



Latrobe Council

PUBLIC NOTICE

APPLICATION FOR DEVELOPMENT APPROVAL

An application for development approval has been made which may affect you.

Details about the application – L-DA126/2026

Address of the land

**2908 Railton Road
Latrobe & (CT 187163/2)**

What use or development is
proposed in the application

**Subdivision – proposed
Boundary Reconfiguration**

Date of notice

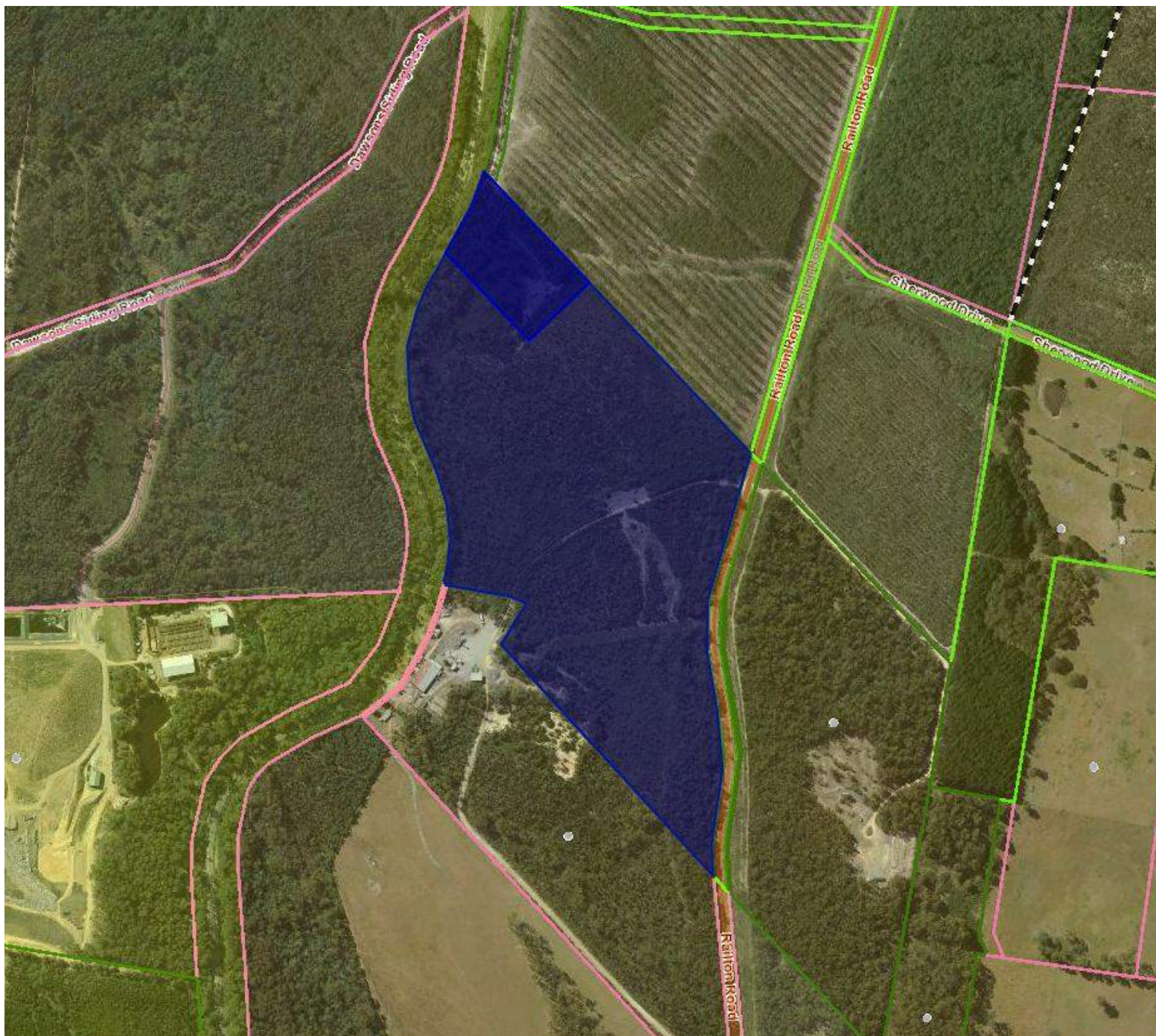
7 October 2026

The application and supporting documents are open for public inspection on Council’s website at www.latrobe.tas.gov.au or at the Council Offices, 170 Gilbert Street, Latrobe during the following office hours:-
Monday to Friday, 8.00 a.m to 4.30 p.m.

Any person may lodge a representation on the proposed use or development.

- Your representation must:*
- be received within 14 days of the date of this notice;
 - be in writing;
 - be addressed to:
The Chief Executive Officer,
Latrobe Council,
P.O. Box 63, Latrobe 7307; or email
submissions@latrobe.tas.gov.au
 - and include:
the reasons for your representation; and
the address of the land.

Aerial View – L-DA126/2026, 2908 Railton Road, Latrobe & 187163/2



Dated: 17/09/2026

PLAN OF SUBDIVISION

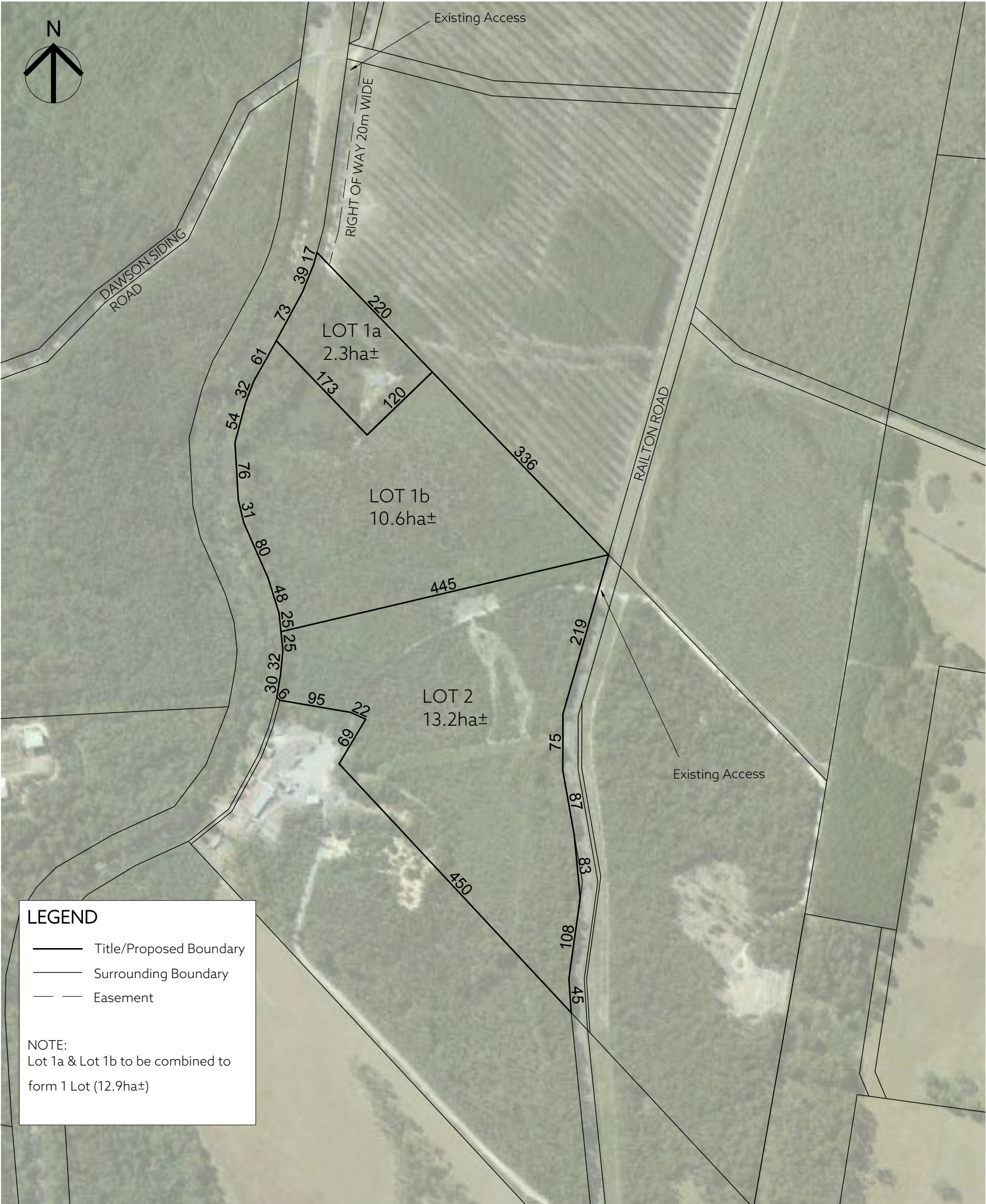


PDA

SURVEYORS, ENGINEERS & PLANNERS

77 Gunn Street
Devonport, Tasmania, 7310
PHONE: +61 03 6423 6875
EMAIL: pda.dpt@pda.com.au
www.pda.com.au
Also at: Burnie, Launceston,
Hobart, Swansea & Huonville

Owners	Mark & Paula McGlade Noel Tunbridge		Address	2908 Railton Road, Latrobe	This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.				
			Council	Latrobe Council					
			Planning Scheme	Tasmanian Planning Scheme - Latrobe					
Title References	FR 187163/2 & FR 150740/1	Zone & Overlay	21.0 Agricultural						
Schedule Of Easements	As shown.								
Scale	1:5000	Date	3rd September 2026	PDA Reference	56743 - PA01	PID	9529799 & 2784670	Point of Interest GDA94 MGA55	450088E, 5429975N





Subdivision Planning Assessment

2908 Railton Road, Latrobe Latrobe

Boundary reorganisation

56743

|

16/09/2026

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

PDA CONTRIBUTORS

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

REVISION HISTORY

Revision	Description	Date
0	First Issue	16/09/2026
1		

ENGAGEMENT & COSTS, FEES, CHARGES & INVOICING DIRECTIONS

© PDA Surveyors, Engineers & Planners

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

PDA Engineers, Surveyors & Planners has been engaged by Mark & Paula McGlade & Noel Tunbridge (the Permit Holder) to prepare documentation for a planning permit for a Boundary reorganisation located on land known as 2908 Railton Road, Latrobe, Latrobe. Any Permit issued is affixed to land and not to any individual or Agent of the Permit Holder.

