

NOTICE OF PROPOSED DEVELOPMENT

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

NO:	SD 2192
LOCATION:	340 Back Cam Road SOMERSET
APPLICANT:	S Newman
SCHEME:	Tasmanian Planning Scheme – Waratah-Wynyard
ZONING:	Rural Living
USE CLASS:	N/A
PROPOSAL:	Subdivision (1 into 2 lots)
DISCRETIONARY MATTER:	Lot design 11.5.1 (P1, P2), Services 11.5.3 (P2), Subdivision within a waterway and coastal protection area or a future coastal refugia area C7.7.1 (P1), Subdivision within a priority vegetation area C7.7.2 (P1.1, P1.2)

The application and associated plans and documents are available for inspection on Council website <https://www.warwyn.tas.gov.au/planning-and-development/advertised-permits/> and at Council offices, located at 21 Saunders Street Wynyard during normal office hours for a period of 14 days from the date of this notice.

Any person who wishes to make representations in accordance with the *Land Use Planning and Approvals Act 1993*, must do so during the 14-day period.

Representations in writing will be received by the General Manager, PO Box 168, Wynyard, 7325, or email council@warwyn.tas.gov.au by **Wednesday 22 May 2024**.

Dated Wednesday 8 May 2024.



Shane Crawford
GENERAL MANAGER

SECTION 51 LAND USE PLANNING & APPROVALS ACT 1993

PERMITTED APPLICATION - Assessment and determination of permit application under <i>S58 Land Use Planning and Approvals Act 1993</i>	\$280.00 plus \$1.35 per \$1,000 of value for use or development
DISCRETIONARY APPLICATION - Assessment and determination of a permit application under <i>S57 Land Use Planning and Approvals Act 1993</i>	\$450.00 plus \$1.75 per \$1,000 of value for use or development plus advertising fee
SUBDIVISION APPLICATION - Assessment and determination of a subdivision application for 1 to 5 lots under <i>s57 or s58 Land Use Planning & Approvals Act 1993</i>	\$450.00 plus \$1.75 per \$1,000 of value for use or development plus advertising fee
SUBDIVISION APPLICATION - Assessment and determination of a subdivision application for more than 5 lots under <i>s57 or s58 Land Use Planning & Approvals Act 1993</i>	\$815.00 plus \$175 per lot plus advertising fee
ADVERTISING FEE	\$280.00
Level 2 Environmental Activity - Additional charge to permit application	\$530.00 + advertising fee by quote
Please refer to www.warwyn.tas.gov.au (Council Services - Planning Services - Planning Fees) for all other fees	

Is a hard copy of planning permit and endorsed documents required? Yes No

- Value of work (inc GST) \$ Contract Price Estimate \$20,000
- Development Address 340 Back Cam Road Somerset
- Full Name of Applicant(s) Sebastian Drew Newman
 Contact Details: Address: Po Box 324 Somerset 7322
 Email Address Seb.Newman@btinternet.com Telephone 0419 731 554

For requests in hardcopy format all correspondence in relation to this application, will be sent to the contact address, otherwise all correspondence will be forwarded to the email address

- Would you like the contact address recorded above to be applied for all future Council correspondence? (including rates/animal control etc)? Yes .. No

Where the Applicant is not the Owner

In accordance with Section 52 of the *Land Use Planning and Approvals Act 1993* if the applicant for the permit is not the owner of the land in respect of which the permit is required, the applicant must include in the application for the permit, a declaration that the applicant has notified the owner of the intention to make the application.
 In the event that the property is owned or managed by the Crown or Council, this application is to be signed by the relevant Crown Minister responsible, or General Manager of the Council, and accompanied by written permission of the Minister/General Manager to the making of this application.

Owners Full Name

Address Telephone Work/Business

Crown Minister/General Manager Signature.....

Applicant's Notification to Owner

I
 Full Name of Applicant(s)
 of
 Applicant's Address

Declare that I/we have notified the owner(s) of the property(ies) of the intention to make this application.
 I/We understand that in accordance with Section 52(2) of the *Land Use Planning and Approvals Act 1993* a person must not obtain or attempt to obtain a permit by wilfully making, or causing to be made, any false representation or declaration either orally or in writing.

Applicant's Signature(s)

6. Proposed Development (Fully describe intended use of land or premises)

Residential subdivision

7. Supporting Information if necessary to explain special features of the proposal. (Attach separate sheet if required)

see attached

To include –

a. One Copy (electronic copy if available) of any plan(s) and/or specification(s) for the proposed development, showing where applicable:

- i. Sufficient information to demonstrate compliance with all applicable standards, purpose statements in applicable zones and codes, any relevant local area objectives or desired future character statements;
- ii. a full description of the proposed use or development;
- iii. a full description of the manner in which the use or development will operate;
- iv. a site analysis and site plan at an acceptable scale;
- v. a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200;
- vi. a plan of the proposed landscaping;
- vii. car parking facilities and capacity;
- viii. area of clearing of trees and bushland;
- ix. size, position, colour, illumination, fixing or support and other design details of advertising sign(s).

b. A full copy of your title shall also accompany the application.

Title Certificate Title Plan Schedule of Easements

c. Relevant engineering pre-lodgement approvals

Access Stormwater

8. Present use of site and/or buildings – full description

9.

Car Parking		Floor Area	
Existing on site	Existing
Total no. proposed	Proposed

Site Area.....m²Totalm²

Questions 10 to 13 relate to Commercial and industrial Uses and Development ONLY

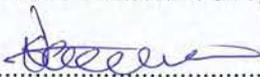
10.	What days and hours of operation are proposed?		
	Monday to Friday:	From	a.m. to p.m.
	Saturday	From	a.m. top.m.
	Sunday	From	a.m. top.m.
11.	Number of Employees?		
	Existing.....		
		Proposed.....	
12.	Vehicles visiting or delivering to or from the site?		Trips per day
	Type	No.	
13.	What type of machinery is to be installed or used		
	Type	No.	

Declaration By Applicant (Mandatory)

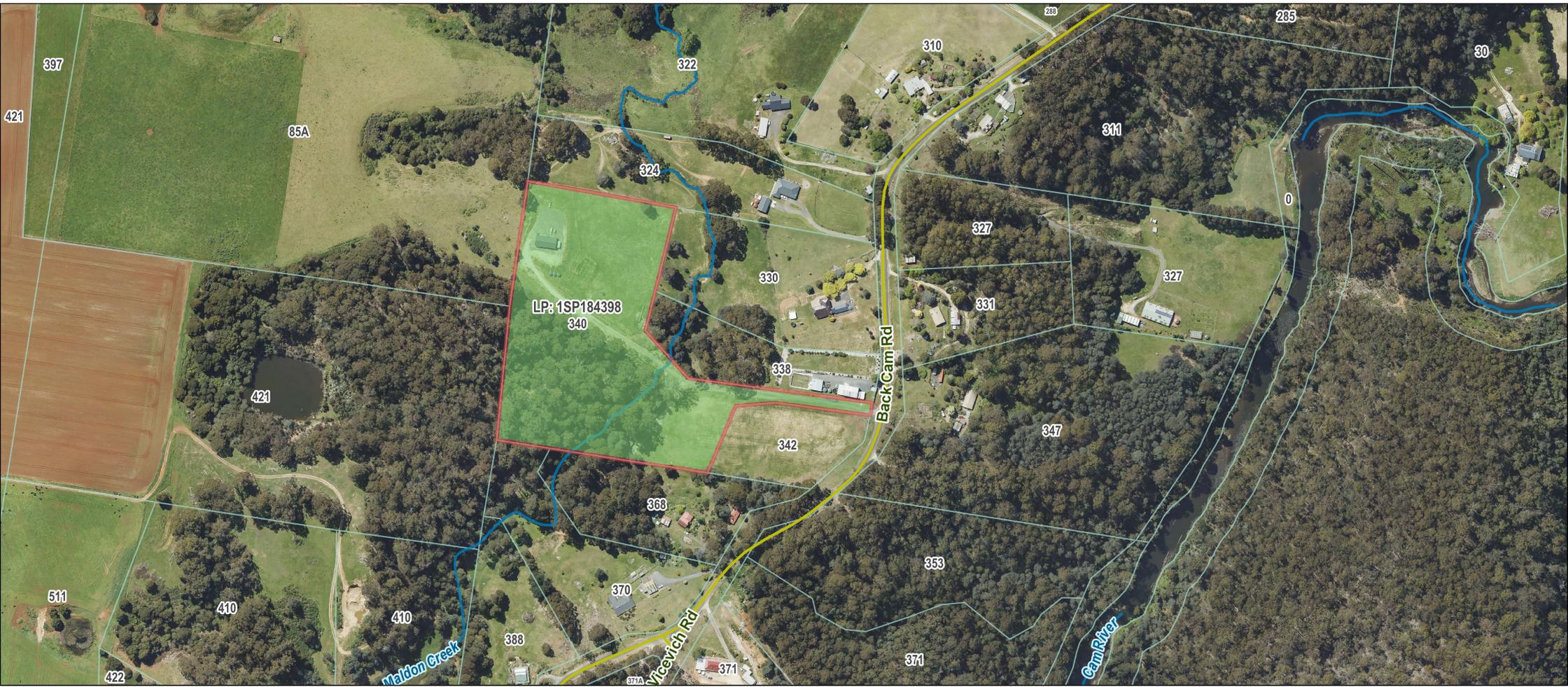
I declare that the information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with the development application may be made available to the public. I understand that the Council may make such copies of the information and materials as in its opinion are necessary to facilitate a thorough consideration of the Permit Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application for the purposes of assessment of that application. I indemnify the Waratah-Wynyard Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

I/We hereby acknowledge that Section 20(a) of the *Local Government Act 1993* provides the power for persons authorised by the General Manager to enter land without notice in relation to an application by the owner or occupier for a licence, permit or other approval given by the council.

Signature(s)
(all applicants to sign)


.....
.....

Date 24/3/24



SEARCH OF TORRENS TITLE

VOLUME 184398	FOLIO 1
EDITION 1	DATE OF ISSUE 02-Mar-2023

SEARCH DATE : 05-Apr-2024

SEARCH TIME : 10.47 AM

DESCRIPTION OF LAND

Parish of ELLIOTT Land District of WELLINGTON
 Lot 1 on Sealed Plan 184398
 Derivation : Part of Lot 7847, 54 Acres Gtd. to James William
 Norton-Smith
 Prior CTs 170006/3 and 170006/4

SCHEDULE 1

M539596 TRANSFER to SEBASTIAN DREW NEWMAN Registered
 20-Oct-2015 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP184398 EASEMENTS in Schedule of Easements
 SP184398 FENCING PROVISION in Schedule of Easements
 SP170006 FENCING COVENANT in Schedule of Easements
 A511530 FENCING PROVISION in Transfer
 E236517 MORTGAGE to MyState Bank Limited Registered
 21-Sep-2020 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNERS: Sebastian Drew Newman

FOLID REFERENCES: 170006/3 & 170006/4

GRANTEE: Part of Lot 7847, 54 Acres Gtd. to James William Norton Smith.

PLAN OF SURVEY

BY SURVEYOR: JOHN E W MAGEE
PDA SURVEYORS

LOCATION: LAND DISTRICT OF WELLINGTON
PARISH OF ELLIOTT

SCALE 1 1500

LENGTHS IN METRES

REGISTERED NUMBER

SP184398

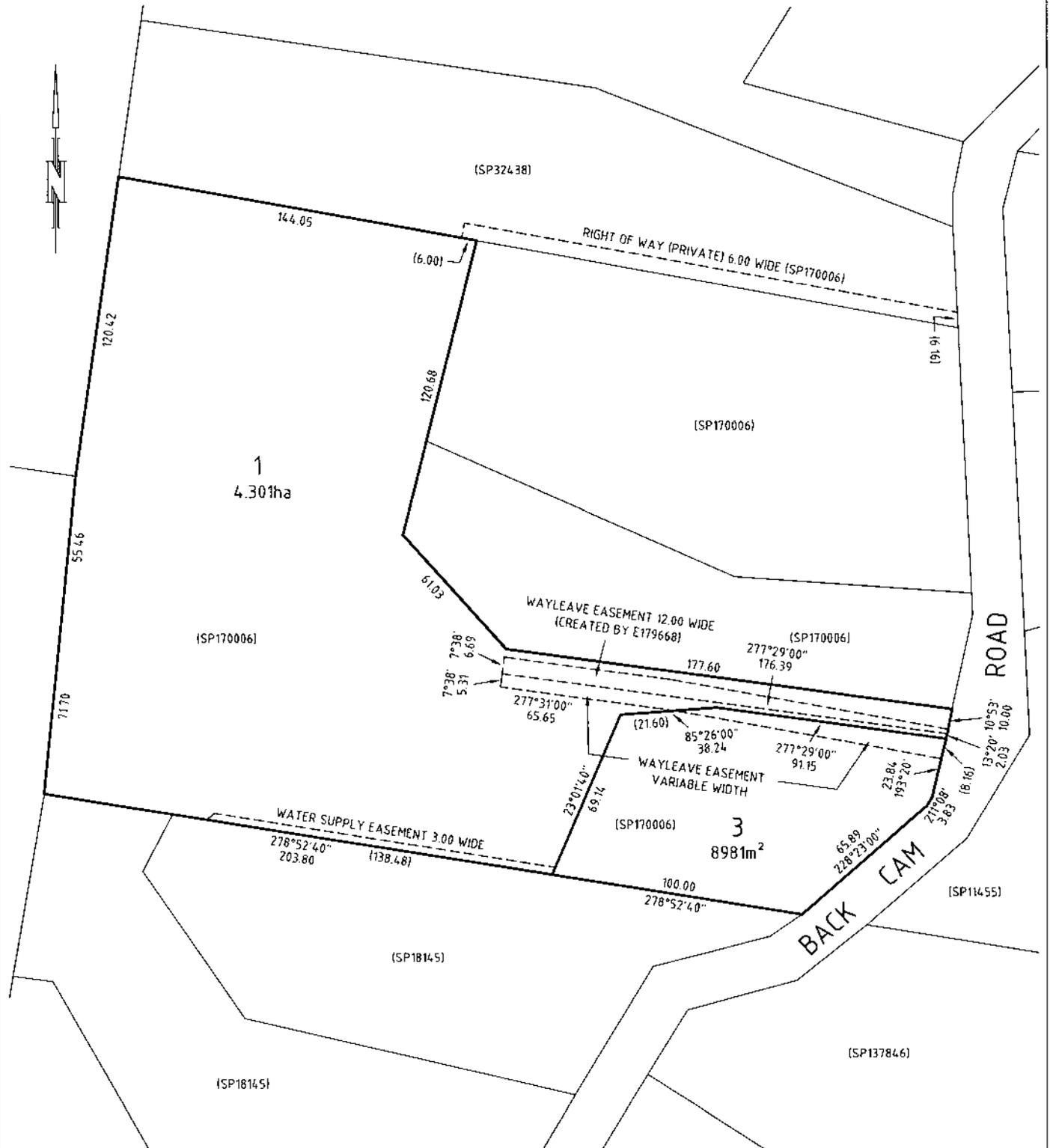
APPROVED
EFFECTIVE FROM: 2 MAR 2023

Ren
Recorder of Titles

LOT 1 HAS BEEN COMPILED FROM FR.170006/3, FR170006/4 & THIS SURVEY

PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN



John E W Magee
 Registered Land Surveyor 8/12/2022 49640
 Date Surveyor Ref

Sebastian Drew Newman
 Council Delegate 20.3.23
 Date

SCHEDULE OF EASEMENTS

Registered Number

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.

SP. 184398

PAGE 1 OF 3 PAGES

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.

That part of Lot 1 on the Plan which formerly comprised Lot 3 on Sealed Plan 170006

~~lot~~ is together with a right of evacuation created by and more fully set forth in Sealed Plan 170006 over the land marked RIGHT OF WAY (PRIVATE) 6.00 WIDE on the plan

Lot 1 is subject to a wayleave easement with the benefit of a restriction as to user of land created by and more fully set forth in Transfer No E179668 (in favour of Tasmanian Networks Pty Ltd) over the land marked WAYLEAVE EASEMENT 12.00 WIDE passing through that lot on the plan

Lot 1 is subject to a wayleave easement with the benefit of a restriction as to user of land in gross as defined herein (in favour of Tasmanian Networks Pty Ltd) over the land marked WAYLEAVE EASEMENT VARIABLE WIDTH passing through that lot on the plan

Lot 1 is subject to a water supply easement as defined herein (appurtenant to lot 3) over the land marked WATER SUPPLY EASEMENT 3.00 WIDE passing through that lot on the plan

Lot 3 is together with a water supply easement as defined herein over the land marked WATER SUPPLY EASEMENT 3.00 WIDE on the plan

Lot 3 is subject to a wayleave easement with the benefit of a restriction as to user of land in gross as defined herein (in favour of Tasmanian Networks Pty Ltd) over the land marked WAYLEAVE EASEMENT VARIABLE WIDTH passing through that lot on the plan

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: SD NEWMAN

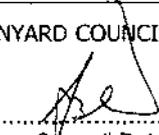
FOLIO REF: 170006-3 & 4

SOLICITOR: EVERETT FLIGHT & ASSOCIATES

PLAN SEALED BY: WARATAH WYNYARD COUNCIL

DATE: 20.7.23

SD 2138
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 3 PAGES

Registered Number

SP 184398

SUBDIVIDER: SD NEWMAN
FOLIO REFERENCE: 170006-3 & 4

FENCING PROVISION

In respect to the lots on the plan the vendor (Sebastian Drew Newman) shall not be required to fence

INTERPRETATION

"Wayleave easement with the benefit of a restriction as to user of land" means-

Firstly all the full and free right and liberty for Tasmanian Networks Pty Ltd its successors and its servants, agents, invitees and contractors ("TasNetworks") at all times:

(a) to clear the lands marked "Wayleave Easement Variable Width" on the plan ("the servient land") and to lay, erect, construct, inspect, install, maintain, repair, modify, add to, replace, remove and operate in, upon, through, along and under the servient the following-

(i) towers, poles, wires, cables, apparatus, appliances and other ancillary and associated equipment which includes telecommunications equipment (described collectively as "electricity infrastructure") for, or principally for, the transmission and distribution of electrical energy and for any incidental purposes

(b) to operate and maintain electricity infrastructure on the servient land

(c) to cut away, remove and keep clear of the electricity infrastructure all trees and all other obstructions, or erections of any nature whatsoever which may at any time-

(i) overhang, encroach or be in or on the servient land; or

(ii) which may in the opinion of TasNetworks endanger or interfere with the proper operation of the electricity infrastructure

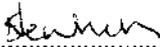
(d) to enter the servient land for all or any of the above purposes and to cross the remainder of the land with any or all necessary plant, equipment, machinery and vehicles of access and egress to and from the servient land and where reasonably practicable in consultation with the registered proprietor (except when urgent or emergency repair work is needed)

Secondly the benefit of a covenant for TasNetworks Pty Ltd with the registered proprietor of the servient land not to-

(i) erect any buildings; or

(ii) place any structures, objects or vegetation;

within the servient land without the prior written consent of TasNetworks. TasNetworks may rescind its consent if in the opinion of TasNetworks there are safety, access or operational concerns

SD Newman: 

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.

