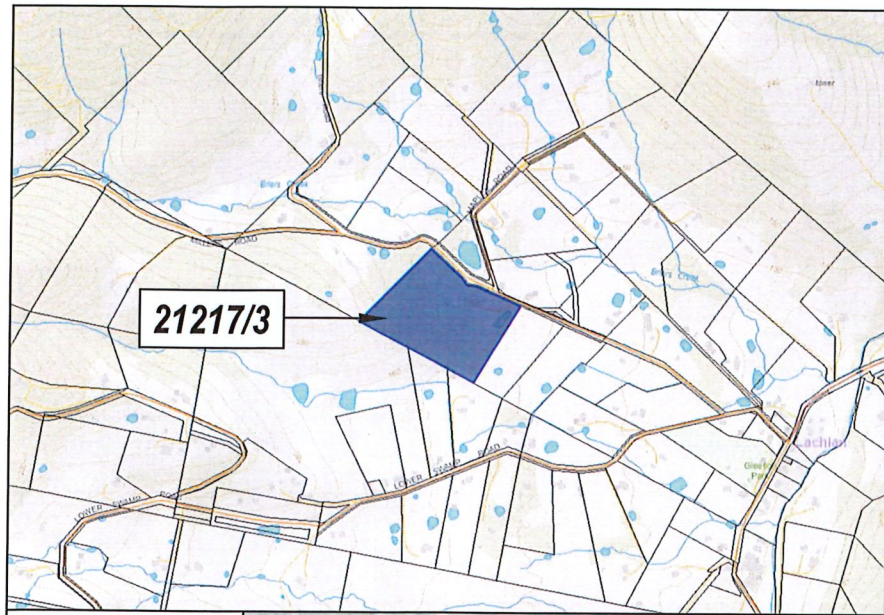


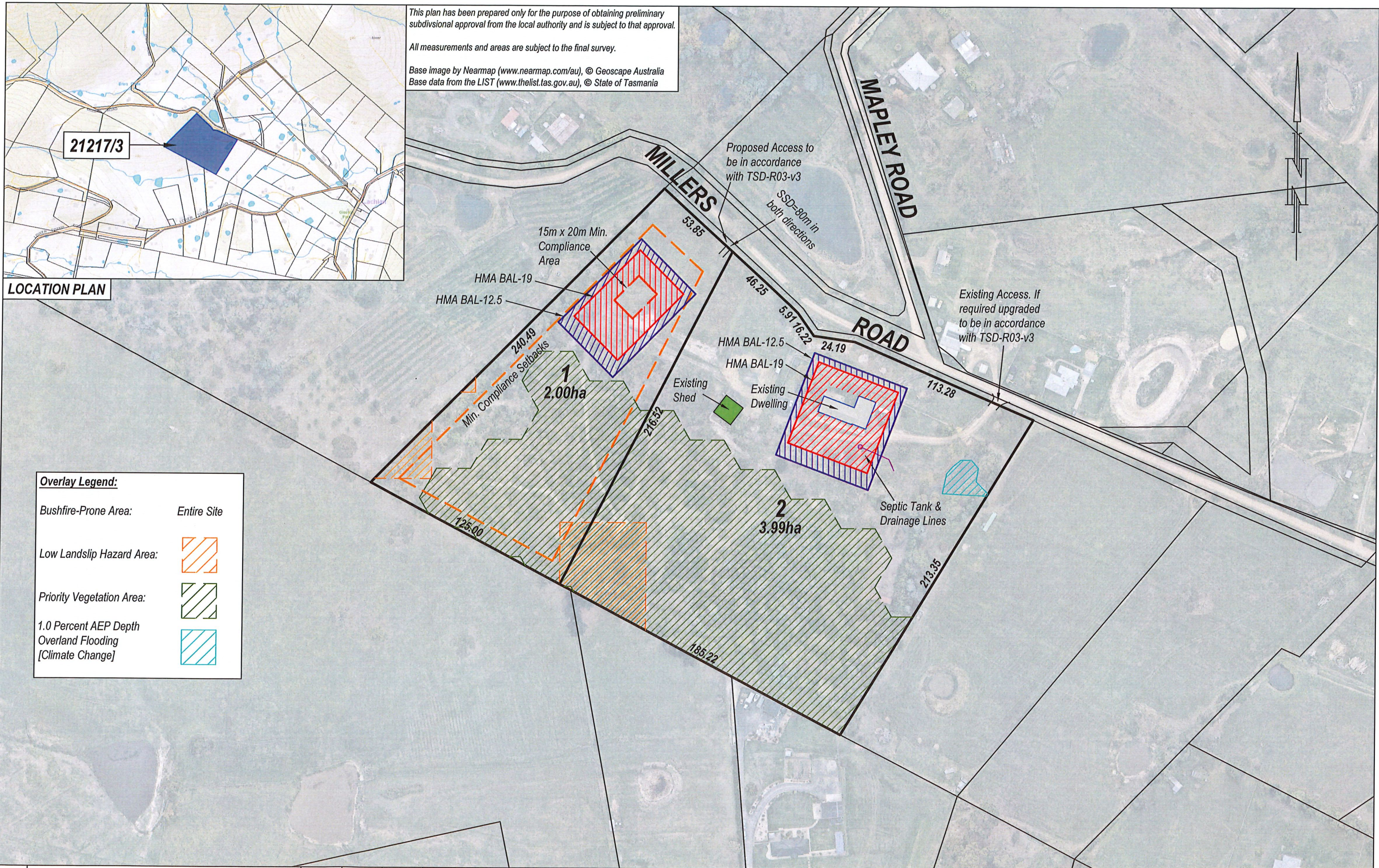


LOCATION PLAN

This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

Base image by Nearmap (www.nearmap.com/au), © Geoscape Australia
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



Overlay Legend:

Bushfire-Prone Area: Entire Site

Low Landslip Hazard Area:



Priority Vegetation Area:



1.0 Percent AEP Depth
Overland Flooding
[Climate Change]



E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.



UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

OWNER: TAYLESE L. BUTTERWORTH & LUKE N. BUTTERWORTH
TITLE REFERENCE: 21217/3
LOCATION: 59 MILLERS ROAD,
LACHLAN

Proposed Subdivision

Date:	04/08/2026	Reference:	BETTA01 16707-01
Scale:	1:2,000 (A3)	Municipality:	DERWENT VALLEY

BUSHFIRE ASSESSMENT REPORT

Proposed Subdivision (2 lots)

Address: 59 Millers Road, Lachlan TAS 7140

Title Reference: C.T.21217/3



Prepared by James Rogerson, Bushfire Hazard Practitioner
(BFP-161)

VERSION – 1.0

Date: 18/09/2026

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Disclaimer: The information contained within this report is based on the instructions of AS 3959-2018 the standard states that “Although this Standard is designed to improve the performance of building when subjected to bushfire attack in a designated bushfire-prone area there can be no guarantee that a building will survive a bushfire event of every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions.” (Standards Australia Limited, 2011)

INTRODUCTION

1.1 Background

This Bushfire Assessment Report and associated Bushfire Hazard Management Plan (BHMP) has been prepared by James Rogerson of *JR Bushfire Assessments* (for Rogerson & Birch Surveyors) on behalf of the proponent to form part of supporting documentation for the proposed subdivision (2 lots) of 59 Millers Road, Lachlan. Under the Tasmanian Planning Scheme – Derwent Valley (TPS) and C13.0 Bushfire-Prone Areas Code it is a requirement that a subdivision application within a bushfire-prone area must accomplish a minimum Bushfire Attack Level (BAL) rating of BAL-19 for all future dwellings on newly formed allotments. This report also includes an associated Bushfire Hazard Management Plan (BHMP) which is also a requirement under C13.0.

The proposed development is within a Bushfire-Prone Area overlay and there is bushfire-prone vegetation within 100m from the site. Therefore, this site is within a bushfire-prone area.

1.2 Scope

This Bushfire Report offers an investigation and assessment of the bushfire risk to establish the level of bushfire threat and vulnerability on the land for the purpose of subdivision. This report includes the following:

- A description of the land and adjacent land, and description of the use or development that may be at threat by a bushfire on the subject site;
- Calculates the level of a bushfire threat and offers opinions for bushfire mitigation measures that are consistent with AS3959:2018 and C13.0.
- Subdivision Proposal Plan (Appendix B)
- Bushfire Hazard Management Plan (Appendix C)
- Planning Certificate (Appendix D)

1.3 Scope of BFP Accreditation

I, James Rogerson, am an accredited Bushfire Practitioner (BFP-161) to assess bushfire hazards and endorse BHMP's under the the *Chief Officers Scheme for the Accreditation of Bushfire Hazard Practitioners*. I have successfully completed the *Planning for Bushfire Prone Areas Short Course* at University of Technology Sydney.