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

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

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

EXECUTIVE SUMMARY

PROPERTY ADDRESS	2908 Railton Road, Latrobe Latrobe
PROPOSAL	Boundary reorganisation

PID/s	9529799 & 2784670
CT/s	187163/2 & 150740/1
PLANNING ORDINANCE	Tasmanian Planning Scheme – Latrobe Council
LAND ZONING	Agricultural
SPECIFIC AREAS PLANS	Not applicable to this application
CODE OVERLAYS	CODES C2.0 – Parking and Sustainability Transport Code C7.0 - Natural Assets Code C9.0 - Attenuation Code C13.0 - Bushfire-Prone Areas Code

TABLE OF CONTENTS

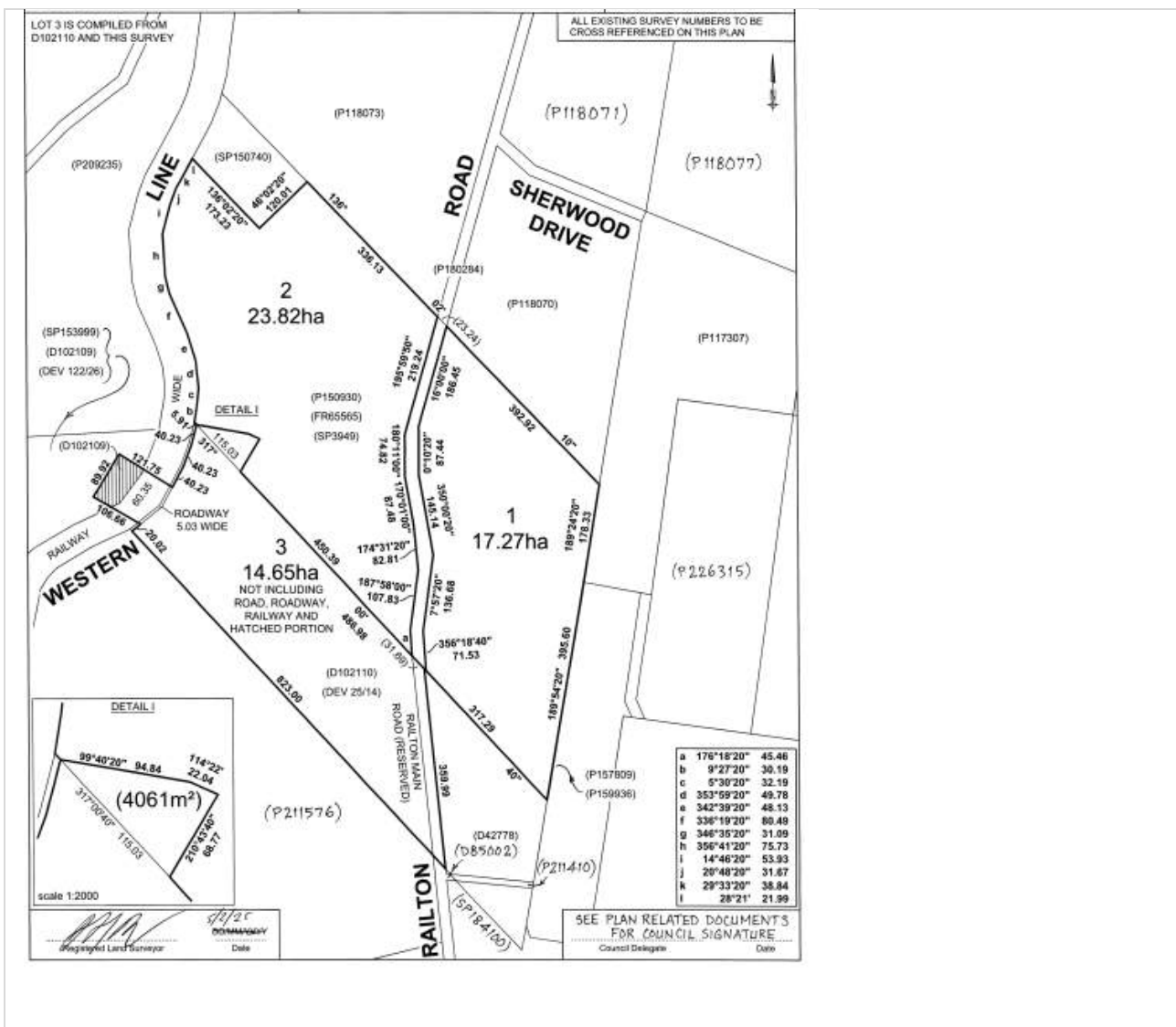
SITE ANALYSIS.....	7
21.0 AGRICULTURE ZONE	10
21.5 Development Standards for Subdivision.....	10
21.5.1 Lot design	10
CODES	10
C2.0 Parking and Sustainable Transport Code	10
C2.6.3 Number of accesses for vehicles	10
C7.0 Natural Assets Code	11
C7.7 Development Standards for Subdivision	12
C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area	12
C13.0 Bushfire-Prone Areas Code	13

THE LAND - SITE

TITLE & DESCRIPTION

The Certificate of Title for the subject site is C/T: 187163/2 & 150740/1, PID: 9529799 & 2784670. A copy of the title is provided as Annexure A.

The street address is 2908 Railton Road, Latrobe Latrobe and Mark & Paula McGlade & Noel Tunbridge are the property owners.



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

EXISTING USE AND DEVELOPMENT

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

PROPOSAL

The proponents are seeking to develop land which features a Boundary reorganisation within the Latrobe Council municipal area under the Tasmanian Planning Scheme.

The purpose of this proposal adjust the boundaries to make 2 more even titles.

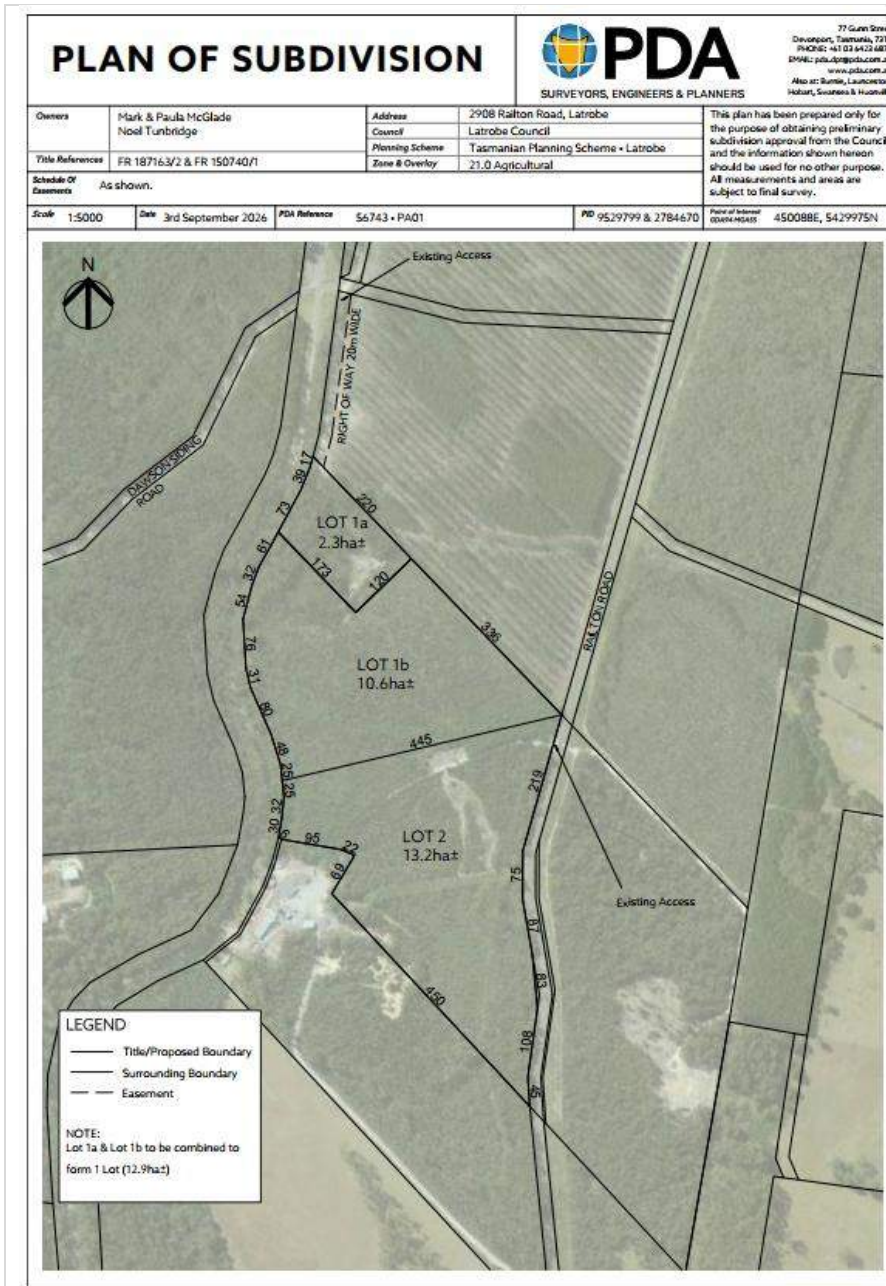


Figure 2 – Proposal Overview 2908 Ralton Road, Latrobe, Latrobe

SITE ANALYSIS

CURRENT ZONING

The land is zoned as Agricultural.



LAND CAPABILITY

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



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

LAND OVERLAYS

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



Figure 5 – Planning Scheme Overlays, 2908 Railton Road, Latrobe, Latrobe – source: www.thelist.tas.gov.au

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

PLANNING SCHEME PROVISIONS

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

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

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

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

ZONE PROVISIONS

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

21.0 AGRICULTURE ZONE

CODES

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

C2.0 Parking and Sustainable Transport Code

C2.6.3 Number of accesses for vehicles

Objective:

That:

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

Acceptable Solution	Performance Criteria
A1 <i>The number of accesses provided for each frontage must:</i> (a) be no more than 1; or (b) no more than the existing number of accesses, <i>whichever is the greater.</i>	P1 <i>The number of accesses for each frontage must be minimised, having regard to:</i> (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.

Response

Acceptable Solution

No more than the existing number of accesses.

Acceptable Solution	Performance Criteria
A2 <i>Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.</i>	P2 <i>Within the Central Business Zone or in a pedestrian priority street, any new accesses must:</i> (a) not have an adverse impact on: (i) pedestrian safety and amenity; or (ii) traffic safety; and (b) be compatible with the streetscape.

Response

Acceptable Solution

Not applicable - the proposal is not within the Central Business Zone and is not within a pedestrian priority street.

C3.0 Road and Railway Assets Code

C3.7 Development Standards for Subdivision

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

Objective:

To minimise the effects of noise, vibration, light and air emissions on lots for sensitive uses from existing and future major roads and the rail network.