**ANNEXURE TO
SCHEDULE OF EASEMENTS**

PAGE 3 OF 3 PAGES

Registered Number

SP. 184398

SUBDIVIDER: SD NEWMAN
FOLIO REFERENCE: 170006-3 & 4

"Water supply easement" means the right for the proprietor of the dominant tenement at any time with others and machinery to enter upon the land marked "Water Supply Easement 3.00 Wide" on the plan-

- (a) to lay water pipes, valves and fittings through and under the said land for the purpose of providing a supply of water to the dominant tenement; and
- (b) to install a pump, motor and electrical apparatus on the said land to provide a supply of water to the dominant tenement; and
- (c) to inspect, cleanse, maintain and repair the said infrastructure; and
- (d) to ensure that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land

Signed by SEBASTIAN DREW NEWMAN being the registered)
proprietor of Folios 170006-3 & 4 in the presence of-)

Witness signature: *M. Whelan*)

Print Full Name: *Tess Mary-Ann Whelan*

Postal Address: *PO Box 324, Somerset TAS 7322*

Sebastian Newman

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.

From: [seb_newman](#)
To: [Town Planning](#)
Subject: Re: Attention mario
Date: Tuesday, 26 March 2024 8:08:39 AM
Attachments: [DOC260324-26032024061147.pdf](#)
[221064 - 340 Back Cam Road, Somerset - Bushfire Report.pdf](#)
[340 Back Cam Road - BFHMP.pdf](#)
[340 Back Cam Road - Planning Report.pdf](#)
[49640-PS \(Draft\).pdf](#)

Hey Mario,

Please find attached application for planning approval.

Also please see below email from Tasfire with the ok.

Cheers Seb

Get [Outlook for Android](#)

From: Bushfire Practitioner <bfp@fire.tas.gov.au>
Sent: Friday, March 22, 2024 1:55:18 PM
To: seb_newman <seb_newman16@hotmail.com>
Cc: Bushfire Practitioner <bfp@fire.tas.gov.au>
Subject: RE: Attention Darcy. 340 back cam road bush fire plan

Hello Seb,

Thanks for your phone call and clarification. I can confirm that Micheal Wells was accredited when he signed the planning certificate on 11/05/2023 that included lot 2 of the 340 Back Cam Road subdivision. This certificate remains valid for 6 years after that date. All the best with your subdivision,

Regards

Chris

Chris Moore
Planning & Assessment Officer
Bushfire Risk Unit

Tasmania Fire Service
Service | Professionalism | Integrity | Consideration

Northern Region Office | 339 Hobart Road Youngtown Tasmania 7249
Mobile 0418 356 446
bfp@fire.tas.gov.au | www.fire.tas.gov.au

Please note that I work Wednesday-Friday



Bushfire Risk

Assessment Report & Certificates

for

Sebastian Newman

340 Back Cam Road

Date of Plan

11/05/2023

EnviroPlan Australia

Micheal Wells

Bushfire Accreditation No: **BFP-128**

ABN: 28 650 042 436

71a Bass Highway, Somerset

PO Box 546 Somerset, TAS 7322

Email: admin@enviropianaustralia.com.au



Consultant Details

Mr. Micheal Wells GradDipUrbRegPlan.BEnvDes

Town Planner, Bushfire Assessor, Building Designer, Fire Engineer, (IFE) Forest Botanist (FPA)

Bushfire Accreditation No: **BFP-128**

Scope of Assessors Accreditation

Micheal Wells (BFP-128) is accredited by the Chief Officer of the Tasmania Fire Service under Section 60B of the *Fire Service Act 1979* for the following Scope of Works:

1. *Certify a Bushfire Attack Level Assessment for **Building Work***
- 3A. *Certify Acceptable Solutions for **Buildings or Extensions***
- 3B. *Certify Acceptable Solutions for **Small Subdivisions** (less than 10 Lots or a single stage)*
- 3C. *Certify Acceptable Solutions for **Large Subdivisions** (10 lots or more or in multiple stages)*

Disclaimer

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Bushfires in Tasmania are an unpredictable natural phenomenon and preparing a Bushfire Hazard Management Plan increases your chances of defending your property and assists in the protection the people whom frequent it. This Fire Hazard Management Plan in no way guarantees immunity from a bushfire in or around your property or the effects thereof.

Any measures implemented based on the advice from *EnviroPlan Australia*, is offered as potential methods of reducing your properties risk of fire damage only and is not to be relied upon as a total solution. It in no way guarantees that any or all buildings on site will survive the effects of a bushfire nor does it guarantee the safety and security of any individuals whom frequent the property.

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Each paragraph of this disclaimer shall be deemed to be separate and severable from each other. If any paragraph is found to be illegal, prohibited or unenforceable, then this shall not invalidate any other paragraphs.

Document Status

Revision No	Author	Signature	Date
1	M. Wells		11/05/2023

Section 1

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:

340 Back Cam Road, Somerset, Tasmania 7322

Certificate of Title / PID:

CT: 184398/1, PID: 9183429

2. Proposed Use or Development

Description of proposed Use and Development:

Proposed Subdivision

Applicable Planning Scheme:

Waratah-Wynyard

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Proposed Subdivision	EnviroPlan	11/05/2023	

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:

<input type="checkbox"/> E1.4 / C13.4 – Use or development exempt from this Code		
	Compliance test	Compliance Requirement
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

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

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

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

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

<input type="checkbox"/>	E1.6.3 / C13.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:

Micheal Wells

Phone No:

03 6411 1931

Postal Address:

PO Box 546 , Somerset TAS 7322

Email Address:

admin@enviroplanaustralia.com.au

Accreditation No:

BFP – 128

Scope:

1, 3A, 3B & 3C

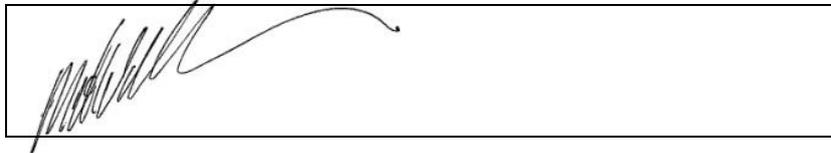
6. Certification

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:

Micheal Wells

Date:

11/05/2023

Certificate
Number:

221064 – 5

(for Practitioner Use only)



The Land – Site

Title & Description

Phone Contact: 0419 731 554
Land Owners: Sebastian Newman
Owners Agent: EnviroPlan
Property Location: 340 Back Cam Road, Somerset Tasmania 7322
Property ID: 9183429
Certificate of Title: CT: - 184398/1
Lot Size: 4.32 ha
Council: Waratah-Wynyard Council

Class of Building:

Type of Building:

Description of Work: Proposed Subdivision

Referenced Documents:

<i>Drawn By</i>	<i>Plan No</i>	<i>Revision No</i>	<i>Date</i>
EnviroPlan	221064 – SD1 to SD2		11/05/2023

Aerial Image of Site



Figure 1 – Location of land 340 Back Cam Road, Somerset

The 4.32 ha property fronts onto Back Cam Road and is located on the western side of the road.

Existing Use and Development

The current use of land is residential use with a house and associated sheds located on the property.

Site Analysis

Topography

The site falls toward the centre of the property with Maldon Creek intersecting the land flowing south to north.

Access

The existing site access to the subject land is off Back Cam Road via a formed rural roads crossover and does not require further upgrades as part of this development.

In order to be compliant – all site accesses must be in accordance with AS/NZ 2890.1 - *Parking Facilities - Off-Street Car Parking* and in particular *Section 3 Access Facilities to Off-Street Parking Areas and Queuing Areas*.

Road Class Descriptions & Conclusion:

(AADT = Annual Average Daily Traffic Volume)

4A: Main Road (>150 AADT)

- All weather road predominately two lane and unsealed; can be sealed if economically justified;
- Operating speed of 50-80 km/h according to terrain; and
- Minimum carriage width of 7m.

4B: Minor Road (150-50 AADT)

- All weather two lane road formed and gravelled or single lane sealed road with gravel shoulders;
- Operating speed of 30-70 km/h according to terrain; and
- Minimum carriage width of 5.5m

4C: Minor Road (50 – 10 AADT)

- Substantially a single lane two way dry weather formed (natural materials) track/road;
- Operating speed of 20-40 km/h according to terrain; and
- Minimum carriage width of 4m.

The RTA Guidelines (Guide to Traffic Generating Developments) average daily residential dwelling rates for vehicle movements at **9.0** / dwelling with a weekday hourly rate of **0.85** / dwelling.

Currently on Back Cam Road there is a total of 109 lots fronting onto the road which equates to 981 movements per day (when fully inhabited and assuming a single dwelling per lot). The road corridor width is 19 m with a formed construction of 6.5 m (including shoulders) supporting the 4b road construction.

The road is constructed to Municipal Standards for public access and is constructed to accommodate large vehicle volumes for safe vehicular passage. The road can easily accommodate the increase in AADT placed by the proposal and does not pose a detriment to the safe access/egress for occupants, fire or other emergency personnel.

Water Services

The following best describes to available services to the site and any mitigation measures required by the development:

- Reticulated water services are not located within the vicinity of the site and therefore bulk on-site water storage facilities are required for this proposal in accordance with the Schedule 1 of this Plan.
- Bulk on-site water storage facilities required for firefighting purposes should be suitably sized to ensure 10,000 litres of water is stored as a dedicated firefighting supply and held in reserve. Potable supplies must be in addition to this requirement.



Figure 3 – Reticulated Water Services within proximity of the land 340 Back Cam Road, Somerset (source: www.theLIST.tas.gov.au)

Surrounding Property Use

- Lands to the north are residential uses;
- East are residential uses and bushland;
- South are residential uses; and
- West are bushland and agricultural uses.

TasVeg Overlay



Figure 4 – TasVEG 4.0 Fire Attributes of land 340 Back Cam Road, Somerset (source: www.theLIST.tas.gov.au)

The ‘TasVEG Fire Attributes’ layer defines the surrounding vegetation as being:

Vegetation Group

Wet Eucalypt Forest and Woodland
 Agricultural, Urban and Exotic Vegetation
 Agricultural, Urban and Exotic Vegetation

Fire Sensitivity / Flammability

ML Flammability, H Sensitivity
 MH Flammability, L Sensitivity
 N Flammability, N Sensitivity

The following vegetation table best describes the flora contained within the bushfire exposure:

Forest

Generalised Description of the types of vegetation:

- Forest:** *Open tree canopy dominated by eucalypt species (typically >10m in height) with crowns that touch or overlap. Canopy allows most sunlight to penetrate supporting growth of a prominent understorey layer varying between hard-leaved shrubs to luxuriant soft leaved shrubs, ferns and herbs.*
- Woodland:** *Dominated by an open to sparse layer of eucalypts with the crowns rarely touching. Typically 15-35m high (may be shorter at sub-alpine altitudes). Diverse ground cover of grasses and herbs. Shrubs are sparsely distributed. Usually found on flat to undulating ground.*
- Tall Heath (Scrub):** *Shrubby vegetation greater than 2 metres tall. Principal plant species include banksias, spider flowers, wattles, legumes, eucalypts, tea-trees, paper barks, she oaks, grass trees, cord rushes and sedges. Grasses are scarce. Not found in arid and semi arid locations. Includes Hawkesbury Sandstone vegetation with scattered over-storey trees and predominantly healthy understorey and coastal heath. May include some mallee eucalypts in coastal locations.*
- Short Heath (Open Shrub):** *Shrubby vegetation less than 2 metres in height. Often more open in canopy. Principal plant species include banksias, spider flowers, wattles, legumes, eucalypts, tea-trees, paper barks, she oaks, grass trees, cord rushes and sedges. Grasses are scarce. Not found in arid and semiarid locations.*
- Rainforest:** *Closed and continuous complex tree canopy composed of relatively soft, horizontally-held leaves. Generally lacking in eucalypts. Understorey typically includes ferns and herbs. Vines often present in canopy or understorey. Occur mainly in areas that are reliably moist, mostly free of fire and have soils of moderate to high fertility. Typically coastal and escarpment locations.*
- Grassland:** *Dominated by perennial grasses and the presence of broad-leaved herbs on flat topography. Lack of woody plants. Plants include grasses, daisies, legumes, geraniums, saltbushes and Copperburrs.*
- Managed Land:** *Non-vegetated or reduced vegetation areas such as: actively grazed pastures, maintained urban yards, maintained lawns, crops, orchards, vineyards, commercial nurseries, playing fields, golf course fairways, cleared parks, non-vegetated areas, formed roads and footpaths including cleared verges, waterways, etc.*

Proposal

The developer/s, Sebastian Newman seeks to construct a Proposed Subdivision.

The proposal seeks to create a 2 allotment subdivision with the subject land with lot 1 contain the existing residential dwelling.

Intended Purpose of Plan

The plan is intended to satisfy the provisions of the Building Act 2016, including transitional Arrangements Building Regulations 2014 (Part 1A) and National Construction Code 2019.

Purpose

The purpose of this bushfire assessment report is to identify the Bushfire Attack Level (BAL) in accordance with AS 3959-2009 & 2018 Construction of Buildings in Bushfire Prone Areas, and Guidelines for Development in Bushfire Prone Areas of Tasmania 2005.

The BAL will enable the appropriate construction method and applicable construction requirements for the proposed building works to be designed in accordance with AS 3959-2009 & 2018, Part 3.7.4, 3.7.4.1 and 3.7.4.2 of the National Construction Code Amendment 2013, Building Act 2016, including transitional Arrangements Building Regulations 2014 (Part 1A) and National Construction Code 2019 and the Guidelines for Development in Bushfire Prone Areas of Tasmania.

General Information - Fire Danger Index:

The Fire Danger Index (FDI) is a measure of the probability of a bushfire starting, its rate of spread, intensity and the difficulty of extinguishment according to combinations of temperature, relative humidity, wind speed and available fuels, all of which is influenced by daily rainfall events and the time elapsed between such rainfall events.

The **FDI** in Tasmania is **50**.



Applicable Standard to which the plan relates

E1.6.1 / C13.6.1 Subdivision – Provision of Hazard Management Areas

The proposal provides for sufficient separation from building areas and bushfire-prone vegetation which reduces heat transfer and ember attack and provides protection for all lots contained within the proposal.

<p>Objective <i>Subdivision provides for hazard management areas that:</i></p> <ul style="list-style-type: none"> a) <i>facilitate an integrated approach between subdivision and subsequent building on a lot;</i> b) <i>provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and</i> c) <i>provide protection for lots at any stage of a staged subdivision.</i> 	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <ul style="list-style-type: none"> (a) <i>TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</i> (b) <i>The proposed plan of subdivision:</i> <ul style="list-style-type: none"> i. <i>shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivisions;</i> ii. <i>shows the building area for each lot;</i> iii. <i>shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas; and</i> iv. <i>is accompanied by a bushfire hazard management plan for each individual lot, certified by the TFS or accredited person, showing hazard management areas greater than the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas; and</i> (c) <i>If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</i> 	<p>P1</p> <p><i>A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:</i></p> <ul style="list-style-type: none"> (a) <i>the dimensions of hazard management areas;</i> (b) <i>a bushfire risk assessment of each lot at any stage of staged subdivision;</i> (c) <i>the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;</i> (d) <i>the topography, including site slope;</i> (e) <i>any other potential forms of fuel and ignition sources;</i> (f) <i>separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development</i> (g) <i>an instrument that will facilitate management of fuels located on land external to the subdivision; and</i> (h) <i>any advice from the TFS.</i>
<p>Performance:</p>	<p>Acceptable Solution Satisfied</p>
<p>Discussion: Complies with A1(b) above.</p>	

E1.6.2 / C13.6.2 Subdivision: Public and Fire Fighting Access

<p>Objective Access roads to, and the layout of roads, tracks and trails, in a subdivision:</p> <ul style="list-style-type: none"> (a) allow safe access and egress for residents, firefighters and emergency service personnel; (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken; (c) are designed and constructed to allow for fire appliances to be manoeuvred; (d) provide access to water supplies for fire appliances; and (e) are designed to allow connectivity, and where needed, offering multiple evacuation points. 	
<p>Acceptable Solutions</p> <p>A1</p> <ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or (b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that: <ul style="list-style-type: none"> i. Demonstrates proposed roads will comply with Table C13.1, proposed private accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3; and ii. Is certified by the TFS or an accredited person. 	<p>Performance Criteria</p> <p>P1</p> <p>A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires having regard to:</p> <ul style="list-style-type: none"> (a) appropriate design measures, including: <ul style="list-style-type: none"> i. two way traffic; ii. all weather surfaces; iii. height and width of any vegetation clearances; iv. load capacity; v. provision of passing bays; vi. traffic control devices; vii. geometry, alignment and slope of roads, tracks and trails; viii. use of through roads to provide for connectivity; ix. limits on the length of cul-de-sacs and dead-end roads; x. provision of turning areas; xi. provision for parking areas; xii. perimeter access; and xiii. fire trails; (b) the provision of access to: <ul style="list-style-type: none"> i. bushfire-prone vegetation to permit the undertaking of hazard management works; and ii. fire fighting water supplies; and (c) any advice from the TFS.
<p>Performance: Acceptable Solution Satisfied</p>	
<p>Discussion: Complies with A1(b) above and Table C13.2.</p>	

Table E2 / C13.2 – Standards for Property Access

Element	Requirement
<p>A Property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point</p>	<p>There are no specified design and construction requirements.</p>
<p>B Property access length is 30 metres or greater; or access for a fire appliance to a water connection point.</p>	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> 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

	<p>j) Terminate with a turning area for fire appliances provided by one of the following:</p> <ul style="list-style-type: none"> i. A turning circle with a minimum inner radius of 10 metres; or ii. A property access encircling the building; or iii. A hammerhead 'T' or 'Y' turning head 4 metres wide and 8 metres long
<p>C Property access length is 200 metres or greater.</p>	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> a) The Requirements for B above; and b) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
<p>D Property access length is greater than 30 metres, and access is provided to 3 or more properties.</p>	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> a) Complies with Requirements for B above; and b) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

E1.6.3 / C13.6.3 Subdivision – Provision of Water Supply for Fire Fighting Purposes

<p>Objective Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas</p>	
<p>Acceptable Solutions</p>	
<p>Performance Criteria</p>	
<p>A1 In areas serviced with reticulated water by the water corporation:</p> <ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; (b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire. 	<p>P1 No Performance Criteria</p>
<p>Performance:</p>	<p>Not Applicable</p>
<p>Discussion: The proposal is not in a reticulated area and therefore the provision is not applicable.</p>	
<p>Acceptable Solutions</p>	
<p>Performance Criteria</p>	
<p>A2 In areas that are not serviced by reticulated water by the water corporation:</p> <ul style="list-style-type: none"> (a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for firefighting purposes; or (b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that static water supply, dedicated to fire fighting, will be provided and located compliant with Table C13.5; or 	<p>P2 No Performance Criteria</p>

(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for firefighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	
Performance:	Acceptable Solution Satisfied
Discussion: Complies with A1 (b) above and Table E5.	

Table E5 / C13.5 – Static Water Supply for Fire Fighting

Element	Requirement
A Distance between building area to be protected and water supply	The following requirements apply: <ul style="list-style-type: none"> a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
B Static Water Supplies	A static water supply: <ul style="list-style-type: none"> a) May have a remotely located offtake connected to the static water supply; b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; d) Must be metal, concrete or lagged by non-combustible materials if above ground; and e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: <ul style="list-style-type: none"> i. Metal; ii. Non-combustible material; or iii. Fibre-cement a minimum of 6mm thickness.
C Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a water connection point for a static water supply must: <ul style="list-style-type: none"> a) Have a minimum nominal internal diameter of 50mm; b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; c) Be metal or lagged by non-combustible materials if above ground; d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Plumbing and Drainage, Part 1 Water Services Clause 5.23); e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; f) Ensure the coupling is accessible and available for connection at all times; g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> i. Visible; ii. Accessible to allow connection by firefighting equipment; iii. At a working height of 450 – 600mm above ground level; and iv. Protected from possible damage, including damage by vehicles.
D Signage for static water connections	The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: <ul style="list-style-type: none"> a) Comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or b) Comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.
E Hardstand	A hardstand area for fire appliances must be: <ul style="list-style-type: none"> a) No more than 3 metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); b) No closer than 6 metres from the building area to be protected c) With a minimum width of 3 metres constructed to the same standard as the carriageway; and d) Connected to the property access by a carriageway equivalent to the standard of the property access.



