

Bushfire Report: Rezoning

Report for: 6TY

Property Location: 3232 Railton Road, Latrobe

Prepared by: Scott Livingston
Livingston Natural Resource Services

Date: 14th May 2026

Version: 1



Summary

Client: 6TY



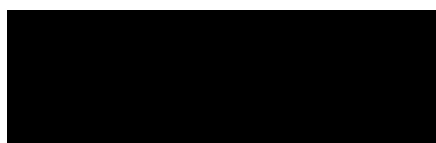
Current zoning: Agriculture Tasmanian Planning Scheme Latrobe

Property CT 188912/7, PID 9233295

identification: 3232 Railton Road Latrobe

Proposal: Rezoning to General Residential for a portion of CT 188912/7.

**Assessment
by:**



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INTRODUCTION

Rezoning to General Residential is proposed for a portion of CT 188912/7. The title currently spans Shale Road and extends east of the Mersey River along the southeastern fringe of Latrobe. The proposed rezoning is for the northeastern portion of the title adjacent to existing residential development around Calthorpe Street. This area is identified in The Draft Latrobe Structure Plan as suitable for urban development along with other Agriculture Zoned titles to the east. This report outlines the potential risks, and likely constraints in achieving compliance with the Bushfire Prone Areas Code for future facilitated development of the site.

DESCRIPTION

The proposed rezoning is for around 7ha of land that is currently pasture with numerous agricultural buildings. The northern boundary abuts residential land, the eastern boundary pasture with some remnant woodland patches, the southern boundary is formed by a drainage area and the western boundary by Shale Road. The site slopes south/ southeast at 0-5°.

BUSHFIRE VULNERABILITY

The site is at the southern edge of Latrobe and adjoins developed residential areas to the north with agricultural land comprising grassland and occasional forest and woodland patches. There are extensive forest areas to the southeast and west with the closest 500m southeast from the site and around 1km to the west. The most likely threat from bushfire to the site under high bushfire conditions is from fires in the forest and grassland areas to the west and northwest of the site, these are likely to carry ash and under severe and higher rating burning embers. A large portion of the grassland to the NW is irrigated pasture.

Fires in those areas should give adequate warning times before becoming extensive enough to impact the site. The available time to implement emergency response procedures will depend on the location of the ignition, its rate of spread and its directionality.

FIRE FIGHTING RESOURCES

The site is capable of servicing by a reticulated water supply and hydrants. Latrobe Fire Station is located at 171 Gilbert Street Latrobe, < 5minutes drive from the site.

BUSHFIRE REQUIREMENTS FOR FUTURE DEVELOPMENT

Future subdivision will require lots capable of containing a 10m x 15m building area with sufficient setbacks from bushfire prone vegetation to achieve a hazard management area for BAL 19 or lower. Roads and water supplies will need to be designed to meet Bushfire Prone Areas Code requirements.

POTENTIAL BAL RATINGS

Potential building areas are shown in 2 scenarios below.



- Scenario 1 is with development of land to the east as low threat, or under agreement for hazard management along the boundary if undeveloped, noting this land is also within possible development are in the structure plan. Land to the south of development as a POS that carries fuel loads of grassland. This is considered the least likely impact scenario.
- Scenario 2 has existing threat from the east maintained as woodland and grassland mosaic, and land to the south developed as POS with woodland fuel loads adjacent to the residential area. This is considered the highest likely impact scenario. Management of the POS is considered highly unlikely to achieve a full forest fuel load at least for the section immediately adjacent to residential uses no matter the extent of any revegetation works that may occur.

Areas shown below are for a concept development area of around 6.2 ha, this excludes an indicative POS to the south in concept plans for the development. The development area will include lots, roads and services and is assessed on the basis it will become low threat at development.

	Area (m2)				
	No build setbacks	BAL 12.5 / 19	BAL Low	Buildable Area	Total *
Scenario 1	2947	17639	41368	59007	61954
Scenario 2	7415	38454	16085	54539	61954

	Buildable Area (ha)	
Scenario 1	5.9	95%
Scenario 2	5.5	88%

Lot yields are unlikely to be greatly affected, the diagram below shows a 608m² lot, 38m deep to accommodate an 18m setback, 15m building and 5m street frontage. The setback does not apply to Class 10a (shed) buildings that are greater than 6m from the habitable building.