Acceptable Solution	Performance Criteria
A1 <i>A lot, or a lot proposed in a plan of subdivision, intended for a sensitive use must have a building area for the sensitive use that is not within a road or railway attenuation area.</i>	P1 <i>A lot, or a lot proposed in a plan of subdivision, intended for sensitive uses must be sited, designed or screened to minimise the effects of noise, vibration, light and air emissions from the existing or future major road or rail network, having regard to:</i> <i>(a) the topography of the site;</i> <i>(b) any buffers created by natural or other features;</i> <i>(c) the location of existing or proposed buildings on the site;</i> <i>(d) the frequency of use of the rail network;</i> <i>(e) the speed limit and traffic volume of the road;</i> <i>(f) any noise, vibration, light and air emissions from the rail network or road;</i> <i>(g) the nature of the road;</i> <i>(h) the nature of the intended uses;</i> <i>(i) the layout of the subdivision;</i> <i>(j) the need for the subdivision;</i> <i>(k) any traffic impact assessment;</i> <i>(l) any mitigating measures proposed;</i> <i>(m) any recommendations from a suitably qualified person for mitigation of noise; and</i> <i>(n) any advice received from the rail or road authority.</i>
Response Acceptable Solution The proposed subdivision provides for building areas for sensitive uses that are not within the road/rail attenuation area due to the size there is adequate area for a potential building. The proposed subdivision isn't intended for sensitive use but there is still adequate area for a sensitive use to be built outside of the rail attenuation area.	

C7.0 Natural Assets Code

C7.7 Development Standards for Subdivision

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

Objective:

That:

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

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

C9.0 Attenuation Code

C9.6 Development Standards for Subdivision

C9.6.1 Lot design

Objective:

To provide for subdivision so that a lot intended for a sensitive use:

- (a) is located to avoid an activity with potential to cause emissions and enable appropriate levels of amenity; and
- (b) does not conflict with, interfere with or constrain an existing activity with potential to cause emissions.

Acceptable Solution	Performance Criteria
A1 <i>Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must:</i> (a) <i>be for the creation of separate lots for existing buildings;</i> (b) <i>be for the creation of a lot where a building for a sensitive use can be located entirely outside the attenuation area; or</i> (c) <i>not be for the creation of a lot intended for a sensitive use.</i>	P1 <i>Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must not result in the potential for a sensitive use to be impacted by emissions, having regard to:</i> (a) <i>the nature of the activity with the potential to cause emissions, including:</i> (i) <i>operational characteristics of the activity;</i> (ii) <i>scale and intensity of the activity; and</i> (iii) <i>degree of emissions from the activity; and</i> (b) <i>the intended use of the lot.</i>
Response Acceptable Solution The proposed subdivision is not for the creation of a lot intended for a sensitive use complying with A1(c). The proposed subdivision is to provide is to increase both lots to around 10ha to provide a better agricultural potential for both and neither currently have a sensitive use.	

C13.0 Bushfire-Prone Areas Code

Please see provided bushfire report for recommendations.

CONCLUSION

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

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

With the above in mind, a planning permit for a Boundary reorganisation at 2908 Railton Road, Latrobe, Latrobe is respectfully sought from the Planning Authority.



Contact

For any enquiries, please contact one of our offices:

HOBART

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

HUONVILLE

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

EAST COAST

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

LAUNCESTON

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

BURNIE

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

DEVONPORT

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

WALTER SURVEYS

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

Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

2908 Railton Road and Dawsons Siding Road, Latrobe
(access to Lot 1 over F.R. 118073/1)



Prepared for (Client)

Mark McGlade

coastalcontracting.mark@gmail.com

Assessed & Prepared by

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

PO Box 2108 LAUNCESTON TAS 7250

Mobile: 0409 284 422

Version 1

15 September 2026

Job No: RGA-B3208

Executive Summary

The proposed development at 2908 Railton Road and Dawsons Siding Road, Latrobe, is subject to bushfire threat. A bushfire attack under extreme fire weather conditions is likely to subject buildings at this site to considerable radiant heat, ember attack along with wind and smoke.

The site requires bushfire protection measures to protect the buildings and people that may be on site during a bushfire.

These measures include provision of hazard management areas in close proximity to the buildings, implementation of safe egress routes, establishment of a water supply and construction of buildings as described in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas.

Contents

Executive Summary	3
Schedule 1 – Bushfire Report	5
1.0 Introduction	5
2.0 Site Description for Proposal (Bushfire Context)	6
3.0 Bushfire Site Assessment	7
3.1 Vegetation Analysis	7
3.2 BAL Assessment – Subdivision	11
3.3 Outbuildings	12
3.4 Road Access	13
3.5 Water Supply	13
4.0 Bushfire-Prone Areas Code Assessment Criteria	16
5.0 Layout Options	17
6.0 Other Planning Provisions	17
7.0 Conclusions and Recommendations	18
 Schedule 2 – Bushfire Hazard Management Plan	 19
 Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code	 20
Attachment 2 – AS3959-2018 Construction Requirements	25
Attachment 3 – Proposal Plan	26
Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline	27
 References	 28

Schedule 1 – Bushfire Report

1.0 Introduction

The Bushfire Attack Level (BAL) Report and Bushfire Hazard Management Plan (BHMP) has been prepared for submission with a Planning Permit Application under the *Land Use Planning and Approvals Act 1993; Bushfire-Prone Areas Code* and/or a Building Permit Application under the *Building Act 2016 & Regulations 2016*.

The Bushfire Attack Level (BAL) is established taking into account the type and density of vegetation within 100 metres of the proposed building site and the slope of the land; using the simplified method in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas; and includes:

- The type and density of vegetation on the site,
- Relationship of that vegetation to the slope and topography of the land,
- Orientation and predominant fire risk,
- Other features attributing to bushfire risk.

On completion of assessment, a Bushfire Attack Level (BAL) is established which has a direct reference to the construction methods and techniques to be undertaken on the buildings and for the preparation of a Bushfire Hazard Management Plan (BHMP).

1.1 Scope

This report was commissioned to identify the Bushfire Attack Level for the existing property. ALL comment, advice and fire suppression measures are in relation to compliance with *Bushfire-Prone Areas Code* of the Tasmanian Planning Scheme – Latrobe, the National Construction Code and Australian Standards, *AS 3959-2018, Construction of buildings in bushfire-prone areas*.

1.2 Limitations

The inspection has been undertaken and report provided on the understanding that:-

1. The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

No action or reliance is to be placed on this report; other than for which it was commissioned.

1.3 Proposal

The proposal is for the development of a two lot subdivision, adjustment of boundaries. Two lots currently exist.

