropping or a very restricted range of crops'
- Class 5 land is described as 'Land unsuited to cropping and with slight to moderate limitations to pastoral use'
- Class 4+5 land is considered at least 60% Class 4 land with the balance being Class 5 land.

All of the Class 3 land and a portion of the Class 4 land (7 ha) is associated with the northern 45 ha that is utilised for existing agricultural activities. The balance of the Class 4 land and all the Class 4+5 land is covered in native vegetation and under a conservation covenant. Class 3 Land is considered 'Prime Agricultural Land' as defined under the *Protection of Agricultural Land Policy 2009* (PAL Policy). Further land capability class descriptions are provided in Appendix 3.

The site's accommodation has total occupancy capacity to house approximately 50 agricultural workers. The worker's accommodation is occupied year-round with agricultural workers who support agricultural production

¹ BoM Weather Station – Cressy House (91021), data from 1941 – 2024.

across the surrounding region. The workers are a mix of Pacific Australia Labour Mobility (PALM) Scheme workers as well as shearers.

The agricultural activities occurring on the site currently would not constitute a commercial scale agricultural enterprise. It would currently be best described as a small scale enterprise. However, the workers accommodation is a business that is supporting other commercial scale enterprises across the local region. The proposed subdivision will have no impact on the scale of the agricultural activities on the site. The site's characteristics indicate that there may be scope to develop a high value horticultural enterprise with commercial scale characteristics on the northern 45 ha. This could be supported by the existing workers accommodation, or this accommodation could continue to support other businesses in the region.

2.2 SURROUNDING LAND USE

The subject title is surrounded by land in the Agriculture zone, with seven directly adjacent titles. These range in size from 10 ha to 900 ha. The surrounding land use is a mix of agricultural land and native vegetation. There is also plantation forestry to the southeast of the title. The predominate surrounding agricultural use is grazing. However, there are a number of adjacent and nearby properties that have existing irrigation infrastructure, including centre pivot irrigators where occasional cropping can occur. This includes a centre pivot irrigator located on the adjacent title to the east (509 Elphinstone Rd, CT 109212/1). It is near to the existing dwellings and worker accommodation on the subject site. Figure A2-2 shows surrounding titles. The surrounding area is best described as an agricultural area, with this being reflected in the existing zoning.

3 Discussion

When considering the suitability of proposed 2-lot subdivision from an agricultural perspective the following points have been considered.

- The subject title has two very distinct areas and uses associated with the property. These being the:
 - Area covered in native vegetation (under a Conservation Covenant), and the
 - Existing farmland, which includes two dwellings and workers accommodation
- The existing accommodation includes two dwellings (a manager's residence, a one-bedroom unit) and a machinery shed that has been converted into accommodation, which includes individual bedrooms, amenities and communal living spaces. It is our understanding that there is space for up to 50 workers to live on site.
- The farmland has access to 40 ML of irrigation water from the Cressy Longford Irrigation Scheme, which, with the land's capability, indicates there is potential for intensification of the agricultural activities on the site.
- The farmland has previously been utilised for occasional crops (such as potatoes) and is currently utilised for sheep grazing. Currently the site has 260 ewes and 300 lambs onsite, which would be the approximate stocking capacity.
- All farmland, irrigation resource and workers accommodation all being retained one lot (Lot 1). The attributes associated with this lot are likely to be attractive for an intensive horticulture development (such as berry tunnels).
- A large proportion of the native vegetation within the mapped Conservation Covenant area is mapped as *Eucalyptus amygdalina* forest on Cainozoic deposits which is mapped as a threatened vegetation community under the *Nature Conservation Act 2002*. There are also records of threatened flora species within this area. The majority of this area will form Lot 2. A small portion of the conservation covenant will be retained on lot 1 so that the bushfire hazard management area associated with the workers accommodation is retained on Lot 1. The lot boundary will also align with an existing fence.
- Setbacks of the existing dwellings and workers accommodation to adjacent agricultural land will not be impacted by the proposed subdivision and so it is unlikely that the subdivision will increase the risk of land use conflict with adjacent agricultural activities.
- There are no developments proposed on Lot 2.

3.1 PLANNING CRITERIA

This section responds to the specific Performance Solution requirements under the relevant Clauses of the Planning Scheme

Clause 21.5.1.P1.a

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

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

(i) not materially diminishing the agricultural productivity of the land

All existing agricultural land will be retained on one lot. With the majority of land unsuitable for agricultural use and covered by a conservation covenant located on the second title. This arrangement will not diminish the agricultural productivity of the land.

(ii) the capacity of the new lots for productive agricultural use.

All productive agricultural land and infrastructure will be retained on lot 1. Lot 2 will have unproductive land associated with the existing native vegetation and the conservation covenant that no agricultural value.

(iii) any topographical constraints to agricultural use

There are no topographical constraints to agricultural use for either lot. However, Lot 2 is covered in native vegetation which includes a threatened community and is predominately covered by a conservation covenant.

(iv) current irrigation practices and potential for irrigation

There is 40ML of water available for the Cressy Longford Irrigation Scheme associated with the site. This will be retained with Lot 1 which retains all agricultural land. Currently only occasional irrigation is occurring, however, with 40ML of water available there is scope to increase irrigation activities on Lot 1 in the future. There is no scope to irrigate for agricultural purposes on Lot 2 due to existing native vegetation and the associated conservation covenant.

4 Conclusions

The proposed subdivision will not materially diminish the agricultural productivity of the subject land. All agricultural land, water resources and workers accommodation will be retained on Lot 1, while the majority of native vegetation under a conservation covenant will be separated onto Lot 2. The site's agricultural potential including irrigation potential will not be impacted by the proposal.

5 References

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https://www.stateplanning.tas.gov.au/data/assets/pdf_file/0005/543083/Draft-amendment-05-2024-Agricultural-Worker-Accommodation-Explanatory-Document-June-2024.pdf accessed on the 20/05/25