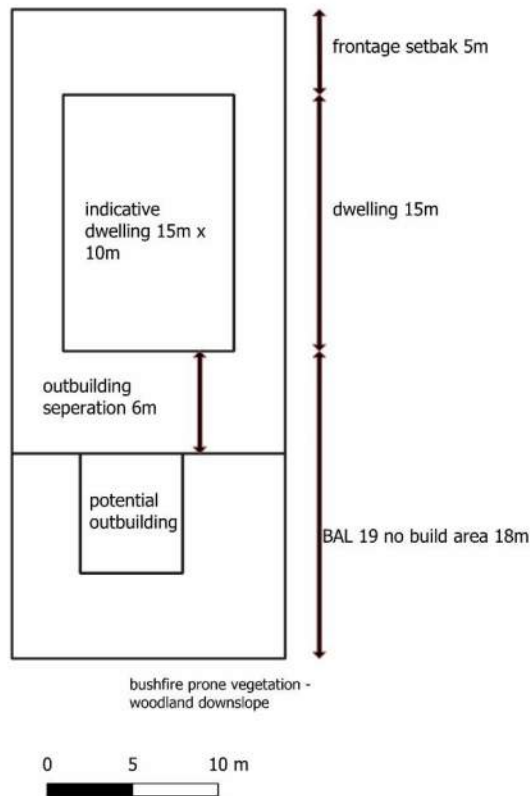


Figure 1: lot layout with BAL 19 setback

CONCLUSIONS

There appear to be no significant constraints on development for urban uses with a tolerable risk from bushfire of the proposed rezoning area. The potential restriction on habitable building area of around 12% of the area in the worst case scenario is considered to be within the average greenfield development range.

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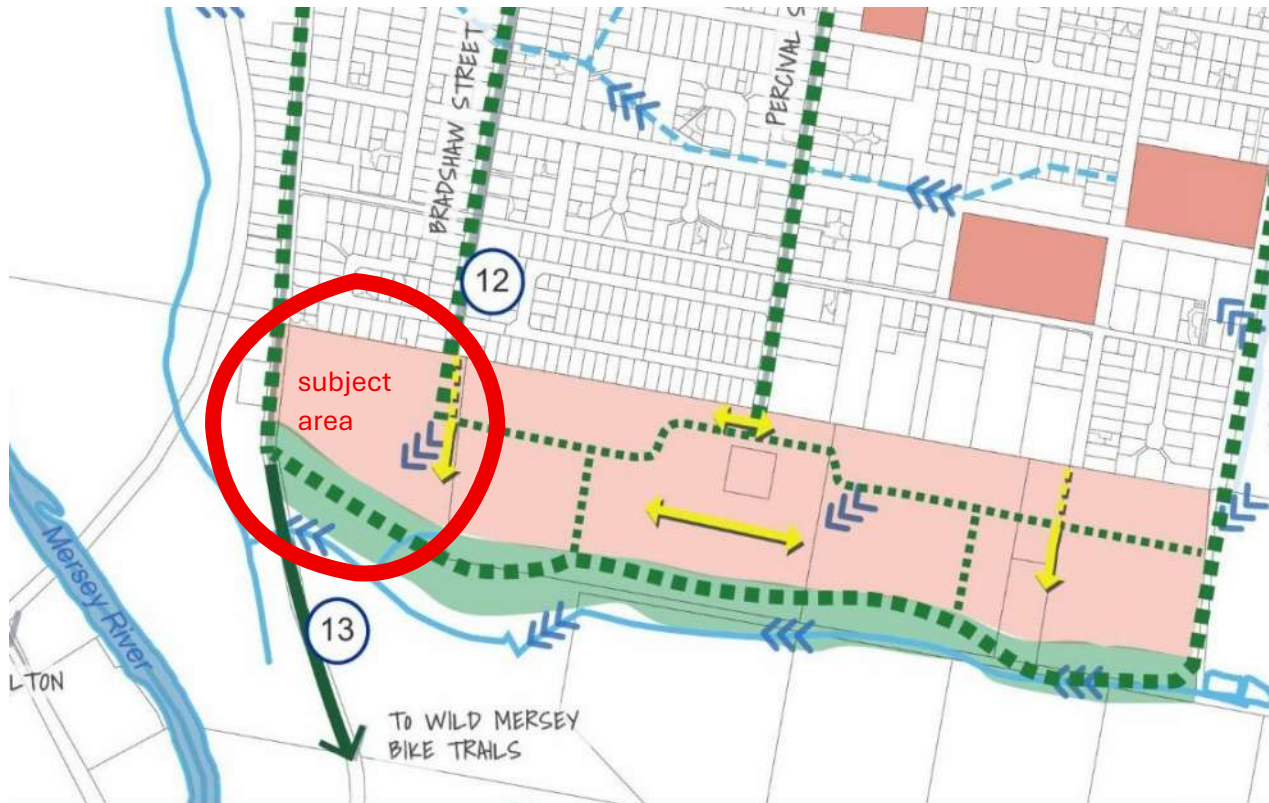


Figure 3: Draft Latrobe Structure Plan Subject area extract



Figure 5: title and rezoning area



Figure 6: BAL building Area Scenarios