2.0 Site Description for Proposal (Bushfire Context)

2.1 Locality Plan

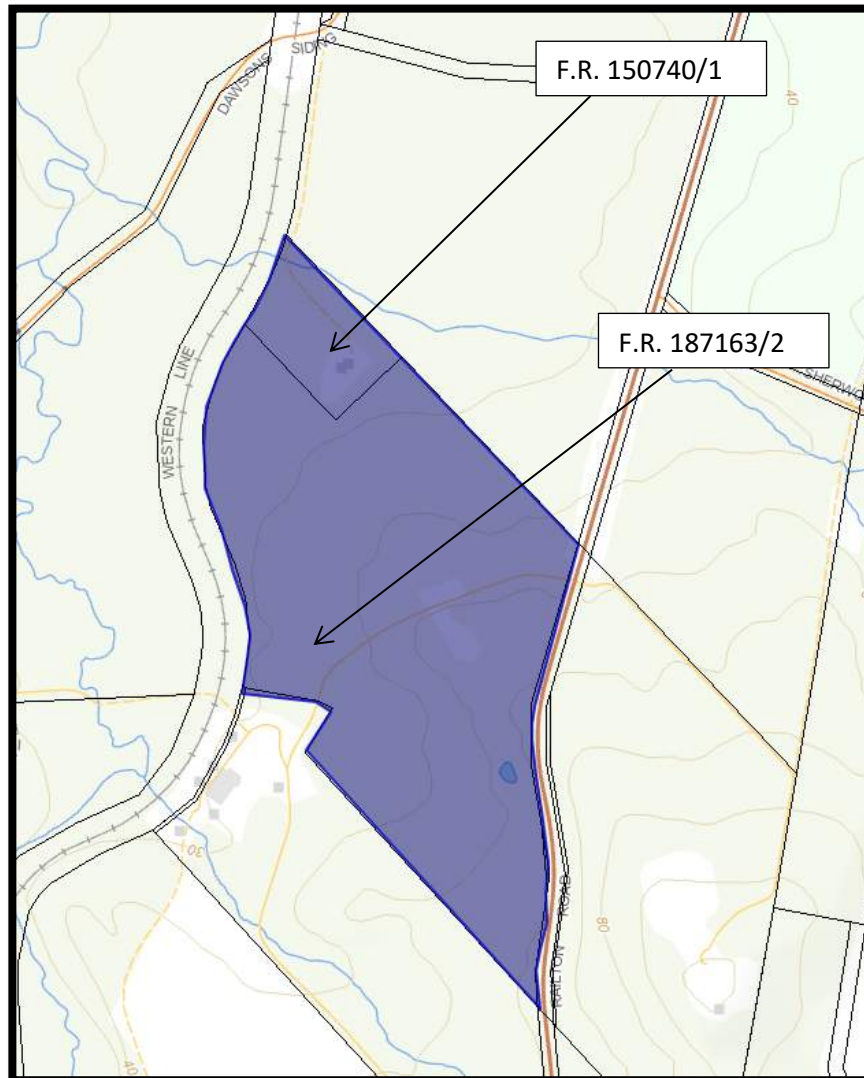


Figure 1: Location Plan of 2908 Railton Road and Dawsons Siding Road, Latrobe

2.2 Site Details

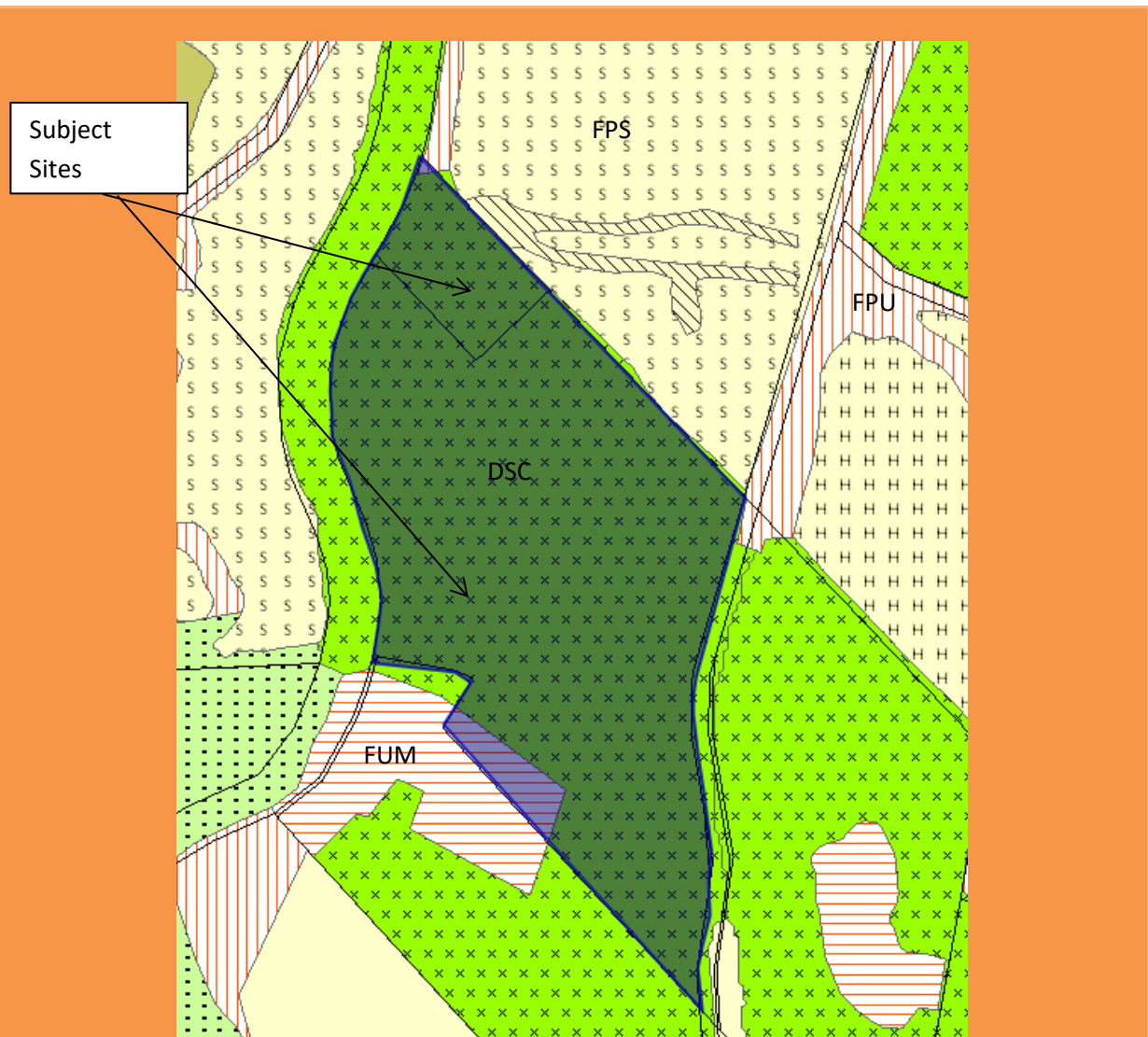
Property Address	2908 Railton Road and Dawsons Siding Road, Latrobe
Certificate of Title	Volume 187163 Folio 2 and Volume 150740 Folio 1
Owner	Mark John McGlade and Paula Cherree McGlade, and Noel Bernard Tunbridge
Existing Use	Rural
Type of Proposed Work	2 Lot Subdivision - boundary adjustment
Water Supply	On-site for fire fighting
Road Access	ROW over F.R. 118073/1 to Dawsons Siding Road (Lot 1), and Railton Road (Lot 2)

3.0 Bushfire Site Assessment

3.1 Vegetation Analysis

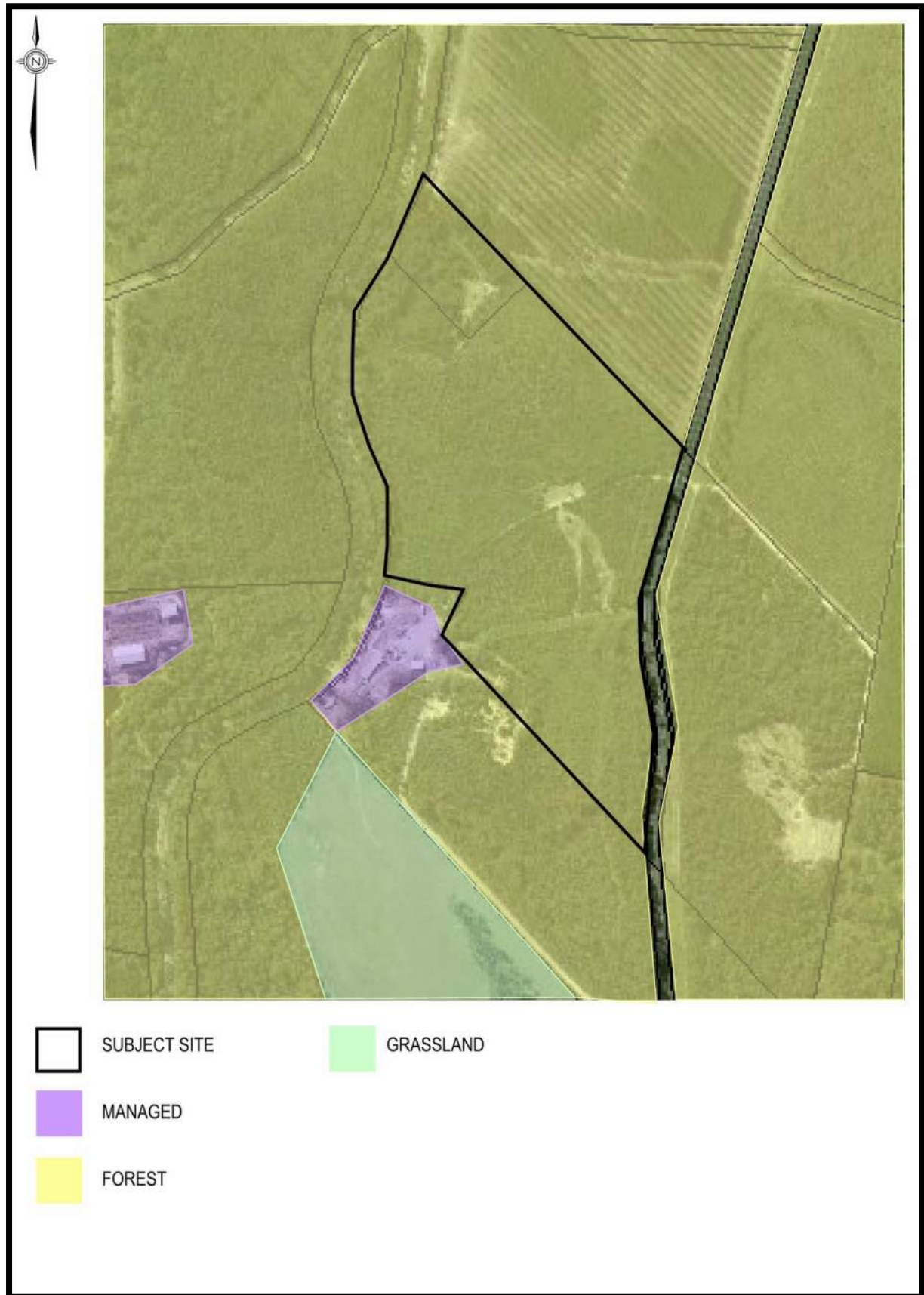
3.1.1 TasVeg Classification

Reference to Tasmanian Vegetation Monitoring & Mapping Program (TASVEG) indicates the land in and around the property is generally comprising of varying vegetation types including:



Code	Species	Vegetation Group
DSC	Eucalyptus amygdalina – Eucalyptus obliqua damp sclerophyll forest	Dry eucalypt forest and woodland
FPS	Plantations for silviculture - softwood	Modified land
FPU	Unverified plantations for silviculture	Modified land
FUM	Extra-urban miscellaneous	Modified land

3.1.2 Vegetation Observations from Site Inspection 3 September 2026



3.1.3 Site & Vegetation Photos

	
Existing access from Dawsons Siding Road – Lot 1 (approx. 2.6m)	ROW – Lot 1
	
Looking northeast – Lot 1	Looking southeast – Lot 1
	
Looking southwest – Lot 1	Looking northwest – Lot 1
	
Existing access – Lot 2	Looking northeast – Lot 2



Looking southeast – Lot 2



Looking southwest – Lot 2



Looking northwest– Lot 2



3.2 BAL Assessment – Subdivision

The Acceptable Solution in Clause 13.6.1, C13.0 Bushfire-Prone Areas Code requires all lots within the proposed subdivision to demonstrate that each lot can achieve a Hazard Management Area between the bushfire vegetation and each building on the lot with distances equal to or greater than those specified in Table 2.6 of AS3959-2018 Construction of Buildings in Bushfire Prone Areas for **BAL 19 (Lot 1) and BAL 19 (Lot 2)**

Lot 1

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

Lot 2

Vegetation classification AS3959	North ☐ North-East ☒	South ☐ South-West ☒	East ☐ South-East ☒	West ☐ North-West ☒
Group A	☒ Forest	☒ Forest	☒ Forest	☒ Forest
Group B	☐ Woodland	☐ Woodland	☐ Woodland	☐ Woodland
Group C	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land
Group D	☐ Scrub	☐ Scrub	☐ Scrub	☐ Scrub
Group E	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga
Group F	☐ Rainforest	☐ Rainforest	☐ Rainforest	☐ Rainforest
Group G	☐ Grassland	☐ Grassland	☐ Grassland	☐ Grassland
	☒ Managed Land	☐ Managed Land	☐ Managed Land	☐ Managed Land
Effective slope (degrees)	☒ Up/0°	☐ Up/0°	☒ Up/0°	☐ Up/0°
	☐ >0-5°	☒ >0-5°	☐ >0-5°	☐ >0-5°
	☐ >5-10°	☐ >5-10°	☐ >5-10°	☒ >5-10°
	☐ >10-15°	☐ >10-15°	☐ >10-15°	☐ >10-15°
	☐ >15-20°	☐ >15-20°	☐ >15-20°	☐ >15-20°
Likely direction of bushfire attack	☐	☐	☐	☒
Prevailing winds	☐	☐	☐	☒
Distance to classified vegetation	0m to forest	0m to forest	0m to forest	0m to forest
REQUIRED Distance to classified vegetation for BAL 19	23-<32m	27-<38m	23-<32m	34-<46m

3.3 Outbuildings

Not applicable.

3.4 Road Access

Roads are to be constructed to provide vehicle access to the site to assist firefighting and emergency personnel to defend the building or evacuate occupants; and provide access at all times to the water supply for firefighting purposes on the building site.

Private access roads are to be maintained from the entrance to the property cross over with the public road through to the buildings on the site.