1.4 Limitations

The site assessment has been conducted and report written on the understanding that:

- The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report;
- The report only classifies the size, volume and status of the vegetation at the time the site assessment was conducted.
- Impacts on future development and vegetation growth have not been considered in this report. No action or reliance is to be placed on this report, other than which it was commissioned.

1.5 Proposal

The proposal is for the subdivision of C.T.21217/3 into two titles. See proposal plan (Appendix B).

2 PRE-FIELD ASSESSMENT

2.1 Site Details

Table 1

Owner Name(s)	Taylese and Luke Butterworth
Location	59 Millers Road, Lachlan TAS 7140
Title Reference	C.T.21217/3
Property ID	7137894
Municipality	Derwent Valley
Zoning	Rural Living Zone B
Planning Overlays	13 – Bushfire-prone Areas Code, 15 – Landslip Hazard Code & 7 – Natural Assets Code
Water Supply for Firefighting	The property is not serviced by reticulated water.
Public Access	Access to the development is off Millers Road.
Fire History	Recorded fire (bushfire) approx. 280m south, southeast of the development from 1967.
Existing Development	Existing Class 1a dwelling, Class 10a sheds & an all-weather gravel driveway.

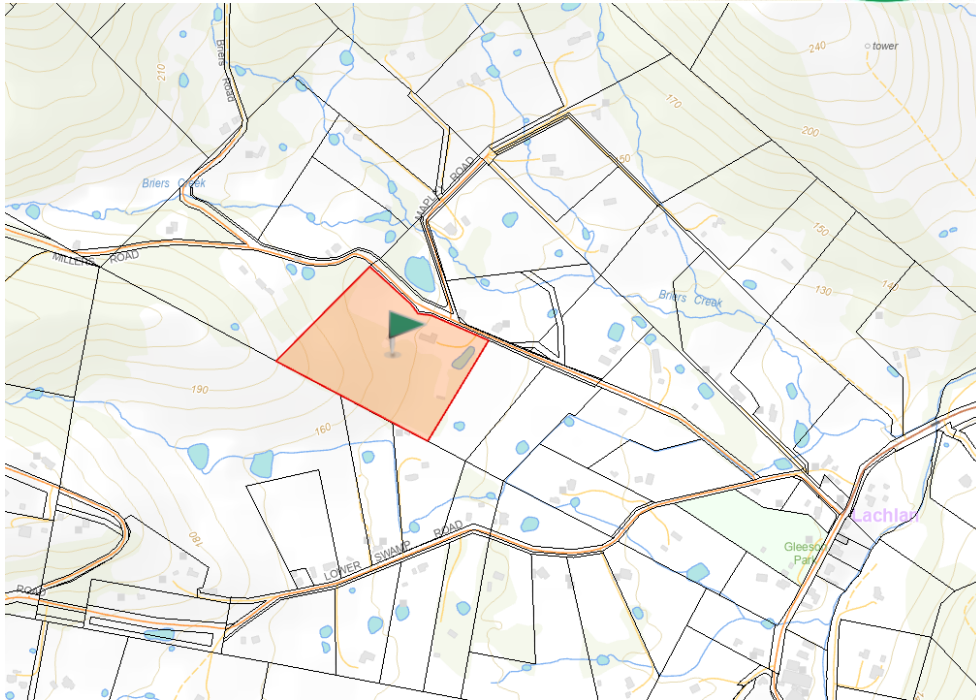


Figure 1 - Location of subject site. Source: The LIST, © State of Tasmania

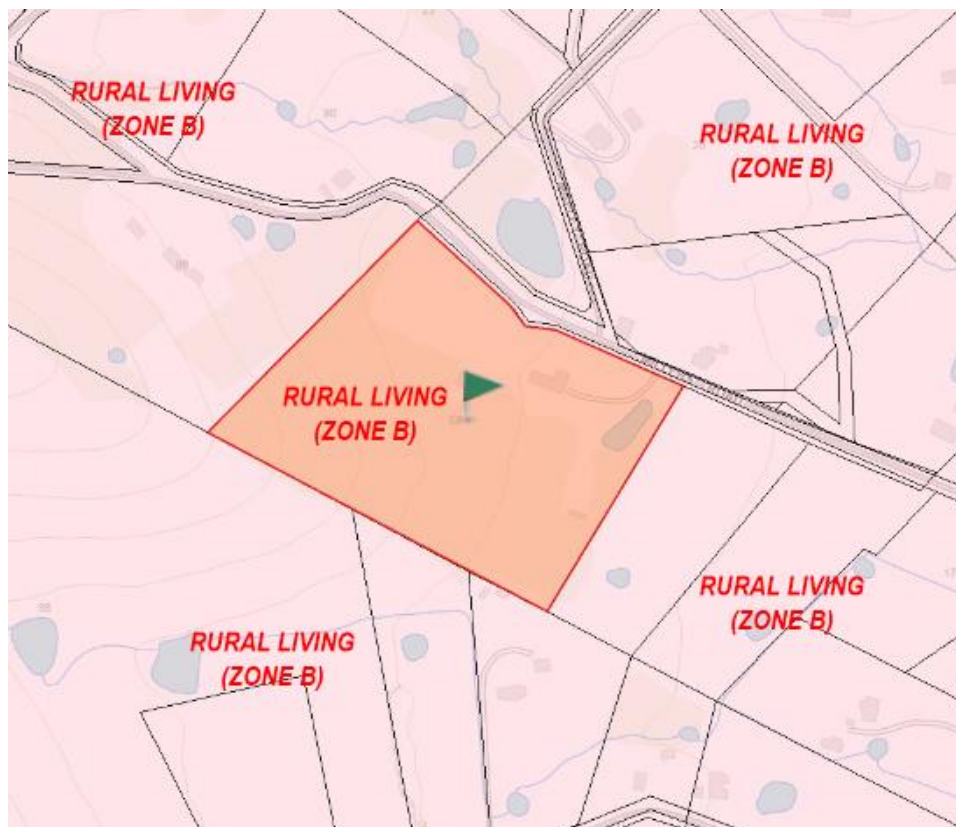


Figure 2 - Planning Scheme Zoning of site and surrounding properties. Source: The LIST, © State of Tasmania

2.2 TASVEG Live

There are 2 classified vegetation communities on the subject site, and the same communities on the surrounding land and parcels, with 1 additional community. Figure 3 below shows the classified vegetation from TASVEG Live (Source: The LIST).

Please note that TASVEG Live classification does not necessarily reflect ground conditions.

