



GLAMORGAN/SPRING BAY COUNCIL
NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: **77 Inkerman Street, Triabunna**
CT300272/2

PROPOSAL: **Subdivision into Two (2) Lots**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received before midnight on 23 September 2026.

APPLICANT: **Vincent Arthur Butler**
DATE: **18/08/2026**
APPLICATION NO: **SA 2026 / 010**

Application for Planning Approval

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:			
Contact person: (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:			
Suburb:		Post Code:	
Size of site: (m ² or Ha)			
Certificate of Title(s):			
Current use of site:			

General Application Details *Complete for All Applications*

Description of proposed use or development:		
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	\$	
Is the property on the State Heritage Register? (Circle one)	Yes / No	

For all Non-Residential Applications

Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	

Personal Information Protection Statement

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

Applicant 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.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- 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.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

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*.

Applicant Signature:		Date:	
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Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	
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If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.

Checklist of application documents:

Taken from Section 6 of the Planning Scheme

An application must include:

- ☐ a signed application form;
- ☐ any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- ☐ details of the location of the proposed use or development;
- ☐ a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- ☐ a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- ☐ any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- ☐ a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
 - (i) the existing and proposed use(s) on the site;
 - (ii) the boundaries and dimensions of the site;
 - (iii) topography including contours showing AHD levels and major site features;
 - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
 - (v) soil type;
 - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
 - (vii) the location and capacity and connection point of any existing services and proposed services;
 - (viii) the location of easements on the site or connected to the site;
 - (ix) existing pedestrian and vehicle access to the site;
 - (x) the location of existing and proposed buildings on the site;
 - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
 - (xii) any natural hazards that may affect use or development on the site;
 - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
 - (xiv) any proposed open space, common space, or facilities on the site; and
 - (xv) proposed subdivision lot boundaries;
- ☐ where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
 - (xvi) the internal layout of each building on the site;
 - (xvii) the private open space for each dwelling;
 - (xviii) external storage spaces;
 - (xix) parking space location and layout;
 - (xx) major elevations of every building to be erected;
 - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
 - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
 - (xxiii) materials and colours to be used on roofs and external walls.

SEARCH OF TORRENS TITLE

VOLUME 300272	FOLIO 2
EDITION 1	DATE OF ISSUE 12-Mar-2026

SEARCH DATE : 17-Aug-2026

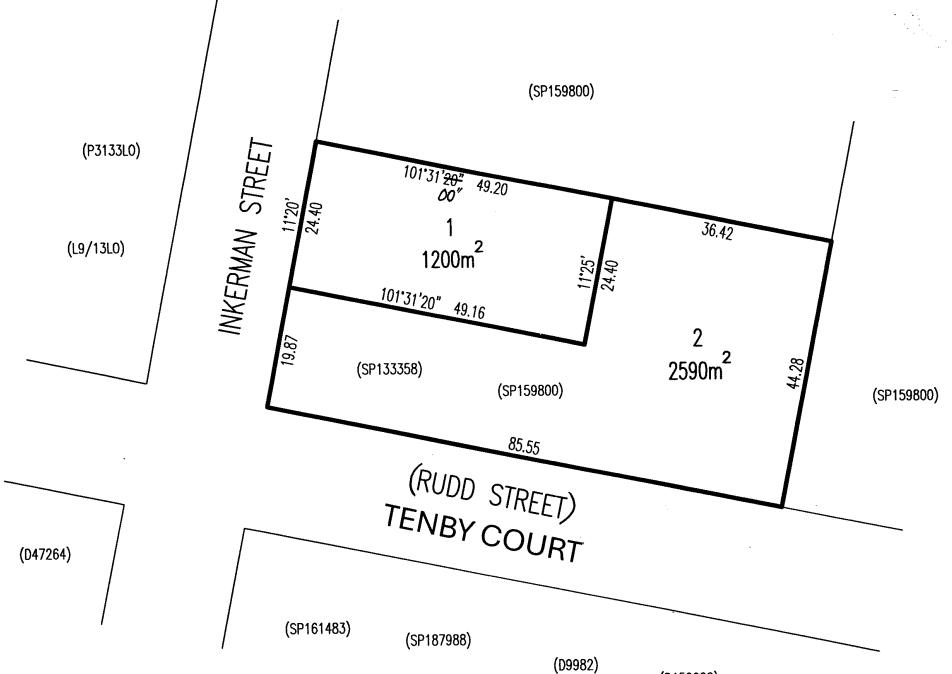
SEARCH TIME : 09.16 pm

DESCRIPTION OF LAND

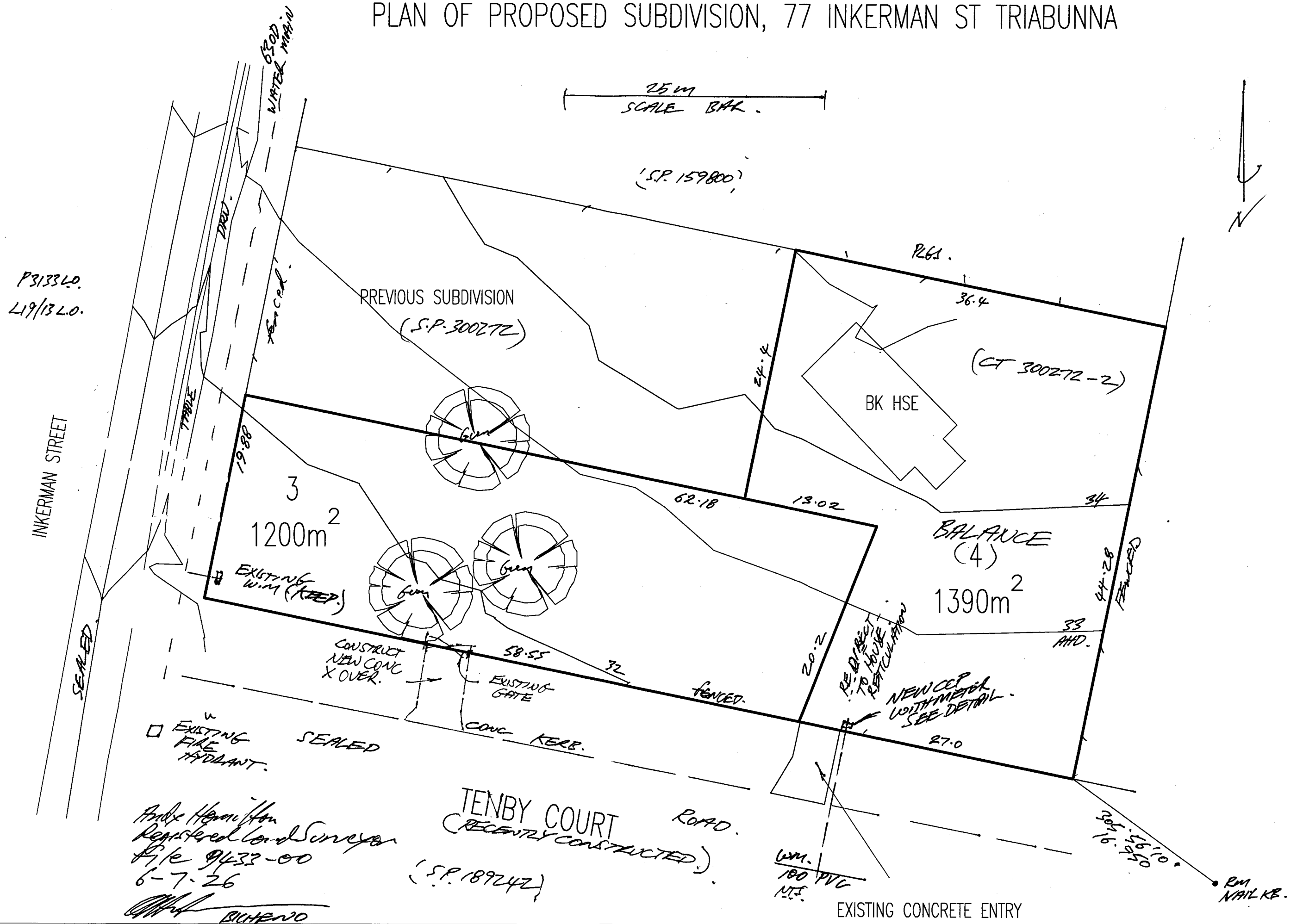
Parish of TRIABUNNA Land District of PEMBROKE