Lot 1 & 2 (existing/ new)	Private access driveways are to be <u>constructed / maintained</u> from the entrance of the property cross over at the public road through to any future habitable building and on-site dedicated firefighting water supply. Private access roads are to be maintained to a standard not less than specified in Table C13.2B/C (dependent on length).
--------------------------------------	---

Table C13.2B: Standards for Property Access

The following design and construction requirements apply to property access length is 30 metres or greater, or access is required for a fire appliance to a fire fighting water point:

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

Table C13.2C: Standards for Property Access

The following design and construction requirements apply to property access length is 200 metres or greater:

- (a) All weather construction;
- (b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- (c) Minimum carriageway width of 4 metres;
- (d) Minimum vertical clearance of 4 metres;
- (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- (f) Cross falls of less than 3 degrees (1:20 or 5%);
- (g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- (h) Curves with a minimum inner radius of 10 metres;
- (i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- (j) Terminate with a turning area for fire appliances provided by one of the following:
 - i) A turning circle with a minimum outer radius of 10 metres;
 - ii) A property access encircling the building; or
 - iii) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.
- k) Passing bays of 2m additional carriageway width and 20m length provided every 200m.

3.5 Water Supply

A building that is constructed in a designated bushfire prone area must provide access at all times to a sufficient supply of water for firefighting purposes on the building site.

The exterior elements of a habitable building in a designated Bushfire prone area must be within reach of a 120m long hose (reticulated) or 90m long hose (static) (lay) connected to –

- (i) A fire hydrant system designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA Edition 2.0; or
- (ii) A stored water supply in a water tank, swimming pool, dam or lake available for fire fighting at all times which has the capacity of at least 10,000L for each separate building area to be protected.

Lot 1 and Lot 2 – Static Water Supply (new)	On-site water supply is required for any new habitable building. A water tank of at least 10,000 litres per building area to be protected and above ground pipes and fittings used for a stored water supply must be of non-rusting, non-combustible, non-heat-deforming materials and must be situated more than 6m from a building area to be protected.
--	--

Table C13.5: Static Water Supply for Fire Fighting

Column 1		Column 2
Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018 the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: (i) Metal; (ii) Non-combustible material; or (iii) Fibre-cement a minimum 6mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a fire fighting water point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) If a remote offtake is installed, ensure the offtake is

		in a position that is: (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450-600mm above ground level; and (iv) Protected from possible damage, including damage from vehicles.
D.	Signage for static water connections	The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with: (a) water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or (b) <i>Water Supply Signage Guideline</i>, version 1.0, Tasmanian Fire Service, February 2017.
E.	Hardstand	A hardstand area for fire appliances must be provided: (1) No more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (2) No closer than 6m from the building area to be protected; (3) a minimum width of 3m constructed to the same standard as the carriageway; and (4) Connected to the property access by a carriageway equivalent to the standard of the property access.

4.0 Bushfire-Prone Areas Code Assessment Criteria

Assessment has been completed below to demonstrate the BAL and BHMP have been developed in compliance with the Acceptable Solutions and/or the Performance Criteria as specified in the Bushfire-Prone Areas Code.

C13.4 – Exemptions – Not applicable.

C13.6 Development Standards for Subdivision

C13.6.1 Provision of hazard management areas		
Comments		
☒ A1	(a) & (b)	Specified distances for Hazard Management Areas for BAL 19 (Lot 1), and BAL 19 (Lot 2) as specified on the plan are in accordance with AS3959. The proposal complies.
☐ P1		
C13.6.2 Public and fire fighting access		
Comments		
☐ A1	(a)	Note applicable.
☒ A1	(b)	The private driveway to Lot 1 and Lot 2 will be constructed/maintained in accordance with Table C13.2B/C (dependent on length) at the time of

		future habitable building. Access is required to on-site dedicated firefighting water supply.
☐	P1	
☒	A2	Not applicable.
☐	P2	No PC
C13.6.3 Provision of water supply for fire fighting purposes		
		Comments
☐	A1	(a) Not applicable (b) Not applicable.
☐	P1	No PC
☒	A2	(a) Not applicable. (b) Any new habitable building on Lot 1 and Lot 2, at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.
☐	A2	(c) Not applicable.
☐	P2	No PC

5.0 Layout Options

Not relevant to this proposal.

6.0 Other Planning Provisions

Not relevant to this proposal.

7.0 Conclusions and Recommendations

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

The site has been assessed as demonstrating a building area that have the dimensions equal to or greater than the separation distance required for BAL 19 (Lot 1) and BAL 19 (Lot 2) in Table 2.6 of AS 3959 – 2018 Construction of Buildings in Bushfire Prone Areas.

Access

The private driveway to Lot 1 and Lot 2 will be constructed in accordance with Table C13.2B/C (dependent on length) at the time of any future habitable building.

Water Supplies

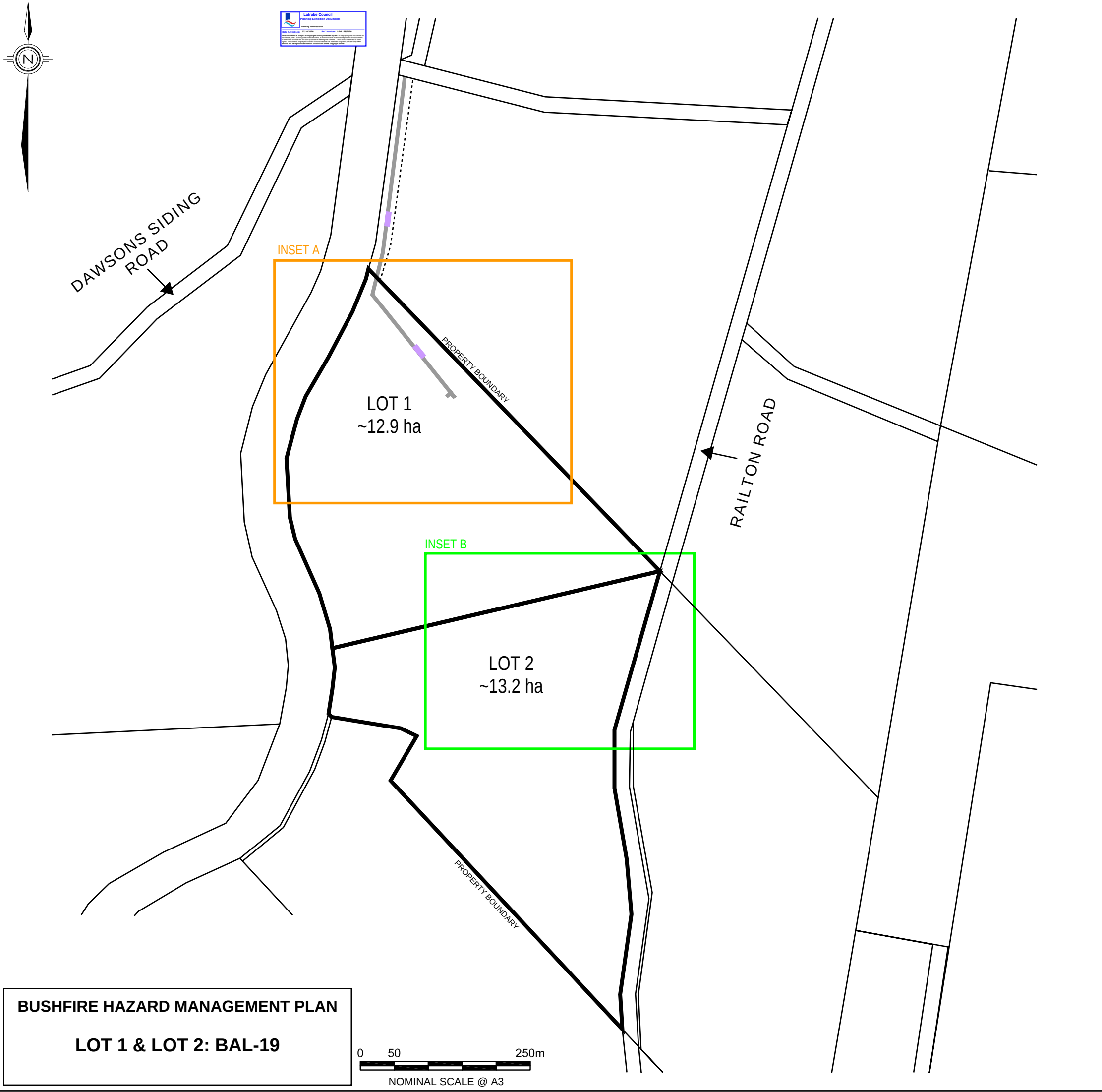
Any new habitable building on Lot 1 and Lot 2 at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.

Fuel Managed Areas

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

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

Schedule 2 – Bushfire Hazard Management Plan



BUSHFIRE HAZARD MANAGEMENT PLAN

LOT 1 & LOT 2: BAL-19



SCHEDULE OF REQUIREMENTS

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

LEGEND

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

THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B3208, R.GREEN, 15 SEPTEMBER 2026

THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - LATROBE (EFFECTIVE 10 MAY 2023)