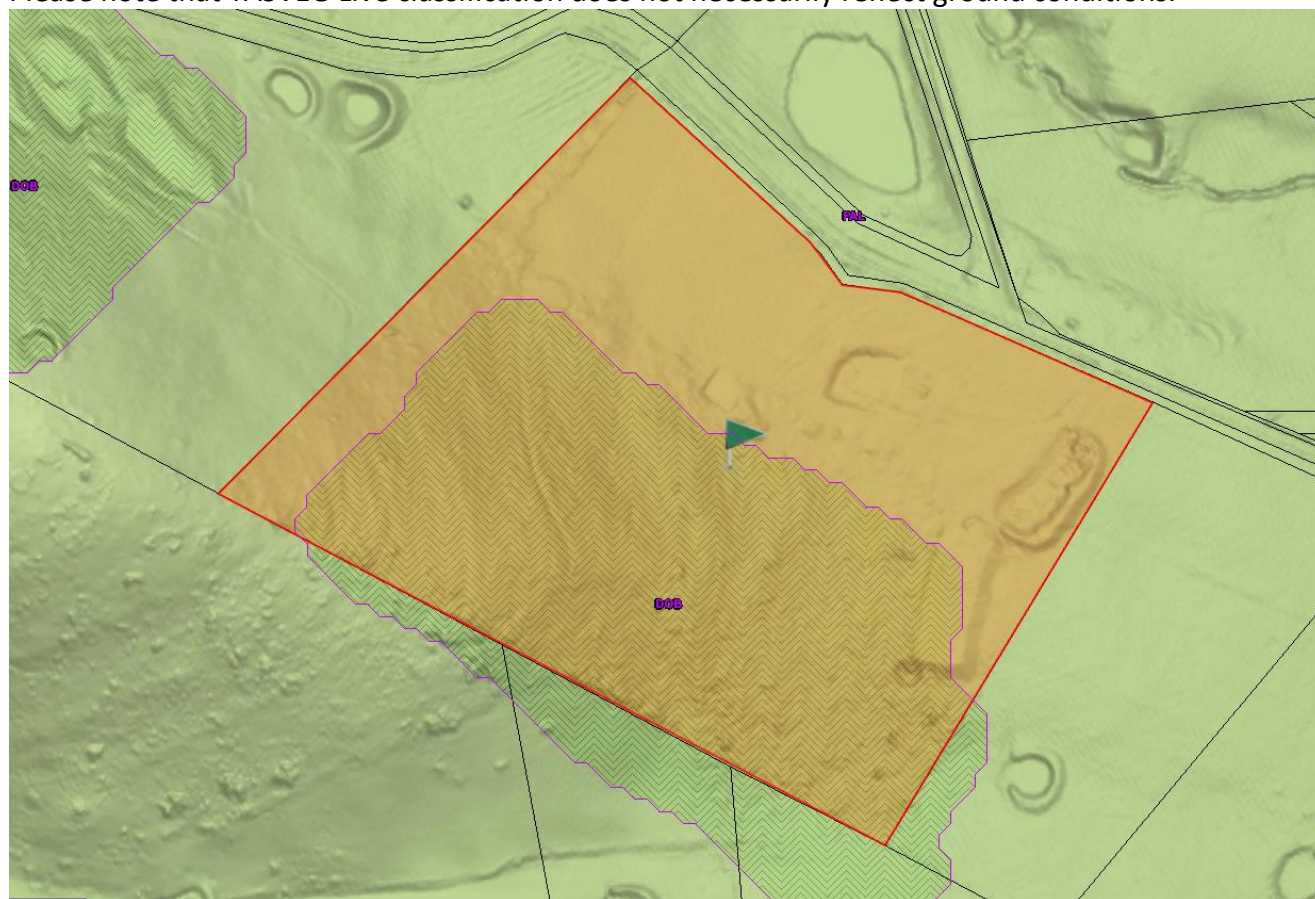


Figure 3 – TASVEG Live communities on subject site and surrounding land.

IN SITE/OFF SITE

FAL = Agricultural land

DOB = Eucalyptus obliqua dry forest

3 SITE ASSESSMENT

The site assessment was conducted by James Rogerson (BFP-161) on the 22nd of August 2026.

3.1 Bushfire Hazard Assessment

C13.0 Bushfire Prone Areas Code defines Bushfire-prone areas as follows;

- a) Land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or*
- b) Where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on such map, land that is within 100m of an area of bushfire –prone vegetation equal or greater than 1ha.*

The subject site is within a bushfire-prone areas overlay for the TPS, and the subject site is within 100m of an area of bushfire-prone vegetation equal or greater than 1ha. Therefore, this proposed subdivision is within a bushfire-prone area as per the TPS.

For the purposes of the BAL Assessment, vegetation within 100m of the proposed subdivision site was assessed and classified in accordance with AS3959:2018 Simplified Procedure (Method 1) (relevant fire danger index: 50-which applies across Tasmania).

BUSHFIRE THREAT DIRECTION

The Bushfire threat to this development is from the **FOREST FUEL** within the property.

Prevailing Winds: The prevailing winds for this site are primarily westerly, north westerly.

3.2 Vegetation and Effective Slope

Vegetation and relevant effective slopes within 100m of the proposed subdivision have been inspected and classified in accordance with AS 3959:2018. Effective Slope refers to the slope of the land underneath the classified bushfire-prone vegetation relative to the building site and not the slope between the vegetation and the building site. The effective slope affects a fires rate of spread and flame length and is an acute aspect of bushfire behaviour.

PROPERTY DESCRIPTION

The property is located within the western portion of the suburb of Lachlan, in the municipality of Derwent Valley within a Rural Living (Zone B). The property is on the southwestern side of Millers Road. The property is a rectangle shape and is orientated northeast to southwest. The property fronts Millers Road. The property is a medium-sized, developed property consisting of a Class1a dwelling, in addition to various Class10a sheds and a gravel driveway. The land directly surrounding the dwelling and sheds is used as private open space (POS) and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. To the northwest of the dwelling is a grassed area that is appearing managed, however, due to the minimal land use this area is classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. The remainder of the property is covered with predominantly Eucalypt Forest with trees ranging between 10m and 20m high, with a foliage cover of >30% and an understory of smaller trees and shrubs. Therefore, this vegetation is classed as GROUP A FOREST per Table 2.3 of AS3959:2018. In the southwestern corner of the property the vegetation thins out to a foliage cover of <30% and an understory of mainly grass. This area is classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018.

Due to the size of the property and limited building area space in Lot 1, only the existing dwelling in Lot 2 and indicative building area within Lot 1 have been assessed.

LOT 2 – EXISTING DWELLING

(NORTH, NORTHEAST ASPECT)

To the north, northeast of the existing dwelling in Lot 2 (across slope and downslope >0°-5°) is land fully contained within the property boundary and has been described above as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. Further in this aspect over Millers Road is 54 and 99 Millers Road. Land within the assessed area of 100m contains sheds, cleared/managed grass which are classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018.

Additionally, there are grassed paddocks which appear to have minimal land use and are therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

(EAST, SOUTHEAST ASPECT)

To the east, southeast of the dwelling in Lot 2 (downslope >0°-5°) is land partly contained within the property boundary that has been described above as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018.

Additionally, to the east, southeast is 45 Millers Road, which is a vacant parcel, covered with unmanaged grass and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

(SOUTH, SOUTHWEST ASPECT)

To the south, southwest of the dwelling in Lot 2 (upslope) is land fully contained within the property boundary that has been described above as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018 and GROUP A FOREST per Table 2.3 of AS3959:2018.

(WEST, NORTHWEST ASPECT)

To the west, northwest of the dwelling in Lot 2 (upslope) is land fully contained within the property boundary that has been described above as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018, GROUP G GRASSLAND per Table 2.3 of AS3959:2018 and GROUP G FOREST per Table 2.3 of AS3959:2018.

LOT 1 – INDICATIVE BUILDING AREA

(NORTHEAST ASPECT)

To the northeast of the building area within Lot 1 (downslope >0°-5°) is land partly contained within the property boundary that has been described above as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

Additionally, to the northeast is 99 Millers Road, which is a vacant parcel, containing managed grass classed as LOW THREAT VEGETATION per Clause 2.2.3.2 (f) of AS3959:2018, a large dam and areas of unmanaged grass classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

(SOUTHEAST ASPECT)

To the southeast of the building area within Lot 1 (downslope >0°-5°) is land fully contained within the property boundary that has been described above as GROUP G GRASSLAND per Table 2.3 of AS3959:2018 and MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018.

(SOUTHWEST ASPECT)

To the southwest of the building in Lot 1 (upslope) is land fully contained within the property boundary and has been described above as GROUP G GRASSLAND per Table 2.3 of AS3959:2018, GROUP A FOREST per Table 2.3 of AS3959:2018 and GROUP B WOODLAND per Table 2.3 of AS3959:2018.

(NORTHWEST ASPECT)

To the northwest of the building area within Lot 1 (upslope & across slope) is land partly contained within the property boundary that has been described above as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

Additionally, to the northwest are 99 and 90 Millers Road. The land assessed within #99 is rows of fruit trees with managed grass surroundings and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (f) of AS3959:2018. The assessed land within #90 hosts an existing dwelling, sheds, landscaped gardens and gravel driveways as part of this properties POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018.

Figure 4 below shows the relationship between the subject site and the surrounding vegetation.