Lot 2 on Sealed Plan [300272](#)Derivation : Part of 9A-3R-39P Section Qq, Joseph James
McCluskyPrior CT [159800/1](#)SCHEDULE 1[M357723](#) TRANSFER to SHARON PETA HOWELLS and WAYNE GLENDON
HOWELLS Registered 06-Jan-2012 at noonSCHEDULE 2Reservations and conditions in the Crown Grant if any
SP[300272](#) FENCING PROVISION in Schedule of Easements
SP[133358](#) & SP[159800](#) FENCING COVENANT in Schedule of Easements
SP[101585](#) FENCING PROVISION in Schedule of Easements
SP[159800](#) SEWERAGE AND/OR DRAINAGE RESTRICTIONUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER SHARON PETA HOWELLS AND WAYNE GLENDON HOWELLS FOLIO REFERENCE CT 159800-1 GRANTEE PART OF 9-3-39, SECTION Qq, JOSEPH JAMES McCLUSKY	PLAN OF SURVEY BY SURVEYOR A. S. HAMILTON LOCATION LAND DISTRICT OF PEMBROKE PARISH OF TRIABUNNA SCALE 1: 750 LENGTHS IN METRES	REGISTERED NUMBER SP300272 APPROVED 12 MAR 2026 EFFECTIVE FROM <i>Renn</i> Recorder of Titles			
LOT 2 COMPILED FROM C.T. 159800-1 AND THIS SURVEY		(TOWN OF TRIABUNNA SEC. Q.Q)			
PRIORITY FINAL PLAN					
					
<table style="width: 100%;"> <tr> <td style="width: 30%; vertical-align: bottom;"> <i>[Signature]</i> REGISTERED LAND SURVEYOR </td> <td style="width: 30%; vertical-align: bottom;"> 1.6.25 DATE </td> <td style="width: 40%; vertical-align: bottom;"> <i>[Signature]</i> 22.01.26 COUNCIL Ben Rennie Chief Executive Officer being the Manager as appointed by DATE Council pursuant to section 61 of the Local Government Act 1993 (Tas) </td> </tr> </table>			<i>[Signature]</i> REGISTERED LAND SURVEYOR	1.6.25 DATE	<i>[Signature]</i> 22.01.26 COUNCIL Ben Rennie Chief Executive Officer being the Manager as appointed by DATE Council pursuant to section 61 of the Local Government Act 1993 (Tas)
<i>[Signature]</i> REGISTERED LAND SURVEYOR	1.6.25 DATE	<i>[Signature]</i> 22.01.26 COUNCIL Ben Rennie Chief Executive Officer being the Manager as appointed by DATE Council pursuant to section 61 of the Local Government Act 1993 (Tas)			

PLAN OF PROPOSED SUBDIVISION, 77 INKERMANN ST TRIABUNNA



JD Consulting

ABN 42410316529

PO Box 8

Riverside Tas 7250

Mob: 0457469617

Email: jldoherty581@bigpond.com

Onsite Wastewater Assessment for Proposed 2 lot Subdivision

at

**77 Inkerman Street, Triabunna
CT 300272/2**

Prepared for

Vincent Butler obo

Sharon Peta Howells & Wayne Glendon Howells

Prepared by James Doherty

Date of Report 17 August 2026

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Scope

This report is to detail the proposed 2 lot subdivision at 77 Inkerman Street, Triabunna (CT 300272/2) prepared for Vincent Butler obo Sharon and Wayne Howells.

The land proposed for the 2-lot subdivision is approximately 2590sq metres in area and is located on the northern side of Tenby Court and the eastern side of Inkerman Street, south of the residential dwelling which has recently been sold.

The owners through Vincent Butler are proposing to subdivide the existing land parcel into 2 separate lots, one of which will retain the existing residence and the onsite wastewater system. Both lots will have access off Tenby Court.

While mains (potable) water is available along Inkerman Street, there is no sewerage system available and as such the new lot will require an onsite wastewater treatment and disposal system.