Appendix 1: Site plan

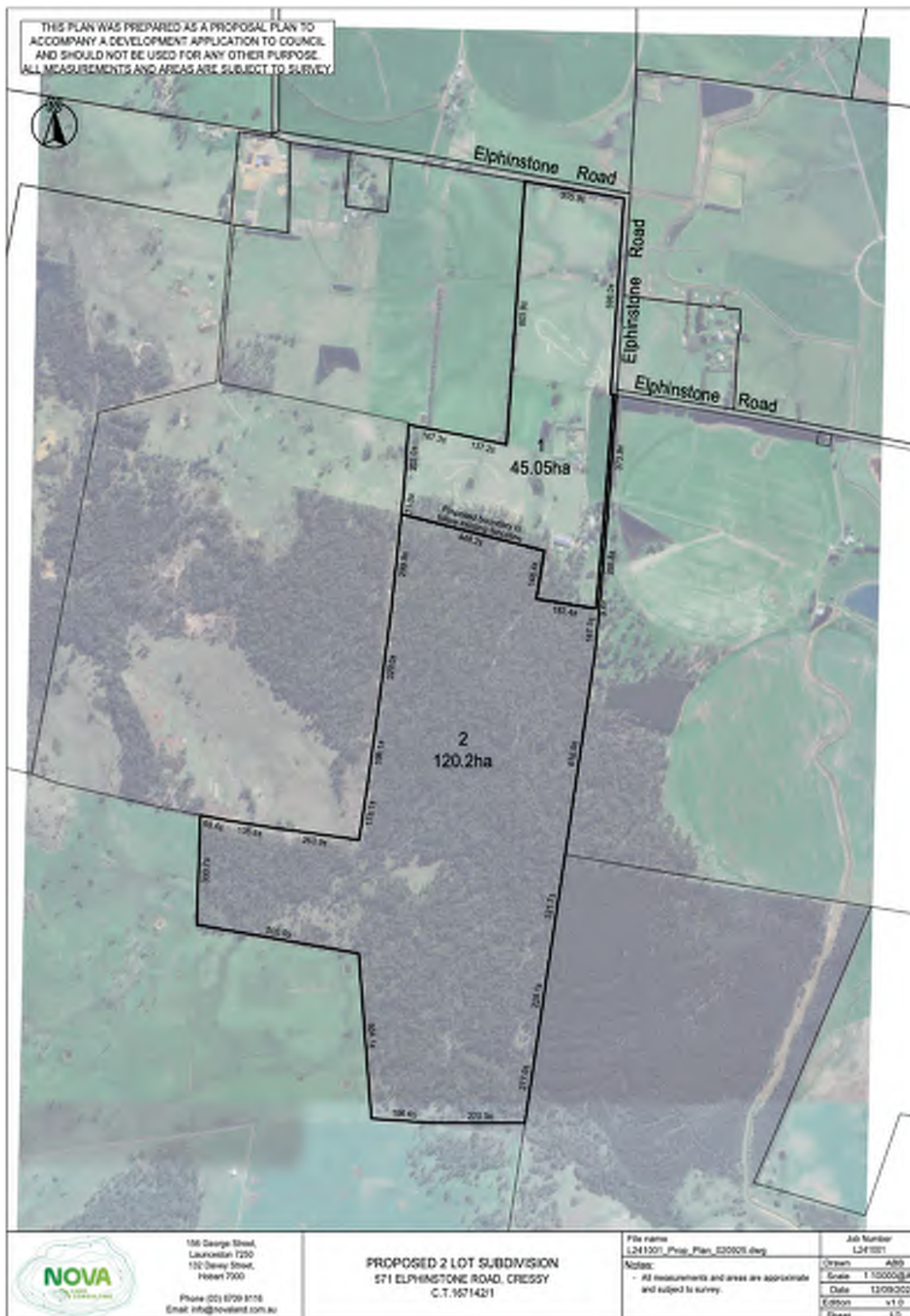


Figure A1-1: Site plan



Figure A1-2: Lot 1 building setbacks

Appendix 2: Maps

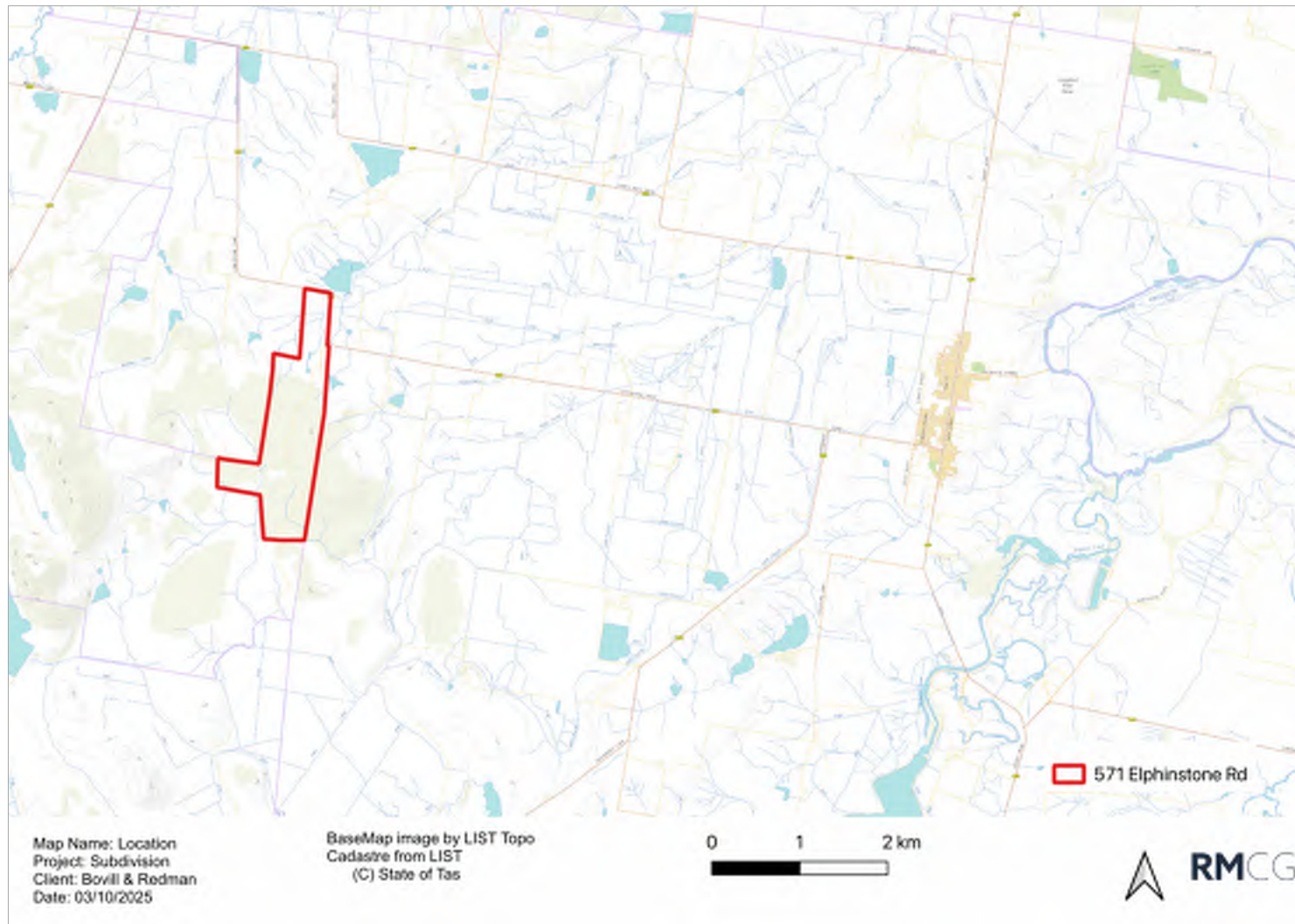


Figure A2-1: Location

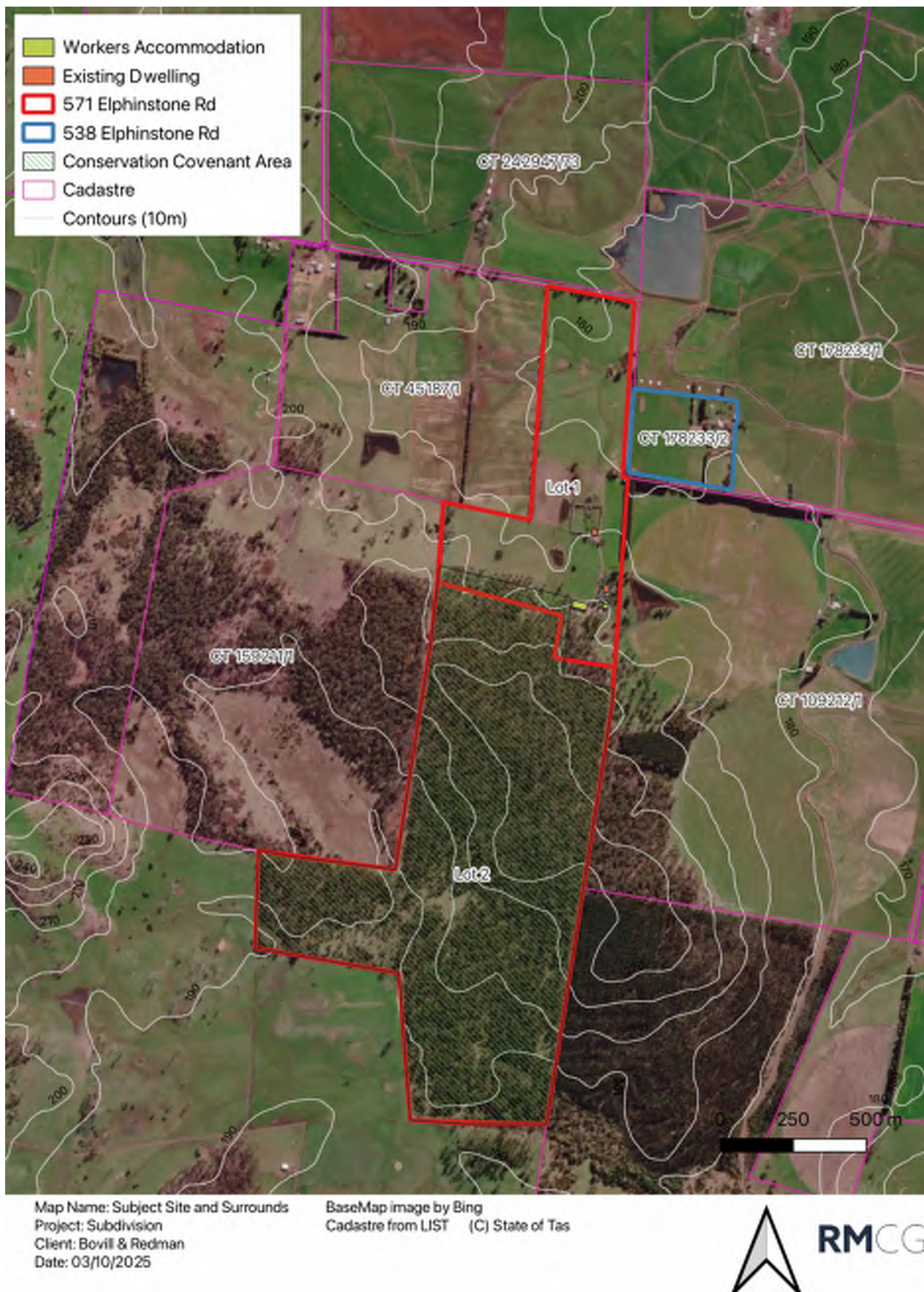


Figure A2-2: Aerial image of subject title, proposed lots and surrounding land

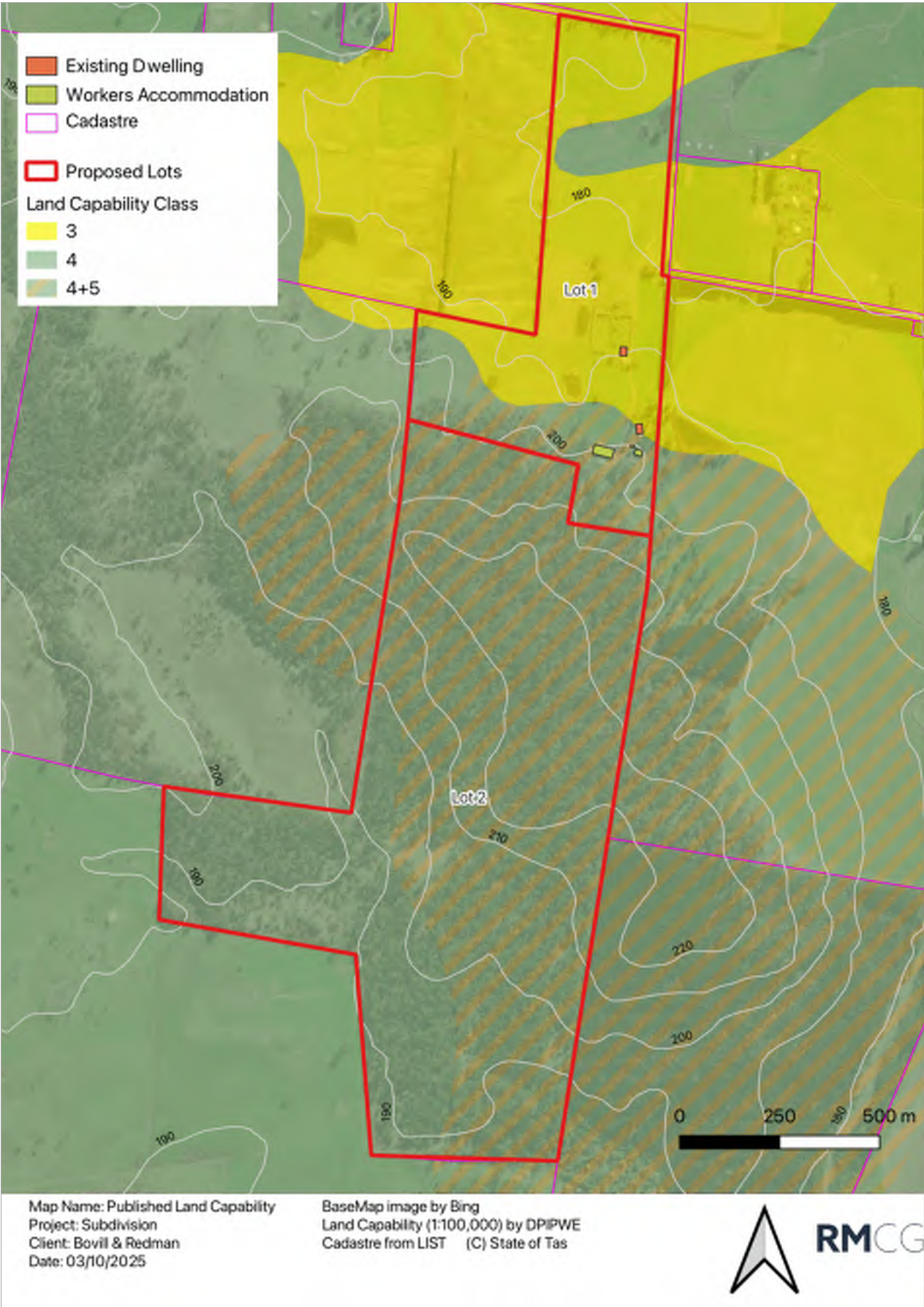


Figure A2-3: Published land capability (scale of 1:100,000)

Appendix 3: Land Capability definitions from Grose (1999)

Prime agricultural land as described in the Protection of Agricultural Land Policy 2009:

CLASS 1: Land well suited to a wide range of intensive cropping and grazing activities. It occurs on flat land with deep, well drained soils, and in a climate that favours a wide variety of crops. While there are virtually no limitations to agricultural usage, reasonable management inputs need to be maintained to prevent degradation of the resource. Such inputs might include very minor soil conservation treatments, fertiliser inputs or occasional pasture phases. Class 1 land is highly productive and capable of being cropped eight to nine years out of ten in a rotation with pasture or equivalent without risk of damage to the soil resource or loss of production, during periods of average climatic conditions.

CLASS 2: Land suitable for a wide range of intensive cropping and grazing activities. Limitations to use are slight, and these can be readily overcome by management and minor conservation practices. However, the level of inputs is greater, and the variety and/or number of crops that can be grown is marginally more restricted, than for Class 1 land. This land is highly productive but there is an increased risk of damage to the soil resource or of yield loss. The land can be cropped five to eight years out of ten in a rotation with pasture or equivalent during 'normal' years, if reasonable management inputs are maintained.

CLASS 3: Land suitable for cropping and intensive grazing. Moderate levels of limitation restrict the choice of crops or reduce productivity in relation to Class 1 or Class 2 land. Soil conservation practices and sound management are needed to overcome the moderate limitations to cropping use. Land is moderately productive, requiring a higher level of inputs than Classes 1 and 2. Limitations either restrict the range of crops that can be grown or the risk of damage to the soil resource is such that cropping should be confined to three to five years out of ten in a rotation with pasture or equivalent during normal years.

Non-prime agricultural land as described in the Protection of Agricultural Land Policy 2009:

CLASS 4: Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation. Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent, during 'normal' years to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited. (NB some parts of Tasmania are currently able to crop more frequently on Class 4 land than suggested above. This is due to the climate being drier than 'normal'. However, there is a high risk of crop or soil damage if 'normal' conditions return.).