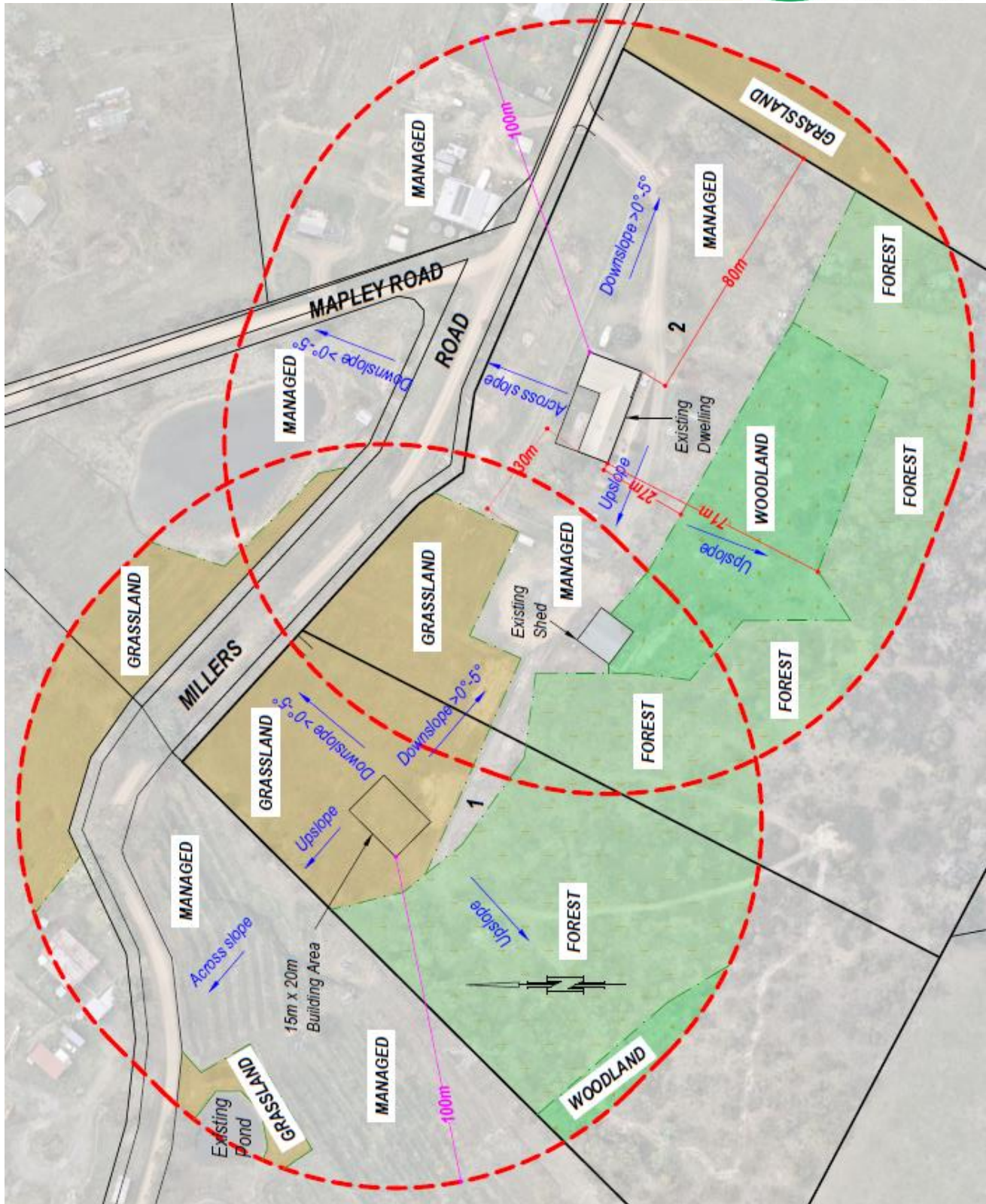


Figure 4 - classified vegetation (within 100m of site) and existing separation from bushfire-prone vegetation (not to scale)

3.3 Bushfire Attack Level (BAL)

Table 2 - BAL rating for each lot and required separation distances

LOT 2 – Existing Dwelling (Existing Separation)				
DIRECTION OF SLOPE	N, NE	E, SE	S, SW	W, NW
Vegetation Classification	MANAGED	MANAGED GRASSLAND	MANAGED WOODLAND FOREST	MANAGED GRASSLAND
Existing Horizontal distance to classified vegetation	N/A	80m-100m (G)	27m-71m (B) 71m-100m (A)	30m-100m (G)
Effective Slope under vegetation	Across slope Downslope >0°-5°	Downslope >0°-5°	Upslope	Upslope
Exemption		(G) >50m		
Current BAL value for each side of the site	BAL-LOW	BAL-LOW	BAL-12.5	BAL-12.5
Separation distances to achieve BAL-19	N/A	N/A	23m	10m
Separation distances to achieve BAL-12.5	N/A	N/A	32m	14m
Current BAL rating	BAL-12.5			

LOT 1 – Vacant (Required Separation)				
DIRECTION OF SLOPE	NE	SE	SW	NW
Vegetation Classification	GRASSLAND MANAGED	GRASSLAND MANAGED	GRASSLAND FOREST WOODLAND	GRASSLAND MANAGED
Existing Horizontal distance to classified vegetation	0m-47m & 71m-100m (G)	0m-54m (G)	0m-11m (G) 11m-87m (A) 87m-100m (B)	0m-25m (G)
Effective Slope under vegetation	Downslope >0°-5°	Downslope >0°-5°	Upslope	Upslope
Exemption				
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	11m	11m	23m	10m
Separation distances to achieve BAL-12.5	16m	16m	32m	14m
Current BAL rating	BAL-FZ			

3.4 Definition of BAL-LOW

Bushfire Attack Level shall be classified BAL-LOW per Section 2.2.3.2 of AS3959:2018 where the vegetation is one or a combination of any of the following Exemptions:

- Vegetation of any type that is more than 100m from the site.
- Single areas of vegetation less than 1 hectare in area and not within 100m of other areas of vegetation being classified.
- Multiple areas of vegetation less than 0.25 ha in area and not within 20m of the site, or each other.
- Strips of vegetation less than 20m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20m of the site or each other, or other areas of vegetation being classified.
- Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100mm).

The BAL level will also be classified as BAL-LOW if Grassland fuel is >50m from the site for any effective slope per Table 2.6 of AS3959:2018.

Where there were multiple fuel classifications and effective slopes, the predominant fuel and slope have been used in the BAL table above.

BAL ratings are as stated below:

BAL LOW	BAL 12.5	BAL 19	BAL 29	BAL 40	BAL FZ
There is insufficient risk to warrant any specific construction requirements, but there is still some risk	Ember attack and radiant heat below 12.5 kW/m ²	Increasing ember attack and windborne debris, radiant heat between 12.5 kW/m ² and 19 kW/m ²	Increasing ember attack and windborne debris, radiant heat between 19kW/m ² and 29 kW/m ²	Increasing ember attack and windborne debris, radiant heat between 29 kW/m ² and 40 kW/m ² . Exposure to flames from fire front likely	Direct Exposure to flames, radiant heat and embers from the fire front

4 BUSHFIRE PROTECTION MEASURES

4.1 Hazard Management Areas (HMA)

Hazard Management Area as described in the Code “*maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire*”. Also as described from Note 1 of AS3959:2018 Clause 2.2.3.2 “*Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm)*”.

Compliance to C13.6.1

The building areas within both lots require a Hazard Management Area (HMA) to be established and maintained between the bushfire vegetation and the area at a distance equal to, or greater than specified for the Bushfire Attack Level in Table 2.6 of AS3959:2018.

Due to the size of the lots, only the building areas within each lot are to be maintained as an HMA. The HMA for Lot 2 is to be implemented prior to sealing of titles and prior to occupancy of a future habitable dwelling for Lot 1.

Requisite fuel management is required for Lot 1 achieve BAL-19 compliance and for Lot 2 to achieve BAL-12.5 compliance.

Due to existing developed land, some BAL-19 and BAL-12.5 setbacks are already achieved.

Minimum separation distances for each lot are stated below.

LOT 2 – EXISTING DWELLING; Building Area (Required Separation)				
Aspect	N, NE	E, SE	S, SW	W, NW
BAL-19	N/A	N/A	23m (achieved)	10m (achieved)
BAL-12.5	N/A	N/A	32m (achieved)	14m (achieved)

LOT 1 – BUILDING ATEA; Building Area per Subdivision (Required Separation)				
Aspect	NE	SE	SW	NW
BAL-19	11m	11m	23m	10m
BAL-12.5	16m	16m	32m	14m

The Tasmanian Fire Service provides the following advice regarding the implementation and maintenance of Hazard management areas:

- Removing of fallen limbs, sticks, leaf and bark litter
- Maintaining grass at less than a 100mm height
- Removing pine bark and other flammable mulch (especially from against buildings)
- Thinning out understory vegetation to provide horizontal separation between fuels
- Pruning low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers
- Pruning larger trees to maintain horizontal separation between canopies
- Minimize the storage of flammable materials such as firewood
- Maintaining vegetation clearance around vehicular access and water supply points
- Use of low-flammability species for landscaping purposes where appropriate
- Clearing out any accumulated leaf and other debris from roof gutters.

Additional site-specific fuel reduction or management may be required. An effective hazard management area does not require removal of all vegetation. Rather, vegetation must be designed and maintained in a way that limits opportunity for vertical and horizontal fire spread in the vicinity of the building being protected. Retaining some established trees can even be beneficial in terms of protecting the building from wind and ember attack

4.2 Public and Fire Fighting Access

Public Access

The proposed development is accessed off Millers Road. Millers Road is a gravel road and is maintained by Council and has a nominal carriageway width of 5m. No upgrades required to the public road; therefore, the public road complies with the Code.

Property Access

Current Conditions:

Lot 2

Currently, the dwelling in Lot 2 is accessed via an existing gravel driveway, which runs perpendicular off Millers Road, then runs southwest and turns west and terminates adjacent to the dwelling and shed in a parking area.

The existing nominal carriage width of the access to the dwelling is 3m for an approximate total carriageway length of 140m.



Figure 5 – (part of) existing access to the dwelling



Figure 6.1 – (part of) existing access for Lot 2

Compliance with C13.6.2 (new/upgraded accesses)

Lot 1

Access to the building area within Lot 1 will be >30m. Access is required for a fire appliance. Therefore, the access must comply with the Acceptable Solution A1 and Table 13.2 (B) of C13.6.2 demonstrated below in Table 3. The access to Lot 1 must be constructed prior to occupancy of a future habitable dwelling.