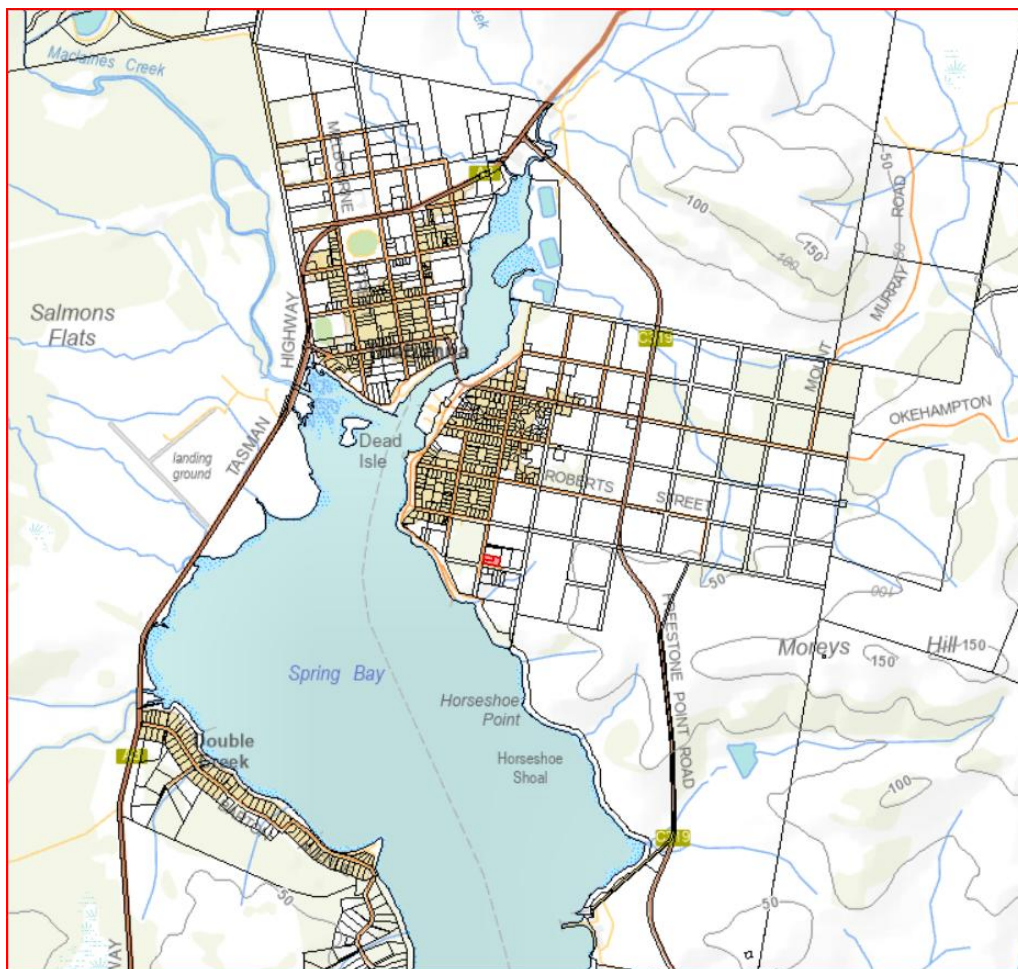


Figure 1 Locality map. Highlighted area is the area proposed for subdivision.



Figure 2 Topographical map showing 10m contour lines. The property sits between the 30m and 40m contour lines.



Figure 3 Aerial view showing property location, 10m contour lines and Taswater's water services. There is a 25mm and 63mm sub mains in Inkerman Street and the 100mm reticulation main on the southern side of Tenby Court. The lot with the blue pin has already been approved for subdivision off the parent property.



Figure 4 Aerial map showing Landslide and Waterway and Coastal Protection Areas

1 Introduction

JD Consulting has been engaged by Vincent Butler to undertake a site investigation of the land to determine its suitability for wastewater disposal.

The area of land proposed for subdivision is approximately 2590 sq metres. The owners intend to submit a planning application to Glamorgan/Spring Bay Council seeking approval to subdivide the land into 2 lots of 1200 and 1390m² in area.

The onsite wastewater report for the proposed development is based on the principles contained within Appendix B of AS/NZS 1547:2012 (Site and Soil Evaluation for Planning Rezoning, and Subdivision of Land) and provides preliminary recommendations on the type of wastewater disposal system suited to the location.

1.1 Site Conditions

The site proposed for the 2-lot subdivision covers an area of approximately 2590sq metres. An application was lodged with council and approved in 2024 to subdivide a 1200sq metre lot off the parent property.

The site has a linear planar slope of 6-7% (3.4 to 4 degrees) trending south-west at the western end of the parent lot and southwards at the eastern end.

The balance lot of the proposed subdivision will retain the dwelling, the existing septic tank and absorption trench system which is located to the east of the dwelling. This existing system is showing no signs of failure.

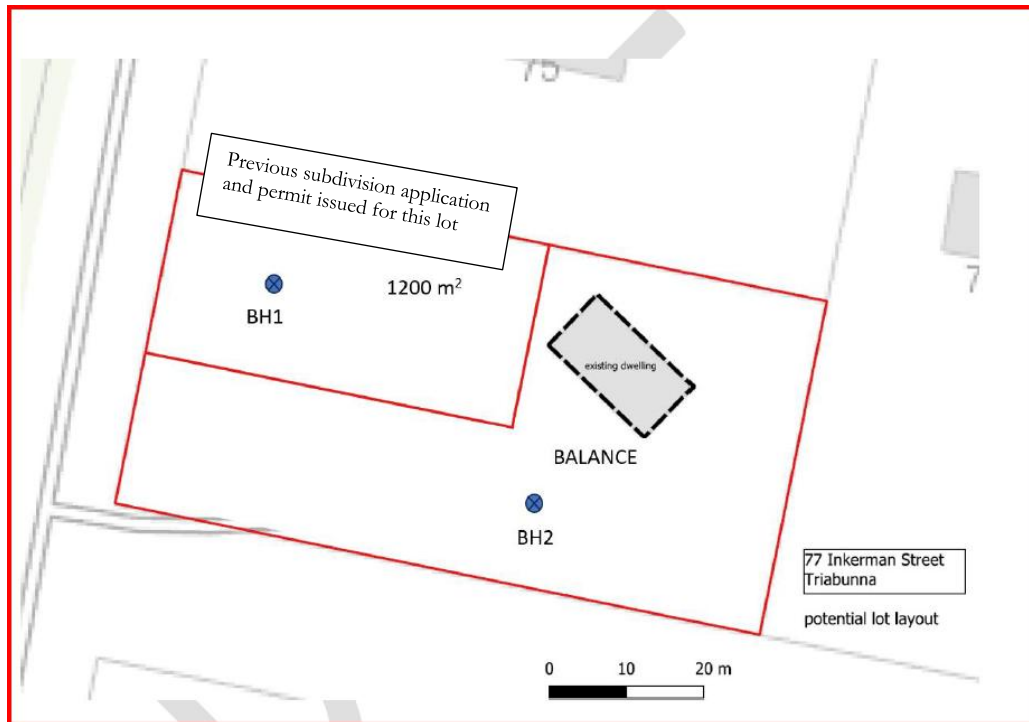


Figure 5 Previously application was for the 1200sqm lot shown above (BH1 site)

1.2 Landslide Hazard Bands

The site and surrounding areas are not located in low and medium landslide hazard band areas.

1.3 Waterway and Coastal Protection Areas

There are Waterway and Coastal Protection areas shown on the LIST map to the south and east of the proposed subdivision and are shown on Figure 4. Neither of the Waterway and Coastal Protection areas impact on or are impacted by the proposed subdivision.

1.4 Site Orientation and Neighbouring Properties

The proposed lot is south facing while developed lot is east facing. Access to both proposed lots will be from Tenby Court. There is existing crossover off Tenby Court which can be used to access the vacant lot, if approved. A new crossover will be required to provide access to the existing dwelling.

1.5 Site and Soil Survey

A site and soil survey was undertaken by Hydrodynamica in 2024 as part of the original subdivision report. In October 2023 two test holes were augered by Hydrodynamica, one on the previously approved lot (CT 300272/1) and the other on the lot that is now proposed to be separated from the dwelling lot (see Figure 5).