CLASS 5: This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

CLASS 6: Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover.

CLASS 7: Land with very severe to extreme limitations which make it unsuitable for agricultural use.

Appendix 4: Potential conflict issues

Tables A4-1 to Table A4-4 describes the frequency and intensity of adjacent activities and the associated issues likely to constrain this use. These are a broad guide only and site specific, cultivar specific and seasonal variations occur. Aside from these specific issues associated with grazing Learmonth et. al. (2007) also provides a comprehensive list of potential land use conflict issues (see Figure A4-1). Table A4-1 provides the rationale behind the recommended minimum buffers contained in Table A7-1 (Appendix 7).

Table A4-1: Farming activity – Grazing

Management Activity	Issues likely to constrain the activity	Comment
Pasture sowing Herbicide spraying Cultivation Drilling	Spray drift, noise, dust	Ground based or aerial – often very early in the morning
Grazing	Livestock trespass, noise at certain time e.g., weaning calves	
Forage conservation, including mowing, raking, baling, carting bales	Noise, dust	
Fertiliser spreading	Noise, odour	
Insecticide spraying	Spray drift, noise	Ground based or aerial – often very early in the morning

Table A4-2: Farming activity – Irrigated Grazing

Management activity	Issues likely to constrain the activity	Comment
Pasture sowing Herbicide spraying Cultivation Drilling	Spray drift, noise, dust	Ground based or aerial – often very early in the morning
Grazing	Livestock trespass, noise at certain time e.g., weaning calves	
Forage conservation including mowing, raking, baling, carting bales	Noise, dust	
Fertiliser spreading	Noise	
Insecticide spraying	Spray drift, noise	Ground based or aerial
Irrigation	Spray drift, noise (pump)	Potentially turbid and not potable

Table A4-3: Farming Activity - Poppy crop

Management Activity	Issues likely to constrain the activity	Comment
Pre-cultivation spraying	Spray drift, noise	Ground based or aerial
Cultivation – several passes (2-4)	Noise, dust	Dust is unlikely as soils are likely to be moist
Lime spreading	Noise	
Drilling	Noise	Can be very early in the morning
Herbicide spraying (2 passes)	Spray drift, noise	Ground based or aerial
Insecticide & fungicide spraying (2-3 passes)	Spray drift, noise	Ground based or aerial
Irrigation	Spray drift, noise	Potentially turbid and not potable
Harvesting	Noise	
Potential forage crop after harvesting	Noise	

Table A4-4: Farming Activity - Potato crop

Management Activity	Issues likely to constrain the activity	Comment
Pre-cultivation spraying	Spray drift, noise	Ground based or aerial – often very early in the morning
Cultivation – several passes (2-4)	Noise, dust	Dust is unlikely as soils are likely to be moist
Planting	Noise	
Herbicide spraying	Spray drift, noise	Ground based or aerial – often very early in the morning
Insecticide & fungicide spraying (5+ passes)	Spray drift, noise	Ground based or aerial – likely to be very early in the morning
Fertiliser spreading	Noise, odour	
Irrigation	Spray drift, noise	Potentially turbid and not potable
Harvesting	Noise	

Issue	Explanation
Absentee landholders	Neighbours may be relied upon to manage issues such as bush fires, straying stock, trespassers etc. while the absentee landholder is at work or away.
Access	Traditional or informal 'agreements' for access between farms and to parts of farms may break down with the arrival of new people.
Catchment management	Design, funding and implementation of land, water and vegetatin management plans are complicated with larger numbers of rural land-holders with differing perspectives and values.
Clearing	Neighbours may object to the clearing of trees, especially when it is done apparently without approvals or impacts on habitat areas or local amenity.
Cooperation	Lack of mutual co-operation through the inability or unwillingness on behalf individuals to contribute may curtail or limit traditional work sharing practices on-farm or in the rural community.
Dogs	Stray domestic dogs and wild dogs attacking livestock and wildlife and causing a nuisance.
Drainage	Blocking or changing drainage systems through a lack of maintenance or failure to cooperate and not respect the rights of others.
Dust	Generated by farm and extractive industry operations including cultivating, fallow (bare) ground, farm vehicles, livestock yards, feed milling, fertiliser spreading etc.
Dwellings	Urban or residential dwellings located too close to or affecting an existing rural pursuit or routine land use practice.
Electric fences	Electric shocks to children, horses and dogs. Public safety issues.
Fencing	Disagreement about maintenance, replacement, design and cost.
Fire	Risk of fire escaping and entering neighbouring property. Lack of knowledge of fire issues and the role of the Rural Fire Service.
Firearms	Disturbance, maiming and killing of livestock and pest animals, illegal use and risk to personal
Flies	Spread from animal enclosures or manure and breeding areas.
Heritage management	Destruction and poor management of indigenous and non indigenous cultural artefacts, structures and sites.
Lights	Bright lights associated with night loading, security etc.
Litter	Injury and poisoning of livestock via wind blown and dumped waste. Damage to equipment and machinery. Amenity impacts.
Noise	From farm machinery, scare guns, low flying agricultural aircraft, livestock weaning and feeding, and irrigation pumps.
Odours	Odours arising from piggeries, feedlots, dairies, poultry, sprays, fertiliser, manure spreading, silage, burning carcasses/crop residues.
Pesticides	Perceived and real health and environmental concerns over the use, storage and disposal of pesticides as well as spray drift.
Poisoning	Deliberate poisoning and destruction of trees/plants. Spray drift onto non-target plants. Pesticide or poison uptake by livestock and human health risks.
Pollution	Water resources contaminated by effluent, chemicals, pesticides, nutrients and air borne
Roads	Cost and standards of maintenance, slow/wide farm machinery, livestock droving and manure.
Smoke	From the burning of crop residues, scrub, pasture and windrows.
Soil erosion	Loss of soil and pollution of water ways from unsustainable practices or exposed soils. Lack of adequate groundcover or soil protection.
Straying	Fence damage, spread of disease, damage to crops, gardens and bush/rainforest
Theft/vandalism	Interference with crops, livestock, fodder, machinery and equipment.
Tree removal	Removal of native vegetation without appropriate approvals. Removal of icon trees and
Trespass	Entering properties unlawfully and without agreement.
Visual/amenity	Loss of amenity as a result of reflective structures (igloos, hail netting), windbreaks plantings
Water	Competition for limited water supplies, compliance with water regulations, building of dams, changes to flows. Stock access to waterways. Riparian zone management.
Weeds	Lack of weed control particularly noxious weeds, by landholders.
<i>Based on: Smith, RJ (2003) Rural Land Use Conflict: Review of Management Techniques – Final Report to Lismore Living Centres (PlanningNSW).</i>	

Figure A4-1: Typical rural land use conflict issues (Learmonth et al. 2007)

Appendix 5: Farm business scale characteristics

Table A5-1 summarises a number of key characteristics associated with each scale. No single characteristic is considered definitive and there will be overlap and anomalies. Table A5-1 can be used to determine the scale of the existing farm business and/or the potential scale based on the characteristics.

Table A5-1: Farm business scale characteristics

Indicative characteristics	Commercial scale	Small scale producer	Hobby scale	Lifestyle scale
Relevance for primary production	Dominant activity associated with the farm business is primary production. Likely to be viable. Capacity to produce sufficient profit for a family and full-time employment of one person.	Dominant activity associated with the farm business is primary production. Likely to be viable in time, potentially through cooperative arrangements, higher value products, downstream processing, complementary food, recreation, hospitality, tourism or value adding. If running livestock, then current carrying capacity is at least average DSE/ha for their area.	Land used for some primary production. Occupant/family needs to be supported by non-primary production income and/or off-farm income.	Little or no relevance for primary production.
Producer aspirations	Shows commercial intent in primary production. Have a marketing strategy. Business focused with production decisions made on economic principles.	Shows commercial intent in primary production. Have a marketing strategy. Business focused with production decisions made on economic principles. Work with other small scale producers to share marketing and resources.	Profitability is not a high priority in primary production decisions and viability cannot be demonstrated.	Profitability has very low relevance. Lifestyle is the dominant motivation for any primary production activity.
Labour (FTE) for the primary production	At least 1 FTE	Likely to be at least 0.5 FTE	Likely to be less than 0.5 FTE	
Indicative Gross Income from Primary Production	Greater than \$300 000 from the farm business with additional income derived from value adding or off-farm generally comprising less than 50% of total household income.	Generally, between \$40 000 and \$300 000 from the farm business. Total household income is generally derived from several income streams of which primary production is one. Primary production income often comprises less than 50% of total household income.	Generally, between \$10 000 - \$40 000 from the farm business with additional household income comprising more than 50% of total household income.	<\$10 000 from the farm business.
Land and Water resources (general characteristics)	Total land area for mixed farming is likely to be 200ha-500ha or more, depending on Land Capability, water resources and farm business activity mix. Land area for vineyards, orchards or berries is likely to be at least 10ha-20ha and likely more. Land area generally comprising of a number of titles farmed together. Irrigation is generally necessary for smaller land areas to be viable and/or for higher value products.	For livestock producers generally 40-80ha in one or two titles. Generally, 8-40 ha in area and a single title for other ventures. Water for irrigation likely, but it depends on the farm business activity. The land and/or water resources associated with the farm business may have the capacity to contribute to a 'commercial scale' farm business depending on the degree of constraint.	Generally, 8-40 ha in area and a single title. Water for irrigation less likely, but possible, depending on location and cost of supply. The land and/or water resources associated with the title may have the capacity to contribute to a 'commercial scale' farm business depending on the degree of constraint.	Generally, 1-8 ha in area. Land Capability variable. Water for irrigation highly unlikely. No capacity to contribute to a commercial scale farm business due to constraining factors.

Exhibited

Indicative characteristics	Commercial scale	Small scale producer	Hobby scale	Lifestyle scale
Connectivity	Few constraints likely. Likely to be well connected to other unconstrained titles, Expansion and/or intensification feasible.	Some constraints likely. Residences on majority of adjacent titles. Low connectivity to unconstrained titles.	Some constraints likely. Residences on majority of adjacent titles. Low connectivity to unconstrained titles.	Moderate to significant constraints likely. Residences on majority of adjacent titles. Little or no connectivity to unconstrained titles.
Registrations	Are recognised by ATO as Primary Producer. Livestock producers will have a PIC and be registered for NLIS and LPA. All producers are likely to be registered for GST. Would be part of QA schemes, depending on products and markets.	Are recognised by ATO as a Primary Producer. Livestock producers will have a PIC and be registered for NLIS and LPA. All producers are likely to be registered for GST. Would be part of QA schemes, depending on products and markets.	May or may not be recognised by ATO as primary producer. Livestock producers will have a PIC and be registered for NLIS and LPA; may be registered for GST and may be part of any QA schemes.	Are not recognised by ATO as primary producer. May not have a PIC or be registered for NLIS; are not registered for GST and unlikely to be part of any QA schemes.
Role of a dwelling	Dwelling is subservient to the primary production.	Dwelling is convenient/preferred to facilitate improved productivity. Dwelling assists with security.	Dwelling is convenient/preferred for lifestyle reasons.	Dwelling is the dominant activity on the title.

Appendix 6: Characteristics of a commercial scale farm business activity

It is very difficult to provide an assessment of the commercial viability of a single farm business activity as generally more than one farm business activity contributes to a farming business. Table A6-1 is designed to describe the general characteristics of a commercial scale farm business activity in Tasmania. Table A6-1 can be used to characterise land and water resources to determine whether they have the capacity to contribute to a commercial scale farm business activity. For example, a farming business with less than 4ha of cherries is likely to need additional farming activities to be viable.