R Green

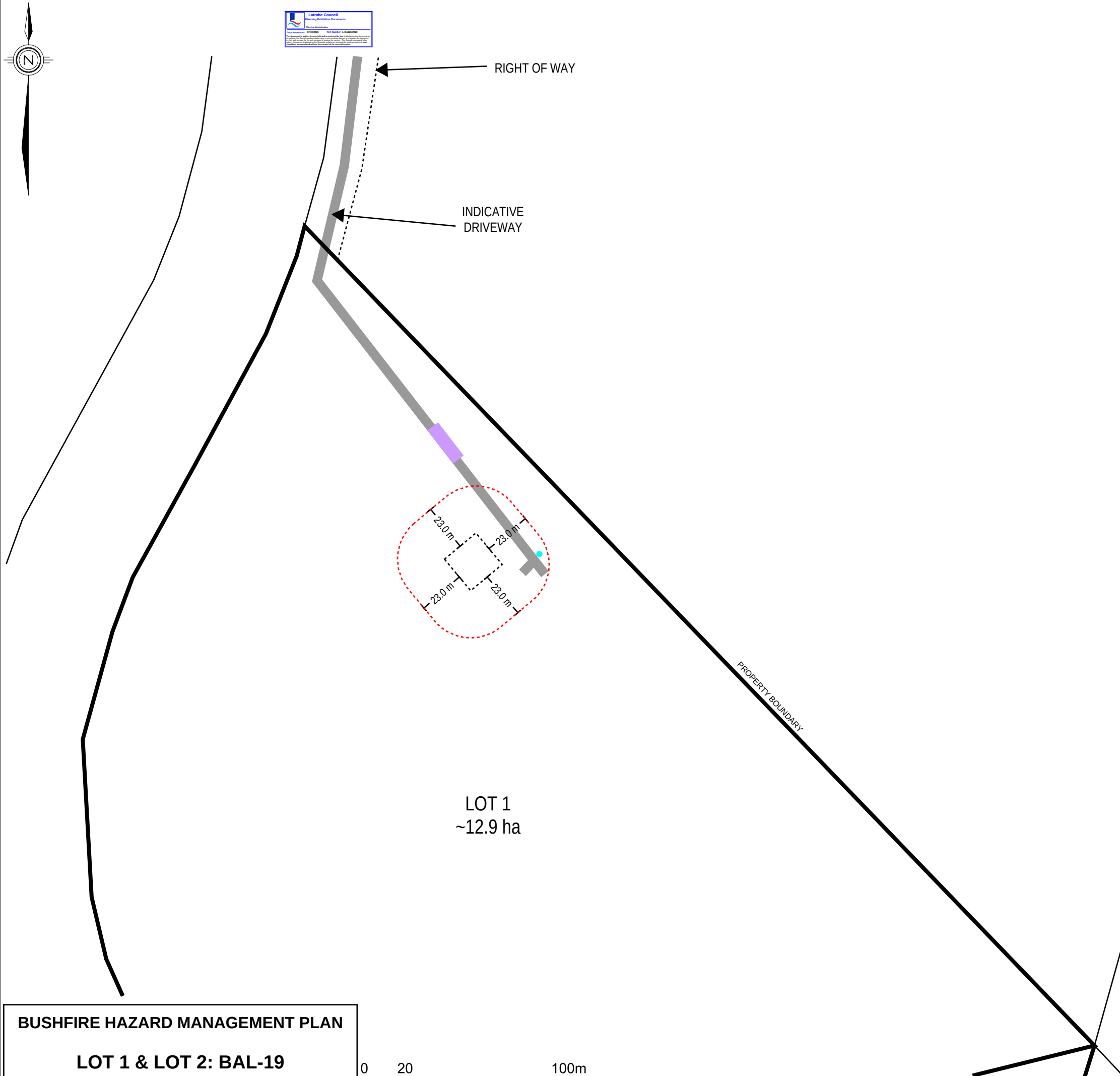
2 LOT SUBDIVISION - BOUNDARY ADJUSTMENT

2908 RAILTON ROAD, LATROBE & DAWSONS SIDING ROAD, LATROBE
VOLUME 187163 FOLIO 2 & VOLUME 150740 FOLIO 1
PROPERTY ID 9529799 & 2784670
(ACCESS TO LOT 1 OVER FR 118073/1)

DATE: 15 SEPTEMBER 2026
VERSION: 1
SHEET: 1

Rebecca Green & Associates

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



SCHEDULE OF REQUIREMENTS

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

LEGEND

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

THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B3208, R.GREEN, 15 SEPTEMBER 2026

THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - LATROBE (EFFECTIVE 10 MAY 2023)

R Green

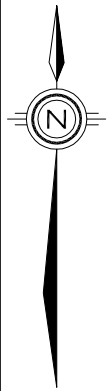
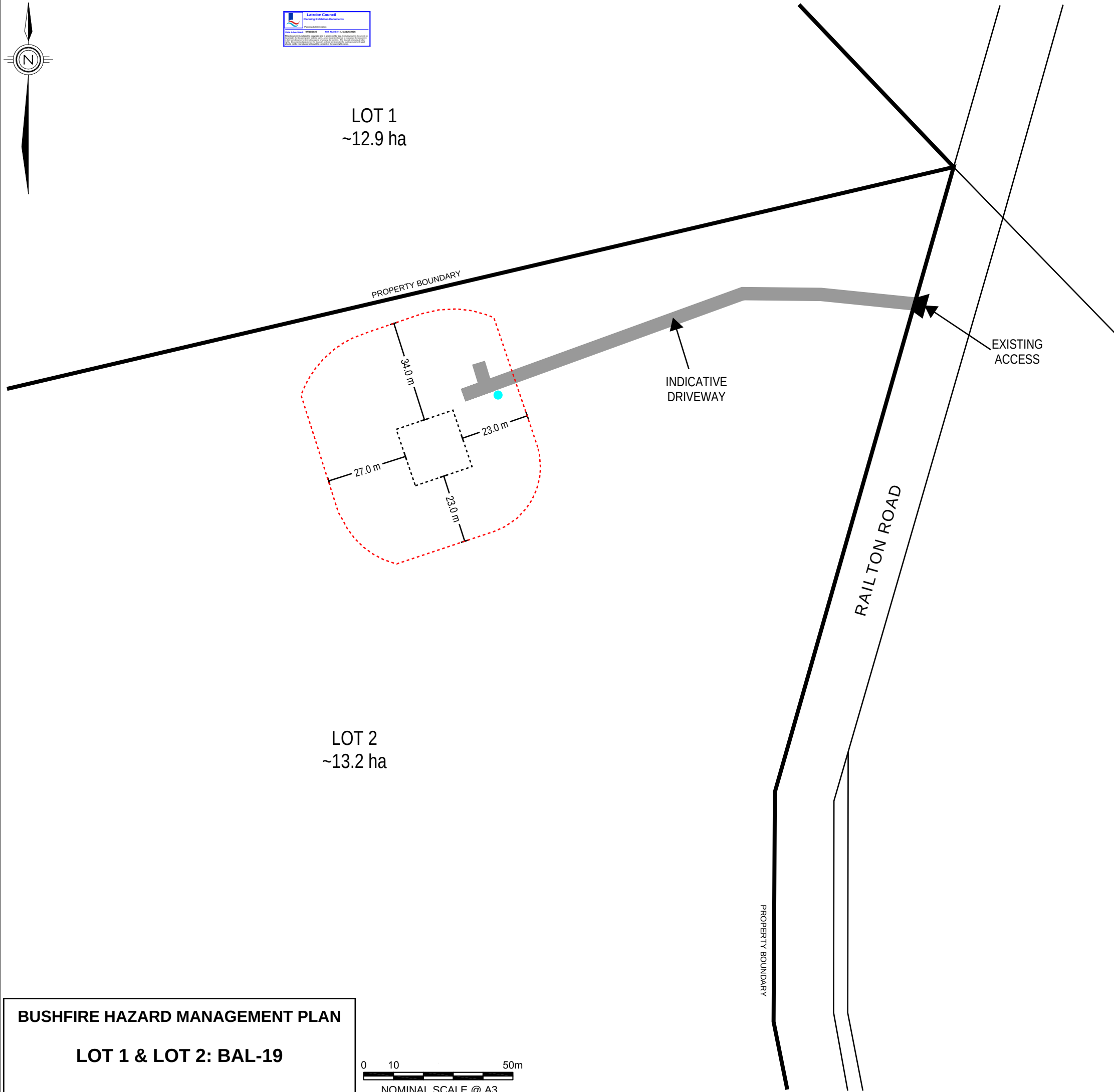
2 LOT SUBDIVISION - BOUNDARY ADJUSTMENT: INSET A

2908 RAILTON ROAD, LATROBE & DAWSONS SIDING ROAD, LATROBE
VOLUME 187163 FOLIO 2 & VOLUME 150740 FOLIO 1
PROPERTY ID 9529799 & 2784670
(ACCESS TO LOT 1 OVER FR 118073/1)

DATE: 15 SEPTEMBER 2026
VERSION: 1
SHEET: 2

 **Rebecca Green & Associates**

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



BUSHFIRE HAZARD MANAGEMENT PLAN

LOT 1 & LOT 2: BAL-19



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

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

THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B3208, R.GREEN, 15 SEPTEMBER 2026

THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - LATROBE (EFFECTIVE 10 MAY 2023)

R. Green

2 LOT SUBDIVISION - BOUNDARY ADJUSTMENT: INSET B

2908 RAILTON ROAD, LATROBE & DAWSONS SIDING ROAD, LATROBE
VOLUME 187163 FOLIO 2 & VOLUME 150740 FOLIO 1
PROPERTY ID 9529799 & 2784670
(ACCESS TO LOT 1 OVER FR 118073/1)

DATE: 15 SEPTEMBER 2026
VERSION: 1
SHEET: 3

Rebecca Green & Associates

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

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

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

2908 Railton Road and Dawsons Siding Road,
Latrobe, TAS 7307
(access to Lot 1 over F.R. 118073/1)

Certificate of Title / PID:

F.R. 187163/2, PID9529799
F.R. 150740/1, PID2784670

2. Proposed Use or Development

Description of proposed Use and Development:

2 Lot Subdivision – Boundary Adjustment

Applicable Planning Scheme:

Tasmanian Planning Scheme – Latrobe

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision Ref: 56743-PA01	PDA Surveyors, Engineers & Planners	3 rd September 2026	1
Bushfire Hazard Assessment Report	Rebecca Green	15 September 2026	1
Bushfire Hazard Management Plan	Rebecca Green	15 September 2026	1

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

4. Nature of Certificate

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

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

☐	E1.5.1 / C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
☐	E1.5.1 P1 / C13.5.1 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.
☐	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	Planning authority discretion required. A proposal cannot be certified as compliant with P1.
☐	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	Planning authority discretion required. A proposal cannot be certified as compliant with P1.
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance') <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 15 September 2026</i>

		<i>demonstrating BAL 19 for Lot 1 and BAL 19 for Lot 2.</i>
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

☒	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
☐	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management 15 September 2026 – Lot 1 and Lot 2.</i>

☒	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 15 September 2026 – Lot 1 and Lot 2.</i>
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:

Rebecca Green

Phone No:

0409 284 422

Postal Address:

PO Box 2108
Launceston, Tas 7250

Email Address:

admin@rgassociates.com.au

Accreditation No:

BFP – 116

Scope:

1, 2, 3A, 3B, 3C

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- ☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier

A Green

Name:

Rebecca Green

Date:

15 September 2026

**Certificate
Number:**

RGA-046/2026

(for Practitioner Use only)