The soil profile indicated that the soil within lots was similar in character, a loamy Sand overlying a silty Clay with a medium-heavy Clay encountered from 700mm below ground level to bottom of the borehole (1200mm). The soil profile of both test holes are included in Appendix C

1.6 Environmental Risk

1.6.1 Proximity to waterways

There are no waterways within proximity to the development. The nearest waterways is Spring Bay which is 240+metres due south

1.6.2 Existing wastewater system

There is an existing wastewater systems installed on the lot which services the existing dwelling.

Both lots are of sufficient size support an onsite wastewater system and not cause or create an environmental risk to neighbouring properties through the runoff of treated wastewater.

2 Development Proposal – Wastewater

The following proposal is based on the construction of a residential dwellings on the lots.

Given the underlying soil is a loamy Sand overlying a silty Clay with a medium-heavy Clay encountered from 700mm below ground level to bottom of the borehole (1200mm). the proposed lot is unsuitable for a conventional wastewater system such as a septic tank and absorption trenches.

Two alternative options were considered for this preliminary assessment:

- 1) An Aerated Wastewater Treatment System (AWTS) with irrigation
- 2) A septic tank or in combination with a mounded Advanced Enviro-Septic (AES) secondary treatment system (enviro-septic.com.au/)

Table M1 of ASNZS1547:2012 provides the following recommended DIR values for irrigation secondary (AWTS) treated effluent:

Soil category	Soil texture	Structure	Indicative Permeability (Ksat)	DIR (mm/d)
6	Medium to heavy clay	Moderate	<0.06m/d	2

Table 1. DIR for drip irrigation disposal from an AWTS

Table N1 of ASNZS1547:2012 provides the following recommended DLR values for mound disposal:

Soil category	Soil texture	Structure	Indicative Permeability (Ksat)	DIR (mm/d)
6	Medium to heavy clay	Moderate	<0.06m/d	5

Table 2. DLR for mounded disposal

3 INDICATIVE WASTEWATER SYSTEM DESIGN

A typical 4-bedroom house with mains water supply will generate the following daily loading:

Assumed number of proposed bedrooms	4 bedrooms
Number of equivalent persons (AS/NZS 1547:2012 T. J1)	7 persons
Water source	Mains
Daily Loading (L/per person / per day) (AS/NZS 1547:2012 T.H1)	150
Total Loading per day (L/D)	1050 max.

Table 3. Daily loading

Indicative drip irrigation area requirements are as follows for AWTs treated wastewater from a 4-bedroom dwelling on mains water are therefore:

Adopted Soil Category (AS/NZS 1547:2012 T. M1) 6	6
Indicative Ksat (m/d) (AS/NZS 1547:2012 T. M1) <0.06	<0.06
Indicative DIR (mm/d) (AS/NZS 1547:2012 T. M1) 2	2
Total Irrigation Area required (m ²) (AS/NZS 1547:2012 L4.2 & T.M1)	525

Table 4. AWTs drip irrigation disposal area requirements

Indicative basal area requirements, for a septic tank and mounded AES system treating waste from a 4-bedroom dwelling on mains water are therefore:

Adopted Soil Category (AS/NZS 1547:2012 T. N1)	6
Indicative Ksat (m/d) (AS/NZS 1547:2012 T. N1)	<0.06
Indicative DLR (mm/d) (AS/NZS 1547:2012 T. N1)	5
Total Irrigation Area required (m ²) (AS/NZS 1547:2012 L4.2 & T. N1)	210

Table 5. AES disposal area requirements

From Tables 4 and 5 above,

An Aerated Wastewater Treatment System (AWTS) with irrigation would require a 525 m² disposal area with a 525 m² reserve area. Although this area could be reduced by undertaking specific saturated permeability tests, or introducing water saving devices within any new dwelling, the 1050 m² total area identified in this preliminary assessment would be unsuitable based on the proposed total lot size.

A septic tank with a mounded Advanced Enviro-Septic (AES) system would require a 210 m² disposal area with a 210 m² reserve area. The 420 m² total area can be accommodated within the proposed 1200 m² lot.

4 Conclusion

This preliminary assessment has shown that the new lot has sufficient area to treat wastewater via a mounded AES system and for a reserve area.

Applicable offset distances would be required as per the Director's Guidelines for On-site Wastewater Management Systems v2.0 and dated 20 November 2017 are listed below:

- A1 (b) (i) No less than 3m from an upslope or level building;
- A1 (b) (iii) For secondary treated effluent no less than 2m plus 0.25m for every degree of average gradient from a downslope building;
- A3 (b) (i) Be no less than 1.5m from an upslope or level property boundary and (iii) 1.5m plus 1m for every degree of average gradient from a downslope property boundary;
- A5 (b) vertical separation between groundwater and land application area must be no less than 0.6m for secondary treated effluent;
- A6 (b) vertical separation distance between a limiting layer and land application area must be no less than 0.5m for secondary treated effluent.

5 Recommendations

It is my opinion that the land is suitable for the proposed development, and it is recommended that,

1. The application for the proposed 2 lot subdivision is approved for onsite wastewater disposal with site specific requirements applied where applicable.
2. The final determination on the type of treatment system and the wastewater disposal layout will need to be provided to the Council at building/plumbing permit stage.