Table A6-1: Resource requirements for various land uses

Resource	Livestock			Broad acre crops		Vegetables		Berries	Orchard fruits & vines	Nurseries & cut flowers	Forestry plantations
	Sheep	Cattle	Dairy	Cereals	Others	Processed	Fresh Market				
Land Capability	LC generally 3–6.	LC generally 3–5/6.	LC generally 3–5.	LC 1–4.	LC 1–4.	LC 1–4.	LC 1–4.	LC 1–4/5.	LC 1–4/5.	LC 1–4 or N/A.	LC 4–6.
Minimum paddock sizes	No minimum	No minimum	To suit grazing system.	10–15ha min	5–10ha min.	10ha min.	10ha min.	2–4ha.	2–5ha.	2–4ha min.	10–20ha min.
Size for a 'viable' business if conducted as single farm business activity (1)	Generally 3,000–10,000 dse -area depends on rainfall). (2)		Capacity for at least 350 milkers.(3)	Broadacre cropping will be a mix of crops in rotation with pasture and livestock. The area required for viability is highly variable.				4–10ha.	10–30ha.	5–10ha.	TBC
Irrigation water	Not essential	Not essential.	Preferable 4–6ML/ha.	Not necessary.	Mostly necessary, 2–3 ML/ha.	Necessary, 2–6ML/ha.	Necessary, 2–6ML/ha.	Necessary, 1–3ML/ha.	Necessary, 2–3ML/ha.	Necessary, small quantity.	Not required.
Climate specifications	Lower rainfall preferred for wool.	No preferences.	High rainfall (or irrigation).	Susceptible to spring frosts. Difficult to harvest in humid coastal conditions.	Susceptible to spring frosts.	Susceptible to spring frosts.	Susceptible to spring frosts.	High rainfall (or irrigation).	Susceptible to spring frosts for vines. Susceptible to summer rains for cherries. Susceptible to disease in high humidity in March for vines.	Preferably low frost risk area.	Rainfall above 700–800 mm.
Infrastructure	Yards & shearing shed.	Yards, crush, loading ramp.	Dairy shed, yards, crush, loading ramp.	Minimal.	Irrig facilities.	Irrig facilities.	Irrig facilities. Possibly a packing shed unless using a contract packer or growing on contract	Irrig facilities. Packing shed	Irrig facilities. Packing shed	Plastic/glass houses.	Firefighting dams. Access roads

Exhibited

Resource	Livestock			Broad acre crops		Vegetables		Berries	Orchard fruits & vines	Nurseries & cut flowers	Forestry plantations
Plant & equipment	Minimal.	Minimal; hay feeding plant.	General purpose tractor, hay/silage feeding.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Small plant.	Contract services.
Market contracts	Not required.	Not required.	Necessary.	Not required.	Generally required.	Necessary.	Highly preferred.	Desired.	Desired.	Contracts preferable.	Varies.
Labour	Medium.	Low.	High.	Low.	Low.	Low.	Variable/medium.	High at times.	High at times.	High at times.	Low.
Local services	Shearers.	Vet.	Vet, dairy shed technician.	Agronomist, contractors.	Agronomist, contractors.	Agronomist, contractors.	Agronomist, contractors.	Pickers.	Pickers.	Pickers.	Contractors.
Regional suitability	Dryer areas good for wool. All areas suitable; larger farm sizes needed for viability.	All areas suitable.	Economics dictate large area necessary. Needs high rainfall or large water resource for irrigation.	Generally large areas, so need larger paddocks and larger farms.	Generally large areas, so need larger paddocks and larger farms.	Medium sized paddocks & farms; area for crop rotations and irrigation.	Medium sized paddocks & farms; area for crop rotations and irrigation.	Specific site requirements; proximity to markets and transport/carriers.	Specific site requirements; potentially available in most municipalities.	Proximity to markets is important.	Low rainfall areas less preferred.

Table notes:

1. The Agricultural Land Mapping Project (ALMP) (Dept of Justice, 2017) defined minimum threshold titles sizes that could potentially sustain a standalone agricultural farm business activity. The ALMP have 333ha for a livestock farm business activity, 40ha for dairy, 133ha for cereals and other broadacre crops, 25ha for processed and fresh market vegetable, 10ha for berries, other fruits & vines and nurseries and cut flowers and no specified minimum area for plantation forestry.
2. Kynetec (March 2021) Farm Intel Information brochure uses 100ha as the minimum farm area for livestock
3. Kynetec (March 2021) Farm Intel Information brochure uses 75ha as the minimum farm area for dairy.

Appendix 7: Separation distances and buffers

Farm business activity scale (RMCG 2022 and included as Appendix 5) in combination with Table A7-1 can be used to provide guidance on appropriate separation distances when there are no additional mitigating factors. Appendix 4 provides guidance on constraints and potential conflict issues in relation to the relevant current and potential farming activities in proximity to a sensitive use.

Table A7-1: Separation distances

Resource	Livestock			Broad acre crops		Vegetables		Berries	Orchard fruits & vines	Nurseries & cut flowers	Forestry plantations
	Sheep	Cattle	Dairy	Cereals	Others	Processed	Fresh Market				
Recommend ed min. buffer for individual dwellings (1)	50m to dryland and 100m to irrigated grazing area (3)	50m to dryland and 100m to irrigated grazing area.(3).	50m to dryland and, 100m to irrigated grazing, 300m to dairy shed and 250m to effluent storage or continuous application areas (2).	200m to crop.	200m to crop.	200m to crop.	200m to crop.	200m to crop.	200m to crop.	200m to crop.	100m from crop for aerial spraying.
Recommend ed min. buffer for residential areas (1)	50m to dryland and 100m to irrigated grazing area (3)	50m to dryland and 100m to irrigated grazing area.(3)	50m to dryland and, 100m to irrigated grazing, 300m to dairy shed and 250m to effluent storage or continuous application areas (2).	300m to crop.	300m to crop.	300m to crop.	300m to crop.	300m to crop.	300m to crop.	300m to crop.	Site specific (1).

Table notes:

1. From (Learmonth, Whitehead, Boyd & Fletcher, 2007). These are industry specific recommended setbacks which do not necessarily align with Planning Scheme Setback requirements. Council should ensure they are aware of attenuation setback requirements for specific activities.
2. The State Dairy Effluent Working Group, 1997 uses 50m to grazing area, 250m to dairy shed and 300m to effluent storage or continuous application areas. The State Planning Scheme uses 300m to dairy shed and 250m to effluent lagoon
3. Learmonth, Whitehead, Boyd & Fletcher, 2007 uses 50m from grazing areas.

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BUSHFIRE HAZARD REPORT

Subdivision - 1 to 2 Lots
571 Elphinstone Road Crescy



NOVA
LAND
CONSULTING

Unlocking land potential.

Job number: L241001
NL02425

Prepared by: James Stewart
Senior Town Planner / Bushfire Practitioner
BFP-157

Rev. no	Description	Date
1	FINAL	29/09/2025

Disclaimer

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

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Executive Summary

Development of a Subdivision - 1 to 2 Lots is proposed for 571 Elphinstone Road, Cressy.

The site is entirely within the boundary of a bushfire prone area shown on an overlay on a planning scheme map for the *Tasmanian Planning Scheme - Northern Midlands*.

A bushfire event at this site or within the immediate area is likely to impact on future buildings at this location and subject development to considerable radiant heat and ember attack.

A bushfire hazard management plan has been prepared and is provided as an appendix to this report. The plan sets out the owner's responsibilities to maintain a managed area for each lot, taking into consideration the relevant requirements under Australian Standard AS3959-2018: *Construction of buildings in bushfire-prone areas*.

Conclusions and recommendations

- i. Hazard management areas meeting the requirements of BAL 19 can be achieved for Lot 1, this includes existing buildings which maintain a maximum BAL 12.5 setback from the proposed boundaries.
- ii. Given the nature of Lot 2, being a heavily vegetated lot subject to a conservation covenant, no new use or development is proposed as part of this subdivision that would alter bushfire risk exposure. Accordingly, the subdivision of Lot 2 qualifies for exemption under C13.4.1(a) under the Tasmanian Planning Scheme - Northern Midlands, and no bushfire protection measures are considered required for this lot at this stage.
- iii. Future habitable buildings on Lots 1, must maintain a Hazard Management Area. With maintenance of these hazard management areas to be preserved in a minimal fuel condition in perpetuity.
- iv. Future habitable buildings on Lot 2, must provide compliant private access. Private access is to have a carriageway width of 4m, with 0.5m clear of vegetation either side of the carriageway. Private access for future dwellings must comply with section 5.4 of this report. Passing bays are required every 200m for lot 2 (refer BHMP). Lot 1's current access is considered sufficient to allow adequate firefighting access.
- v. Existing buildings on Lot 1 are not considered to have an increased risk of bushfire, maintaining setbacks equivalent to BAL 12.5 setbacks. There is no increase in risk from the classified vegetation and therefore no action is required. It is recommended that existing habitable buildings incorporate compliant dedicated bushfire water supply in accordance with 5.5. of the report.
- vi. Prior to the sealing of the final plan for the subdivision Lot 1 is to maintained in accordance with the hazard management area as shown on the BHMP.

Signed:



Author: James Stewart

Position: Town Planner / Provisional Bushfire Practitioner

BFP Accreditation Number: BFP-P

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1. Introduction

This Bushfire Hazard Report and Bushfire Hazard Management Plan (BHMP) has been prepared in support of a proposed Subdivision - 1 to 2 Lots at 571 Elphinstone Road, Cressy.

1.1 The subject site

The following is a summary of the application information:

Property address	571 Elphinstone Road, Cressy
Certificate of title	167142/1
Property ID (PID)	3283819
Existing Use and Development	Residential - Dwelling
Zoning	Agriculture Zone (21.0)
Planning Scheme	Tasmanian Planning Scheme - Northern Midlands
Identified on a Bushfire Overlay Map	Yes
Proposed Works	Subdivision - 1 to 2 Lots
Water Supply	Not connected to reticulated water managed by a water service provider.
Vehicular Access	Access via an existing vehicular crossover onto Elphinstone Road

1.2 Bushfire Assessment

A bushfire assessment is a process of analysing information about the potential impacts on a proposed development that is likely to have in a bushfire hazard scenario. A 'bushfire-prone area' is an area where a bushfire event is likely to occur that may result in significant adverse impact on buildings and even lives. In Tasmania, most local Councils have a planning scheme overlay map that identifies bushfire-prone areas. Subdivision within a bushfire-prone area triggers the assessment of the Bushfire-Prone Areas Code under the planning schemes and subsequently requires assessment against the provisions of the Code. The assessment generally requires a BHMP to be provided as part of the application.

The bushfire assessment will determine the Bushfire Attack Level (BAL) for the future lots, which measures the possible exposure of a building to bushfire hazard. The BAL is assessed in accordance with Australian Standard AS 3959-2018 *construction of buildings in bushfire-prone areas*.

The subject site falls within the municipal area of Northern Midlands. The assessment has been undertaken in accordance with C13.0 Bushfire-Prone Areas Code and to accompany a subdivision application under the *Tasmanian Planning Scheme - Northern Midlands*.

Section 6 of the report provides an assessment of compliance against the code. The bushfire assessment is required to understand the fuel management requirements for the subject site and to demonstrate that new buildings within each lot can be constructed to BAL 19 level under the *Building Act 2016*.