Lot 2

Access to the dwelling within Lot 2 is >30m. Access is required for a fire appliance and upgrades to the width of the access are required. Therefore, the access must comply with the Acceptable Solution A1 and Table 13.2 (B) of C13.6.2 demonstrated below in Table 3. The access to Lot 2 must be constructed prior to sealing of titles.

Table 3 - Requirements for access length greater 200m per Table C13.2 (B)

Access Standards: (access length <230m) Table 13.2 (B)

- a) All-weather construction;
- b) Load capacity of at least 20 t, including 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 less than 3 degrees (1:20 or 5%)
- g) Dips less than 7 degrees (1:8 or 12.5%);
- 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 road; 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.

4.3 Water Supply for Fire Fighting

Current Conditions:

Site assessment confirmed the property is not serviced by reticulated water. Therefore, static water supply tanks are required for this development as per below.

Compliance to C13.6.3

Both lots

Both lots **must** be provided with a firefighting water supply that meets the requirements for Acceptable Solution A2 of section C13.6.3 and Table C13.5.

Firefighting water supply requirements for Lot 2 must be adhered to prior to sealing of titles and prior to occupancy of a future habitable dwelling for Lot 1.

Static water supply requirements are outlined in Table 4 below which is per C13.6.3 and Table C13.5.

Table 4 – Requirements for Static Water Supply per C13.6.3 and Table C13.5

- | |
|--|
| <p>A. <u>Distance between building area to be protected and water supply</u></p> <ul style="list-style-type: none"> a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area <p>B. <u>Static Water supplies</u></p> <ul style="list-style-type: none"> a) may have a remotely located offtake connected to the static water supply; b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; c) must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; d) must be metal, concrete or lagged by non-combustible materials if above ground; and e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6mm thickness. <p>C. <u>Fittings, pipework and accessories (including stands and tank supports)</u></p> <p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> (a) have a minimum nominal internal diameter of 50mm; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm [S1]; (e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) ensure the coupling is accessible and available for connection at all times; (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) if a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) visible; (ii) accessible to allow connection by fire fighting equipment; (iii) at a working height of 450 – 600mm above ground level; and (iv) protected from possible damage, including damage by vehicles. <p>D. <u>Signage for static water connections</u></p> <p>The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:</p> <ul style="list-style-type: none"> a) comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or |
|--|

- b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.

E. Hardstand

A hardstand area for fire appliances must be:

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

4.4 Construction Standards

Future (or existing) habitable dwellings within the specified building areas on each lot must be designed and constructed to the minimum BAL ratings specified in the BHMP (Appendix C) and to BAL construction standards in accordance with AS3959:2018 or subsequent edition as applicable at the time of building approval.

The BAL-19 and BAL-12.5 building setback lines on the BHMP define the minimum setbacks for habitable buildings.

Future Class 10a buildings within 6m of a Class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.

5 STATUTORY COMPLIANCE

The applicable bushfire requirements are specified in State Planning Provisions C13.0 – Bushfire-Prone Areas Code.

Clause	Compliance
C13.4 Use or development exempt from this code	N/A
C13.5 Use Standards	
C13.5.1 Vulnerable Uses	N/A
C13.5.2 Hazardous Uses	N/A
C13.6 Development Standards for Subdivision	
C13.6.1 Provision of Hazard Management Areas.	To comply with the Acceptable Solution A1, the proposed plan of subdivision must; • Show building areas for each lot; and • Show hazard management areas between these building areas and that of the bushfire vegetation with the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas</i>. The BHMP demonstrates that BOTH lots can accommodate a BAL rating of BAL-19 or BAL-12.5 with on-site vegetation managing and clearing for both lots. The HMA for Lot 2 is to be implemented prior to sealing of titles and prior to occupancy of a future habitable dwelling for Lot 1. Subject to the compliance with the BHMP the proposal will satisfy the Acceptable Solution C13.6.1(A1)
C13.6.2 Public and firefighting access; A1	The BHMP (through reference to section 4 of this report) specifies requirements for private accesses are consistent with Table C13.2. Both lots must comply with Table C13.2 (C). The access for Lot 2 must be upgraded prior to sealing of titles and prior to occupancy of a future habitable dwelling for Lot 1. Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.2(A1).
C13.6.3 A2 Provision of water supply for firefighting purposes.	Static water supply is required for both lots per C13.6.3 A2. Firefighting water supply requirements for Lot 1 must be installed prior to occupancy of a future habitable dwelling and prior to sealing of titles for Lot 2. Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.3

6 CONCLUSION & RECOMMENDATIONS

The proposed subdivision is endorsed that each lot can meet the requirements of Tasmanian Planning Scheme – Clarence and C13.0 Bushfire-prone Areas Code for a maximum BAL rating of BAL-19 or BAL-12.5. Providing compliance with measures outlined in the BHMP (Appendix C) and sections 4 & 5 of this report.

Recommendations:

- The HMA's within the subdivision be applied in accordance with section 4.1 of this report and the BHMP (Appendix C).
- Bushfire protection measures for both lots outlined in Sections 4.1, 4.2 and 4.3 to be implemented prior to sealing of titles for Lot 2 and prior to occupancy of a future habitable dwelling for Lot 1.
- Derwent Valley Council condition the planning approval on the compliance with the BHMP (as per Appendix C).

7 REFERENCES

Department of Primary Industries and Water, The LIST, viewed September 2026, www.thelist.tas.gov.au

Standards Australia, 2018, *AS 3959:2018 – Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney.

Tasmanian Planning Commission, 2015, *Tasmanian Planning Scheme – Derwent Valley* viewed September 2026 www.iplan.tas.gov.au

Building Act 2016. The State of Tasmania Department of Premier and Cabinet. <https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025>

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet. <https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110>