James Doherty
JD Consulting
Date: 17.8.2026

Appendices

APPENDIX A – Plan of Subdivision

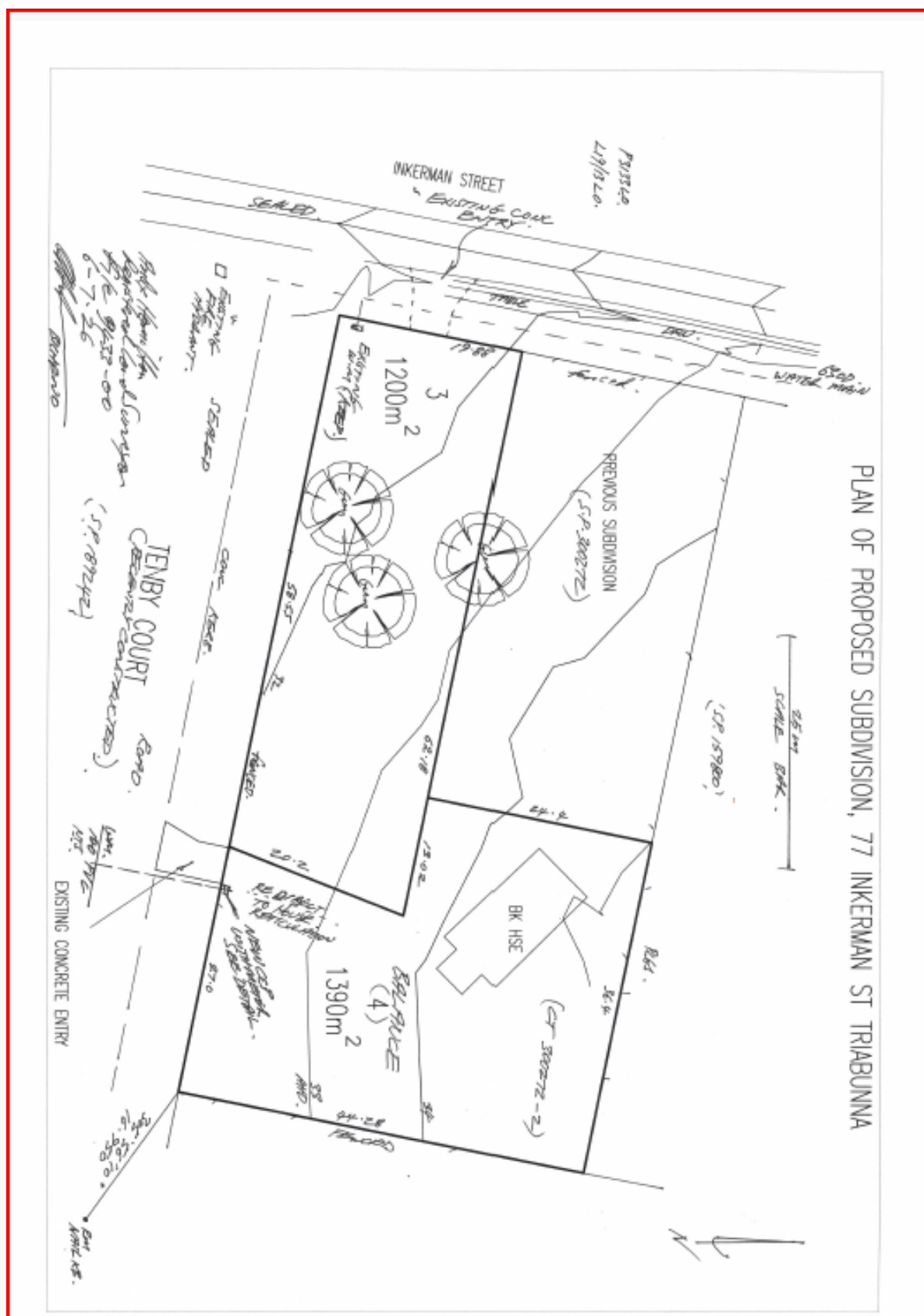


Figure 6 Plan of Subdivision

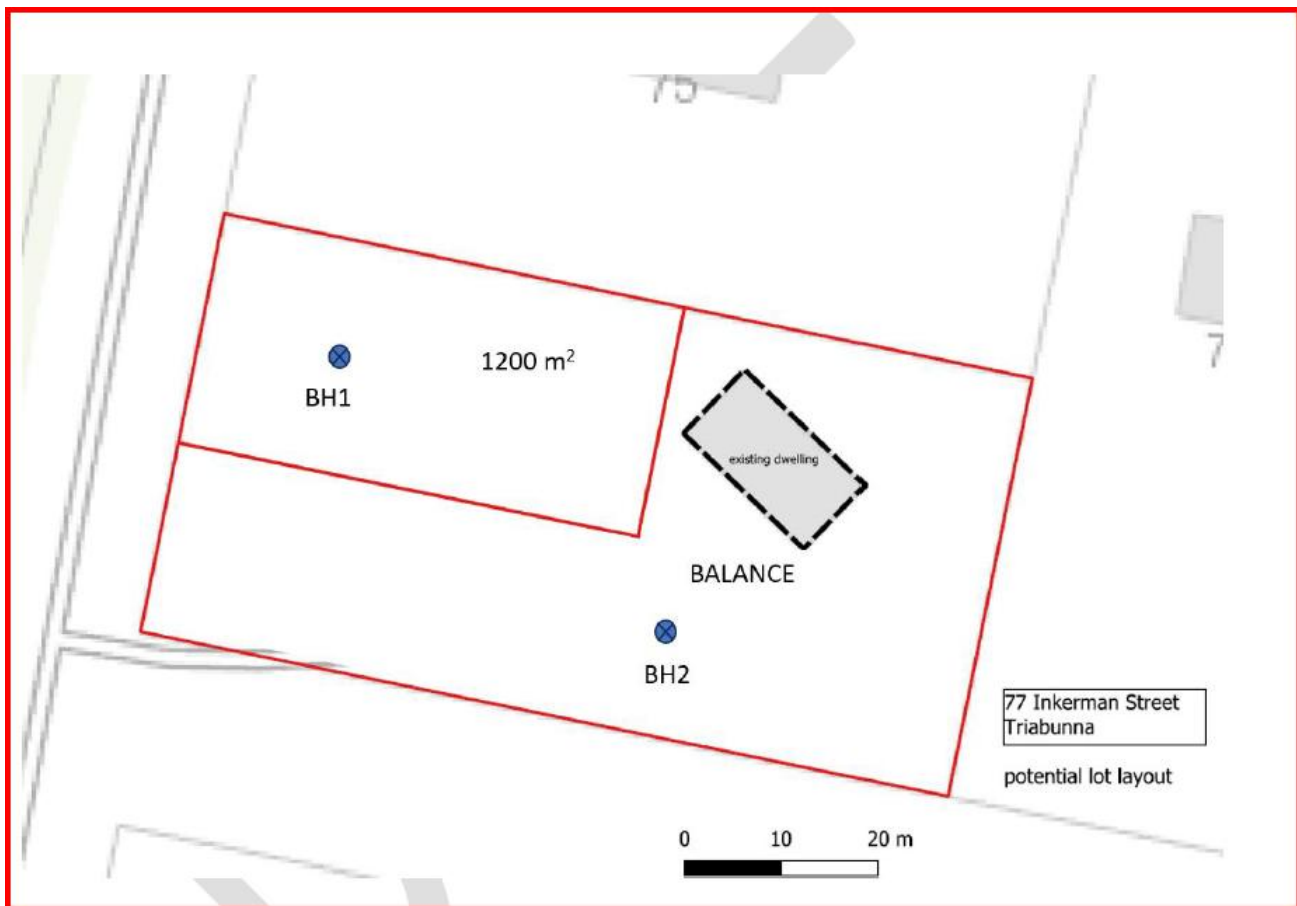


Figure 7 The figure above is the original proposal for the subdivision of the 1200sq m lot from the Balance. This Proposal is to subdivide a separate lot from the Balance.