1.3 References

The following documents were referred in the preparation of, and should be read in connection with, this bushfire assessment report:

- C13.0 Bushfire-Prone Areas Code – Tasmanian Planning Scheme.
- Tasmanian State Government, Director's Determination – Bushfire Hazard Areas V1.2.
- Australian Standard, AS3959-2018 construction of buildings in bushfire-prone areas.
- Building Act 2016
- Tasmanian Fire Service, Bushfire Hazard Advisory Notes

2. Site Description

2.1 Site context

The subject site is a 164.7 ha property at 571 Elphinstone Road, Cressy, zoned Agriculture under the Tasmanian Planning Scheme.

The site is generally divided into two distinct areas:

- Approximately 130 ha of heavily vegetated land, which the landowner intends to protect under a conservation covenant. This vegetation is also listed as threatened native vegetation under Schedule 3A of the *Nature Conservation Act 2002*. While not mapped under the Local Provision Schedule's Priority Vegetation Overlay (as the Agriculture Zone does not apply this overlay), its environmental value is protected under separate legislation and it is understood the owner intends for this to remain within this conservation spectrum.
Significant clearance of this area is not recommended/proposed.
- The remainder of the site to the north is predominantly cleared pastoral land.

The topography of the site is notably influenced by a prominent hill formation situated toward the south-east within the heavily vegetated area, which extends through to the north-west of the property. This natural feature effectively segments the land and results in a fall to both the south-west and north-east, influencing site drainage and fire behaviour.

The site contains agricultural buildings and residential dwellings, with vehicular access via an existing crossover to Elphinstone Road, a sealed Council-maintained road. The property is entirely within a bushfire-prone area, within the Airport Obstacle Limitation Area (maximum height 670.56 m AHD), and the Waterway and Coastal Protection Area, with multiple watercourses including Back Creek crossing the land.

The site is not connected to reticulated water, sewer, or stormwater services.

There are no registered easements on the title.

The surrounding area is predominantly agricultural with similar rural properties, without reticulated services. The broader landscape is generally flat, with higher elevations to the south-west at the Great Western Tiers, from which several watercourses originate and traverse or pass near the site.



Figure 1 - Aerial view of the subject site (source: The LIST Map)

2.2 Planning controls

The site is within the municipal area of Northern Midlands. Therefore, the planning instrument is the Tasmanian Planning Scheme - Northern Midlands ('the Scheme'). The subject site is within the Agriculture Zone.

Land adjoining the subject site to the east and west is similar in zoning and character to the subject site. The subject site falls within the Bushfire-Prone Areas Overlay.

The site is also mapped within the Waterway and Coastal Protection Area under the Local Provisions Schedule (LPS), which reflects the presence of several watercourses traversing the property, including Back Creek.

Additionally, the site contains areas identified as threatened native vegetation under the Threatened Native Vegetation Communities 2020 (TNVC). While this vegetation is not regulated through the Tasmanian Planning Scheme, Building Act 2016 or any subservient regulations; it does fall under separate legislation Schedule 3A of the Nature Conservation Act 2002), it remains an important consideration in the context of the site's natural values and ongoing management.

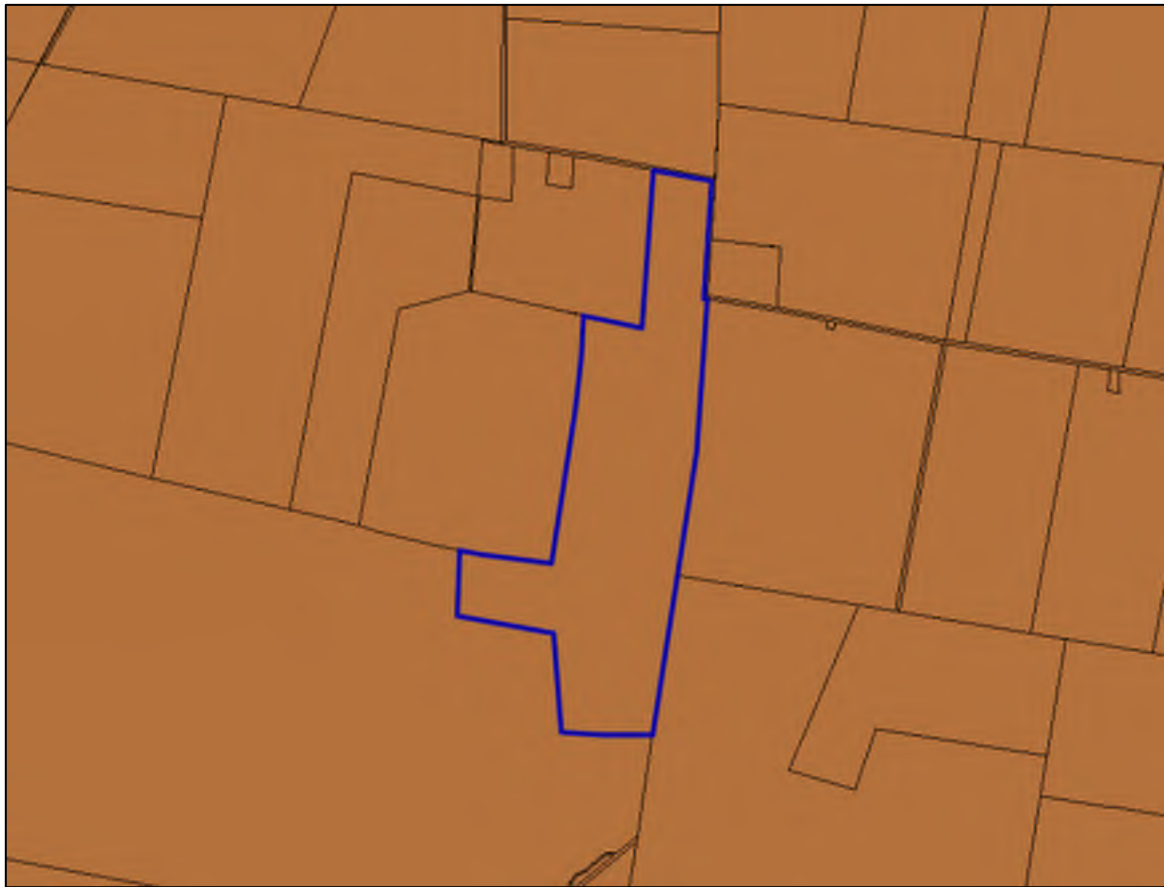


Figure 2 - Zoning map of subject site and surrounding properties (source: TheLIST).

3. The Proposal

It is proposed to develop the subject site for a Subdivision - 1 to 2 Lots.

The proposal is for the subdivision of one lot into two separate titles. Details of the subdivision are shown below:

Lot Number	Lot Size
Lot 1	45.05ha
Lot 2	120.2ha

- **Lot 1:** A 45.05 ha lot comprising the predominantly cleared northern portion of the property, which is suitable for agricultural use such as grazing. This lot also contains the recently approved workers' accommodation development.
- **Lot 2:** A 120.2 ha lot comprising the heavily vegetated rear portion of the site. Lot 2 will gain access via a 10-metre-wide access handle along the eastern boundary, connecting to Elphinstone Road through an existing gateway and access point.

The lot boundaries have been designed to broadly follow existing fencing, the extent of vegetation areas, and the separation requirements for bushfire hazard management. The intent of the subdivision is to clearly separate the agricultural component of the property from the vegetatively constrained portion, which is subject to a conservation covenant and contains threatened native vegetation protected under the *Nature Conservation Act 2002*.

Lot 2 is subject to the provisions of the Bushfire-Prone Areas Code (C13) of the Tasmanian Planning Scheme – Northern Midlands. However, the proposal for Lot 2 is being considered under the exemption provided in C13.4.1(a), which states that:

“any use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this code, certifies there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures”

Given the nature of Lot 2, being a heavily vegetated lot subject to a conservation covenant, no new use or development is proposed as part of this subdivision that would alter bushfire risk exposure. Accordingly, the subdivision of Lot 2 is considered to qualify for exemption under C13.4.1(a), and no specific bushfire protection measures are required for this lot at this stage.



Figure 3 - Extract of proposal plan for Subdivision - 1 to 2 Lots. (source: Nova Land Consulting).

4. Bushfire Site Assessment

4.1 TasVeg Mapping



Figure 5 - TasVeg Classification map for site and surrounding area. (Source: the LIST)

Code

Code	Description
FAG	Agricultural Land
DAD	Eucalyptus amygdalina forest and woodland on dolerite
DAZ	Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits
FPS	Plantations for silviculture - softwood
GCL	Lowland grassland complex
OAQ	Water, sea

The site contains a varied vegetative structure compared to surrounding land. TasVeg mapping generally aligns with the vegetation observed on the ground. Given the site's large size and the presence of two distinct vegetation types, the classification of *Eucalyptus amygdalina* forest on the heavily vegetated portions of the property accurately reflects the predominant vegetative structure of this area while the pastoral areas are appropriately identified as FAG (agricultural grassland).

The inset map (included above) provides a more localised context, highlighting vegetation patterns on a finer-scale such as softwood plantations for silviculture on the adjoining property, as well as highlighting the location of a dam on neighbouring land.

As the bushfire hazard assessment is limited to a 150m vegetation analysis, and given the density of vegetation on the site, it would be impractical to traverse anything over a couple of hundred metres into the vegetated area. The inclusion of TasVeg mapping, supported by aerial imagery, therefore assists in establishing a broader vegetative context. This helps to understand the structure and composition of vegetation in the wider landscape, which ultimately influences vegetation and bushfire behaviour within proximity to development on the property.

A site inspection was undertaken on the Monday, 13 January 2025 & Friday, 12 September 2025.

4.2 Vegetation Analysis

The subject site is located within the Agriculture Zone and the northern portion of the site is predominantly classified as grassland, consistent with its agricultural use. Much of the cleared land is managed directly by the operators of the site through routine agricultural practices, including grazing by livestock and mowing. This management has maintained the grassland condition of the northern portion of the site, which presents as open pasture with limited canopy cover and minimal understory vegetation. Therefore, it reasonably fits within the grassland categorisation under AS3959:2018.

In contrast, the southern and rear portions of the property are heavily vegetated and clearly fall within the "forest" classification. This area is characterised by a well-established canopy of large trees, supported by a developing understory and continuous ground cover. The vegetation in this section is relatively dense, with limited separation between canopy, mid-story, and surface fuels, which contributes to the classification of the area as forest.

Overall, the property demonstrates a clear division in vegetation types, with the northern section presenting as managed grassland used for productive agricultural purposes, and the southern section supporting intact native forest cover.