Attachment 2 – AS3959-2018 Construction Requirements



Revised for 2018 edition

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

Attachment 3 – Proposal Plan

PDA Surveyors, Engineers & Planners

PLAN OF SUBDIVISION

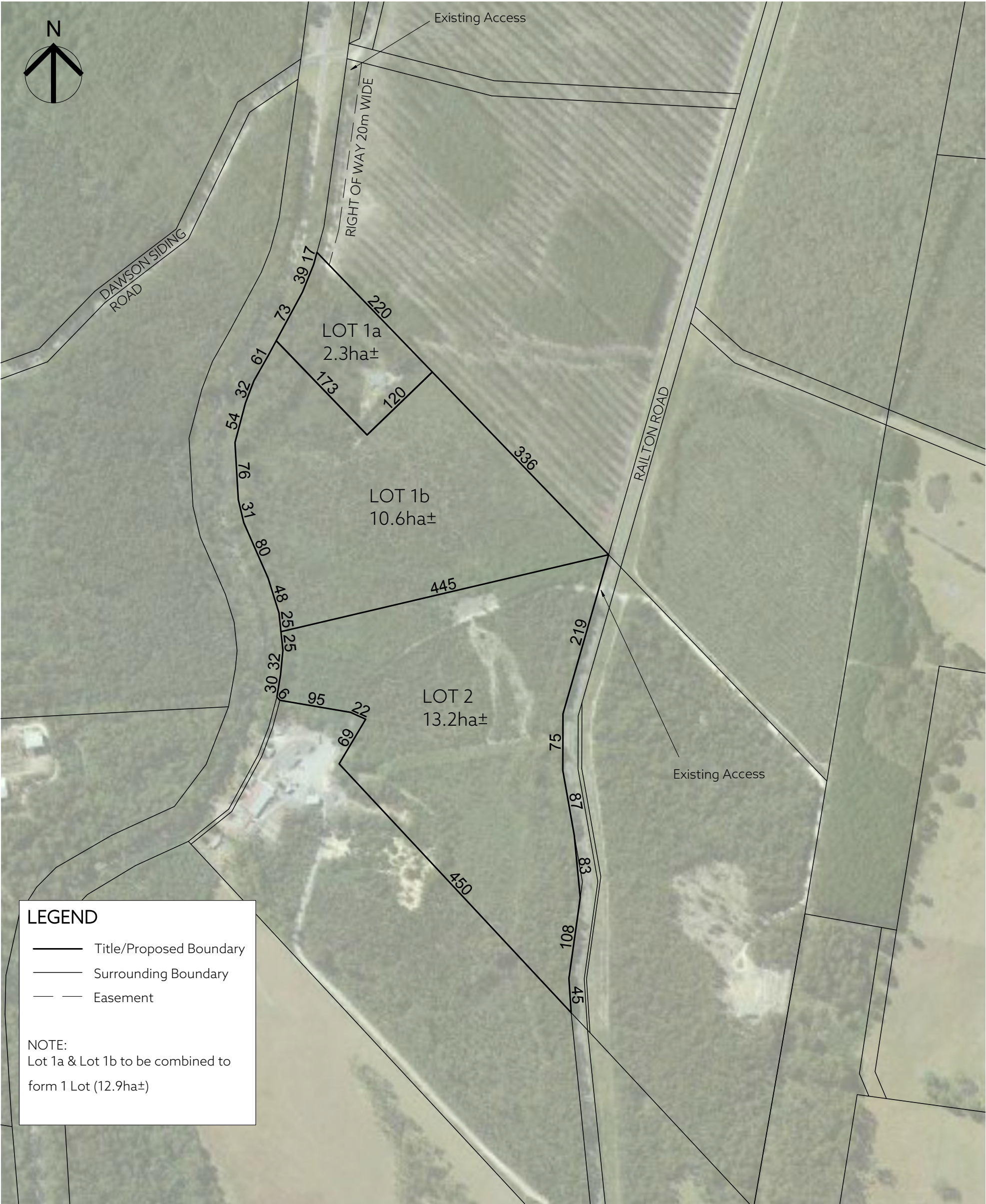


PDA

SURVEYORS, ENGINEERS & PLANNERS

77 Gunn Street
Devonport, Tasmania, 7310
PHONE: +61 03 6423 6875
EMAIL: pda.dpt@pda.com.au
www.pda.com.au
Also at: Burnie, Launceston,
Hobart, Swansea & Huonville

Owners	Mark & Paula McGlade Noel Tunbridge		Address	2908 Railton Road, Latrobe	This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.				
			Council	Latrobe Council					
			Planning Scheme	Tasmanian Planning Scheme - Latrobe					
Title References	FR 187163/2 & FR 150740/1	Zone & Overlay	21.0 Agricultural						
Schedule Of Easements	As shown.								
Scale	1:5000	Date	3rd September 2026	PDA Reference	56743 - PA01	PID	9529799 & 2784670	Point of Interest GDA94 MGA55	450088E, 5429975N



Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline

10,000 LITRE DOMESTIC FIREFIGHTING STATIC WATER INDICATOR SIGN

SIGN WIDTH TO BE 3 X LETTER HEIGHT

300 MM MINIMUM

CIRCULAR BAND THICKNESS TO BE
0.15 TIMES LETTER HEIGHT

MINIMUM 15 MM

SIGN HEIGHT TO BE 3 X LETTER HEIGHT

300 MM MINIMUM

LETTER HEIGHT (H)
MINIMUM 100MM

MINIMUM 100 MM

200MM MINIMUM

LETTERING TO BE UPPERCASE AND NOT LESS
THAN 100MM IN HEIGHT

INSIDE DIAMETER OF CIRCULAR BAND
TO BE 2 TIMES LETTER HEIGHT

SIGN SIZE DIMENSIONS
3 X LETTER HEIGHT HIGH AND 3 X
LETTER HEIGHT WIDE.

THICKNESS OF CIRCULAR BAND
TO BE 0.15 TIMES LETTER HEIGHT

TEXT STYLE TO BE IN ACCORDANCE WITH
AS1744.2015, SERIES F

SIGN TO BE IN FADE RESISTING MATERIAL WITH
WHITE REFLECTIVE LETTERING AND CIRCLE
ON A RED BACKGROUND

RED TO BE R-13 SIGNAL RED
COLOUR CODE 1795U

WHITE SUBSTRATE COLOUR TO BE
PMS 186C

SIGN TO BE CONSTRUCTED FROM UV STABILIZED,
NON FLAMMABLE AND NON HEAT DEFORMING
MATERIAL

SIGN TO BE PERMANENTLY FIXED

CIRCLE INNER DIAMETER
2 X LETTER HEIGHT



Tasmania Fire Service

References

- (a) Tasmanian Planning Commission 2021, *Tasmanian Planning Scheme – Latrobe (Effective 10 May 2023)*, C13.0 Bushfire-Prone Areas Code, Tasmania.
- (b) Australian Standards, AS 3959-2018, *Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney NSW.
- (c) Conservation Division of the Department of Natural Resources and Environment Tasmania November 2025, TASVEG 5.0, *Tasmanian Vegetation Map*, Tasmania.
- (d) Tasmanian Government, Land Information System Tasmania, www.thelist.tas.gov.au

OWNER ZOLATI & SON PTY LTD ASSOCIATED FOREST HOLDINGS PTY LTD FOLIO REFERENCE F/R 65565-1 F/R 118073-1 GRANTEE PART OF 4218 ACRES GTD TO THE MERSEY & DELORAIN TRAMWAY COMPANY	PLAN OF SURVEY BY SURVEYOR PAUL HODGETTS of MICHELL HODGETTS & ASSOC. P/L Po.Box 712 DEVONPORT, 7310 LOCATION LAND DISTRICT OF DEVON PARISH OF DULVERTON SCALE 1: 2000 LENGTHS IN METRES	REGISTERED NUMBER SP150740 ~~APPROVED~~ EFFECTIVE FROM 22 MAY 2007 <i>Alice Kawa</i> Recorder of Titles	
MAPSHEET MUNICIPAL (4442) CODE No. 119 (4443)	LAST UPI No 5303094, FPX 78	LAST PLAN No. SP.3949, P118073.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

(P 1 3 6 8)

(P 2 0 9 2 3 5)

(P 1 2 8 6 3 0)

(P 1 3 6 6 4 9)

(P 1 0 0 9)

(P 1 1 8 0 7 3)

(S P 3 9 4 9)

(P 1 5 0 9 3 0) bal.

Alice Kawa

COUNCIL DELEGATE

3.4.07

DATE

OWNER: MARK JOHN MCGLADE, PAULA CHERREE
MCGLADE, DANNY LEIGH WRIGHT AND
TRACEY JANE WRIGHT
FOLIO REFERENCE: 184375/1 and 102110/1

GRANTEE:
Part of 4218 Ac granted to The Mersey & Deloraine
Tramway Company.

NEW PLAN OF SURVEY

BY SURVEYOR: J. R. J. LEGG OF VERIS
SUITE 1 LEVEL 3 "KIRKSWAY HOUSE"
2-8 KIRKSWAY PLACE, BATTERY POINT

LOCATION: LAND DISTRICT OF DEVON
PARISH OF DULVERTON

SCALE 1:5000

LENGTHS IN METRES

Registered Number

SP 187 163

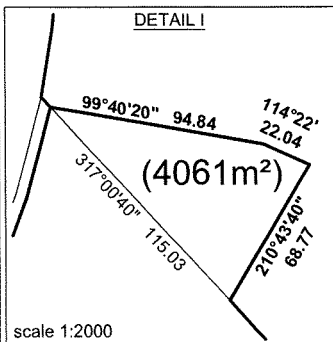
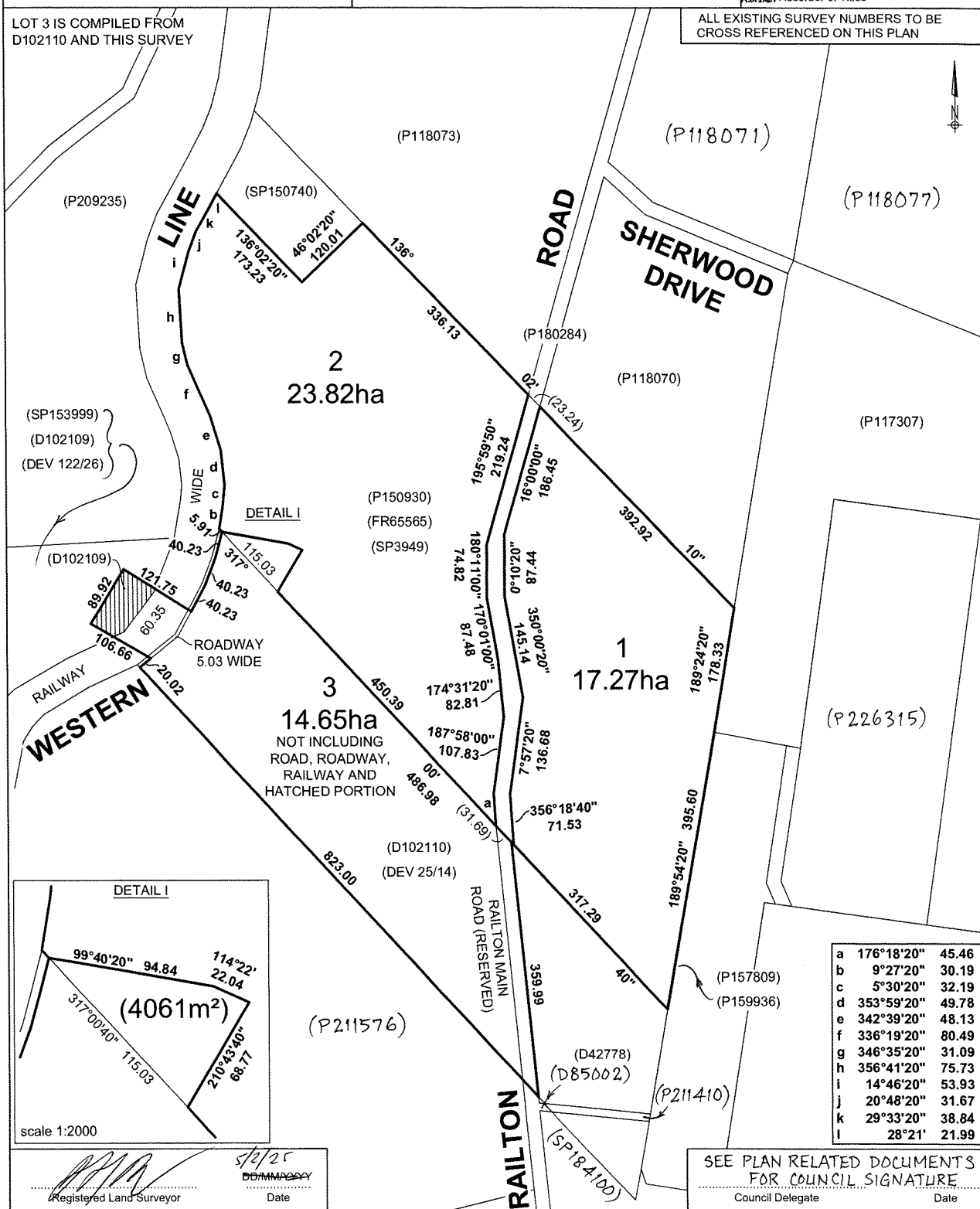
APPROVED
EFFECTIVE