EnviroPlan Australia
Micheal Wells
Bushfire Accreditation No: **BFP-128**

Section 3

Bushfire Attack Level (BAL) Assessment

Property Address: 340 Back Cam Road, Somerset, Tasmania 7322
Municipality: Waratah-Wynyard
Date of Assessment: 11/05/2023

Type of Work

Building Class Adopted: Not Applicable
Proposal Description: Proposed Subdivision

Fire Danger Index

FDI Adopted: **50**

Vegetation Type

Classification Adopted: **Forest**

BAL Assessment

BAL Determination Sheet – Lot 1

EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: BFP-128
Scope of Accreditation: 1, 3A, 3B & 3C
Parent Title - PID: 9183429 CT: 184398/1



Classification for each side of the Site

Vegetation Class	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>	Exclusions (where applicable)
Group A - Forest	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group B - Woodland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group C - Shrubland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group D - Scrub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group E - Mallee/Mulga	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Group F - Rainforest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group G (FDI 50) - Grassland	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Group H – Managed Land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vegetation Proximity

Distance classified vegetation to	Show distance in metres			
	N	S	E	W
	16	51	22	16

Closest Exposure: 16 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

Slope under the classified vegetation	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>
	Upslope			
Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0° <input type="checkbox"/>	Upslope/0° <input type="checkbox"/>	Upslope/0° <input type="checkbox"/>
Downslope				
>0 to 5°	<input type="checkbox"/>	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>
>5 to 10°	<input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>
>10 to 15°	<input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input checked="" type="checkbox"/>	>10 to 15° <input type="checkbox"/>
>15 to 20°	<input type="checkbox"/>	>15 to 20° <input checked="" type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>
BAL value for each side of site	12.5	19	12.5	12.5

Site BAL Assessment

BAL classification adopted for site is: BAL - 19

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

BAL Assessment
BAL Determination Sheet - Lot 2

EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: BFP-128
 Scope of Accreditation: 1, 3A, 3B & 3C
 Parent Title - PID: 9183429 CT: 184398/1



Classification for each side of the Site

Vegetation Class	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>	Exclusions (where applicable)
Group A - Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Group B - Woodland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group C - Shrubland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group D - Scrub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group E - Mallee/Mulga	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Group F - Rainforest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group G (FDI 50) - Grassland	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group H - Managed Land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vegetation Proximity

Distance classified vegetation to	Show distance in metres			
	N	S	E	W
	31	31	20	51

Closest Exposure: 20 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>
Slope under the classified vegetation				
Upslope				
Upslope/0°	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Downslope				
>0 to 5°	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
>5 to 10°	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
>10 to 15°	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
>15 to 20°	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
BAL value for each side of site	12.5	12.5	12.5	19

Site BAL Assessment

BAL classification adopted for site is: BAL - 19

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL - LOW, BAL - 12.5, BAL - 19, BAL - 29, BAL -40 & BAL - FZ (Flame Zone).



Bushfire Hazard Management Plan

Acceptable Solutions



Note: Specifications must be read in conjunction with the Bushfire Hazard Management Plan that accompanies this Bushfire Risk Report

GENERAL
 This plan is to be read in conjunction with the bushfire risk assessment report. Ensure that all contractors and consultants are provided with a full copy of this plan. All services are to be located on site by contractors prior to commencement of works. Notify the Council Authorities and Bushfire Risk Assessor if any variation in Building Layout or Classified Vegetation occurs.

CLASSIFICATION
 This development has BAL separation distances determined in accordance with Method 1 of Section 2.2 of AS3959.2009 & 2018 Construction of Buildings in Bushfire-Prone Areas. Separation distances between the building area and the Classified Vegetation are appropriate and in accordance with the requirements of Table 4.4(d)(1b) of the Directors Determination for Building in Bushfire-Prone Areas.

SPECIFICATIONS TO BE FOLLOWED
 The Specifications featured as an annexure to this Plan form the basis of how to construct, manage and maintain the property in accordance with this Plan.

NOTE:
 All works required by this Bushfire Plan must be completed prior to the Sealing of the Final Plan of Survey

Existing Dwelling. No new works proposed. Upgrade to provide a higher level of bushfire protection where possible.

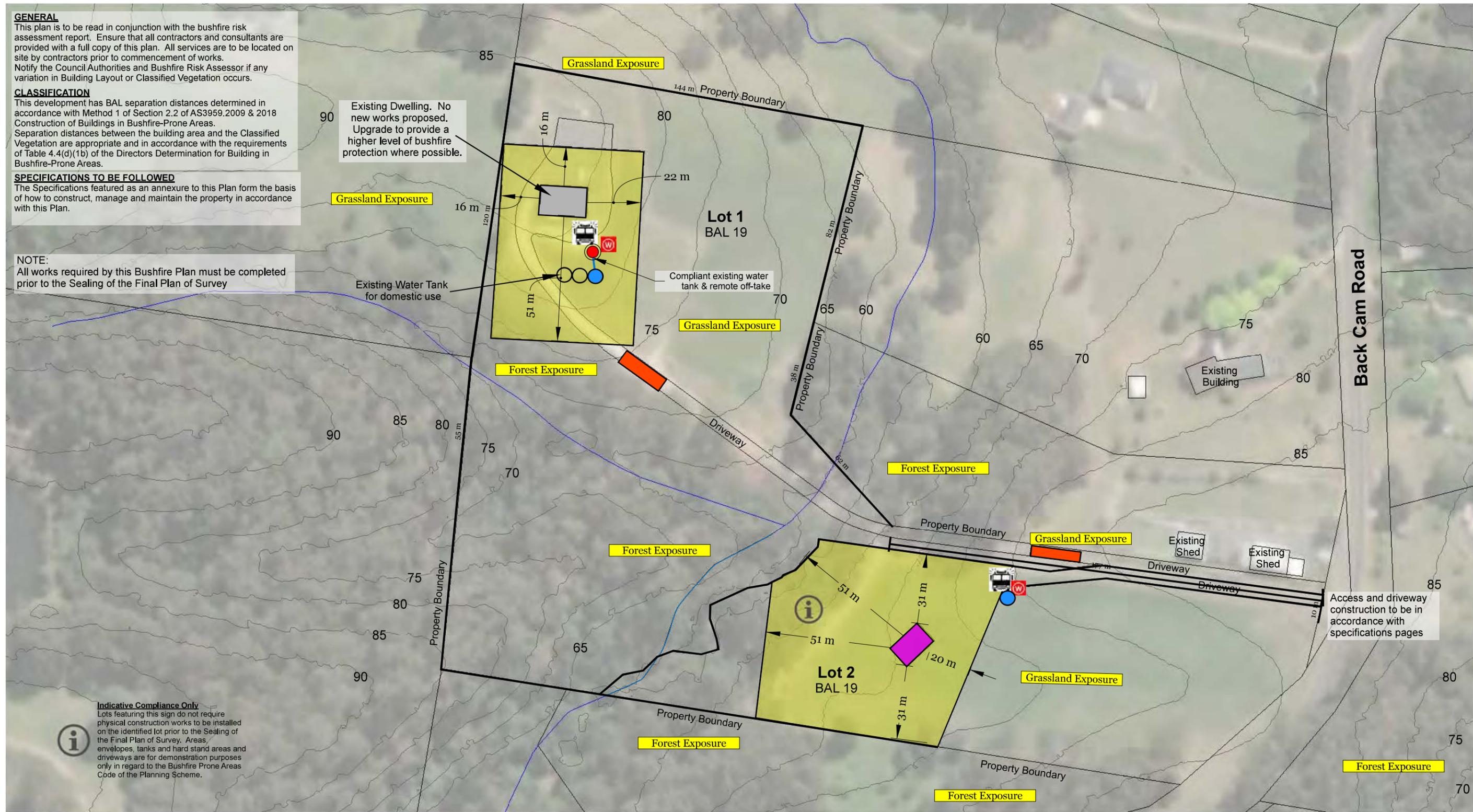
Grassland Exposure

Existing Water Tank for domestic use

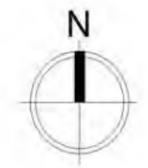
Compliant existing water tank & remote off-take

Access and driveway construction to be in accordance with specifications pages

Indicative Compliance Only
 Lots featuring this sign do not require physical construction works to be installed on the identified lot prior to the Sealing of the Final Plan of Survey. Areas, envelopes, tanks and hard stand areas and driveways are for demonstration purposes only in regard to the Bushfire Prone Areas Code of the Planning Scheme.



Certified Plan
BAL-As Shown



Micheal Wells
 Scope: 1, 3A, 3B & 3C
 BFP-128

EnviroPlan Office - 71a Bass Highway, Somerset TAS 7322 - PO Box 546, Somerset - E: admin@enviroplanaustralia.com.au - P: 6411 1931

CLIENT: S. Newman
 PROJECT: 340 Back Cam Road, Somerset
 PID: 9183429
 CT: 184398/1
 DRAWN BY: M Wells
 ISSUE: 11/05/2023
 SCALE @ A3: 1: 1500

DESIGNERS DESCRIPTION: Proposed Subdivision
 DESIGNERS REFERENCE NUMBERS: Draft 09/09/22

KEY INDEX - BULK WATER STORAGE REQUIREMENTS

HMA	Existing Building	Water Main	Remote Off-Take	Hard Stand Area
Building Area	Fire Hydrant	Water Tank	Passing Bay	Water Sign

Lot Number	Assessed BAL	Zoning	Existing Use	Proposed Use & Development
1	19	Rural Living	Residential	Uses permissible in the zone Use Table described in the Planning Scheme.
2	19	Rural Living	Vacant Land	Uses permissible in the zone Use Table described in the Planning Scheme.

Hazard Management Area (marked yellow) to be in accordance with specifications pages. Separation distances as shown. Maintain HMA in a minimum fuel condition at all times with regular maintenance from September through to March each calendar year



B0.1

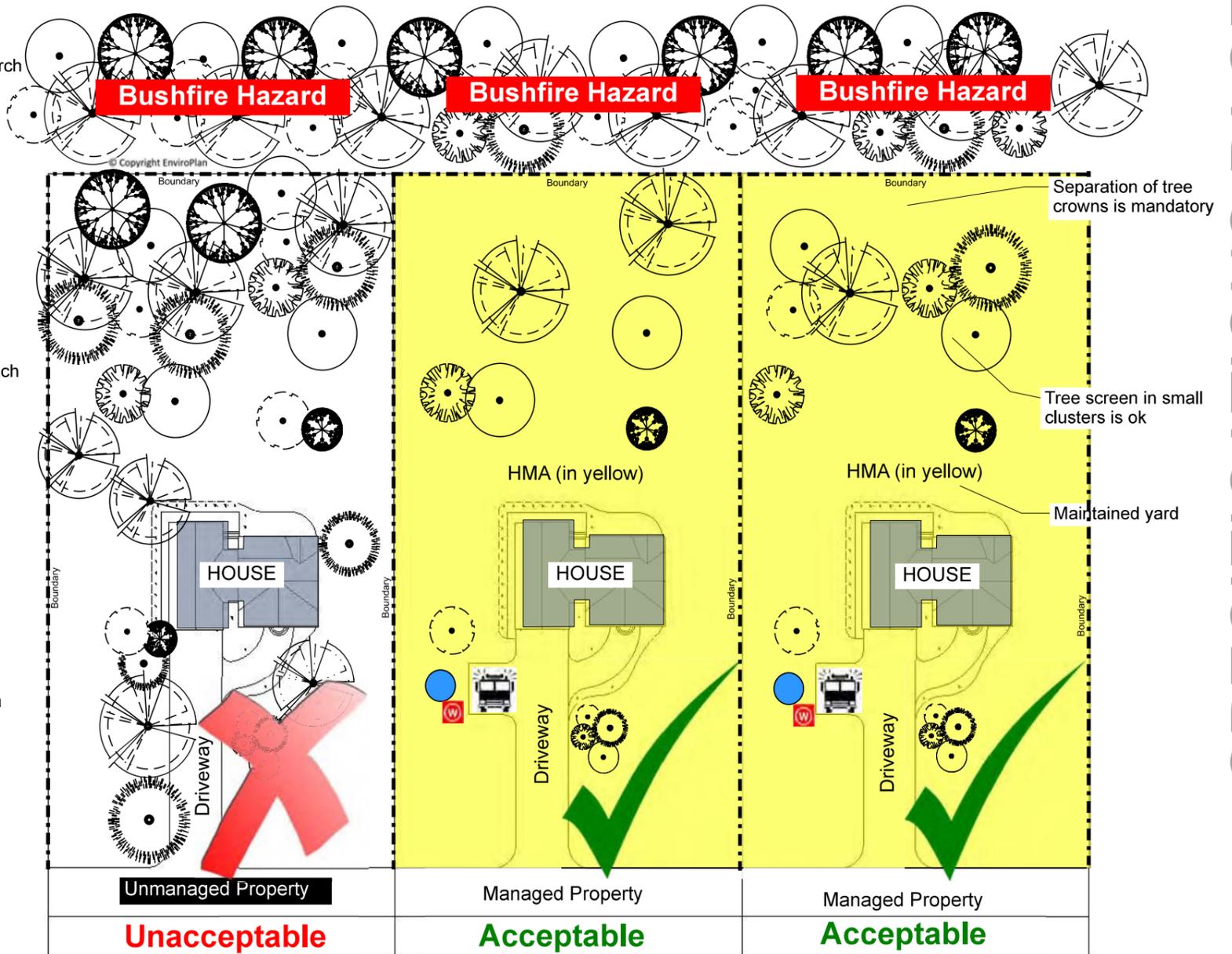
DESCRIPTION
 Bushfire Hazard Management Plan

Demonstration of compliance for the purposes of the Bushfire Areas Code

Specifications - General for Hazard Management Areas (HMA)

The following Specifications Pages detail works required to achieve compliances to the Bushfire Prone Areas requirements for Planning and Building Permits within the State of Tasmania and may differ to existing site conditions. Modifications to existing site conditions will be required in order to achieve compliance to any habitable buildings featured on the proposal plans.

- A Hazard Management Area (HMA) must be established around the habitable structure/s to be protected in accordance with the distances specified on B0.1 of this plan.
- Lawns within the HMA must be well maintained during the fire season from September through to March and kept as 'short cropped'.
- Paths and driveways must be constructed of non-combustible materials.
- Dams, uncovered water storages, orchards, vegetable gardens, waste water systems and tanks etc. should be located on the fire prone site of the proposed structure.
- Only fire retardant plants of the low flammability type (fire resisting garden plants - TFS) should be planted in the HMA.
- No vegetation must be able to fall onto the proposed structure.
- The owner/s must maintain tree crowns within the HMA to have a horizontal separation of 5m from each crown.
- Trees of significant establishment should be retained so as to create a screen to protect from radiant heat transfer and ember attack.
- The HMA must be located in accordance with the provisions of this plan.
- It is the responsibility of the land owner to maintain the landscaping in accordance with this Bushfire Hazard Management Plan.
- All paths and pedestrian areas within 1m of any habitable structure on the subject site must be constructed of non-combustible materials (i.e. stone, paving, concrete, pebbles etc).
- Vegetation along pathways should be of a low flammability type and in accordance with the Tasmania Fire Service's brochure - Fire Retardant Garden Plants. Plants that produce a lot of debris should be avoided. Trees and shrubs that retain dead material in branches, or which shed long strips of bark, or rough fibrous bark, or large quantities of leaves should be avoided.
- Vines on walls or tree canopies over roofed areas should be avoided.
- Timber, woodchip and flammable mulches cannot be used and brush and timber fencing should be avoided.
- Total shrub cover should be kept to a maximum of 20% of the available area.
- Clear space from any habitable structures of at least 4 times the mature height of any shrubs planted.
- Shrubs must not be planted in cluster forms or clumps within the HMA.
- Remove ground level fuels and trim the bottom of tree canopies to at least a height of 2m from ground level.
- Minimise ground level fuels wherever possible.



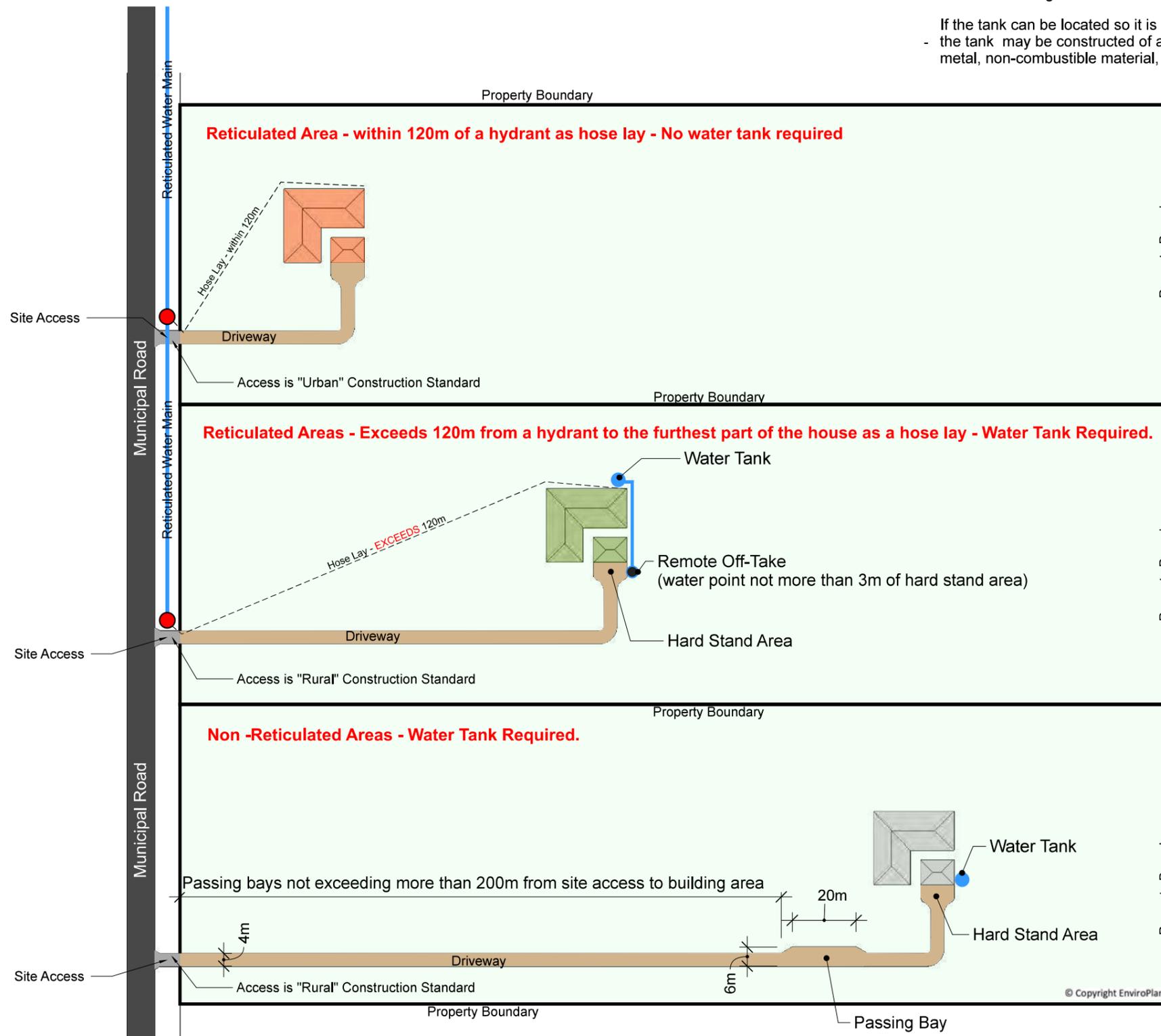
Water Supply & Access Details

Specifications - Static Water Supplies

Specifications - Static Water Supply - Distance to Building Area

- A static water connection point must be located within 90m of the building area
- The distance between the static water connection and the furthest part of the habitable building must be measured as a hose lay and must not exceed 120m.