8 APPENDIX A – SITE PHOTOS



Figure 7 – Forest; within Lot 2



Figure 8 – Managed, Woodland & Forest; within Lot 2

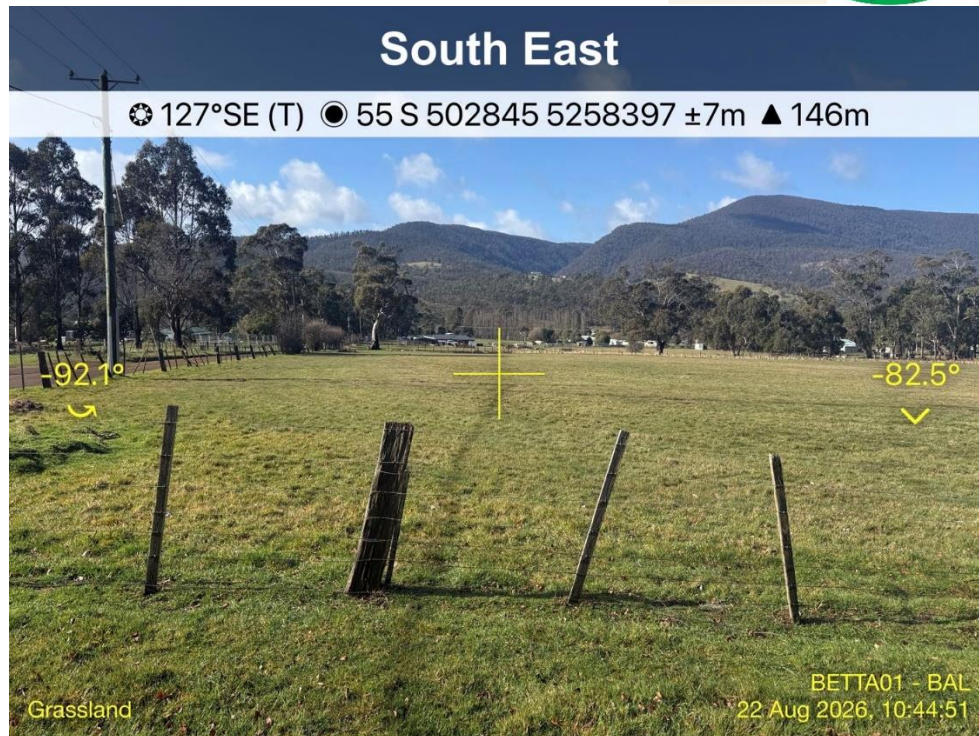


Figure 9 – Grassland; southeast of Lot 2



Figure 10 – Forest; within Lot 1



Figure 11 – Managed; dwelling and low threat vegetation within Lot 2



Figure 12 – Managed; low threat vegetation within Lot 2

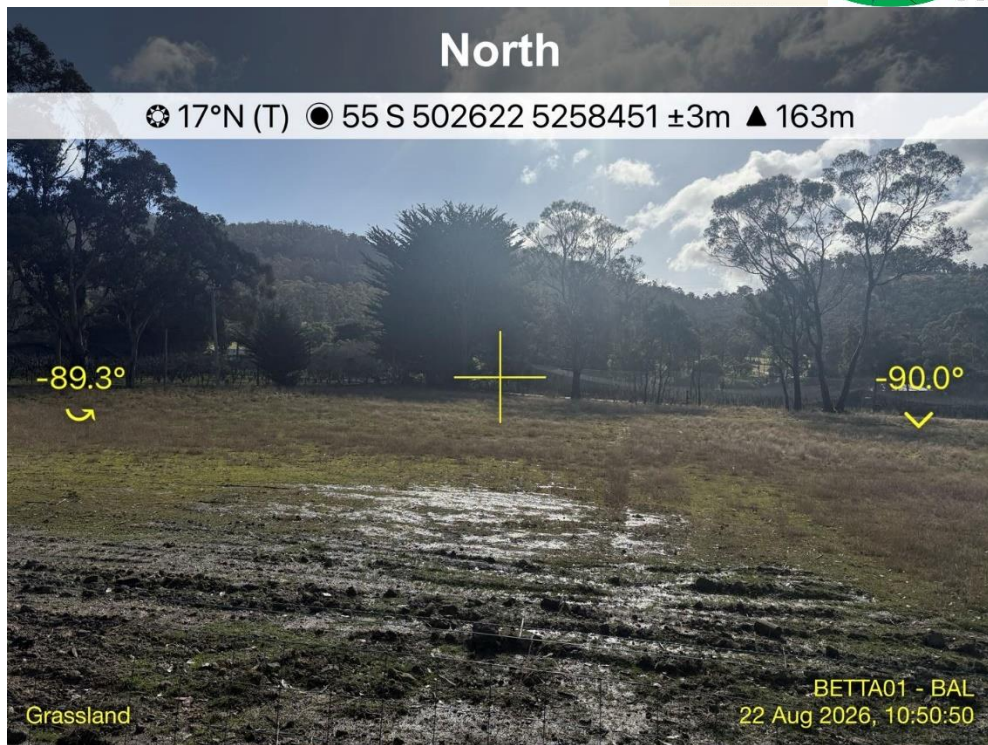


Figure 13 – Grassland; within Lot 1 (building area)

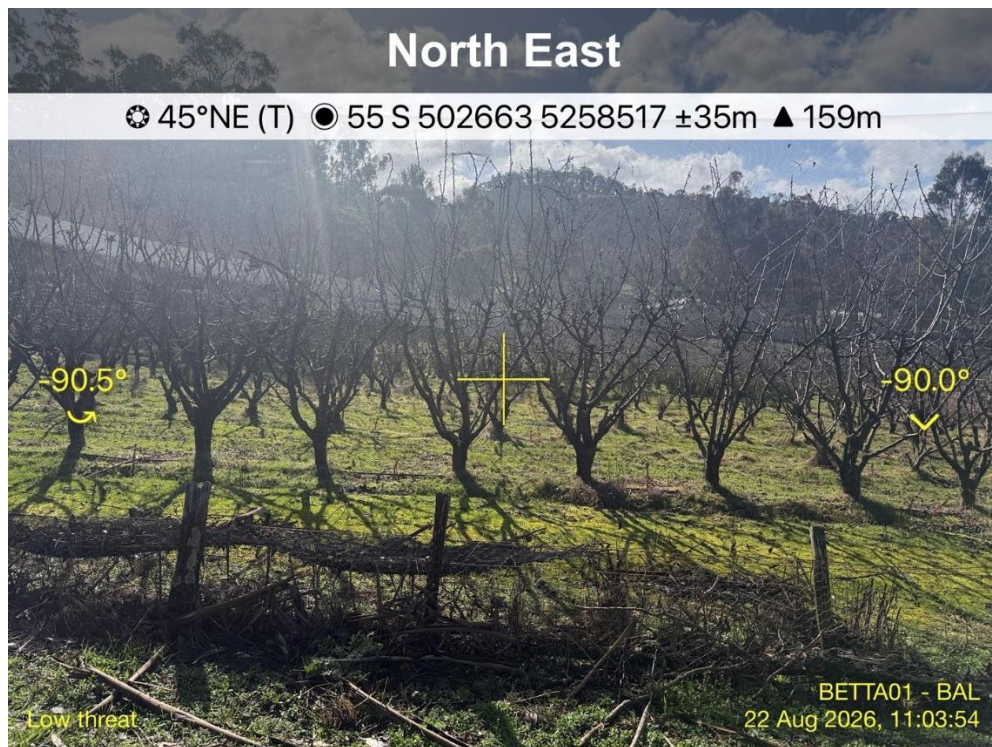
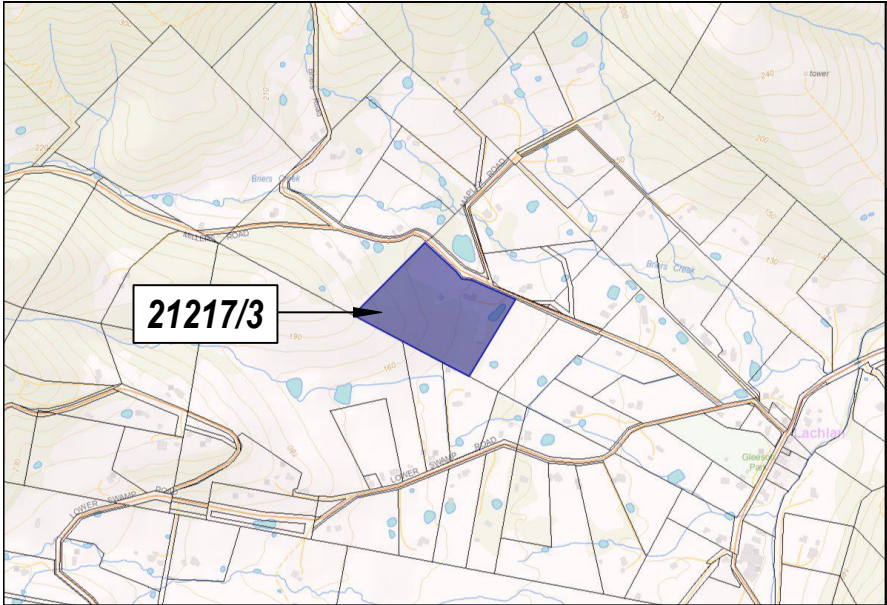