APPENDIX B – Test Hole Locations

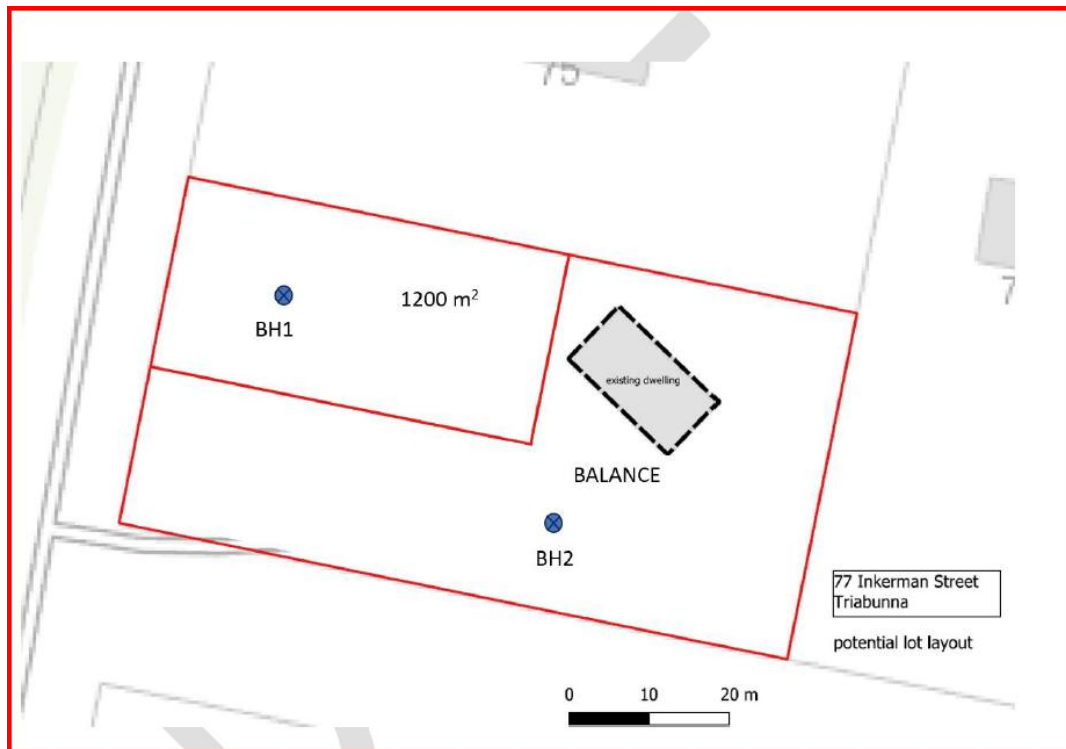


Figure 8 Test hole locations shown above.

APPENDIX C – Test Hole Profiles

The soil evaluation for this site was carried out in accordance with AS/NZS 1547:2012 with two bore logs. These are detailed in Tables 1 and 2 below:

Typical soil texture and profile	Depth (mm)	Description	Soil Category
	0-500	Light grey-brown loamy sand	2
	500-700	Grey-brown silty clay	5
	700-1200	Grey-brown-orange medium-heavy clay	6
	1200+	Borehole terminated	N/a
Soil structure	Moderate – refer Table 5.1 of AS/NZS1547:2012		
Adopted Soil	Category - refer Table 5.1 of AS/NZS1547:2012		
Indicative Permeability (Ksat)	<0.06 m/d - refer Table 5.1 AS/NZS 1547:2012		

Table 1. Soil evaluation summary (test hole 1) from previous subdivision assessment in 2023

Typical soil texture and profile	Depth (mm)	Description	Soil Category
	0-500	Light grey-brown loamy sand	2
	500-700	Grey-brown silty clay	5
	700-1200	Grey-brown-orange medium-heavy clay	6
	1200+	Borehole terminated	N/a
Soil structure	Moderate – refer Table 5.1 of AS/NZS1547:2012		
Adopted Soil	Category - refer Table 5.1 of AS/NZS1547:2012		
Indicative Permeability (Ksat)	<0.06 m/d - refer Table 5.1 AS/NZS 1547:2012		

Table 2. Soil evaluation summary (test hole 2) from previous subdivision assessment in 2023

Bushfire Hazard Management Report: Subdivision

Report for:

Property Location: 77 Inkerman Street, Triabunna

Prepared by: Scott Livingston
Livingston Natural Resource Services

Date: 12th August 2026



Summary

Client:

**Property
identification:**

CT 300272/2, PID 3035655
77 Inkerman Street, Triabunna

Zoning: Low Density Residential Tasmanian Planning Scheme –
Glamorgan Spring Bay

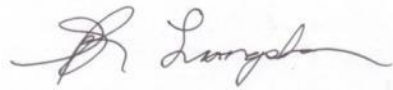
Proposal:

Subdivision 2 lots 1 existing title.

**Assessment
comments:**

A field inspection of the site was conducted to determine the Bushfire
Attack Level and Risk.

**Assessment
by:**



Scott Livingston,

Master Environmental Management,
Natural Resource Management Consultant.

Accredited Person under part 4A of the Fire Service Act
1979:
Accreditation # BFP-105
Scope 1,2, 3A, 3B, 3C.

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LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development or changes in vegetation of assessed area.

SITE DESCRIPTION

The owners intend to subdivide 1 lot into 2 lots within land zoned Low Density Residential and mapped as Bushfire Prone.

The property is low threat vegetation and contains an existing dwelling (Balance /lot 4) Surrounding land is a mosaic of low threat vegetation, grassland and forest to the west. The area is serviced by a reticulated water supply; the lots have frontage to Tenby Court and lot 3 Inkerman Street.

See Appendix 1 for photos and Appendix 2 for maps.

BAL AND RISK ASSESSMENT

The lot is mapped as Bushfire Prone Area in Planning Scheme overlays.

VEGETATION AND SLOPE

Vegetation & Slope from lot boundaries.

Lot		North	Southeast	South	West
3	Vegetation within 100m of lot boundaries	0-100m low threat, 100-100m forest	0-95m low threat, 95-100m forest	0-80m low threat, 80-100m forest	0-13m road & verges, 13-35 m woodland, 35-100m woodland / forest mosaic
	Slope (degrees, over 100m)	Flat/ Upslope	down slope 0-5°	down slope 0-5°	down slope 0-5°
	BAL Rating: existing vegetation	BAL Low	BAL 12.5	BAL 12.5	BAL 29
	BAL rating with setbacks and HMA	BAL 12.5 / BAL 19			
		Northeast	Southeast	Southwest	West
Balance (4)	Vegetation within 100m of existing dwelling	0-50+m low threat, 50+-100m grassland	0-95m low threat, 95-100m forest	0-100m low threat	0-65m low threat, 65-100m woodland
	Slope (degrees, over 100m)	Flat/ Upslope	down slope 0-5°	down slope 0-5°	Flat/ Upslope
	BAL Rating: existing vegetation	BAL Low	BAL 12.5	BAL Low	BAL 12.5