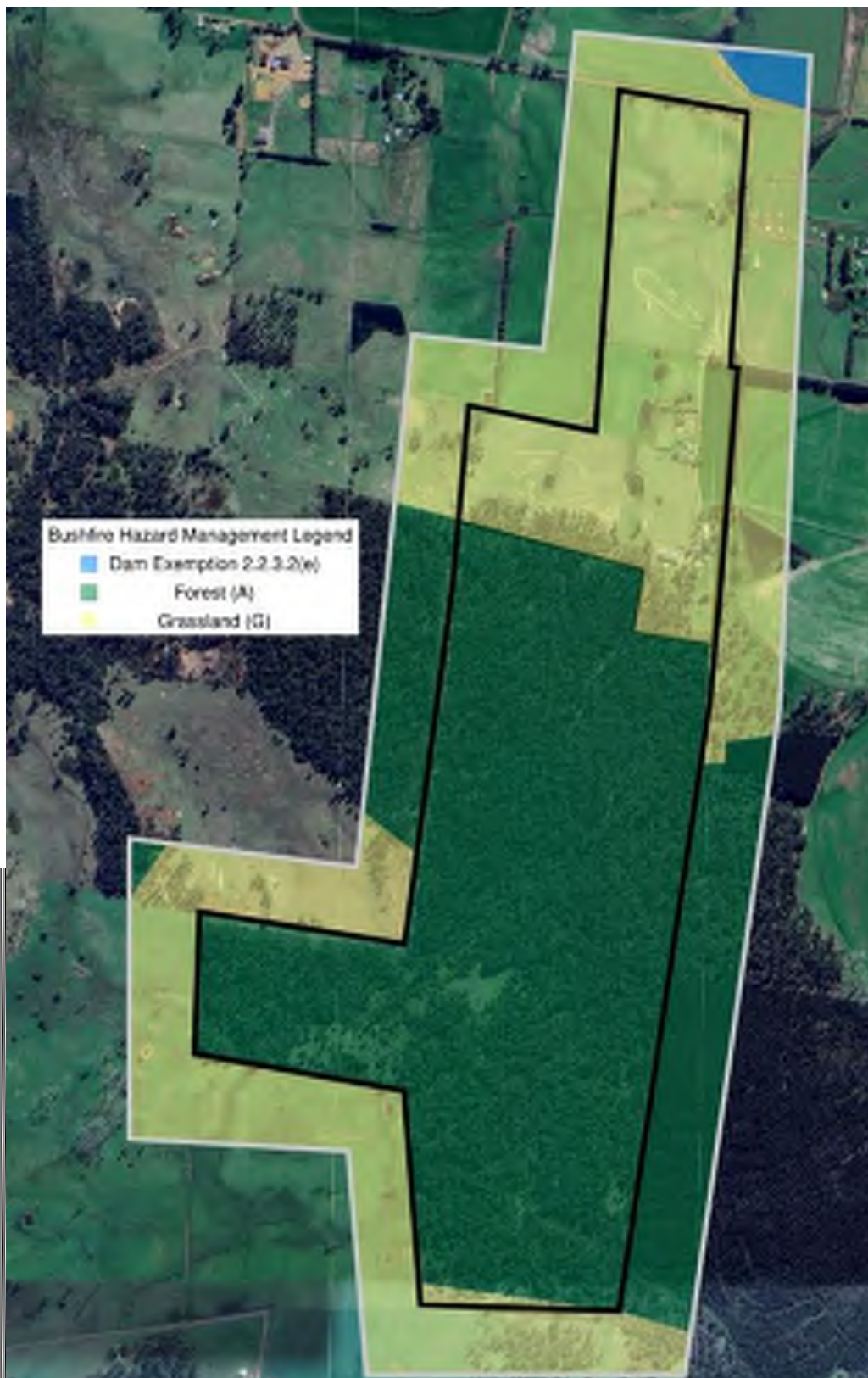


Figure 5 - Vegetation analysis within 150m of subject site

The site is characterised by gentle undulations with a central rise forming a subtle ridge through the property. From this point, the land falls gradually to both the north and south. While these slopes are generally lower-gradient and do not create significant topographical constraints for development or agricultural use, they are still a relevant consideration in the context of bushfire risk. Even slight changes in slope can influence the rate of bushfire spread, with fire typically travelling more rapidly when moving from lower to higher areas. In this instance, the modest slopes across the site are unlikely to generate extreme variations in fire behaviour but remain an important factor in the overall bushfire hazard assessment. Figure 6 below shows the slope of land under the classified vegetation in relation to the subject site.



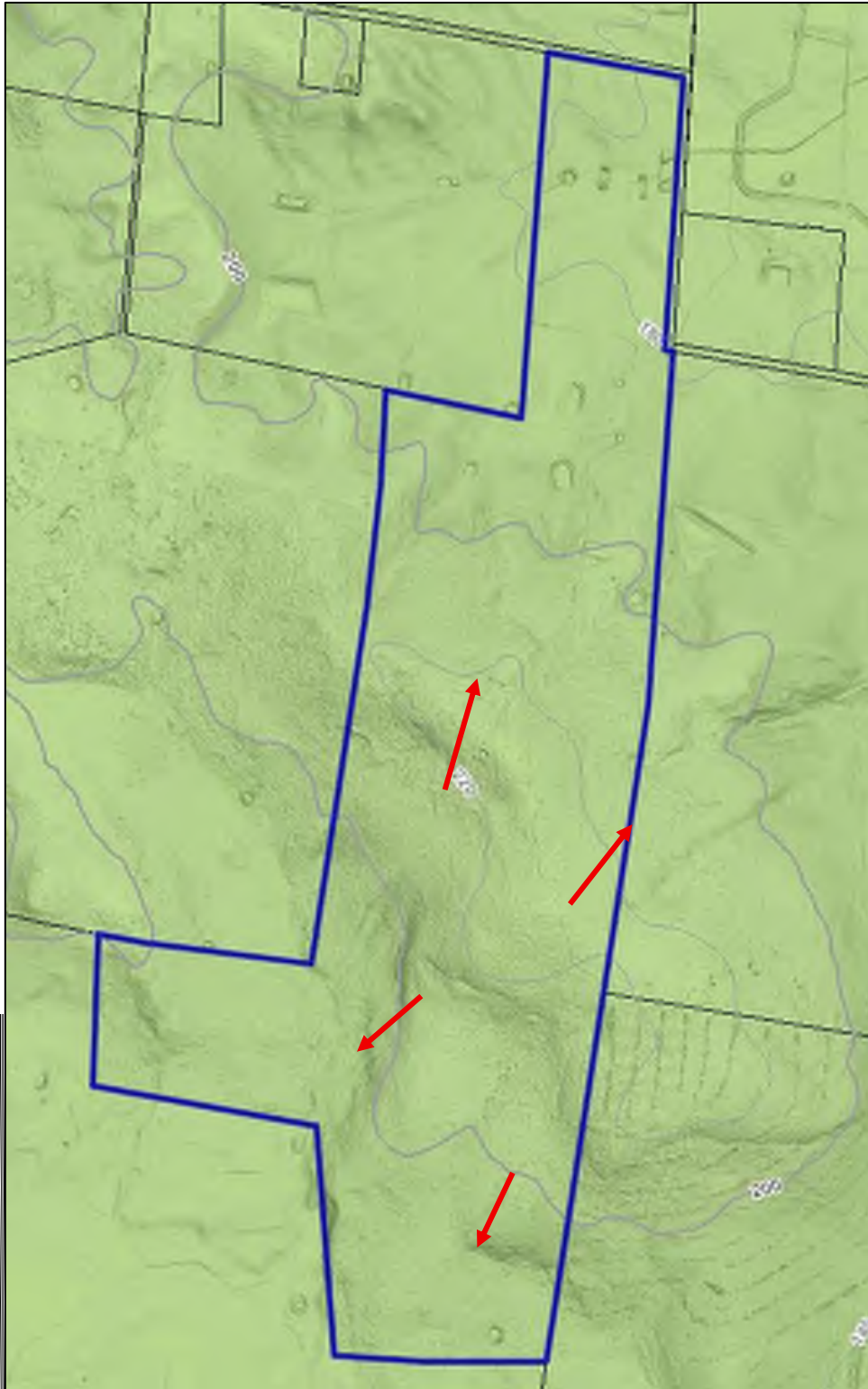


Figure 6 - Slope under bushfire prone vegetation (indicative slope shown - red arrows)

4.2 Photos



Figure 8 – View of proposed access handle location from frontage looking south – grassland with windbreak on adjoining property boundary.



Figure 9 – Grassland Proximate existing development looking south – managed.



Figure 10 – Looking east from access track south of the workers accommodation.



Figure 11 – Forest vegetation within the proposed Lot 2



Figure 12 – View north down the proposed access handle – fuel load consistent of grassland



Figure 13 – Vegetation within the heavily vegetated area –forest classification approximately 300m from the proposed southern boundary of Lot 1

5. Bushfire Protection Measures

5.1 BAL Rating and Risk Assessment

The purpose of the BAL rating assessment in this report is to identify the minimum separation between the bushfire prone vegetation to a building area within each proposed lot.

The assessment aims to achieve the requirements of **BAL 19**. It also demonstrates the required protection area associated with future residential development. As the site contains a number of future/existing Class 3 Buildings, the protection areas are larger, requiring a BAL 12.5 solution in accordance with Table 4 of the *Director's Determination – Bushfire Hazard Areas V1.2*.

The definition of BAL 19 and BAL 12.5 is highlighted as follows:

Bushfire attack level (BAL)	Predicted bushfire attack and 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.

The vegetation separation and slope is shown for each lot in the table below.

Lot 1	North	East	South	West
Vegetation within 100m of building area.	Grassland	Grassland	Forest	Forest
Slope under the classified vegetation	Upslope/0° ☐	Upslope/0° ☐	Upslope/0° ☒	Upslope/0° ☒
	Downslope			
	>0 to 5° ☒	>0 to 5° ☒	>0 to 5° ☐	>0 to 5° ☐
	>5 to 10° ☐	>5 to 10° ☐	>5 to 10° ☐	>5 to 10° ☐
	>10 to 15° ☐	>10 to 15° ☐	>10 to 15° ☐	>10 to 15° ☐
BAL 19 Setbacks	11m	11m	23m	23m
BAL 12.5 Setbacks	16m	16m	32m	32m

5.2 Hazard Management Areas

As outlined in C13.0 *Bushfire-Prone Areas Code*, a Bushfire Hazard Management Area (BHMA) will be managed in accordance with the provided plan. Existing vegetation needs to be strategically modified and then maintained within this area in accordance with the Bushfire Hazard Management Plan (BHMP) to achieve the following outcomes:

- to reduce the quantity of windborne sparks and embers reaching buildings;
- to reduce radiant heat at the building; and
- to halt or check direct flame attack.

The BHMA will be developed within property boundaries to provide access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present that will significantly contribute to the spread of a bushfire.

The BHMA will be achieved by adoption of the following strategies:

Maintenance of Fuel Management Areas

It is the responsibility of the property owner to maintain and manage the landscaping in accordance with the BHMP.

This area is to be regularly managed and maintained. Landscaping in this area will be minimised:

- Grass maintained to a maximum height of 100mm, with fuel loads kept to less than 2 tonnes per hectare which will be maintained at this level.
- Trees and any undergrowth will be clear of (BCA) class 1 – 9 buildings on all sides.
- All undergrowth and understorey of trees (up to 2m) will be removed within the bushfire hazard management area.
- Pathways to 1 metre surrounding the buildings and landscaping material, will be non-combustible (stone, pebbles etc.).
- The total shrub cover will be a maximum of 20% of the available area.
- There will be a clear space from the buildings of at least four (4) times the mature height of any shrubs planted.
- Shrubs will not be planted in clumps, this is to avoid build-up of debris and dead vegetation materials.

Landscaping

- vegetation along the pathways to comprise non-flammable style succulent ground cover or plants (avoid plants that produce fine fuel which is easily ignited, plants that produce a lot of debris, trees and shrubs which retain dead material in branches or which shed long strips of bark, rough fibrous bark or drop large quantities of leaves in the spring and summer, vines on walls or tree canopies which overhang roofs)
- timber woodchip and flammable mulches cannot be used and brush and timber fencing should be avoided where possible

5.3 Roads

Not applicable. The subdivision contains no roads

5.4 Property Access

Private access roads must be constructed as per the following table C13.2. Crossovers will need to be provided as part of the subdivision works, however private access for future dwellings does not need to be completed as part of the subdivision.

Table C13.2: Standards for Property Access

Element	Requirement
A. Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B. Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	The following design and construction requirements apply to property access: (a) all-weather construction; (b) load capacity of at least 20t, 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 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 10m; (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 10m; or (ii) a property access encircling the building; or (iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.
C. Property access length is 200m or greater.	The following design and construction requirements apply to property access: (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.