Figure 14 – Low Threat; vineyard northwest of Lot 1



9 APPENDIX B – SUBDIVISION PROPOSAL PLAN

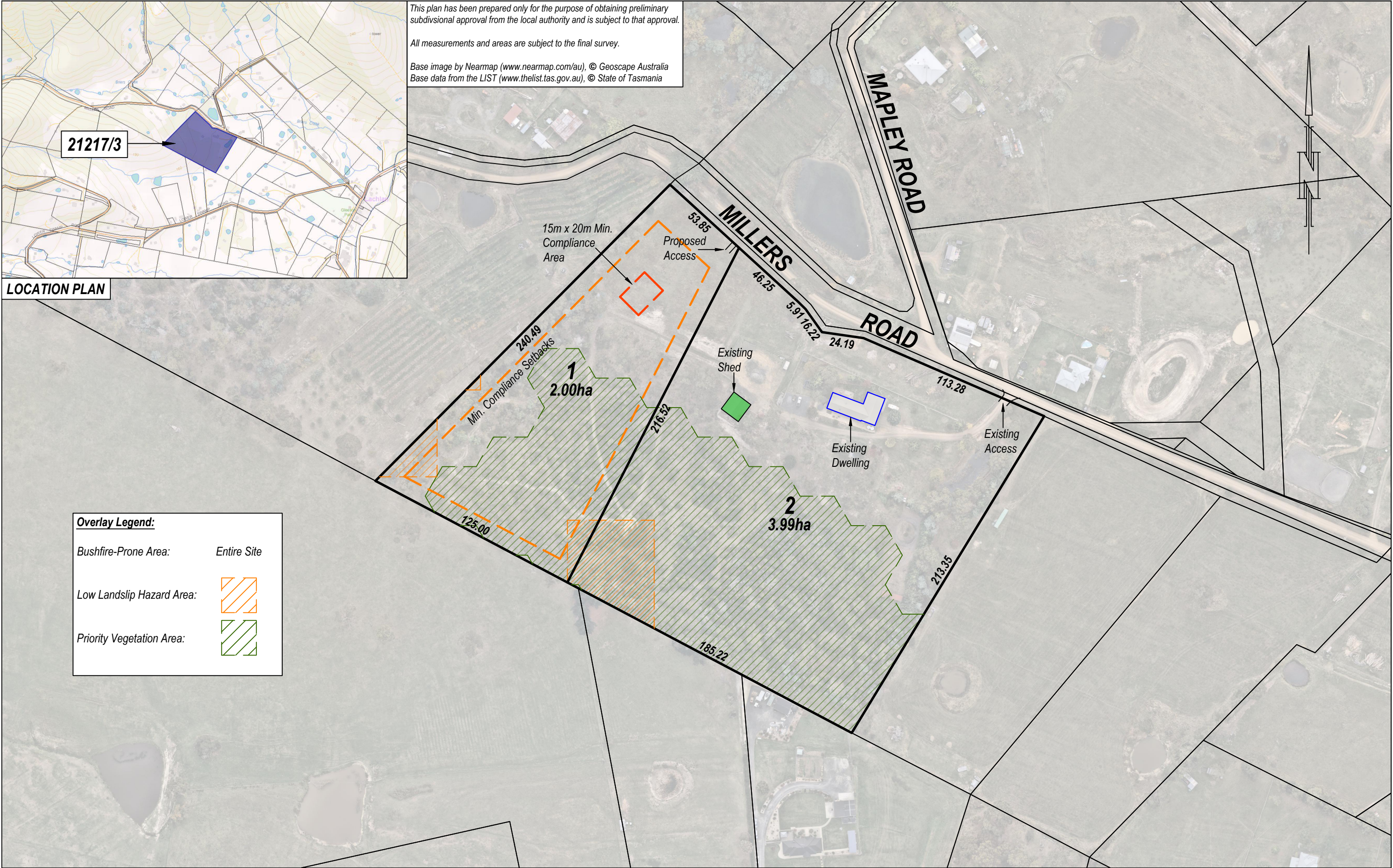


LOCATION PLAN

This plan has been prepared only for the purpose of obtaining preliminary
subdivisional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

Base image by Nearmap (www.nearmap.com/au), © Geoscape Australia
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



Overlay Legend:

Bushfire-Prone Area: Entire Site

Low Landslip Hazard Area: 

Priority Vegetation Area: 

E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.



UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

OWNER: TAYLESE L. BUTTERWORTH & LUKE N. BUTTERWORTH

TITLE REFERENCE: 21217/3

LOCATION: 59 MILLERS ROAD,
LACHLAN

Proposed Subdivision

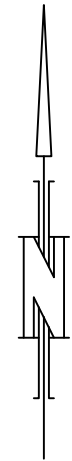
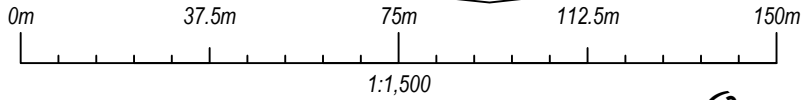
Date: 04/08/2026	Reference: BETTA01 16707-01
Scale: 1:2,000 (A3)	Municipality: DERWENT VALLEY



10 APPENDIX C – BUSHFIRE HAZARD MANAGEMENT PLAN

BAL rating for all lots is BAL-19 or BAL-12.5

- HMA for Lot 2 to be implemented prior to sealing of titles.
- HMA for Lot 1 to be implemented prior to occupancy of a future habitable dwelling.
- Private access upgrades for Lot 2 to be constructed prior to sealing of titles.
- Private access for Lot 1 to be constructed prior to occupancy of a future habitable dwelling.
- Static water supply tank for Lot 2 to be installed prior to sealing of titles.
- Staic water supply tank for Lot 1 to be installed prior to occupancy of a future habitable dwelling



15m x 20m
Building Area

Existing area
for a 4m X 8m
turning head

Existing
Shed
Existing
Dwelling

Existing driveway is to be
upgraded to min. 4m wide
with 0.5m clearance each side
prior to sealing of titles.

LEGEND

- BUILDING AREA
- HAZARD MANAGEMENT AREA BAL-19
- HAZARD MANAGEMENT AREA BAL-12.5
- EXISTING ACCESS
- INDICATIVE ACCESS' & TURNING HEAD
- INDICATIVE STATIC WATER SUPPLY

BHMP BY JAMES ROGERSON
ACCREDITED BUSHFIRE PRACTITIONER (BFP-161), scopes: 1, 2 & 3B

UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@blcsurveyors.com.au
WEB: www.rbsurveyors.com

BUSHFIRE HAZARD MANAGEMENT PLAN

LOCATION:	59 Millers Road, Lachlan TAS 7140
TITLE REFERENCE:	C.T.21217/3
PROPERTY ID:	7137894
MUNICIPALITY:	Derwent Valley
DATE:	28th of September 2026 (v1.0)
SCALE: 1:1500 @ A3	REFERENCE: BETTA01

- REQUIREMENTS
- HAZARD MANAGEMENT AREAS (HMA)
 - HMA to be established to distances indicated on this plan and as set out in Section 4.1 of the Bushfire Hazard Report.
 - Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future dwellings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of wind borne sparks and embers reaching buildings; and to halt or check direct flame attack.
 - Some trees can be retained provided there is horizontal separation between the canopies; and low branches are removed to create vertical separation between the ground and the canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.
 - No trees to overhang houses to prevent branches or leaves from falling on the building.
 - Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
 - Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).
 - CONSTRUCTION STANDARDS
 - Existing and new dwellings within the specified building areas to be designed and constructed to BAL ratings shown on this plan in accordance with AS3959:2018 at the time of building approval
 - Future outbuildings within 6m of a class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.
 - PUBLIC AND FIRE-FIGHTING ACCESS REQUIREMENTS
 - Access to all lots must comply with the design and construction requirements specified in Section 4.2 of the Bush Fire Report.
 - STATIC FIRE-FIGHTING WATER SUPPLY
 - New habitable dwellings and existing dwellings must be supplied with a static water supply that is;
 - Dedicated solely for fire fighting purposes;
 - Minimum capacity of 10,000L;
 - is accessible by fire fighting vehicles and within 3.0m of a hardstand area; and
 - Consistent with the specifications outlined in section 4.3 of the Bushfire Report.

This plan is to be read in conjunction with the preceding *Bushfire Assessment Report "Proposed Subdivision (2 lots) 59 Millers Road, Lachlan"* dated 18/09/2026.



JAMES ROGERSON
BUSHFIRE PRACTITIONER (BFP-161)
PHONE: 0488 372 283
EMAIL: JR.BUSHFIREASSESSMENTS@GMAIL.COM



11 APPENDIX D – PLANNING CERTIFICATE

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:

59 Millers Road, Lachlan TAS 7140

Certificate of Title / PID:

C.T.21217/3 / 7137894

2. Proposed Use or Development

Description of proposed Use
and Development:

Subdivision (2 lots) of C.T.21217/3

Applicable Planning Scheme:

Tasmanian Planning Scheme – Derwent Valley

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
SUBDIVISION PROPOSAL PLAN	ROGERSON & BIRCH SURVEYORS	04/08/2026	01
BUSHFIRE ASSESSMENT REPORT – 59 MILLERS ROAD, LACHLAN	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	18/09/2026	1.0
BUSHFIRE HAZARD MANGAEMENT PLAN– 59 MILLERS ROAD, LACHLAN	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	28/09/2026	1.0

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)	

☐	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	
☐	E1.5.1 A3 / C13.5.1 A2	

☐	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	
☐	E1.5.2 A3 / C13.5.2 A3	

☐	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)	
☒	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)	

☐	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
☐	E1.6.2 P1 / C13.6.2 P1	
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	
☒	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)	
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water complies with the relevant Table.
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	

5. Bushfire Hazard Practitioner

Name:

JAMES ROGERSON

Phone No:

0488 372 283

Postal
Address:

UNIT 1-2 KENNEDY DRIVE,
CAMBRIDGE PARK

Email
Address:

JR.BUSHFIREASSESSMENTS@G
MAIL.COM

Accreditation No:

BFP – 161

Scope:

1, 2, 3B

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 for lot 3.

Signed:
certifier



Name:

JAMES ROGERSON

Date:

29/9/2026

Certificate
Number:

161

(for Practitioner Use only)

APPLICATION FOR PLANNING APPROVAL – DEVELOPMENT/USE OR SUBDIVISION



www.derwentvalley.tas.gov.au
(03) 6261 8500

P.O. Box 595
New Norfolk TAS 7140

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993 (the Act)*.

Have you had a discussion with a Council officer in relation to this application: ☐ Yes ☒ No

Officer's name: _____ Date: _____

APPLICANT, OWNER AND CONTACT DETAILS

Provide details of the Applicant and Owner of the land.

APPLICANT

Name: _____
Address: _____
Email: _____
As applica

OWNER

Name: _____
Address: _____
Email: _____

LAND DETAILS

Provide details of the land, including street address, title details and the existing use. Please use definitions in planning scheme.

Address: 59 Millers Road
Lachlan 7140
Volume: 21217 Folio: 3

PROPOSED USE AND DEVELOPMENT DETAILS

Provide details of the proposed use and of the proposed development and works. Please use definitions in planning scheme.