- The bulk water supply (dam, tank, pool etc) required by this development may have a remotely located off-take that is connected to the static water supply.
- The water supply can be used for a combination use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times.
- The static water supply must be a minimum of 10,000 litres per habitable building to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems - domestic supply is in addition to this amount.
- The water storage tank must be metal, concrete or lagged by non-combustible materials if above ground.
- If the tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009 / 2018;
- the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by metal, non-combustible material, or fibre-cement sheet of a minimum of 6mm thickness.



Example Lot 1 - Bushfire Prone Area



- Hazard Management Area is required (not shown here)
- BAL rating applied to dwelling

Example Lot 2 - Bushfire Prone Area



Requires additional works

- Hazard Management Area is required (not shown here)
- BAL rating applied to dwelling
- Bulk water storages are required
- Can position tank elsewhere (conditions apply)
- Can use a remote off-take (conditions apply)

Example Lot 3 - Bushfire Prone Area



Requires additional works

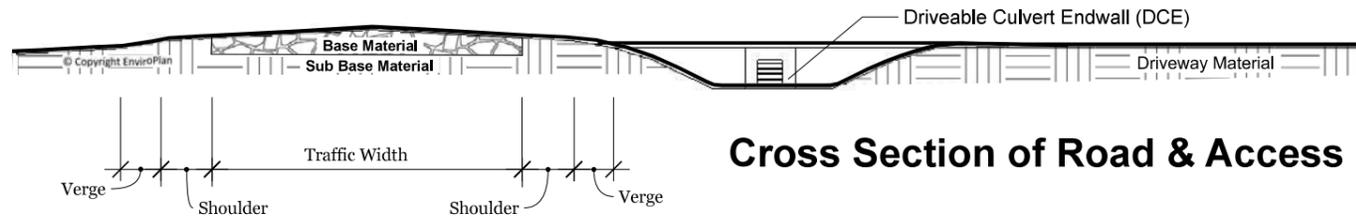
- Hazard Management Area is required (not shown here)
- BAL rating applied to dwelling
- Bulk water storages are required
- Can position tank elsewhere (conditions apply)
- Can use a remote off-take (conditions apply)
- Requires passing bay/s if very long driveway

NOTE: Multiple passing bays may be required

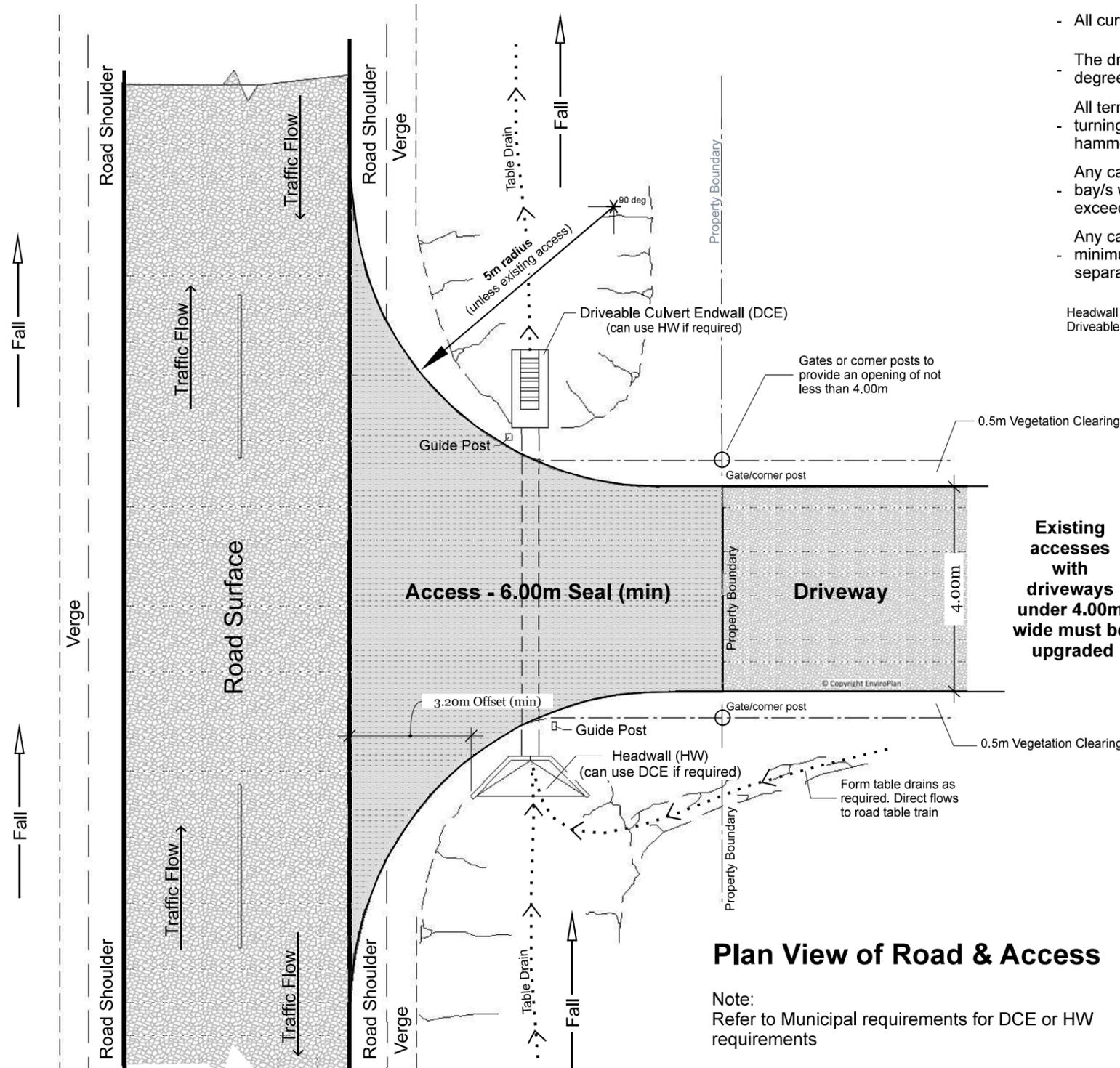
Bushfire Prone Areas Property Access Detail - Rural Construction Standard

Specifications - Property Access Exceeding 30m to Building Area

- The property access must be constructed to an all-weather construction with a load capacity of at least 20 tonnes including any bridge or culverts if applicable.
- The driveway from the access to the building area must be a minimum of 4m wide with a vertical clearance of 4m.
- The driveway must have a minimum horizontal vegetation clearance of 0.5m.
- The driveway must have cross falls of less than 3 degrees (1:20 or 5%) and dips of less than 7 degrees (1.8 or 12.5%) from an entry and exit angle.
- All curves on the driveway must contain a minimum inner radius of 10 meters.
- The driveway must have cross falls of less than 3 degrees (1:20 or 5%) and a maximum grade of 15 degrees (1:3.5 or 28%) for sealed roads and / or 10 degrees (1:5.5 or 18%) for unsealed roads.
- All terminations of driveways must be provided with a turning area for fire appliances by either a turning circle with a minimum radius of 10m, a property access encircling the habitable building or a hammerhead 'T' or 'Y' turning head 4m wide and 8m long.
- Any carriageway accessing up to 2 properties that exceeds 200m in length must provide passing bay/s with a minimum additional 2m carriageway width (6m total) and 20m in length and must not exceed 200m in separation between the site access to the building area.
- Any carriageway accessing 3 or more properties must be provided with passing bay/s with a minimum 2m carriageway width (6m total) and 20m in length and shall not exceed 100m in separation from the site access to the building area.

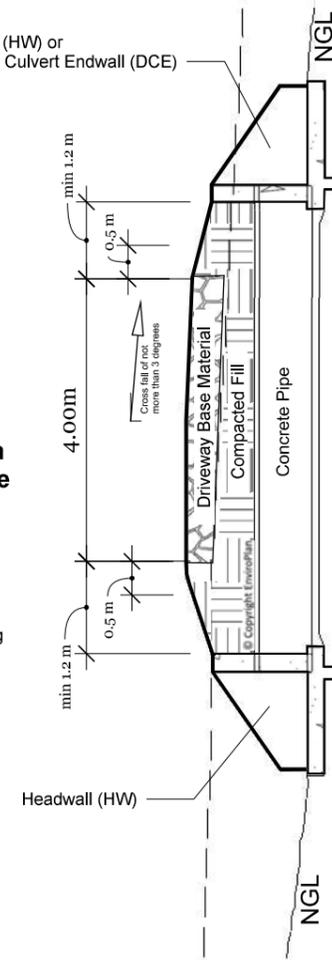


Cross Section of Road & Access



Plan View of Road & Access

Note:
Refer to Municipal requirements for DCE or HW requirements



Cross Section of Culvert & Access

Existing accesses with driveways under 4.00m wide must be upgraded

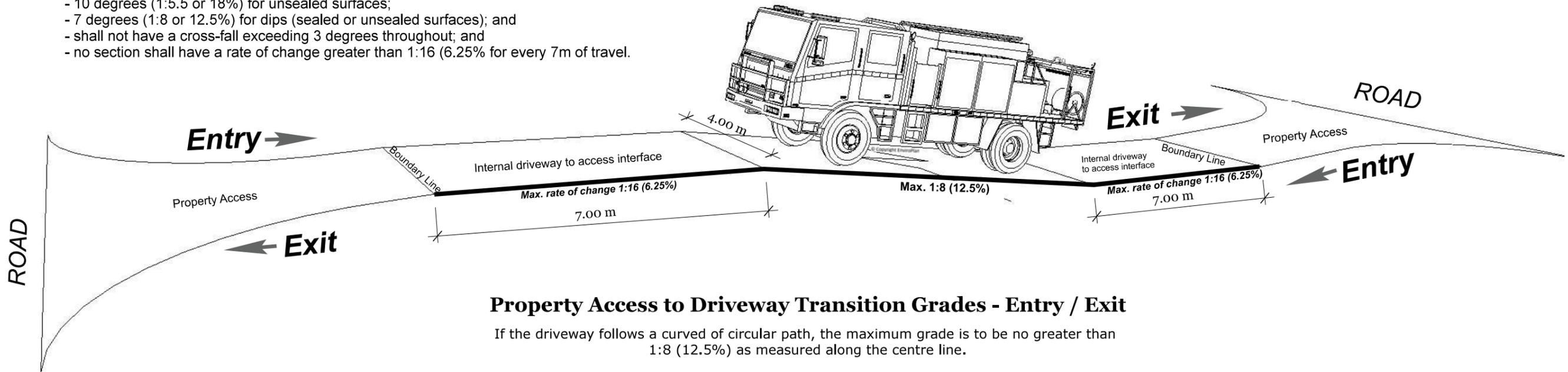
SPECIFICATIONS PAGE

Bushfire Prone areas Property Access / Driveway Interface (Rural Access) - Maximum Gradient Details

NOTE: Assessed or indicative driveway angle/s may be improved at time of construction through minor land modifications to enable greater vehicular access

The grade of the driveway is to be no steeper than:

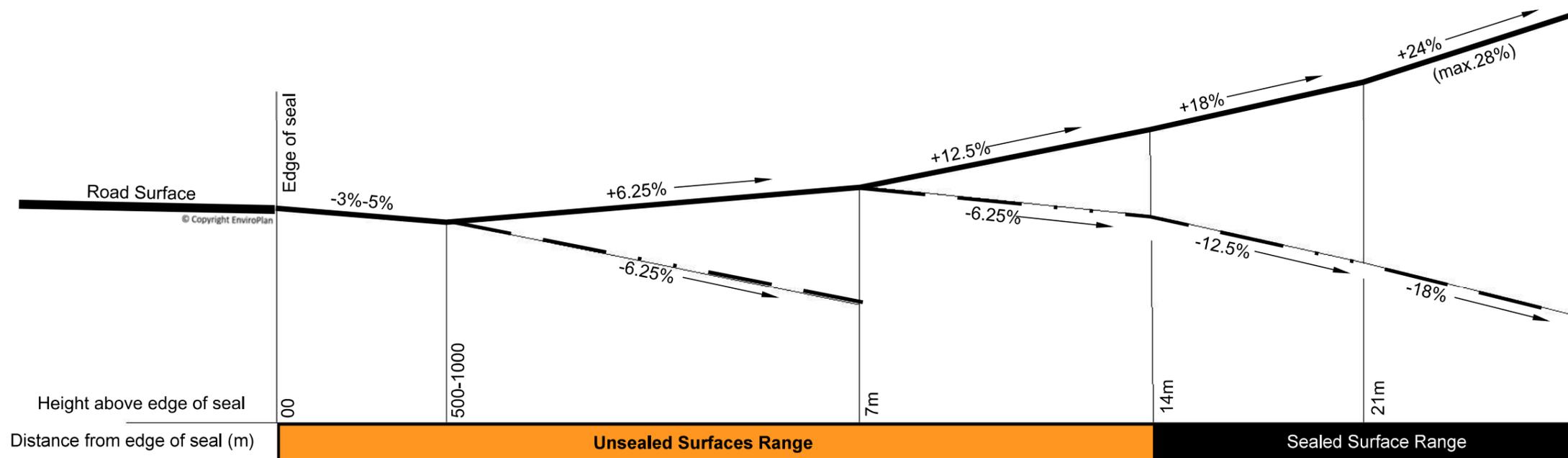
- 15 degrees (1:3.5 or 28%) for sealed surfaces;
- 10 degrees (1:5.5 or 18%) for unsealed surfaces;
- 7 degrees (1:8 or 12.5%) for dips (sealed or unsealed surfaces); and
- shall not have a cross-fall exceeding 3 degrees throughout; and
- no section shall have a rate of change greater than 1:16 (6.25% for every 7m of travel).



Property Access to Driveway Transition Grades - Entry / Exit

If the driveway follows a curved or circular path, the maximum grade is to be no greater than 1:8 (12.5%) as measured along the centre line.

The driveway transition grades between entry and exit must have a maximum rate of change of 1:16 (6.25%) for every 7m of travel.

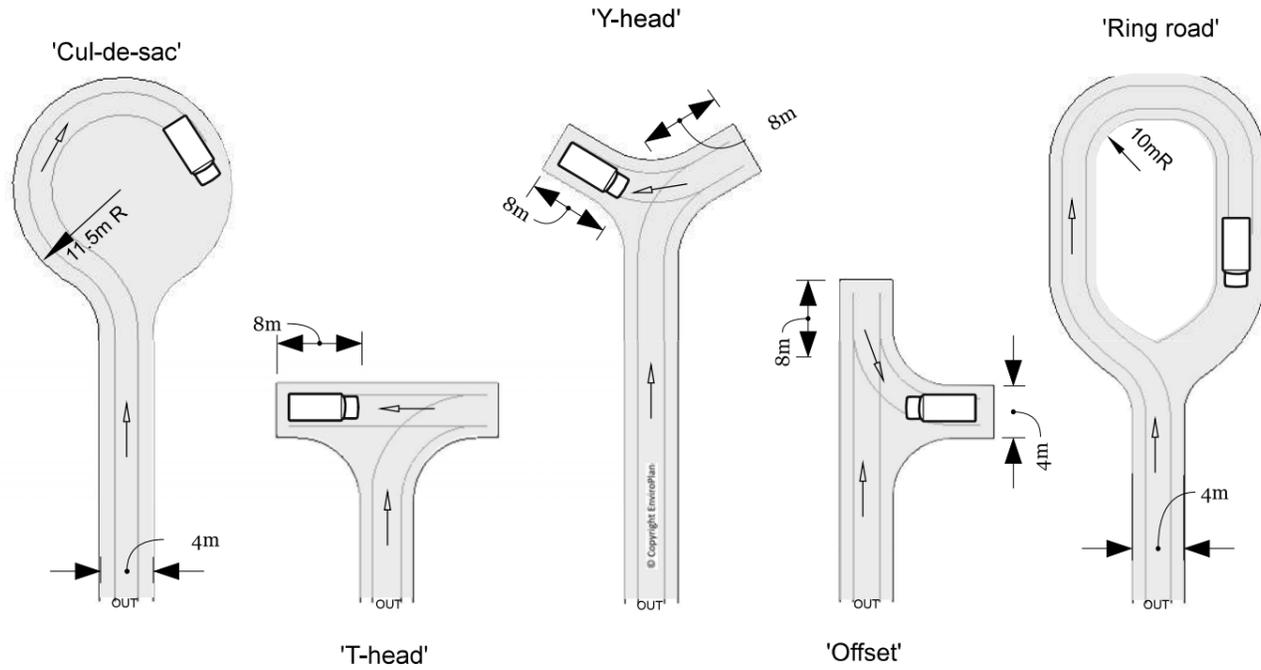


Rural Driveway Profile - Max. Gradients

Culvert removed for clarity

SPECIFICATIONS PAGE

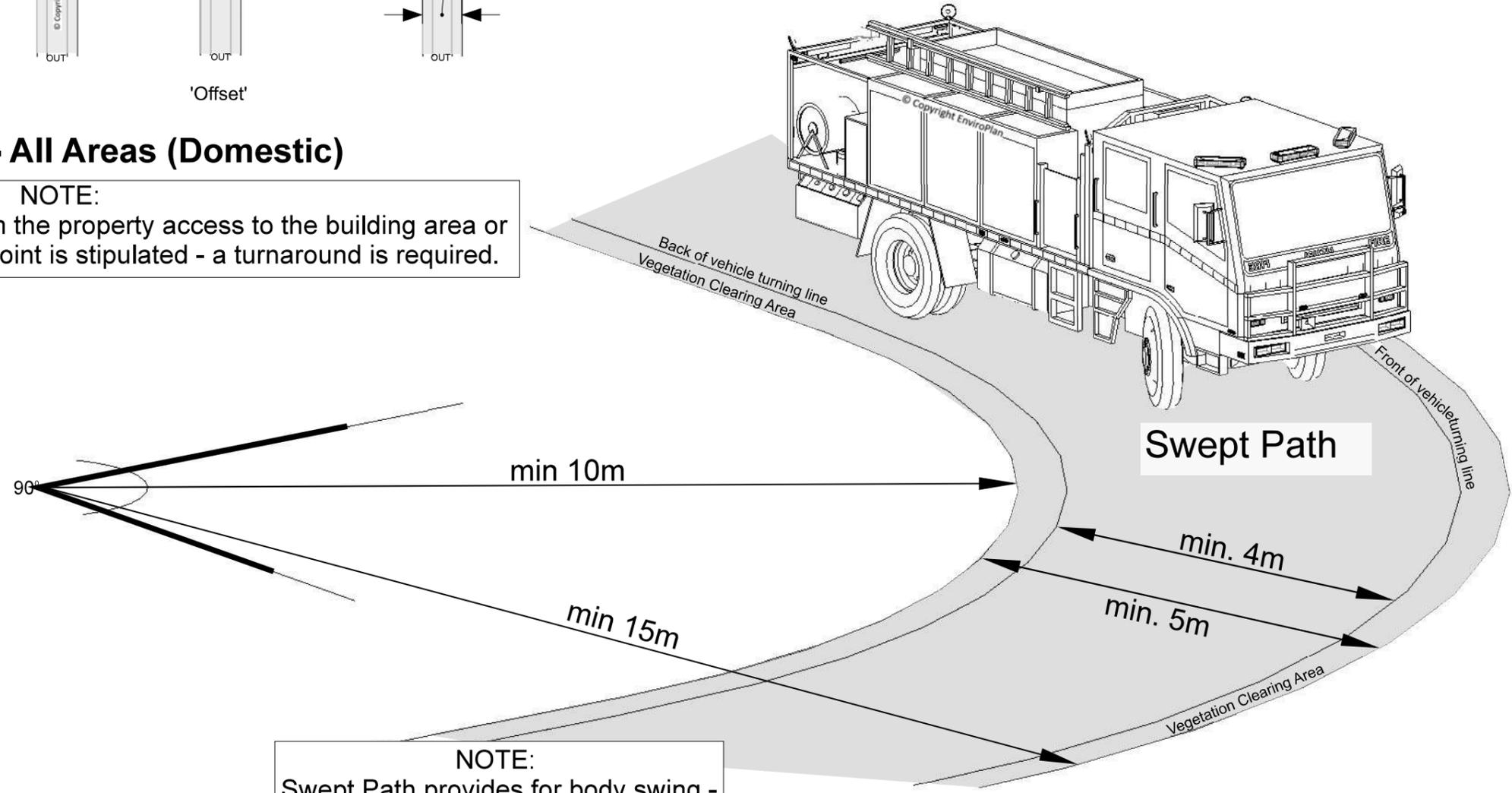
Bushfire Prone Areas Property Driveways & Fire Trails



- Appropriate turning areas for all internal access driveways
- min 4m driveway width
 - min 8m long turning head
 - min 10m inner radius on all driveway turns

Turnaround - All Areas (Domestic)

NOTE:
All driveways exceeding 30m from the property access to the building area or where a bulk water connection point is stipulated - a turnaround is required.