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

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

The Fire Danger Index for Tasmania is **50**

Table 2: BAL Levels

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

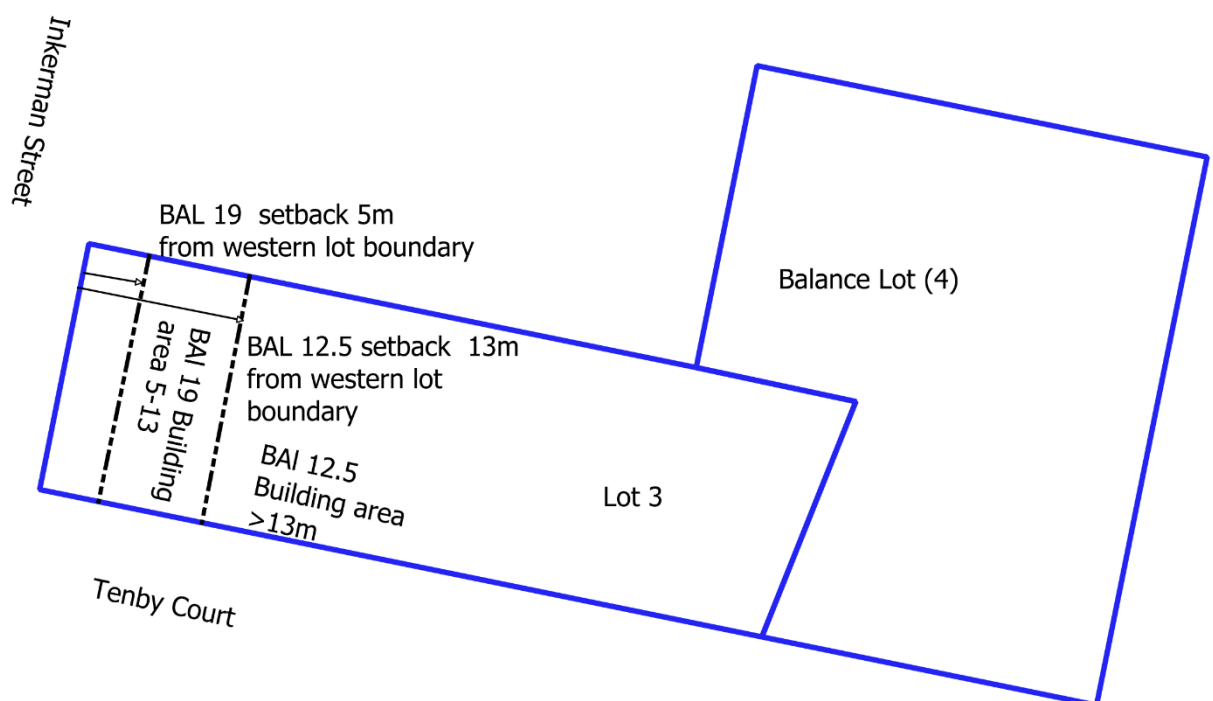


Figure 1: BAL Building areas

HAZARD MANAGEMENT AREAS

All land within both lots must be low threat prior to sealing of titles and maintained in perpetuity, the owner of a lot is responsible for management of fuels and maintenance of infrastructure within their lot.

ROADS

No roads are required for the subdivision; lots have frontage to Tenby Court and lot 3 frontage to Inkerman Street.

PROPERTY ACCESS

Access to lots must comply with the relevant elements of Table C13.2 Standards for Property Access, C 13 *Bushfire-Prone Areas Code*. The building area of Lot 3 and existing dwelling lot 4 are within 120m of a hydrant and no access is required to the water supply point (hydrant) and no specific design or construction requirements apply (Element A)

FIRE FIGHTING WATER SUPPLY

The subdivision is serviced by a reticulated supply with the closest existing hydrant at the southern side of the junction of Inkerman Street and Tenby Court. All building area of lot 3 and the furthest extent of the existing dwelling on lot 4 are within 120m hose lay of the hydrant and no additional water supply requirements apply.

CONCLUSIONS

Subdivision 2 lots from 1 existing title CT 300272/2, 77 Inkerman Street, Triabunna. The area is mapped as bushfire prone.

Lot 3 has a building area at BAL 12.5, with a larger area at BAL 19 and reduced setback from the western lot boundary. All areas of both lots must be managed as low threat from sealing of titles and in perpetuity.

No access or water supply requirements apply. No conditions apply at sealing of titles.

REFERENCES

Determination for Bushfire Hazard Areas v1.2 2024

Standards Australia. (2018). *AS 3959-2018 Construction of Buildings in Bushfire Prone Areas*
Tasmanian Planning Scheme- *Glamorgan Spring Bay*



Figure 2: north of Lot 4



Figure 3: existing dwelling



Figure 4: NW across lot 3



Figure 5: lot 3 access)