Use: Rural Living Zone B

Describe

Development: Subdivision

Existing Floor Area: _____ m²

Proposed floor area: _____ m²

MATERIALS

External walls: _____

Colour: _____

Roof cladding: _____

Colour: _____

CAR PARKING

Number existing: _____

Proposed: _____

Is vegetation proposed to be removed? ☐ Yes ☐ No

Is the property on the Tasmanian Heritage Register? ☐ Yes ☐ No

Is Signage proposed: ☐ Yes ☐ No

Estimated cost of development value: \$ _____

FOR SUBDIVISION APPLICATIONS ONLY

Number of lots to be created:

(excluding Balance lot)

2

Total area of new lots:

(excluding balance lot):

5.99 ha

Estimated cost of subdivision works
(must not be \$0)

DECLARATION

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that: -

- The information in this application is true and correct.
- In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- I/we authorise Council to provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

Council will only use the information provided to consider and determine the application for planning approval. Information provided may be made available for public inspection in accordance with section 57 of the Act.

- I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the Land Use Planning and Approvals Act 1993.

Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

The Applicant must sign and date this form.

Personal information removed

06-10-26

Signature

Date

Refer to application checklist on following page for additional information requirements.

COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Derwent Valley Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Derwent Valley Council or their delegate (as specified in Subsections 52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*).

Please note: *If the application involves Crown land you will also need to provide a letter of consent.*

I _____, being responsible for the administration of land at declare that I have given _____, permission for the making of this application for _____.

The Minister, General Manager or other delegate responsible for the land must sign and date this form.

Signature

Date

(This consent is for the making of the application only, and does not constitute landlord consent for the development to occur.)

SEARCH OF TORRENS TITLE

VOLUME 21217	FOLIO 3
EDITION 3	DATE OF ISSUE 24-Oct-2022

SEARCH DATE : 06-Oct-2026

SEARCH TIME : 09.10 am

DESCRIPTION OF LAND

Parish of MOLESWORTH, Land District of BUCKINGHAM
Lot 3 on Sealed Plan [21217](#)
Derivation : Part of Lot 4120 Gtd. to F. Kingshott
Prior CT [4047/97](#)

SCHEDULE 1

[M983393](#) TRANSFER to TAYLESE LOUISE BUTTERWORTH and LUKE NEALE
BUTTERWORTH Registered 24-Oct-2022 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP [21217](#) FENCING COVENANT in Schedule of Easements
[E321475](#) MORTGAGE to Commonwealth Bank of Australia
Registered 24-Oct-2022 at 12.02 pm

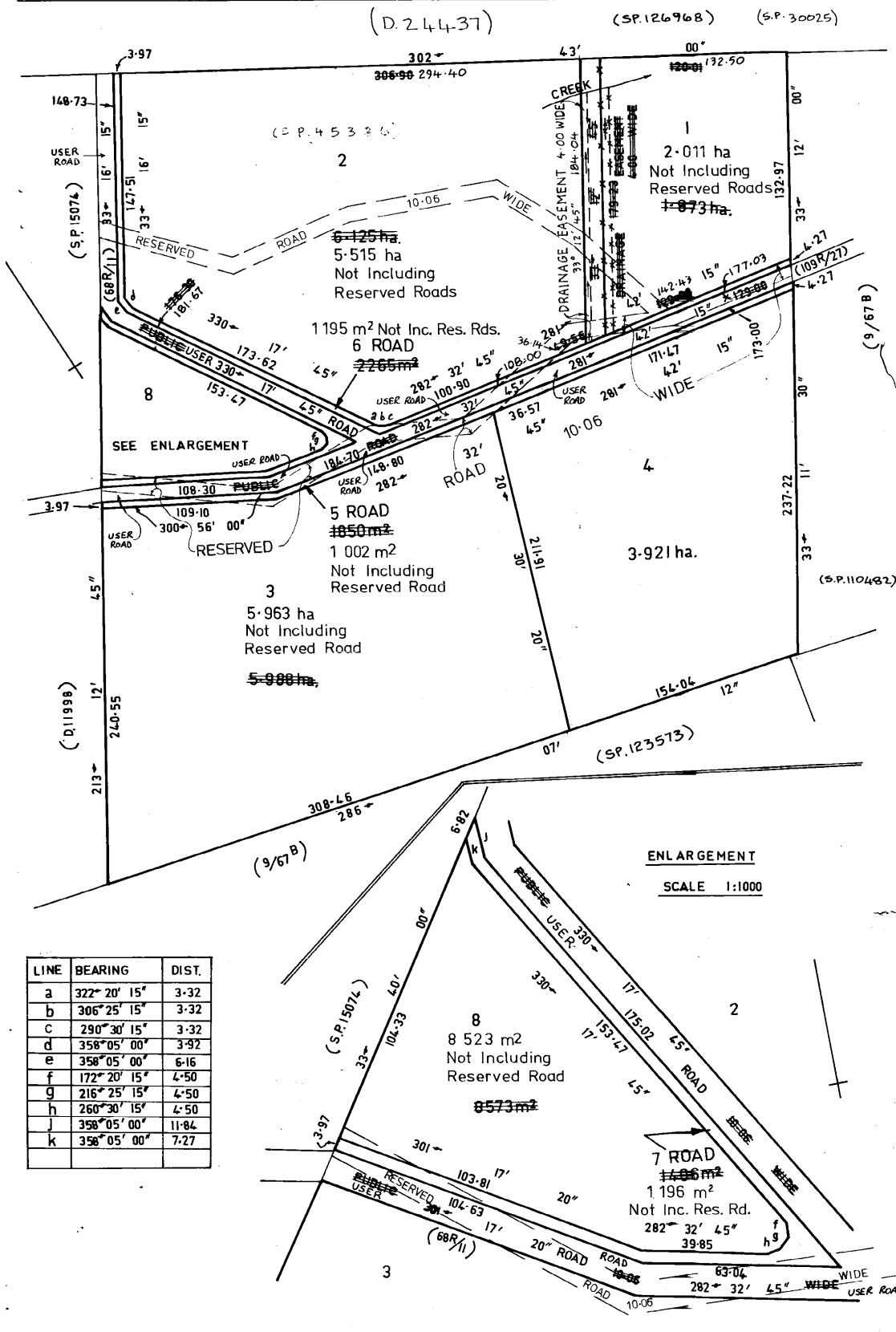
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

17 AUG 1983

Owner: W. P. & S. D. CLAUS	PLAN OF SURVEY by Surveyor L. W. HEPPER of land situated in the	Registered Number: S.P.21217
Title Reference: C.T. 2851-8	LAND DISTRICT OF BUCKINGHAM	Effective from: 11 OCT 1983
Grantee: PART OF LOT 4120 ^(47.0-14.3) GRANTED TO FRANCIS KINGSHOTT	PARISH OF MOLESWORTH	ACTING DEPUTY Recorder of Titles

Scale 1:2000 Measurements in Metres





SCHEDULE OF EASEMENTS

Plan No.

S.P21217

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

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

THIS COPY SCHEDULE CONSISTS OF 1 PAGE

EASEMENTS AND PROFITS

Lot 1 on the Plan is subject to a Right of Drainage for the Warden Councillors and Electors of the Municipality of New Norfolk over the strip of land 4.00 Wide passing through that Lot and marked "Drainage Easement".

COVENANTS

The owner or owners for the time being of Lot 8 on the said plan hereby covenants with the owner or owners for the time being of every other lot on the said plan to the ^{intent} ~~extent~~ that the burden of this covenant ^{may run with} ~~shall be attached~~

to and bind the covenantor's lot or any part thereof and the benefit thereof may be annexed to & devolve with each & every part of ^{shown} ~~shall be attached to and run with every other lot or any part thereof~~ on the

said plan ~~as follows:-~~ to observe the following stipulation :

Not to erect any residential buildings whatsoever on the said lot 8

~~That there will not be any residential buildings whatsoever erected on the said lot 8.~~

Fencing ^{Covenant} ~~provisions:-~~ The owner of every Lot on the said plan covenants with WALTER PAUL CLAUS and SANDRA DORIS CLAUS that the said WALTER PAUL CLAUS and SANDRA DORIS CLAUS as vendors shall not be required to fence.

SIGNED by WALTER PAUL CLAUS
and SANDRA DORIS CLAUS as
registered proprietors of
Certificate of Title Volume
2851 Folio 8 in the presence of:-

[Signature]
Bank Officer
NEW NORFOLK.

[Signature]
[Signature]

Certified correct for the purposes of the Real Property Act 1862, as amended.

.....
Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of
.....
(Insert Subdivider's Full Name)
and SANDRA DORIS CLAUS affecting land in

Certificate of Title Volume 2851 Folio 8.
.....
(Insert Title Reference)

Sealed by Municipality of New Norfolk on 10/11 19 83

.....
Council Clerk/Town Clerk

3625