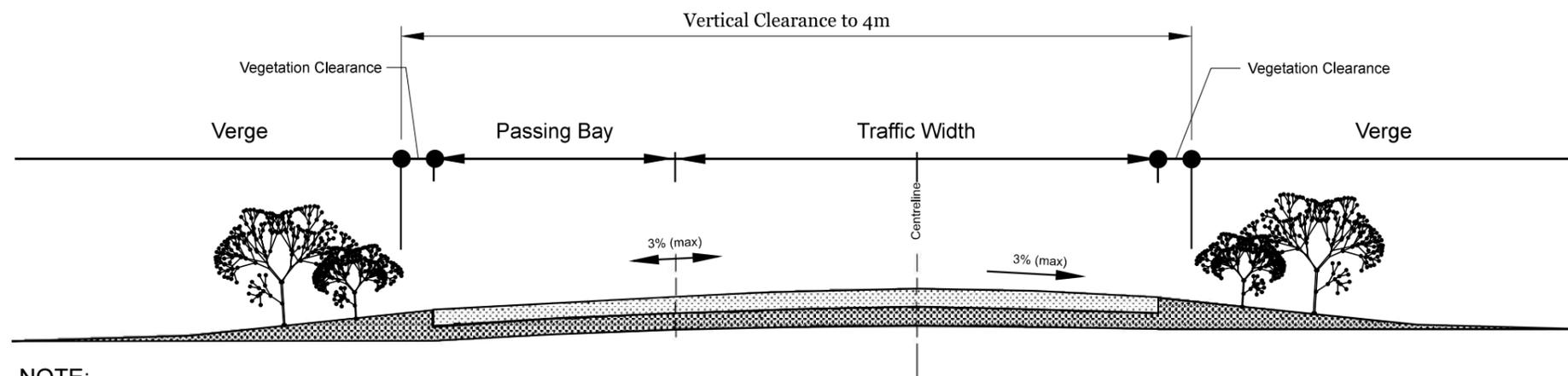
NOTE:
Swept Path provides for body swing - not wheel path.

Turning Radius - All Areas

Turning Radius for all internal access driveways

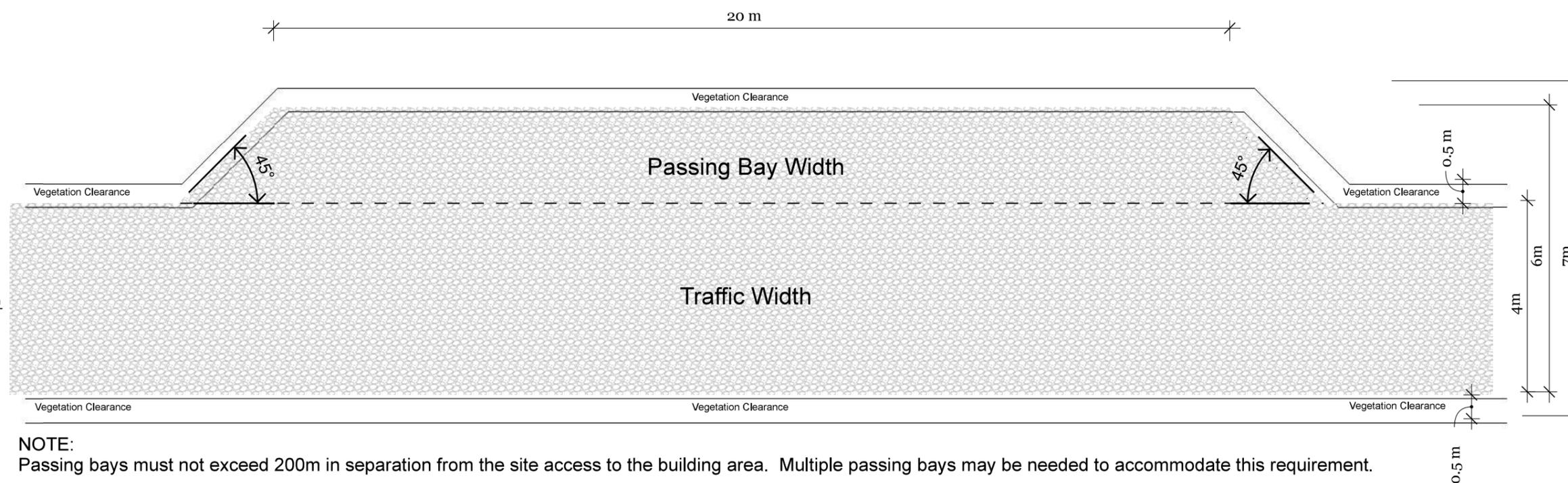


Bushfire Prone Areas Property Passing Bay's (Internal Accesses)



NOTE:
Surface type to be determined with consideration to vehicle types, turning movement, location and grade

Passing Bay Typical Cross Section



NOTE:
Passing bays must not exceed 200m in separation from the site access to the building area. Multiple passing bays may be needed to accommodate this requirement.

Any property access that services 3 or more properties must provide passing bays not exceeding 100m in separation from the site access to the building area. Multiple passing bays may be needed to accommodate this requirement.

Passing Bay Detail

1 Passing Bay Typical Cross Section
1 Scale: 1:50

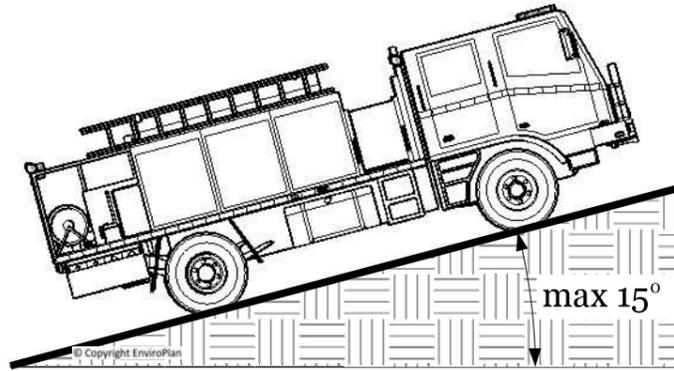
SPECIFICATIONS PAGE



Bushfire Prone Areas Property Driveways & Fire Trails (cont)

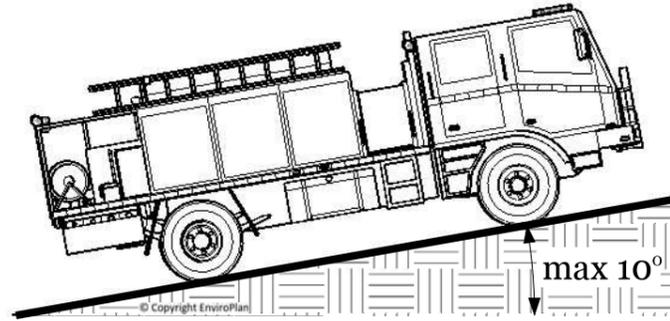
Specifications - Fire Trails

- Fire trails shall be constructed to a four-wheel drive all-weather construction with a load capacity of 20 tonnes including bridges and culverts if applicable.
- The fire trail carriage width must be a minimum of 4m wide with a 4m vertical clearance.
- The fire trail must have a horizontal vegetation clearance of 2m from the edge of the carriageway
- All roads must have a cross fall of less than 3 degrees (1:20 or 5%) and a maximum dip of 7 degrees (1:8 or 12%) for sealed fire trails and 10 degrees (1:5.5 or 18%) for unsealed driveways.
- All curves must have a minimum inner radius of 10 meters.
- If gates are installed at the fire trail entry the minimum width of the gate must be 3.6m and if locked keys must be provided to the TFS.
- All terminations of carriageways must be provided with a turning area for fire appliances by either a turning circle with a minimum radius of 10m, a property access driveway encircling the habitable building or a hammerhead 'T' or 'Y' turning head 4m wide and 8m long.
- Any fire trail exceeding 200m in length must provide passing bay/s at a minimum additional 2m carriageway width (6m total) and 20m in length not exceeding every 200m in separation from the site access to the building area.



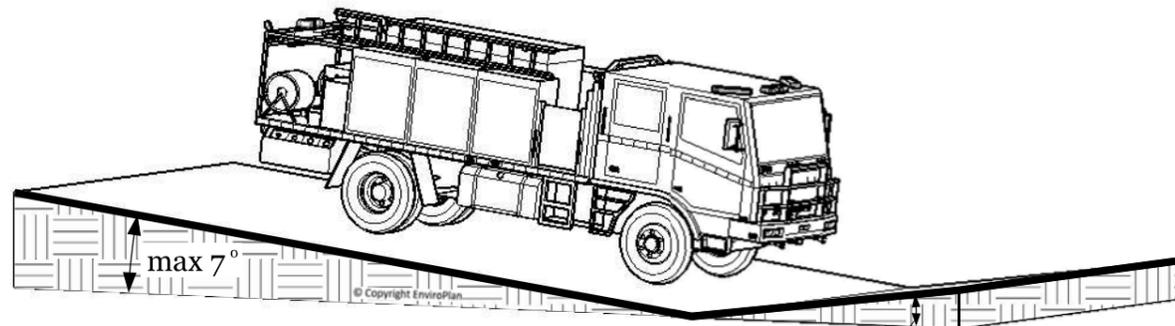
Sealed Surface Gradient

sealed driveways & roads shall not exceed a maximum grade 15 degrees (1:3.5 or 28%)



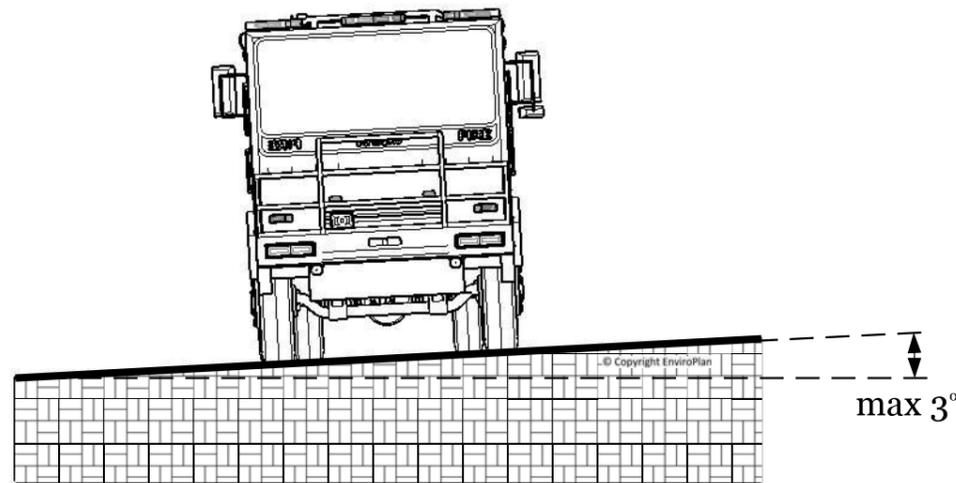
Un-sealed Surface Gradient

unsealed driveways & roads shall not exceed a maximum grade 10 degrees (1:5.5 or 18%)



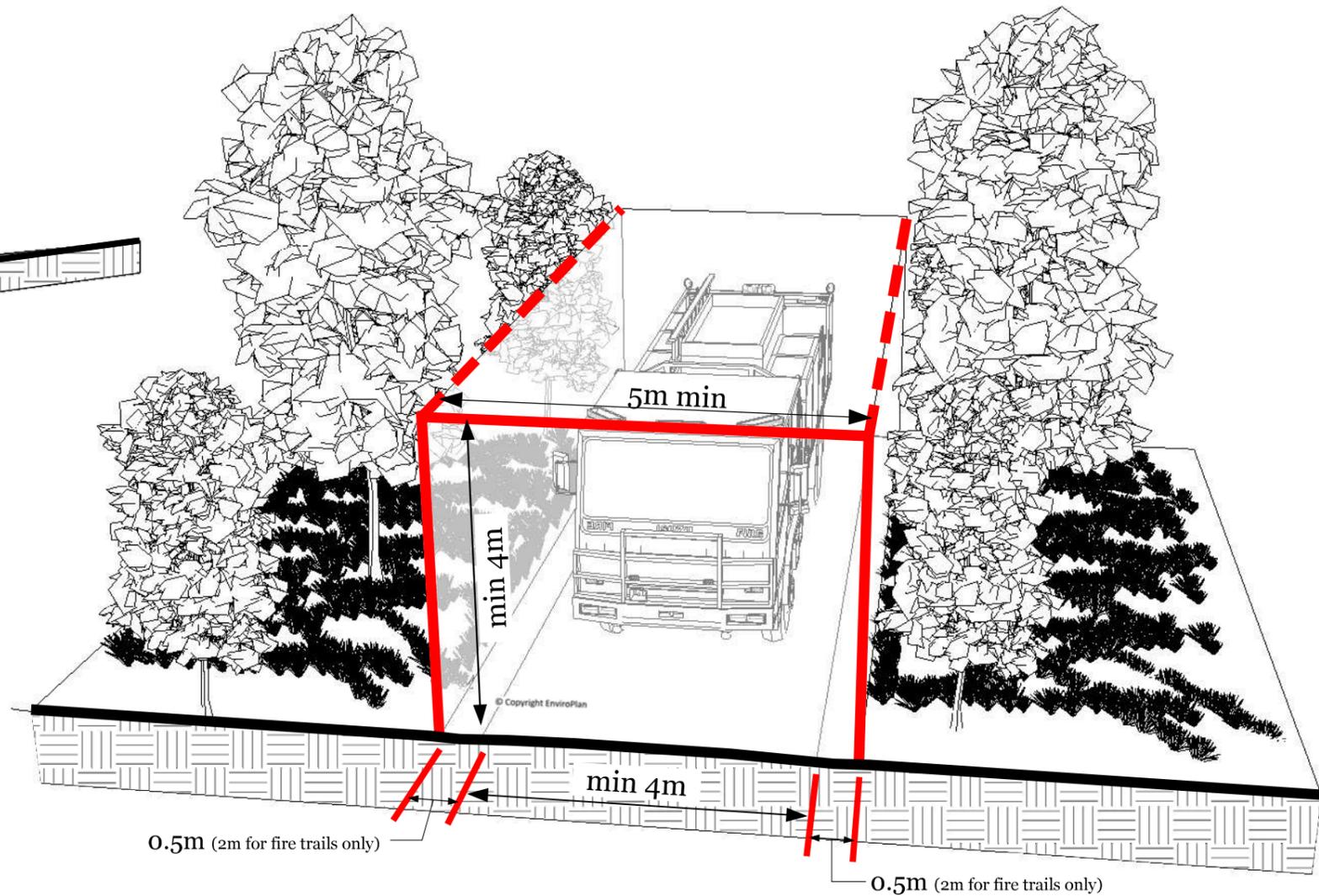
Dips Gradient

dips shall not exceed a maximum entry and exit angle of 7 degrees (1:8 or 12.5%) and the cross-fall gradient shall not exceed a maximum grade 3 degrees (1:20 or 5%)



Cross-fall Gradient

the cross-fall gradient shall not exceed a maximum grade 3 degrees (1:20 or 5%) (all seals)



Vegetation Clearance & Property Access Driveway Construction

The property driveway must be constructed to an all-weather construction with a load capacity of at least 20 tonnes including any bridges or culverts (if applicable)

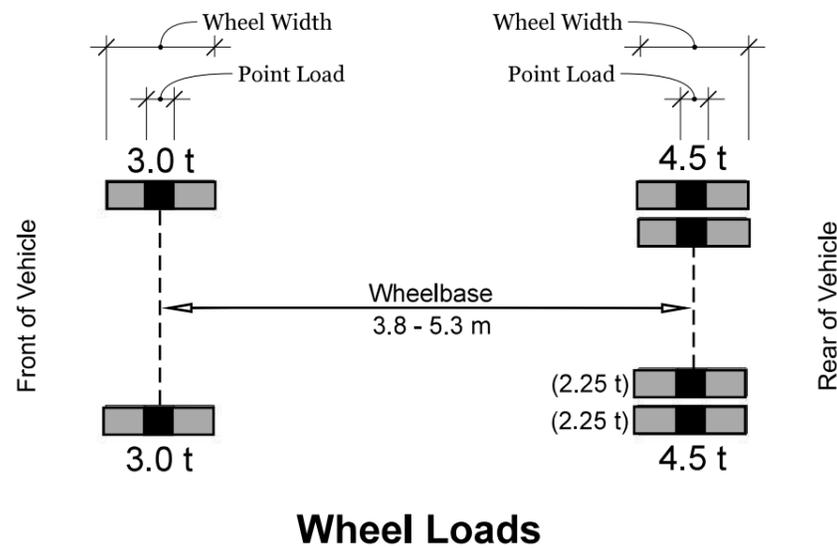
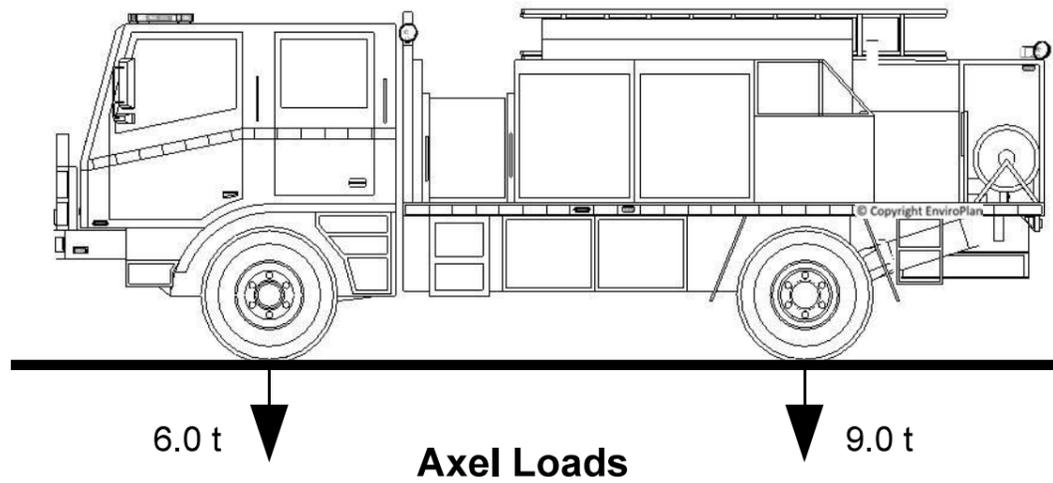
SPECIFICATIONS PAGE