Figure 6: east along Temby Court

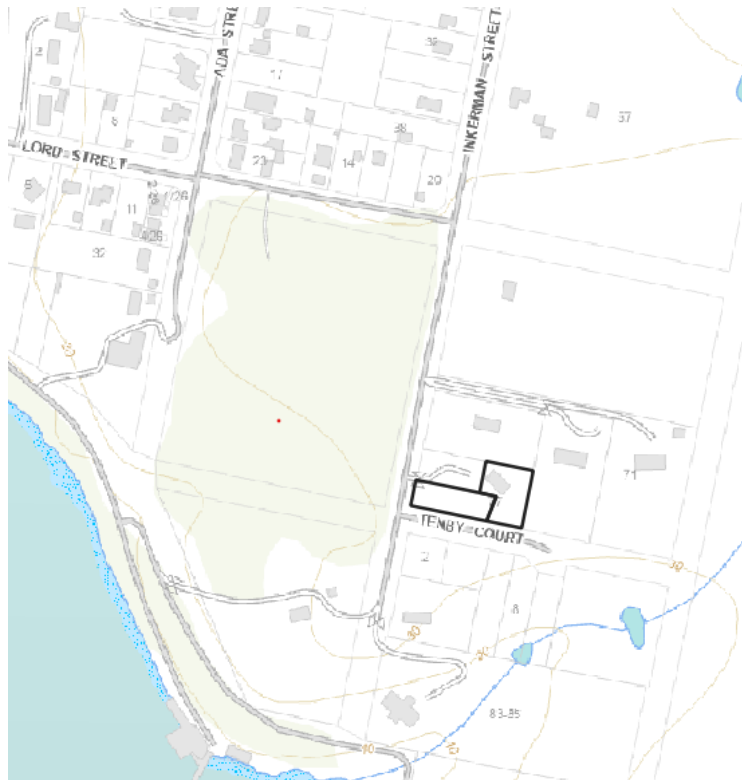
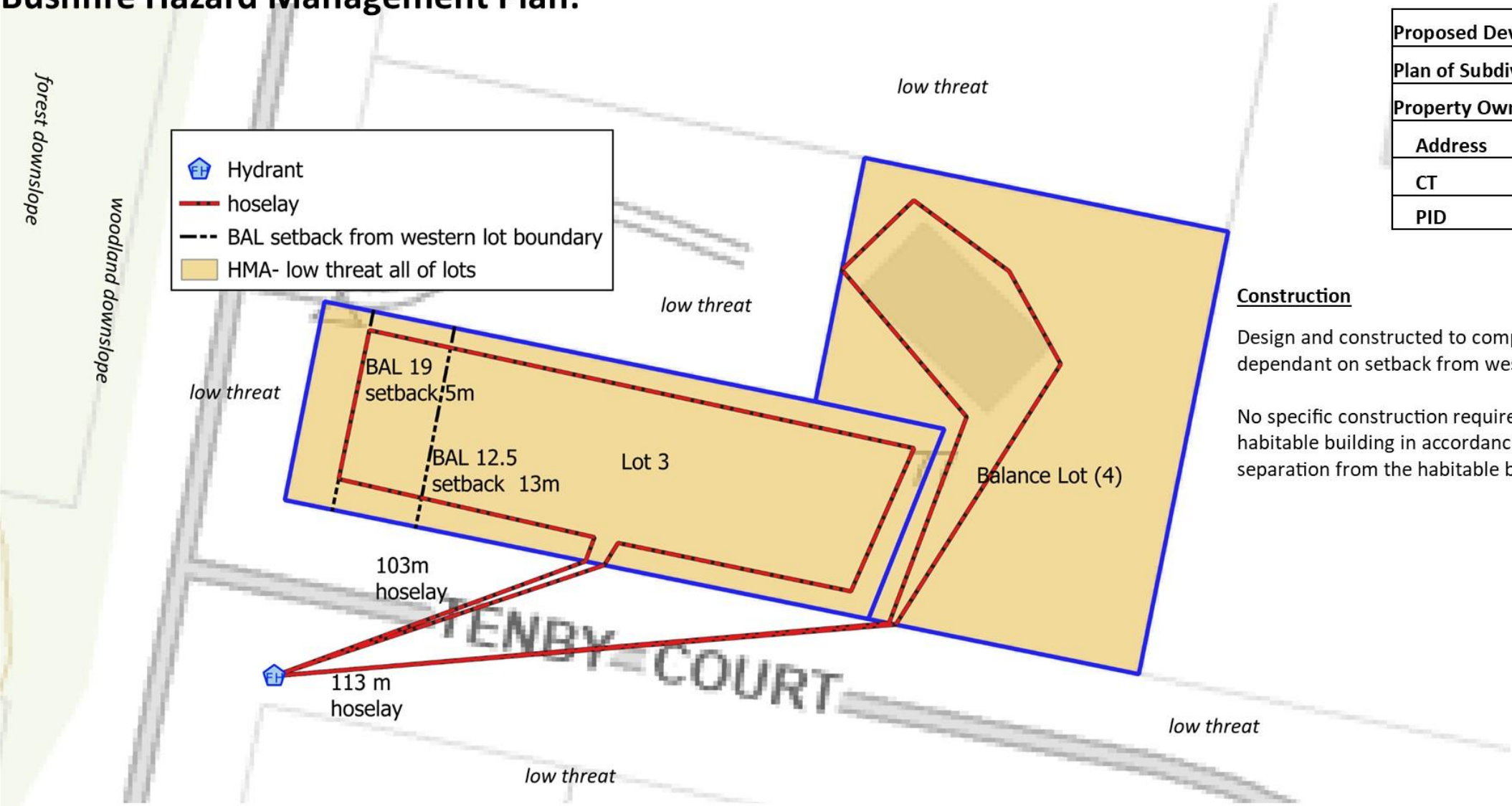


Figure 7: Location,



Figure 8: aerial image

Bushfire Hazard Management Plan:



Proposed Development	Subdivision, 2 lots from 1 lot
Plan of Subdivision	Andy Hamilton & Associates
Property Owner	SP & WG Howells
Address	77 Inkerman Street Triabunna
CT	300272/2
PID	3035655

Construction

Design and constructed to comply with as 3959:2018 to BAL 12.5 or 19 standards dependant on setback from western boundary .

No specific construction requirements for outbuildings fire separated from the habitable building in accordance with as-3959 clause 3.2 or with greater than 6m separation from the habitable building

Hazard Management Area

all land within both lots must be managed as low threat vegetation from sealing of titles

Maintenance of hazard management area

- 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.

This BHMP has been prepared to satisfy the requirements of the Tasmanian Planning Scheme and Director’s Determination for Bushfire Hazard Areas v1.2 2024
This plan should be read in conjunction with the report titled: Bushfire Report 77 Inkerman Street Triabunna 2. Livingston Natural Resource Services

Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C 5
Date 12/8//2026

SRL2026/27S

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:

77 Inkerman Street Triabunna.

Certificate of Title / PID:

CT 300272/2, PID 3035655

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision, 2 lots from 1 lot

Applicable Planning Scheme:

Tasmania Planning Scheme-Glamorgan Spring Bay

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report 77 Inkerman Street Triabunna 2	Scott Livingston	12/8/2026	1
Bushfire Hazard Management Plan 77 Inkerman Street Triabunna 2	Scott Livingston	12/8/2026	1
Plan of Subdivision	Andy Hamilton & Associates	6/7/2027	1

4. Nature of Certificate

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

☐ **E1.4 / C13.5 – Use or development exempt from this Code**

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

	Compliance test	Compliance Requirement
☐	E1.4(a) / C13.5.1(a)	Insufficient increase in risk

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

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

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

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

☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

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

5. Bushfire Hazard Practitioner

Name:	Scott Livingston	Phone No:	0438 951 021
Postal Address:	PO Box 178, Orford, 7190	Email Address:	scottlivingston.lnrs@gmail.com
Accreditation No:	BFP – 105	Scope:	1, 2, 3A, 3B, 3C

6. Certification

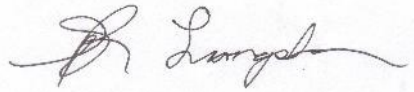
I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

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



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

Signed:
certifier



Name:

Scott Livingston

Date:

12/8/2026

**Certificate
Number:**

SRL 26/27S

(for Practitioner Use only)

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To:

Owner /Agent

Address

Suburb/postcode

Form **55**

Qualified person details:

Qualified person:

Address:

Phone No:

Fax No:

Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director of Building Control's Determination)

Speciality area of expertise: (description from Column 4 of the Director of Building Control's Determination)

Details of work:

Address:

Lot No:

Certificate of title No:

The assessable item related to this certificate:

(description of the assessable item being certified)
Assessable item includes –

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

Certificate details:

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

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

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

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:

- Bushfire Attack Level Assessment & Report

Relevant
calculations:

References:

Australian Standard 3959
Building Amendment Regulations 2016
Determination for Bushfire Hazard Areas v1.2 2024

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

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

Assessed as – BAL 12.5/ BAL 19

Proposal is compliant with DTS requirements, Determination for Bushfire Hazard Areas v1.2 2024

.

Scope and/or Limitations

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 Director of Building Control, Determination- Requirements for Building in Bushfire Prone Areas, the Building Code of Australia and Australian Standards, AS 3959-20018, Construction of buildings in bushfire-prone areas.

Limitations:

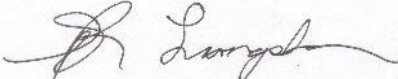
The inspection has been undertaken and report provided on the understanding that:-

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

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

SRL26/27S

Date:

12/8/2026