FROM 21 OCT 2025

Assistant Recorder of Titles

LOT 3 IS COMPILED FROM
D102110 AND THIS SURVEY

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN



a	176°18'20"	45.46
b	9°27'20"	30.19
c	5°30'20"	32.19
d	353°59'20"	49.78
e	342°39'20"	48.13
f	336°19'20"	80.49
g	346°35'20"	31.09
h	356°41'20"	75.73
i	14°46'20"	53.93
j	20°48'20"	31.67
k	29°33'20"	38.84
l	28°21'	21.99

Registered Land Surveyor

5/2/25
Date

SEE PLAN RELATED DOCUMENTS
FOR COUNCIL SIGNATURE
Council Delegate Date

SEARCH OF TORRENS TITLE

VOLUME 150740	FOLIO 1
EDITION 3	DATE OF ISSUE 29-Sept-2023

SEARCH DATE : 03-Sept-2026

SEARCH TIME : 12.58 pm

DESCRIPTION OF LAND

Parish of DULVERTON Land District of DEVON

Lot 1 on Sealed Plan [150740](#)Derivation : Part of 4,218 Acres - Gtd. to The Mersey &
Deloraine Tramway Co.Prior CT [65565/1](#)SCHEDULE 1[C600287](#) TRANSFER to NOEL BERNARD TUNBRIDGE Registered
23-Apr-2008 at noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP150740](#) EASEMENTS in Schedule of Easements[SP150740](#) FENCING COVENANT in Schedule of Easements[C855592](#) MORTGAGE to Zolati Investments Pty Ltd Registered
23-Apr-2008 at 12.01 pmUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 187163	FOLIO 2
EDITION 1	DATE OF ISSUE 21-Oct-2025

SEARCH DATE : 03-Sept-2026

SEARCH TIME : 12.58 pm

DESCRIPTION OF LAND

Parish of DULVERTON Land District of DEVON

Lot 2 on Sealed Plan [187163](#)Derivation : Part of 4218 Acres Gtd. to The Mersey & Deloraine
Tramway Co.Prior CT [184375/1](#)SCHEDULE 1[M592475](#) TRANSFER to MARK JOHN MCGLADE and PAULA CHERREE
MCGLADE Registered 06-Oct-2016 at noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP187163](#) FENCING COVENANT in Schedule of Easements[E66125](#) MORTGAGE to Commonwealth Bank of Australia

Registered 06-Oct-2016 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS	Registered Number SP 15 07 40
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 2 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

FENCING COVENANT

The Owner of each lot on the Plan covenants with the Vendor, Zolati & Son Pty Ltd and Associated Forest Holdings Proprietary Limited that the Vendor shall not be required to fence.

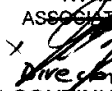
EASEMENTS

Lot 1 is together with a right of carriage way and a ^{service easement (as herein defined)} ~~right to lay services~~ over that portion of land contained in Certificate of Title Volume ¹¹⁸⁰⁷³ 118703 Folio 1 over that ^{PORTION} ~~part~~ of such land marked right of way (private) and services easement 20.00 wide shown on the plan.

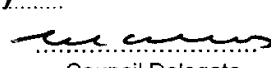
EASEMENT DEFINITION

- A. Right of carriage way shall imply all rights contained in Schedule 8 to the Conveyancing and Law of Property Act 1884.
- B. Service easement shall mean the owner is to have the right to enter into and upon the strip of land with machinery to lay under the ground pipes, cable and other apparatus to carry telecommunications and the right at all times to maintain, repair and replace such pipes.

 **P. Zolati**
ZOLATI & SON PTY LTD

THE COMMON SEAL OF ASSOCIATED FOREST HOLDINGS PTY LTD WAS HEREIN AFFIXED
in the presence of:
 **DIRECTOR**
 **DIRECTOR / SECRETARY**

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: ZOLATI & SON PTY LTD ASSOCIATED FOREST HOLDINGS PROPRIETARY LIMITED FOLIO REF: C/T 65565/1 C/T 118073/1 SOLICITOR & REFERENCE: DOOLAN AND BROTHERS Per: David Brothers	PLAN SEALED BY: LATROBE COUNCIL DATE: <u>3.4.07</u> <u>DA 204/05</u> REF NO.  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 15 07 40
SUBDIVIDER: ZOLATI & SON PTY LTD ASSOCIATED FOREST HOLDINGS PROPRIETARY LIMITED FOLIO REFERENCE: C/T 65565/1 C/T 118073/1	

cables and apparatus and the right to erect, construct, place, inspect, alter, repair, renew, maintain and use upon, over and along the easement, towers, poles, wires, cables apparatus and appliances and other ancillary work (referred to as the lines) for the carriage of electrical energy and for purposes incidental thereto and further to cut away, remove and keep clear of the said lines all trees and all other obstructions or erections of any nature which may at any time overhang, encroach or be in or on the said easement and which may in any way endanger or interfere with proper operation of the said lines and to enter into and upon the easement for all or any of the above purposes with or without all necessary plant, equipment, machinery and vehicles provided at all times that such entry and works are done without doing any unnecessary damage to the said strip of land and provided that at all times that the installation of the lines is carried out in accordance with all council and governmental service provider regulations.

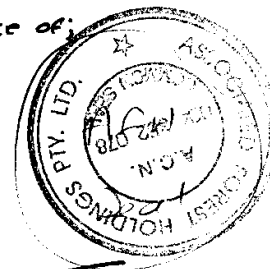
EXECUTED by ZOLATI & SON PTY LTD
 ACN 009 494 133 as registered proprietor
 of land contained in Certificate of Title
 Volume 65565 Folio 1 in accordance with
 Section 127(1) of The Corporations Act 2001
 by its two Directors

.....(signature)
 ADRIAN ZOLATI.....(print name)
 P. Zolati.....(signature)
 PAMELA ZOLATI.....(print name)

EXECUTED by ASSOCIATED FOREST
 HOLDINGS PROPRIETARY LIMITED
 ACN 004 352 078 as registered proprietor
 of land contained in Certificate of Title
 Volume 118703 Folio 1
 118073

THE COMMON SEAL OF ASSOCIATED FOREST
 HOLDINGS Pty Ltd was hereunto
 affixed in the presence of:

Director 
 Director/Secretary 



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

SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 187 163
--	---

PAGE 1 OF 2 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

FENCING COVENANT

The Owner of each Lot on the Plan covenants with the Vendors Mark John McGlade and Paula Cherree McGlade that the Vendors shall not be required to fence.

No other easements, covenants or profits a prendre are hereby created to benefit or burden any of the Lots shown on the Plan.

Signed by MARK JOHN MCGLADE and)
PAULA CHERREE MCGLADE the)
registered proprietors of the land)
comprised in Certificate of Title)
Volume 184375 Folio 1 in the presence)
of:)


.....
Mark John McGlade


.....
Paula Cherree McGlade

Witness:


ANTHONY O'ROURKE, BA-LLB. M.B.A
SOLICITOR

Name

..... O'Rourke & Kelly

Address

..... 20 Rooke Street
Devonport, Tasmania 7310

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Mark John McGlade & Paul Cherree McGlade and Danny Leigh Wright & Tracey Jane Wright FOLIO REF: Volume 184375 Folio 1 & Volume 102110 Folio 1 SOLICITOR Anthony James O'Rourke, O'Rourke & Kelly & REFERENCE: McGlade Wright	PLAN SEALED BY: LATROBE COUNCIL DATE: 29.11.2023 LDA 183/2021 REF NO.  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 187 163
SUBDIVIDER: Mark John McGlade & Paula Cherree McGlade and Danny Leigh Wright and Tracey Jane Wright FOLIO REFERENCE: Volume 184375 Folio 1 and Volume 102110 Folio 1	

Page 2 of 2 pages

Signed by DANNY LEIGH WRIGHT and)
 TRACEY JANE WRIGHT the registered)
 proprietors of the land comprised in)
 Certificate of Title Volume 184375 Folio 1)
 Folio 1 in the presence of:)

D Wright

 Danny Leigh Wright
 * *J Wright*

 Tracy Jane Wright

Witness:

Name

Address

[Signature]

 Name *SG Wright*
 Address *PO Box 1231
 Burnie TAS 7320*

Stephen Graham Wright
Solicitor
SGW Law
78 Wilmot Street
Burnie, Tasmania 7320

* *R*
4/10/23

[Signature]
 * *Anthony James O'Rourke*
Solicitor for the owners.

SIGNED SEALED AND DELIVERED
 for and on behalf of COMMONWEALTH BANK
 OF AUSTRALIA by its Attorney *Leane Angelica Espiritu*
 under Registration Power of Attorney No. 7216177
 who certifies that he/she is
 of the COMMONWEALTH BANK OF AUSTRALIA
 and declares that he/she has received no notice
 of revocation of the said Power of Attorney and
 in the presence of: *Devonna Gonsalves*
 Bank Officer, Sydney
 5-7 Central Avenue
 South Eveleigh NSW 2015

* *D Wright* *McGlade*

* *J Wright* *[Signature]*

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