D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (a) complies with requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.
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5.5 Fire Fighting Water Supply

The subdivision is located in an area that is unserved by reticulated water services. Therefore, the subdivision will be required to comply with Table C13.5 within the Scheme. Existing structures on Lot 1 are considered not to have any increased risk from bushfire due to the subdivision. However, it is generally recommended that existing buildings on Lot 1 that are not currently serviced by a static water supply, consider implementing compliant a static water supply.

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

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 firefighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.
B.	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 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm 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 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; (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 • Visible; • Accessible to allow connection by firefighting equipment; • At a working height of 450 – 600mm above ground level; and • Protected from possible damage, including damage by vehicles.
D	Signage for Static Water Connections	The firefighting 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 tank signage requirements within AS2304:2019; or Comply with the Tasmanian Fire Service Water Supply Signage Guidelines published by the Tasmania Fire Service.
E	Hardstand	A hardstand area for fire appliances must be: (a) no more than 3m from the firefighting 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.

6. Bushfire-Prone Areas Code Assessment

An assessment of C13.0 Bushfire-Prone Areas Code under the Scheme is provided as follows.

C13.6 Development Standards for Subdivision

C13.6.1 Subdivision: Provision of hazard management areas

Objective

Subdivision provides for hazard management areas that:

- (a) facilitate an integrated approach between subdivision and subsequent building on a lot;
- (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and
- (c) provide protection for lots at any stage of a staged subdivision.

Acceptable Solution.	Performance Criteria
A1 (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or (b) The proposed plan of subdivision: i. shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; ii. shows the building area for each lot; iii. shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas</i>; and iv. is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone Areas</i>; and (c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the	P1 A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to: a) the dimensions of hazard management areas; b) a bushfire risk assessment of each lot at any stage of staged subdivision; c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; d) the topography, including site slope; e) any other potential forms of fuel and ignition sources; f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development; g) an instrument that will facilitate management of fuels located on land external to the subdivision; and h) any advice from the TFS.

written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.	
Response: Complies with the acceptable solution. a) Not applicable. b) The proposed plan of subdivision complies with part b) of the acceptable solution. i. The plan of subdivision shows all lots that are within a bushfire prone area. ii. A 10m x 15m building area can be provided on each lot, within an area subject to BAL 19. A 10m x 15m envelope has been shown on both lots, thus meeting the acceptable solution. iii. Hazard management areas have been shown. Each lot can provide a building area that meets a minimum BAL 19 rating. iv. A BHMP has been provided and accompanies the application. The BHMP demonstrates that separation distances not less than BAL 19 can be achieved. c) A section 71 agreement is not required.	

C13.6.2 Subdivision: Public and firefighting access

Objective

Access roads to, and the layout of roads, tracks and trails, in a subdivision:

- (a) allow safe access and egress for residents, fire fighters and emergency service personnel;
- (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken;
- (c) are designed and constructed to allow for fire appliances to be manoeuvred;
- (d) provide access to water supplies for fire appliances; and
- (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.

Acceptable solutions	Performance Criteria.
A1 a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or b) A proposed plan of subdivision showing the layout of roads and	P1 A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to: a) appropriate design measures, including: i) two way traffic; ii) all weather surfaces

fire trails, and the location of property access to building areas, is included in a bushfire hazard management plan that (i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3 and (ii) is certified by the TFS or an accredited person	iii) height and width of any vegetation clearances iv) load capacity v) provision of passing bays vi) traffic control devices vii) geometry, alignment and slope of roads, tracks and trails viii) use of through roads to provide for connectivity ix) limits on the length of cul-de-sacs and dead-end roads x) provision of turning areas xi) provision for parking areas xii) perimeter access; and xiii) fire trails b) the provision of access to i) bushfire-prone vegetation to permit the undertaking of hazard management works; and ii) fire fighting water supplies; and any advice from the TFS.
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Response:

Complies with the acceptable solution. If required, any private property accesses will comply with C13.2. There are no proposed fire trails. The plan is certificated by an accredited person.

C13.6.3 Subdivision: Provision of water supply for fire fighting purposes

Objective

Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.

Acceptable solutions	Performance Criteria.
A1 In areas serviced with reticulated water by the water corporation: (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; (b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4; or	P1 No performance criteria.

- | | |
|--|--|
| <p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p> | |
|--|--|

Response:

Complies with the acceptable solution. The BHMP demonstrates capacity to incorporate adequate static water supply for the purposes of firefighting, The inclusion of the static water supplies onto each lot in the BHMP clearly demonstrates there is capacity to provide a sufficiently size (10,000L) static water supply, which is the bare minimum required under Table 4B of the directors determinations and C13.5 of the TPS to adequately supply a structure.

7. Staging of Subdivision

The subdivision will be completed in one stage.

8. Conclusions and Recommendations

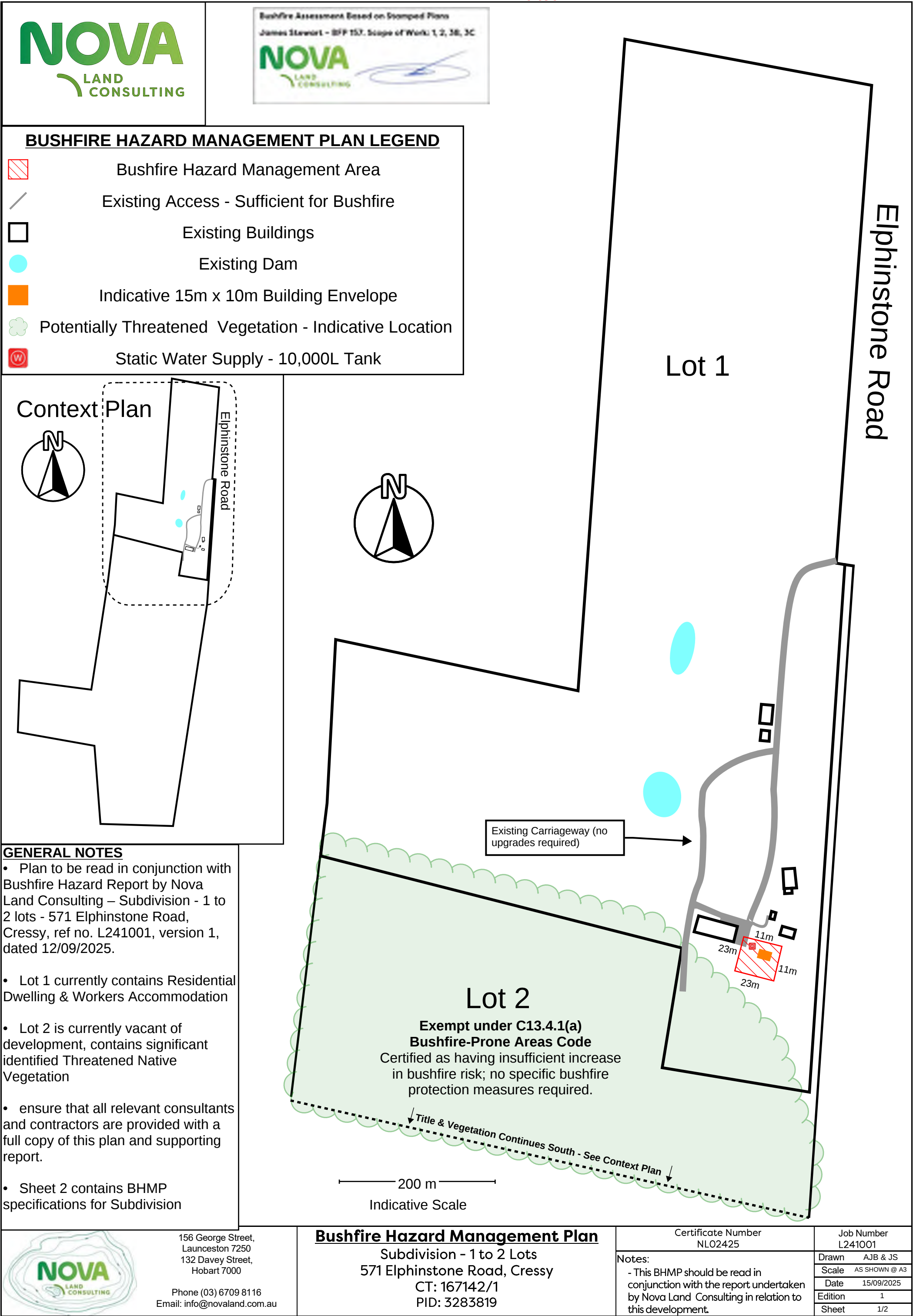
The proposal seeks planning approval for a Subdivision - 1 to 2 Lots of land at 571 Elphinstone Road, Cressy. The site falls within a bushfire prone area as shown on a planning scheme overlay.

The bushfire hazard management plan demonstrates that lots can achieve the minimum requirements of BAL 19, subject to suitable controls such as implementation of a bushfire hazard management area.

The report provides the following conclusions:

- i. Hazard management areas meeting the requirements of BAL 19 can be achieved for Lot 1, this includes existing buildings which maintain a maximum BAL 12.5 setback from the proposed boundaries.
- ii. Given the nature of Lot 2, being a heavily vegetated lot subject to a conservation covenant, no new use or development is proposed as part of this subdivision that would alter bushfire risk exposure. Accordingly, the subdivision of Lot 2 qualifies for exemption under C13.4.1(a) under the Tasmanian Planning Scheme – Northern Midlands, and no bushfire protection measures are considered required for this lot at this stage.
- iii. Future habitable buildings on Lots 1, must maintain a Hazard Management Area. With maintenance of these hazard management areas to be preserved in a minimal fuel condition in perpetuity.
- iv. Future habitable buildings on Lot 2, must provide compliant private access. Private access is to have a carriageway width of 4m, with 0.5m clear of vegetation either side of the carriageway. Private access for future dwellings must comply with section 5.4 of this report. Passing bays are required every 200m for lot 2 (refer BHMP). Lot 1's current access is considered sufficient to allow adequate firefighting access.
- v. Existing buildings on Lot 1 are not considered to have an increased risk of bushfire, maintaining setbacks equivalent to at most BAL 12.5 setbacks. There is no increase in risk from the classified vegetation and therefore no action is required. It is recommended that existing habitable buildings incorporate compliant dedicated bushfire water supply in accordance with 5.5. of the report.
- vi. Prior to the sealing of the final plan for the subdivision Lot 1 is to maintained in accordance with the hazard management area as shown on the BHMP.

Annexure 1 – Bushfire Hazard Management Plan





Design & Construction

Future buildings requiring assessment under AS3959:2018 are to be constructed to a minimum standard of BAL–19.

Access Road

Property access for future building on Lot 2 is to be provided from the vehicular crossover on Elphinstone Road through to the firefighting water point. Access must:

- Be of all-weather construction (minimum)
- Minimum carriageway width of 4m.
- Vegetation must be cleared for a height of 4m above the carriageway and 0.5m each side of the carriageway.
- Property access length greater than 200m must provide a compliant passing bay, with a minimum size of 2m x 20m. Where required, passing bays must be designed and constructed in accordance with access standards.
- Where property access is greater than 30m and access is provided to 3 or more properties, passing bays with a minimum size of 2m x 20m, must be provided every 100m
- Private access must be constructed in accordance with section 5.4 of the Bushfire Hazard Report.
- Current existing access construction for Lot 1 is considered sufficient to allow fire appliance sufficient accessibility to the site.

Static Fire Fighting Water Supply

Future buildings on each lot must provide a 10,000 Litre dedicated firefighting water supply tank for each building (or equivalent combined tenement), as specified below:

- Tanks and above ground fittings and pipes must be made of non-rusting, non-combustible, non-heat deforming materials.
- The tank or remote offtake must not be located within 6m of the building.
- The tank or remote offtake must be located within 3m of a hardstand area.
- Tanks must be fitted with a standard compliance forged Storz 65mm adapter fitted with a standard (deliver) washer rated to 1800kPa working pressure and 2400kPa burst pressure.
- Bushfire Signage must be clearly displayed in accordance with section 5.5 of the Bushfire Hazard Report.
- A static water supply and hardstand area for fire fighting purposes must be provided in accordance with section 5.5 of the Bushfire Hazard Report.