Annexure B0.8

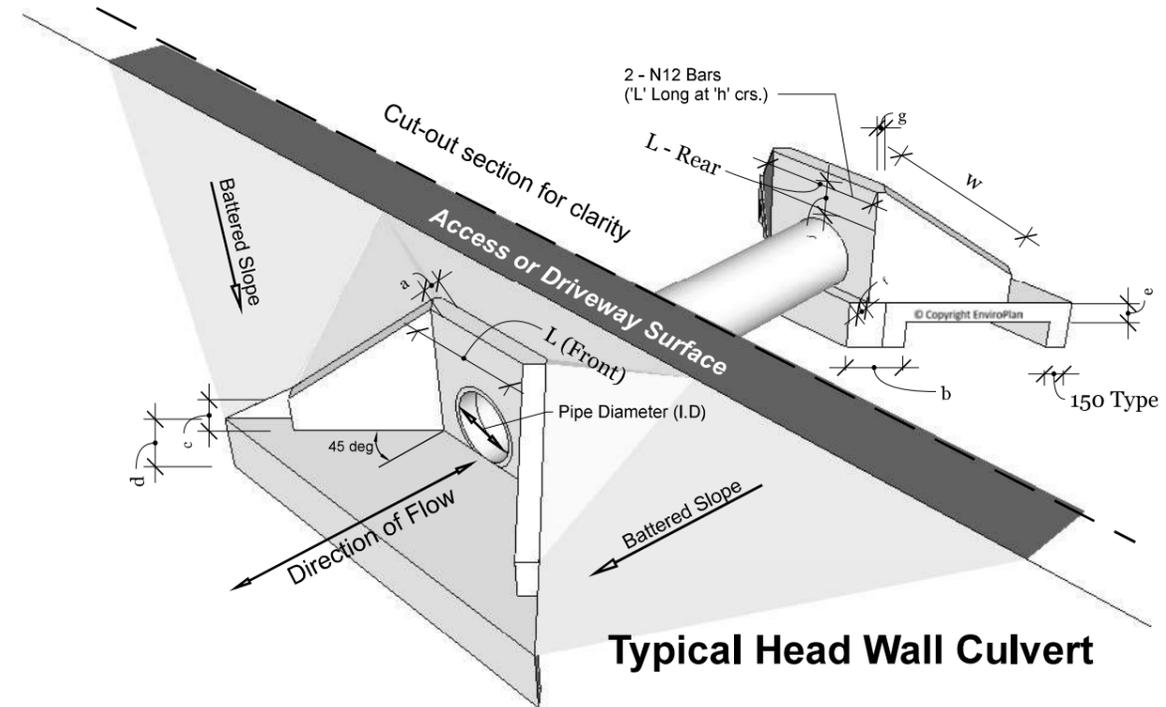
Bushfire Prone Areas - Culverts / Bridges and Load Capacities

The maximum weight of a general fire appliance is 15 tonnes. The static load should be used when determining forces acting through load bearing structures and surfaces. The minimum design requirement for loading capacities for any road, bridge or culvert is 20 tonnes which allows for an adequate safety margin.



Point Load Construction Notes

- 1 Hardstand areas must be founded on solid ground and are not to be located over culverts or bridges, suspended floors or wharf areas (or the like).
- 2 Hardstand areas must not be located over municipal reticulation mains (water, sewer, stormwater or gas mains)
- 3 The driveway surface and hardstand area/s are to have a binding and hardness to withstand point loads exerted through each tyre (seen in black above).
- 4 Tyres are typically inflated around 850 kPa pressure. If the driveway or hardstand areas has insufficient surface integrity, the point load will result in localised damage to the trafficable surface
- 5 Access or Driveway surface must maintain cover of 1/2 the diameter of the pipe measured from the top of the culvert pipe to finished surface level.



Typical Head Wall Culvert

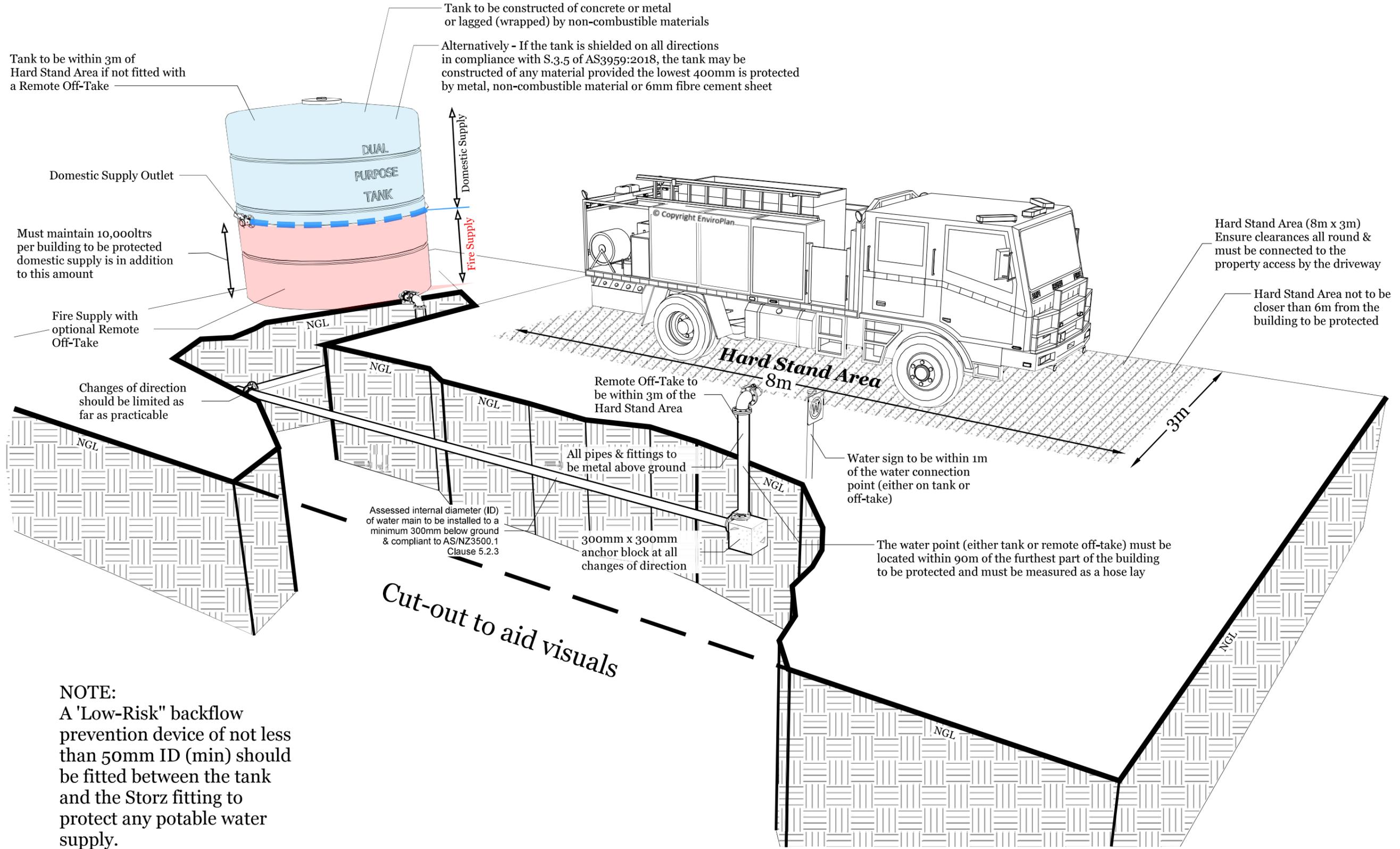
Pipe Diameter (I.D)	300	375	450	525	600	675	750	825	900
Headwall Dimensions (mm)									
a	150	150	150	150	175	175	200	200	225
b	300	300	300	300	375	375	400	400	425
c	300	300	300	300	350	350	350	350	350
d	375	375	375	375	530	530	530	530	530
e	150	150	150	150	175	175	200	200	225
f	75	75	75	75	100	100	100	100	100
g	40	40	40	40	50	50	50	50	50
h	70	70	70	70	75	75	100	100	125
j	200	200	200	200	300	300	300	300	300
w	700	700	850	1000	1100	1300	1450	1600	1750
vol. of Concrete (m3)	0.329	0.375	0.485	0.621	0.981	1.220	1.483	1.702	2.027
Reinforcing (all bars N12)									
L - (Rear)	845	921	1017	1099	1204	1287	1388	1470	1575
L - (Front)	803	880	975	1057	1140	1223	1305	1387	1471
Reo. Length (mm)	1648	1801	1992	2156	2344	2510	2693	2857	3046
Reo. Mass (kg) *	1420	1509	1687	1776	1954	2131	2220	2398	2486

* Does not include SL82 mesh to slab

For further details refer to TSD-SW17-v1 of IPWEA Standard Drawings

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Static Water Supply & Hard Stand Area Details



NOTE:
A 'Low-Risk' backflow prevention device of not less than 50mm ID (min) should be fitted between the tank and the Storz fitting to protect any potable water supply.



Pipe Sizes & Classes Required for Remote Off-Take's

The following pipe sizes from the water supply outlet to the remote off-take have been calculated based on a fire truck drawing water from the water supply outlet at a rate of 20L/s and represents the minimum sizes and classes of pipe to be used to avoid negative pressure from the pump damaging the pipe. The calculations also assume that a 64mm diameter coupling is being used at the outlet.

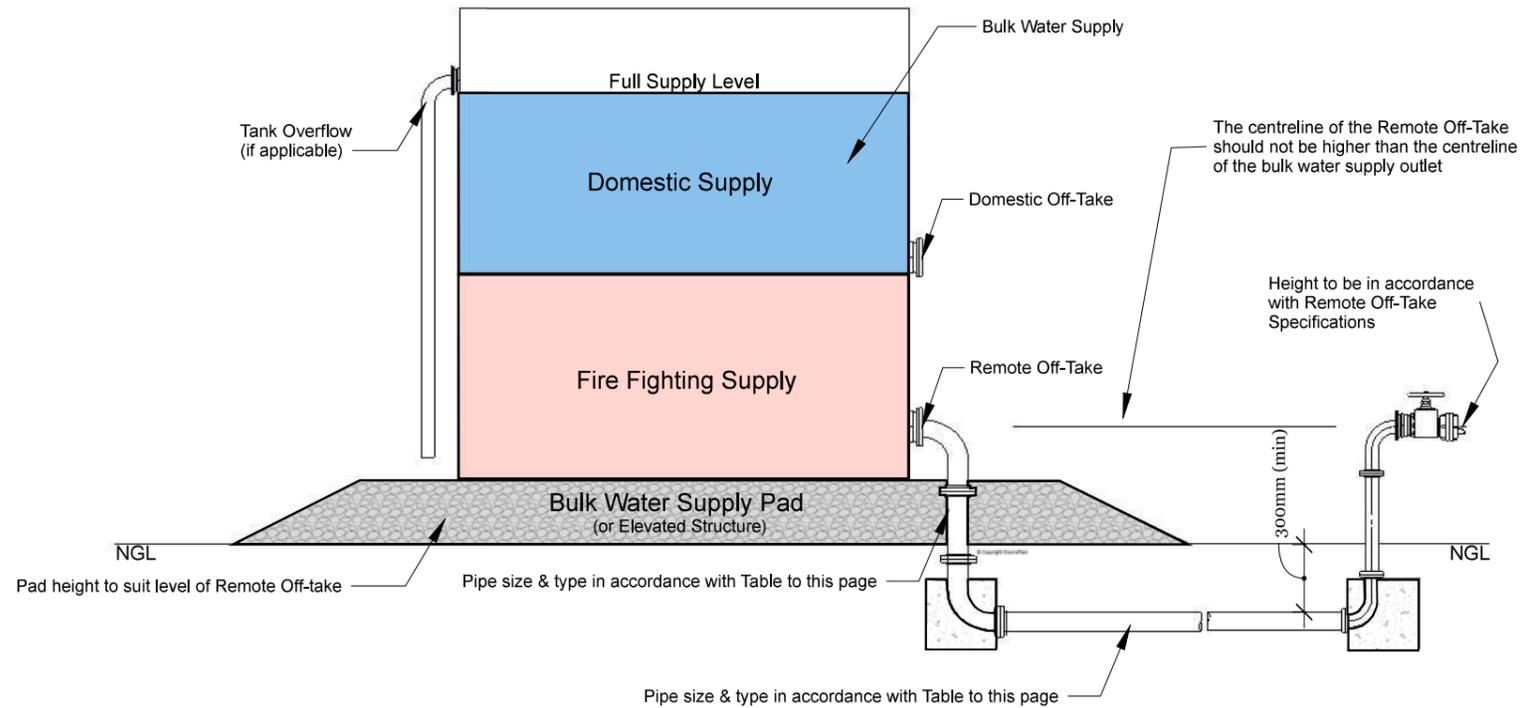
NOTE: Remote Off-Take's cannot exceed 100m in separation from the water outlet.

Length of pipe between outlet & off-take	10 to 19m		20 to 29m		30 to 39m		40 to 49m		50 to 59m		60m to 79m		80m to 99m		100m (capped)	
	PVC	HDPE	PVC	HDPE	PVC	HDPE	PVC	HDPE	PVC	HDPE	PVC	HDPE	PVC	HDPE	PVC	HDPE
Pipe Type																
Vertical Height between water supply outlet & remote off-take (0m)	80mm	90mm	80mm	90mm	100mm	125mm	100mm	125mm	100mm	125mm	100mm	125mm	150mm	180mm*	150mm	180mm*
Remote Off-Take 1m below water supply outlet	80mm	90mm	80mm	90mm	100mm	125mm	100mm	125mm	100mm	125mm	100mm	125mm	100mm	125mm	150mm	180mm*
Remote Off-Take 2m below water supply outlet	80mm	90mm	80mm	90mm	100mm	125mm	100mm	125mm	100mm	125mm	100mm	125mm	100mm	125mm	100mm	125mm
Remote Off-Take 3m below water supply outlet	80mm	90mm	80mm	90mm	80mm	90mm	100mm	125mm	100mm	125mm	100mm	125mm	100mm	125mm	100mm	125mm
Remote Off-Take 4m below water supply outlet	80mm	90mm	80mm	90mm	80mm	90mm	100mm	125mm	100mm	125mm	100mm	125mm	100mm	125mm	100mm	125mm
Remote Off-Take 5m below water supply outlet	80mm	90mm	80mm	90mm	80mm	90mm	100mm	125mm	100mm	125mm	100mm	125mm	100mm	125mm	100mm	125mm

* Denotes Special Order Item (expect increased costs)

NOTES:

1. Lineal meters are to be rounded **UP** to the next whole number (*i.e. 19.6m is to be considered 20m*).
2. **PVC** pipe is to be **Class 12**
3. **Cu** (Copper) can be used and is the same as the PVC requirements.
4. **HDPE** pipe is to be **PN 12.5**



Remote Off-Take Height in Relation to Bulk Water Supply Outlet

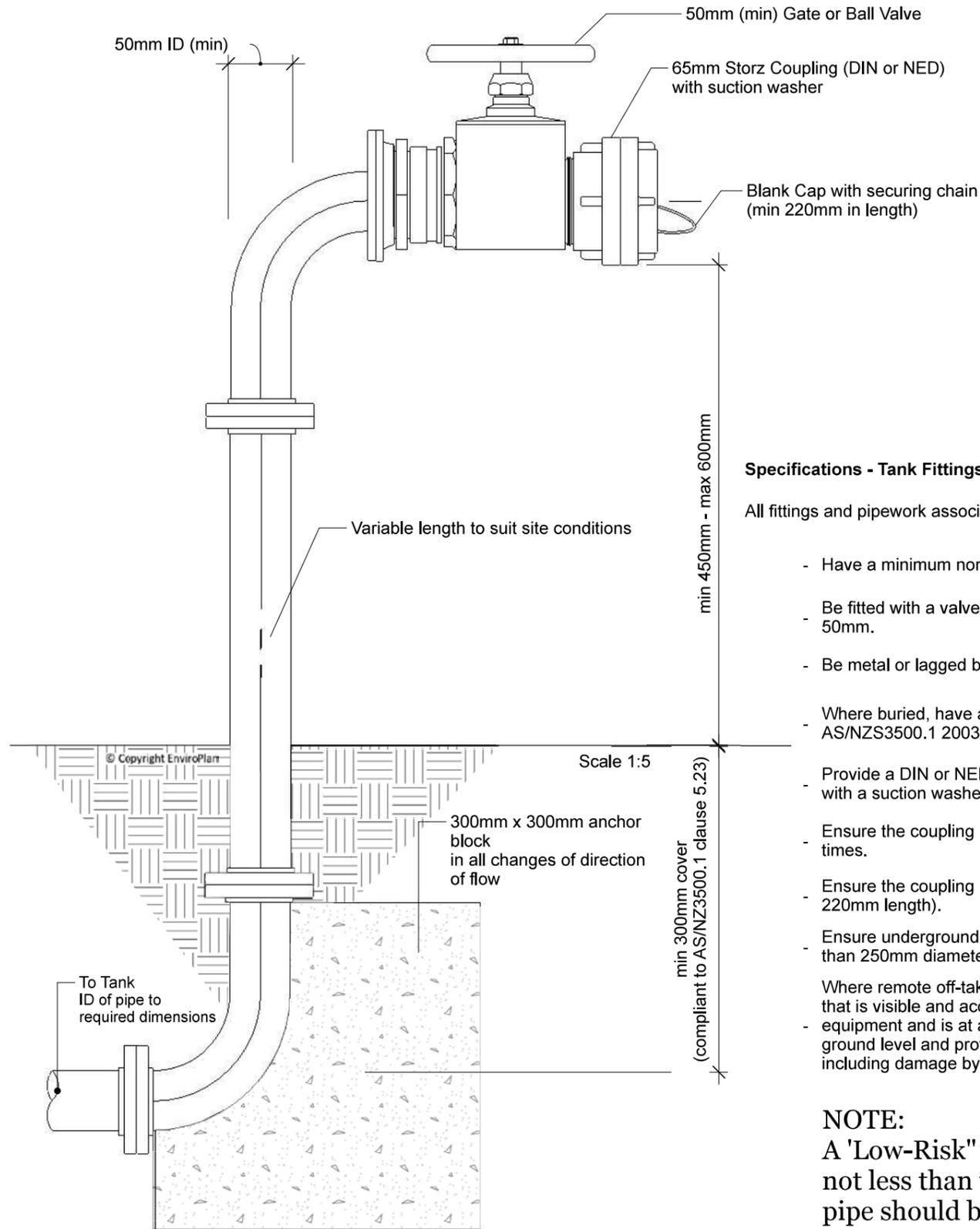
EnviroPlan Office - 71a Bass Highway, Somerset TAS 7322 - PO Box 546, Somerset - E: admin@enviroplanaustralia.com.au - P: 6411 1931

CLIENT S. Newman	PID: 9183429	DRAWN BY M Wells	DESIGNERS DESCRIPTION: Proposed Subdivision
PROJECT 340 Back Cam Road, Somerset	CT: 184398/1	ISSUE 11/05/2023	DESIGNERS REFERENCE NUMBERS: Draft 09/09/22

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Remote Off-Take & Sign Installation Details



Standard Remote Off-Take (If Applicable)

Specifications - Signage for Static Connections

The water connection 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:

- Water tank signage requirements within AS2304 2011 Water Storage Tanks for Fire Protection Systems; or
- Be marked with the letter "W" contained within a circle with the letter in upper case and not less than 100mm in height; and
- Be fade resistant material with white reflective letting and circle on a red background; and
- Be located within 1 meter of the water connection point in a situation which will not impede access or operation; and
- Be not less than 400mm above the ground.