Hardstand

A hardstand area for fire appliances must be:

- no more than 3m from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like)
- no closer than 6m from the building area to be protected;
- a minimum width of 3m constructed to the same standard as the carriageway; and
- connected to the property access by a carriageway equivalent to the standard of the property access.

Fire Fighting Water Point Signage

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 tank signage requirements under AS2304:2019; or
- Comply with the Tasmanian Fire Service Water Supply Guidelines published by the Tasmanian Fire Service.

Hazard Management – Vegetation Management

- Future buildings on Lot 1 are to provide bushfire hazard management areas as dimensioned and shown. Hazard Management areas may be subject to change and future assessment, depending on the location of future building.
- Vegetation in the hazard management areas (as dimensioned and shown) is to managed and maintained in a minimum fuel condition in accordance with section 5.2 of Bushfire Hazard Report.
- It is recommended that building plans on each lot be reviewed by the author of this plan, prior to receiving building approval.
- It is noted that Lot 2 contains vegetation identified as threatened under Schedule 3A of the Nature Conservation Act 2002 (Tas). While the management of this vegetation is subject to separate legislation, landowners should remain aware of its presence and ensure that any activities within this area are undertaken in a manner that avoids or minimises impacts. Where works may affect threatened flora, a “permit to take” may be required, and further information should be sought from NRE Tasmania.

It is recommended that any proposed action within this area be reviewed by a suitably qualified natural values assessor to confirm legislative obligations and appropriate management measures.

Notes:

- 1.Refer plans – Nova Land Consulting, Proposed 2 lot Subdivision, 571 Elphinstone Road, Cressy, job no L241001, date 02/09/25, version 1.
- 2.All future works to comply with Director’s Determination – Bushfire Hazard Area’s (v1.2). Table 1, 2, 3 and 4.
- 3.Plan to be read in conjunction with Bushfire Hazard Management Report dated 12/09/2025



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

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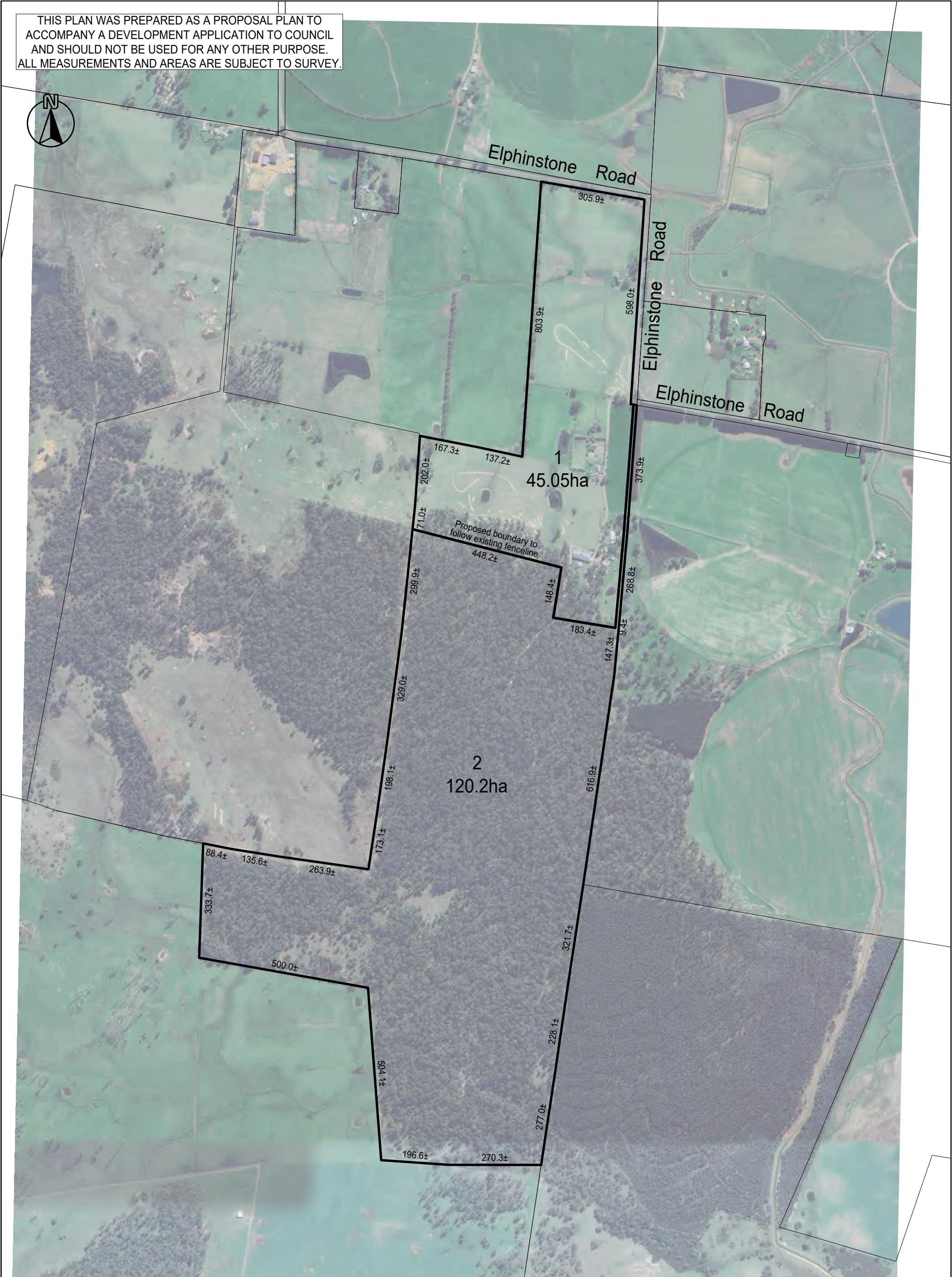
Bushfire Hazard Management Plan
Subdivision - 1 to 2 Lots
571 Elphinstone Road, Cressy
CT: 167142/1
PID: 3283819

Certificate Number NL02425	Job Number L241001
Notes: - This BHMP should be read in conjunction with the report undertaken by Nova Land Consulting in relation to this development.	Drawn AJB & JS
	Scale N/A
	Date 15/09/2025
	Edition 1
	Sheet 2/2

Annexure 2 – Subdivision Proposal Plan



THIS PLAN WAS PREPARED AS A PROPOSAL PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.



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Annexure 3 – Planning Certificate



Land Surveying | Town Planning | Project Management
w novaland.com.au
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Launceston
156 George Street
Launceston / 250
p (03) 6763 6110

Hobart
Rear studio, 152 Davey
Street
Hobart / 5000
p (03) 6221 1300

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:

571 Elphinstone Road, Cressy

Certificate of Title / PID:

167142/1 / 3283819

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

Subdivision - 1 to 2 Lots

Applicable Planning Scheme:

Tasmanian Planning Scheme - Northern Midlands

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Plan	Nova Land Consulting – James Stewart - BFP-157	15/09/2025	1
Bushfire Hazard Report	Nova Land Consulting- Alex Bowles - BFP- 157	12/09/2025	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. Lot 2

☐	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')
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

☒	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
☐	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

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

5. Bushfire Hazard Practitioner

Name: James Stewart

Phone No: 03 6709 8116

Postal Address: PO Box 8035, Trevallyn
TAS 7250

Email Address: james@novaland.com.au

Accreditation No: BFP-157

Scope: 1, 2, 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



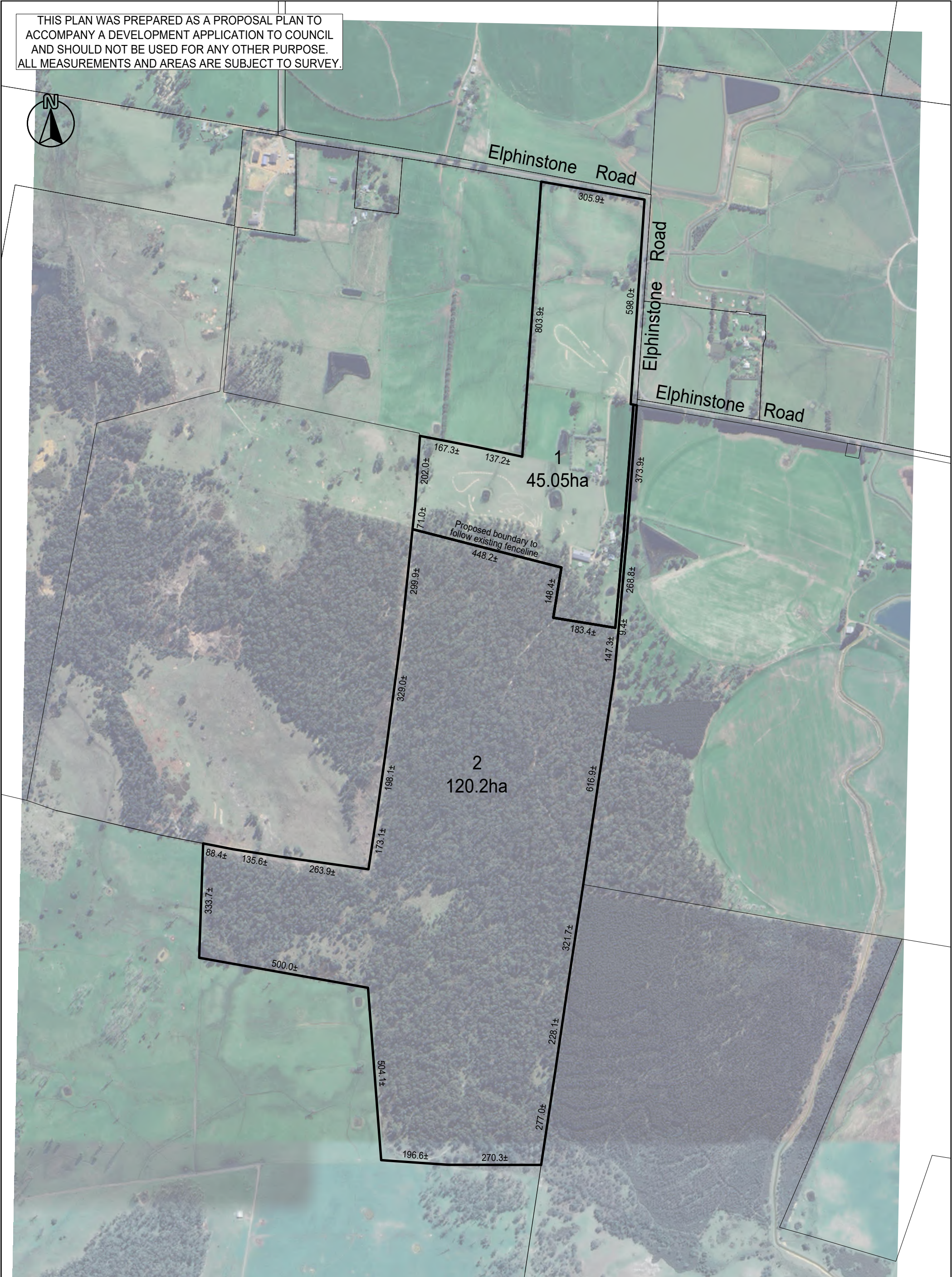
Name: James Stewart

Date: 7 October 2025

Certificate
Number: NL02425

(for Practitioner Use only)

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