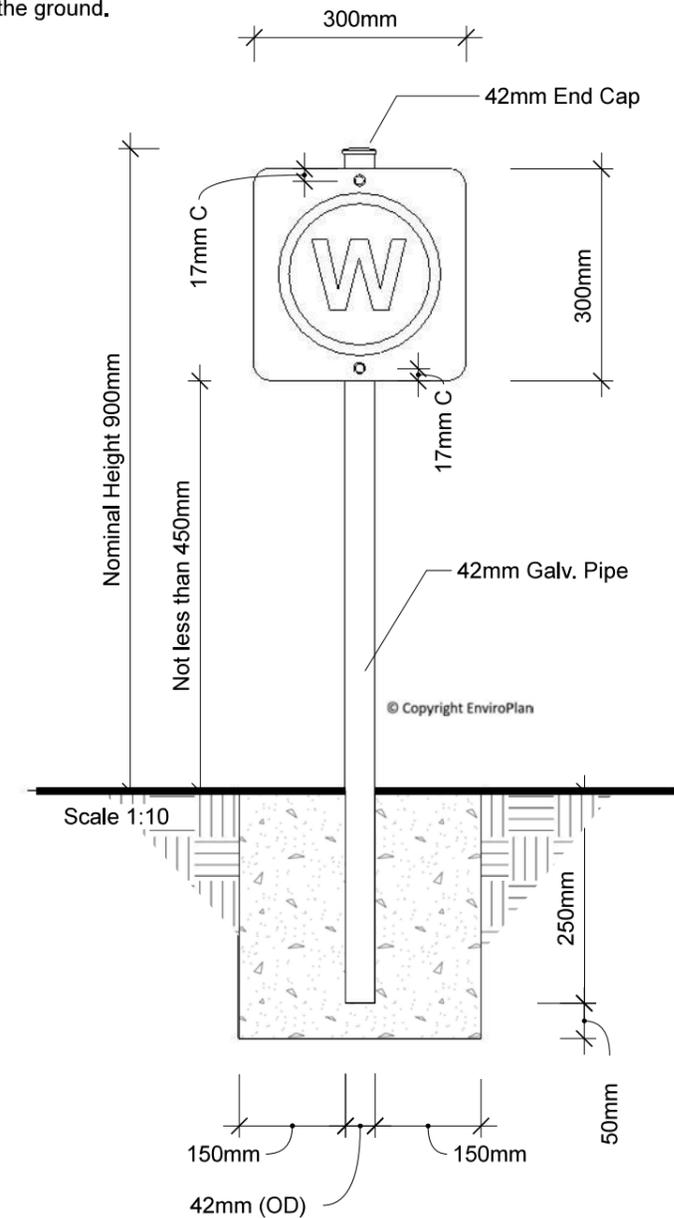
Specifications - Tank Fittings, Pipework & Accessories

All fittings and pipework associated with a water connection point must:

- Have a minimum nominal internal diameter of 50mm.
 - Be fitted with a valve with a minimum nominal internal diameter of 50mm.
 - Be metal or lagged by non-combustible material if above ground.
 - Where buried, have a minimum depth of 300mm (compliant with AS/NZS3500.1 2003 Clause 5.23).
 - Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to firefighting equipment.
 - Ensure the coupling is accessible and available for connection at all times.
 - Ensure the coupling is fitted with a blank cap and securing chain (min 220mm length).
 - Ensure underground tanks have an opening at the top of not less than 250mm diameter.
- Where remote off-take is installed; ensure the off-take is in a position that is visible and accessible to allow connection by firefighting equipment and is at a working height of 450mm - 600mm above ground level and protected from damage (bollards or the like) including damage by vehicles.

NOTE:

A 'Low-Risk' backflow prevention device of not less than the required ID of the delivery pipe should be fitted between the tank and the Storz fitting to protect any potable water supply on a dual purpose tank.

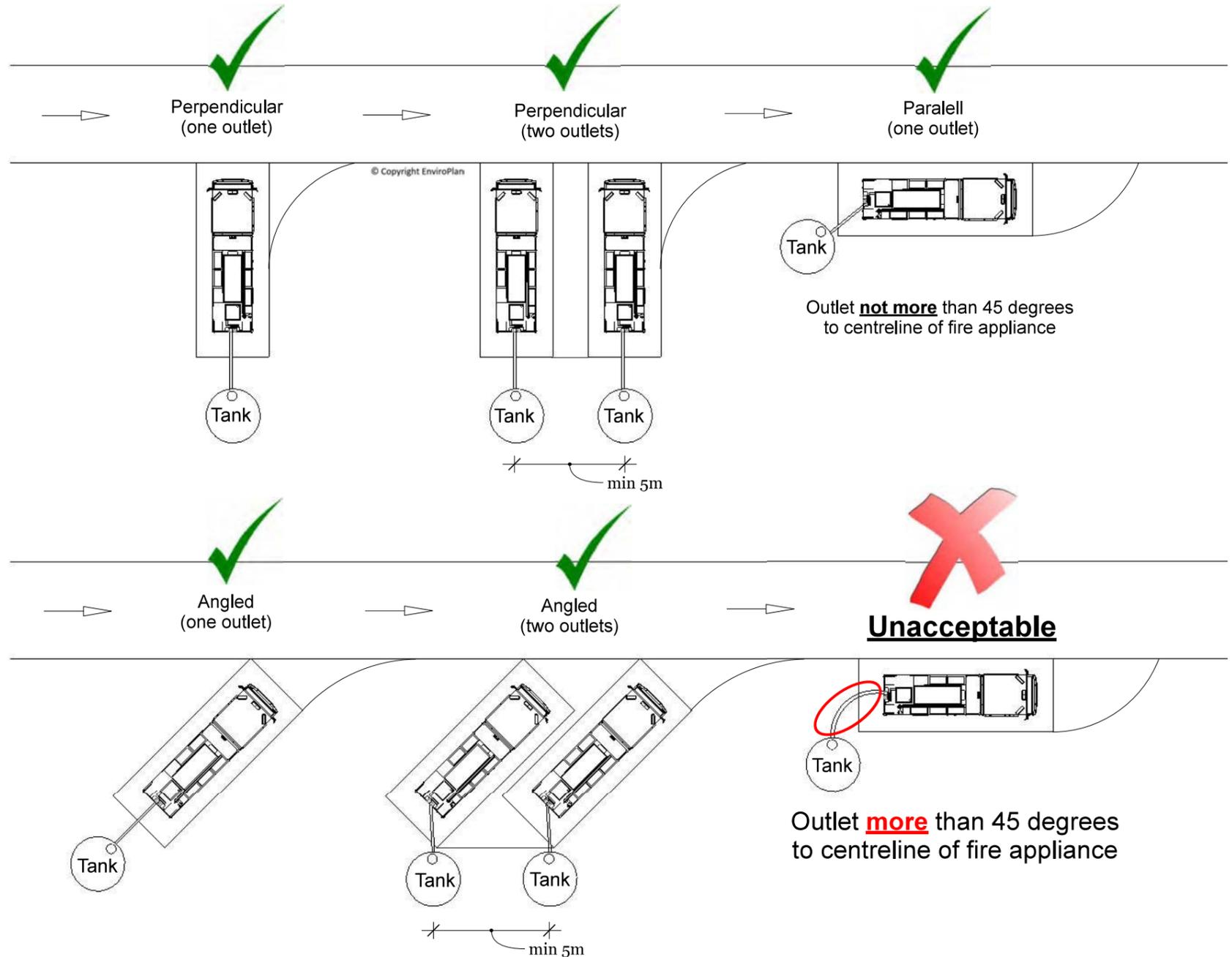
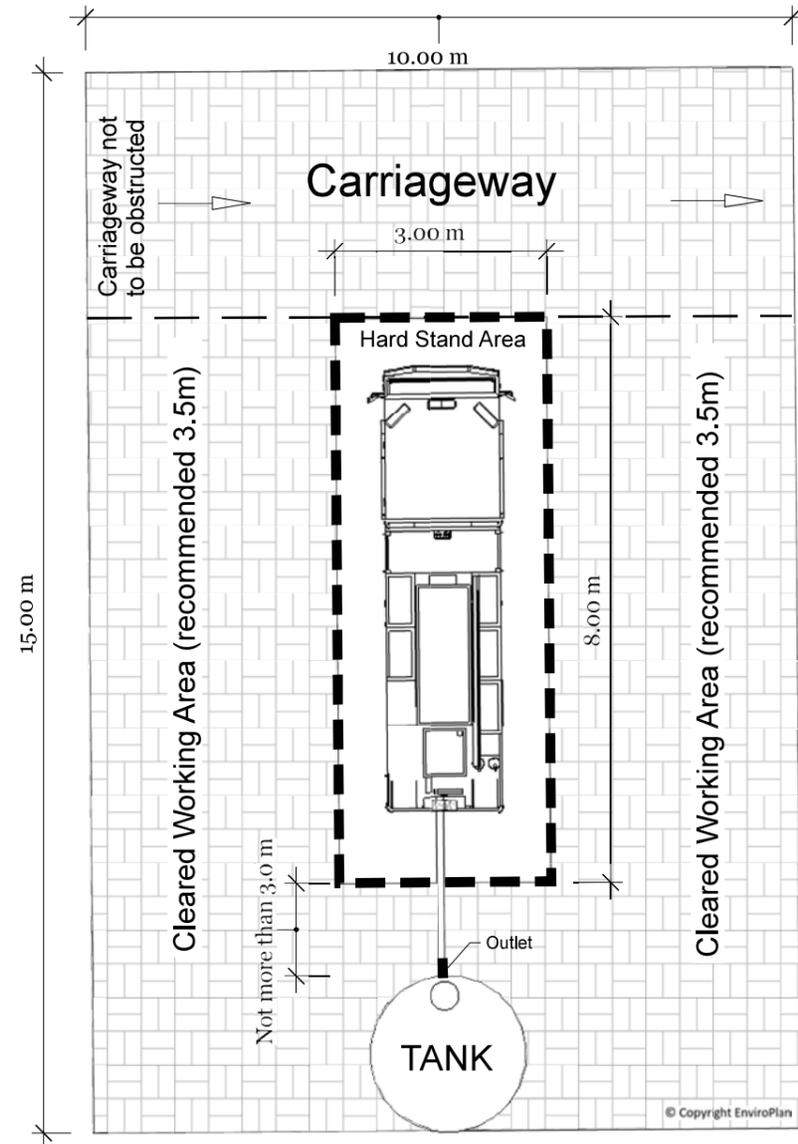


Signage Installation - Post Assembly

Hard Stand Details

Hardstand area serving a suction - connection outlet

A minimum clearance of 3.5m should be provided. A turnaround area may be used as a hardstand area only when another fire appliance can safely turn around.



Orientation of hardstand area for suction - connection outlets

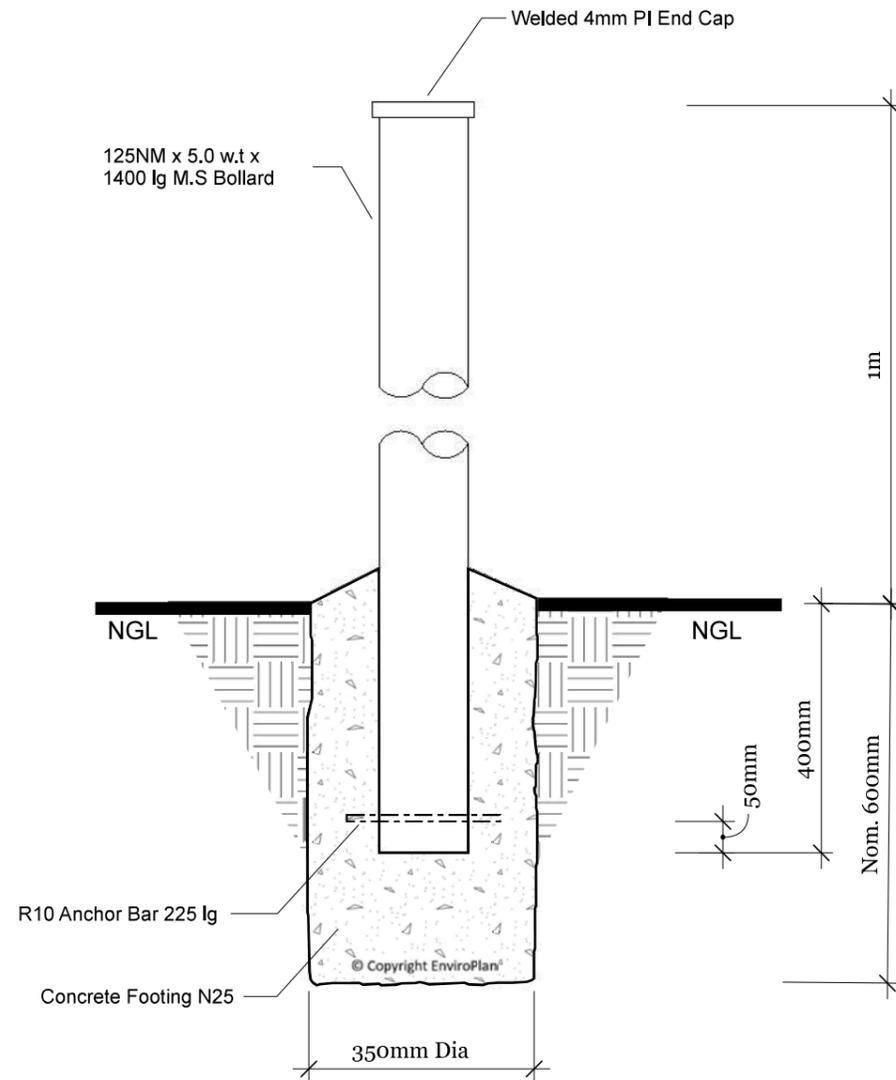
Suction - connection outlets are not to be located within 5m of each other

Specifications - Hard Stand Areas for Static Water Supplies

A hard stand area for fire appliances must be provided:

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

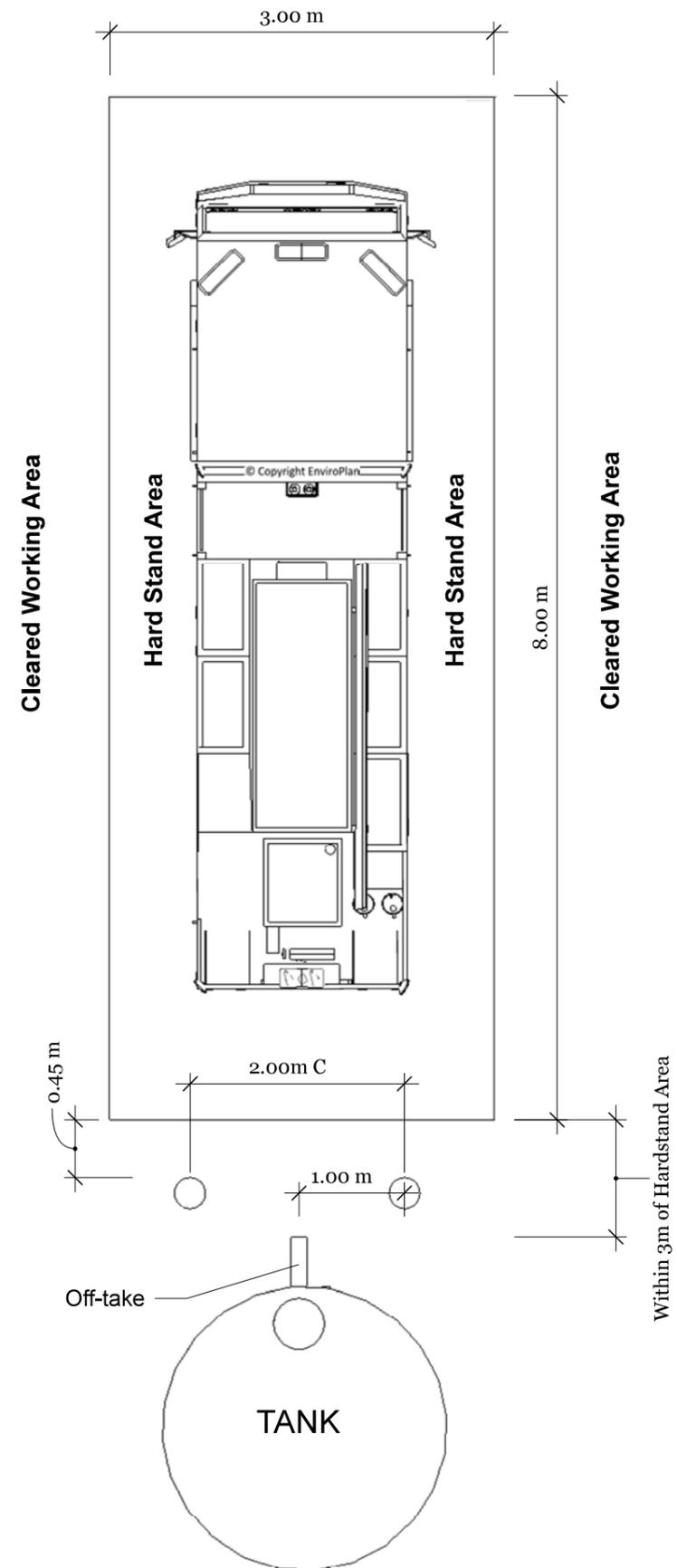
Bollard Construction & Off-take Protection Detail



Remote Off-Take Protection Bollard

Or similar solid protection method

Protection Bollard Height Table			
Soil Type	Hole Depth (mm)	25MPa Concrete Bags (per hole)	Post Height (mm) above NGL
Clay/Firm Earth	600	2	1000
Sand/ Loose Fill	1000	3	1000

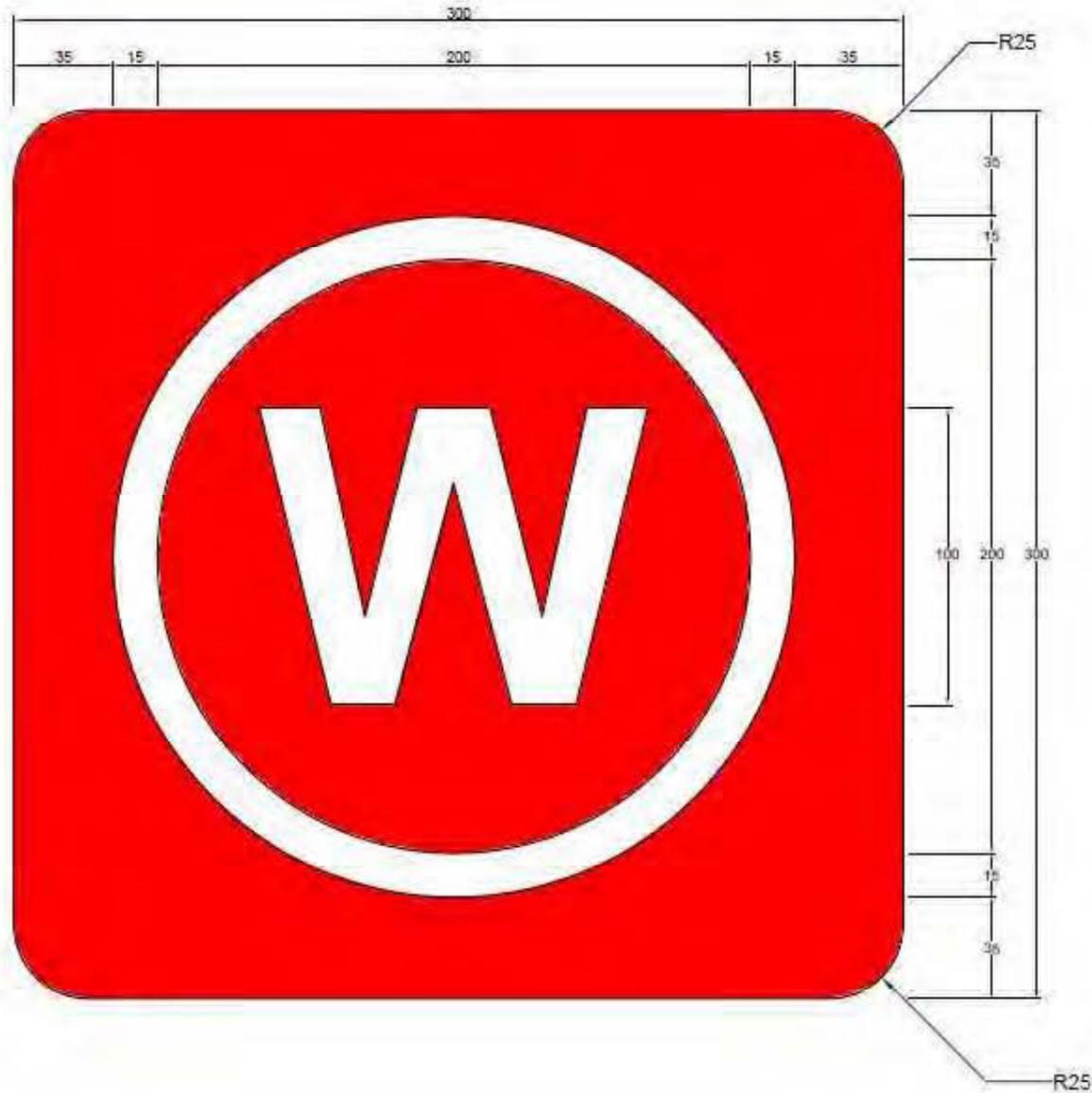


Positioning of Protection Bollard

SPECIFICATIONS PAGE



Annexure
B0.14

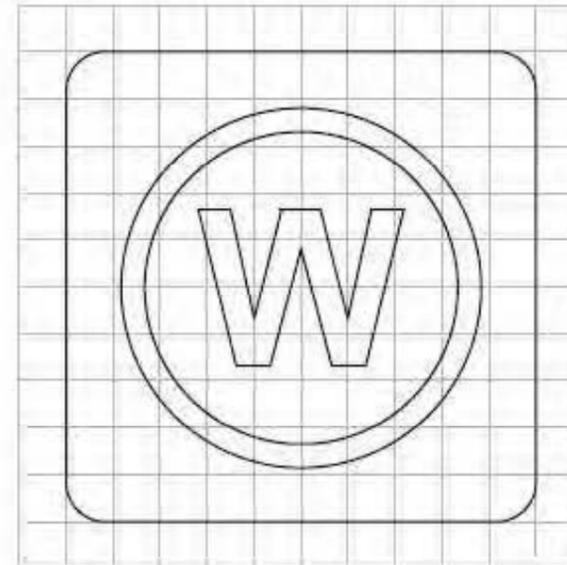


OVERALL SIGN DIMENSIONS (mm): 300 x 300, +/- 5
 SURFACE AREA OF SIGN (sq m) : 0.0895

LEGEND COLOUR: WHITE (N14) IN ACCORDANCE WITH AS2700,
 WITH A RETROREFLECTIVE SURFACE FINISH
 BACKGROUND COLOUR: SIGNAL RED (R13) IN ACCORDANCE WITH AS2700

FOR SIGN FIXING AND LOCATION REQUIREMENTS, REFER TO
 TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES

FOR LEGEND SPECIFICATIONS AND MANUFACTURING DETAIL
 REFER TO TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES



GRID MODULE X = 30mm Y= 30mm

 Tasmania Fire Service	ISSUE	APPRD	DATE	AMENDMENT	NOTES - all dimensions are in mm - written dimensions take precedence over scaled measurements	TITLE				
	A					TASMANIA FIRE SERVICE WATER SUPPLY SIGN				
	B									
	C									
	D				DRWN WH	APPRD CC	DATE 2/2/2017	FILE BPP	DWG NO. TFS-WS01	SCALE 1:2

OWNERS: Sebastian Drew Newman

FOLIO REFERENCES: 170006/3 & 170006/4

GRANTEE: Part of Lot 7847, 54 Acres Gtd. to James William Norton-Smith.

PLAN OF SURVEY

BY SURVEYOR: JOHN E W MAGEE
PDA SURVEYORS

LOCATION: LAND DISTRICT OF WELLINGTON
PARISH OF ELLIOTT

SCALE 1: 1500 LENGTHS IN METRES

Registered Number

DRAFT

(09/09/2022)

APPROVED _____
EFFECTIVE FROM _____

Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN



Registered Land Surveyor Date

Council Delegate Date

11 November 2021

Reference No. GL21619Ab

Mr Sebastian Newman
340 Back Cam Road
SOMERSET TAS 7322

Dear Sir

**RE: Preliminary On-site Wastewater Disposal Evaluation
340 & 342 Back Cam Road, Somerset**

We have pleasure in submitting herein our report detailing the results of a preliminary on-site wastewater disposal evaluation conducted at the above site.

Should you require clarification of any aspect of this report, please contact Timothy Liew or the undersigned on 03 6326 5001.

For and on behalf of

Geoton Pty Ltd



Tony Barriera

Director – Principal Geotechnical Engineer

1 INTRODUCTION

At the request of Mr Sebastian Newman, Geoton Pty Ltd has carried out a limited scope investigation at the site of a proposed 2 lot residential subdivision at 340 and 342 Back Cam Road, Somerset.

We understand that the proposed amalgamation and subdivision of 340 and 342 Back Cam Road will allocate all existing structures to be contained within the new proposed Lot 1, with the new proposed Lot 2 and Lot 3 being the vacant balance.

The investigation is to determine if the proposed new vacant Lot 2 and Lot 3 can support an on-site wastewater disposal system (in accordance with AS/NZS 1547:2012 "On-site domestic-wastewater management") for the purposes of subdivision approval.

It should be noted that this is a preliminary assessment for subdivision approval and that a site-specific assessment for the proposed new lots will be required by the developer/owner once the actual location and size of residential development is known.

A preliminary site plan was provided showing the proposed lot layout, prepared by EnviroPlan, Project number 221064, Pages SD1 and SD2, dated 08/07/2021.

2 FIELD INVESTIGATION

The field investigation was conducted on 25 October 2021 and involved the drilling of 4 boreholes by 4WD mounted auger rig to the investigated depth of 2.0m. In addition, the permeability of the site was tested using a Constant Head Permeameter.

The logs of the boreholes are included in Appendix A and their locations are shown on Figure 1 attached.

3 SITE CONDITIONS

The proposed Lot 1 is currently developed with an existing dwelling and sheds while Lot 2 and Lot 3 are currently vacant. The proposed Lot 3 and most of Lot 2 is currently paddocked and has a low cover of grass. The ground falls gently to the west.

The wastewater system servicing the existing dwelling is located to the east of the existing dwelling and is sufficiently set back from the proposed lot boundaries.

The Mineral Resources Tasmanian (MRT) Digital Geological Atlas, 1:25,000 Series, shows the site to be mapped on Proterozoic aged dominantly quartzwacke turbidites.

Examination of the LIST Landslide Planning Map indicates that the site is not within a mapped landslide hazard band.

The investigation indicated that the soil profile is relatively uniform across the site. The boreholes generally encountered clayey silt topsoil to depths of 0.2m, underlain by clayey silt to the investigated depths of 2.0m.

The boreholes did not encounter any signs of groundwater seepage over the investigated depths.

Full details of the soil conditions encountered are presented on the borehole logs.

4 EFFLUENT DISPOSAL

4.1 Permeability of Soil and Soil Classification

The permeability at the site was measured to be 0.27m/day. For weakly structured Category 4 soils the indicative permeability from AS1547 Table L1 is 0.12-0.5m/day. Therefore, the measured permeability is consistent with weakly structured Category 4 soils.

- Adopted Permeability – 0.27m/day.

Based on the findings of the borehole investigation and the results of the permeability test, the soil has been classified as follows:

- Texture – Clay Loam (Table E1 from AS1547-2012);
- Structure – Weak Structured (Table E4 from AS/NZS1547-2012); and
- Category – 4 (Table E1 from AS/NZS1547:2012).

4.2 Disposal and Treatment Method

The soil within the proposed effluent disposal area is assessed as having sufficient depth and clay content to provide an adequate attenuation period for the breakdown of pathogens within the treated effluent.

Therefore, based on the findings of the investigation and provided the setback distances are adhered to, this site assessment indicates that the vacant Lot 2 and Lot 3 are suitable for the disposal of on-site wastewater effluent by way of the following methods:

- Septic tank and adsorption trenches (primary treated effluent);
- Aerated Wastewater Treatment System (AWTS) and sub-surface irrigation (secondary treated effluent); or
- Aerated Wastewater Treatment System (AWTS) and a conventional bed raised above the natural ground surface (secondary treated effluent).

4.3 Setbacks

The minimum separation distance between the disposal area and downslope features is based on Appendix R from AS/NZS 1547:2012 “Recommended Setback Distances for Land Application Systems” and Section 3.1 from the Building Act 2016: Director’s Guidelines for On-site Wastewater Management Systems.

The following setbacks are required for primary treated effluent:

- 43.0m from downslope sensitive features such as watercourses;
- 8.0m from downslope property boundaries;
- 8.0m from downslope buildings;

Preliminary On-site Wastewater Disposal Evaluation

- 4.0m from upslope or level buildings; and
- 1.5m from cross slope or up-slope property boundaries.

The following setbacks are required for secondary treated effluent:

- 23.0m from downslope sensitive features such as watercourses;
- 5.5m from downslope property boundaries;
- 4.0m from downslope buildings;
- 3.0m from upslope or level buildings; and
- 1.5m from cross slope or up-slope property boundaries.

4.4 Examples of Minimum System Requirements

Based on the above setbacks the approximate disposal area available for the lots to support an on-site wastewater disposal are:

Lot 2 – 4200m²

Lot 3 - 7700m²

The areas listed above do not take into account the area required for the dwelling, any outbuildings or structures and the setbacks required from such structures.

4.4.1 Septic tank and absorption trenches

About 616m² (308m² for the effluent disposal area and 308m² as a reserve area) would be required for a septic tank and absorption trenches to support a standard 4-bedroom dwelling on tank water within the assessed area of the site.

4.4.2 AWTS and sub-surface irrigation

About 480m² (240m² for the effluent disposal area and 240m² as a reserve area) would be required for an AWTS and sub-surface irrigation system to support a standard 4-bedroom dwelling on tank water within the assessed area of the site.

4.4.3 AWTS and raised conventional bed

About 120m² (60m² for the effluent disposal area and 60m² as a reserve area) would be required for an AWTS and a conventional bed raised above the natural ground surface to support a standard 4-bedroom dwelling on tank water within the assessed area of the site.

5 CONCLUSIONS

The results of the investigation indicate that the proposed Lot 2 and Lot 3 have sufficient available area suitable for the disposal of domestic effluent by way of primary or secondary treated wastewater, including sufficient reserve area.

Preliminary On-site Wastewater Disposal Evaluation

References:

AS/NZS 1547- 2012 On-site domestic-wastewater management

Building Act 2016: Director's Guidelines for On-site Wastewater Management Systems

Attachments:

Limitations of report

Figure 1 – Site Plan

Site Photographs

Appendix A – Borehole Logs & Explanation Sheets

Geotechnical Consultants - Limitations of report

These notes have been prepared to assist in the interpretation and understanding of the limitations of this report.

Project specific criteria

The report has been developed on the basis of unique project specific requirements as understood by Geoton and applies only to the site investigated. Project criteria are typically identified in the Client brief and the associated proposal prepared by Geoton and may include risk factors arising from limitations on scope imposed by the Client. The report should not be used without further consultation if significant changes to the project occur. No responsibility for problems that might occur due to changed factors will be accepted without consultation.

Subsurface variations with time

Because a report is based on conditions which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. In the event of significant delays in the commencement of a project, further advice should be sought.

Interpretation of factual data

Site assessment identifies actual subsurface conditions only at those points where samples are taken and at the time they are taken. All available data is interpreted by professionals to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, as it is virtually impossible to provide a definitive subsurface profile which includes all the possible variabilities inherent in soil and rock masses.

Report Recommendations

The report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete and therefore the report recommendations can only be regarded as preliminary. Where variations in conditions are encountered, further advice should be sought.

Specific purposes

This report should not be applied to any project other than that originally specified at the time the report was issued.

Interpretation by others

Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

Report integrity

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way.

Geoenvironmental issues

This report does not cover issues of site contamination unless specifically required to do so by the client. In the absence of such a request, Geoton take no responsibility for such issues.



Legend

- BH 1  Approximate Borehole Location
-  Approximate Slope angle in Degrees
-  Contour in Metres (LiDAR Derived)

GEOTON Pty Ltd				client: MR SEBASTIAN NEWMAN	
				project: 340 & 342 BACK CAM ROAD SOMERSET	
date	12/11/21	drawn	TL	title: SITE PLAN	
scale	As Shown	approved	TB		
original size	A3	rev			
				project no: GL21619A	figure no. 1



PLATE 1 - View of the proposed lot 3 looking to the west



PLATE 2 - View of the proposed lot 2 looking to the east

GEOTON Pty Ltd				client: MR SEBASTIAN NEWMAN	
				project: 340 & 342 BACK CAM ROAD SOMERSET	
title: PHOTOGRAPH					
date: 25/10/2021	original size	A4	project no: GL21619A	figure no. PLATE 1 & 2	

Appendix A

Borehole Logs

Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH1

Sheet no. 1 of 1

Job no. GL21619A

Client :		Mr Sebastian Newman				Date :		25/10/2021		
Project :		Preliminary Onsite Wastewater Site Evaluation				Logged By :		TL		
Location :		340 & 342 Back Cam Road, Somerset								
Drill model :		DrillTech		Easting:		Slope: 90°		RL Surface :		
Hole diameter :		150mm		Northing:		Bearing: -		Datum :		
Method Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV N						ML	TOPSOIL - Clayey SILT, low plasticity, brown	M	St	
				0.25		ML	Clayey SILT - low plasticity, brown	M	St	
				0.50						
				0.75						
				1.00			light brown			
				1.25						
				1.50						
				1.75						
				2.00						
				2.25				Borehole BH1 Terminated @ 2.0 m		

Geotechnical Consultants

PO Box 522 Prospect TAS 7250
Unit 24, 16-18 Goodman Court, Invermay TAS
Tel (03) 6326 5001

Borehole no. BH2
Sheet no. 1 of 1
Job no. GL21619A

Client :		Mr Sebastian Newman				Date :		25/10/2021		
Project :		Preliminary Onsite Wastewater Site Evaluation				Logged By :		TL		
Location :		340 & 342 Back Cam Road, Somerset								
Drill model :		DrillTech		Easting:		Slope: 90°		RL Surface :		
Hole diameter :		150mm		Northing:		Bearing: -		Datum :		
Method Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV N						ML	TOPSOIL - Clayey SILT, low plasticity, dark brown			
				0.25		ML	Clayey SILT - low plasticity, brown			
				0.50						
				0.75						
				1.00			Becoming yellow/brown			
				1.25						
				1.50			becoming yellow			
				1.75						
				2.00						
				2.25				Borehole BH2 Terminated @ 2.0m		

Geotechnical Consultants

PO Box 522 Prospect TAS 7250
Unit 24, 16-18 Goodman Court, Invermay TAS
Tel (03) 6326 5001

Borehole no. BH3
Sheet no. 1 of 1
Job no. GL21619A

Client :		Mr Sebastian Newman					Date :		25/10/2021		
Project :		Preliminary Onsite Wastewater Site Evaluation					Logged By :		TL		
Location :		340 & 342 Back Cam Road, Somerset									
Drill model :		DrillTech		Easting:		Slope: 90°		RL Surface :			
Hole diameter :		150mm		Northing:		Bearing: -		Datum :			
Method Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations	
ADV N						ML	TOPSOIL - Clayey SILT, low plasticity, dark brown	M	St		
				0.25		ML	Clayey SILT - low plasticity brown	M	VSt		
				0.50							
				0.75							
				1.00							
				1.25							
				1.50							
				1.75							
				2.00				becoming light brown/orange			
				2.25				Borehole BH3 Terminated @ 2.0 m			

Geotechnical Consultants

PO Box 522 Prospect TAS 7250
Unit 24, 16-18 Goodman Court, Invermay TAS
Tel (03) 6326 5001

Borehole no. BH4
Sheet no. 1 of 1
Job no. GL21619A

Client :		Mr Sebastian Newman					Date :		25/10/2021	
Project :		Preliminary Onsite Wastewater Site Evaluation					Logged By :		TL	
Location :		340 & 342 Back Cam Road, Somerset								
Drill model :		DrillTech		Easting:		Slope: 90°		RL Surface :		
Hole diameter :		150mm		Northing:		Bearing: -		Datum :		
Method Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV N						ML	TOPSOIL - Sandy SILT, low plasticity, dark brown, root fibres	M	St	
				0.25		ML	Clayey SILT - low plasticity, dark brown, trace fine to medium grained sand	M	st	
				0.50						
				0.75						
				1.00						
				1.25						
				1.50			Becoming yellow/brown mottled white			
				1.75						
				2.00						
				2.25			Borehole BH4 Terminated @ 2.0m			

Investigation Log Explanation Sheet

METHOD – BOREHOLE

TERM	Description
AS	Auger Screwing*
AD	Auger Drilling*
RR	Roller / Tricone
W	Washbore
CT	Cable Tool
HA	Hand Auger
DT	Diatube
B	Blank Bit
V	V Bit
T	TC Bit

* Bit shown by suffix e.g. ADT

METHOD – EXCAVATION

TERM	Description
N	Natural exposure
X	Existing excavation
H	Backhoe bucket
B	Bulldozer blade
R	Ripper
E	Excavator

SUPPORT

TERM	Description
M	Mud
N	Nil
C	Casing
S	Shoring

PENETRATION

1	2	3	4	
				No resistance ranging to Refusal

WATER

Symbol	Description
	Water inflow
	Water outflow
	17/3/08 water on date shown

NOTES, SAMPLES, TESTS

TERM	Description
U ₅₀	Undisturbed sample 50 mm diameter
U ₆₃	Undisturbed sample 63 mm diameter
D	Disturbed sample
N	Standard Penetration Test (SPT)
N*	SPT – sample recovered
N _c	SPT with solid cone
V	Vane Shear
PP	Pocket Penetrometer
P	Pressurimeter
B _s	Bulk sample
E	Environmental Sample
R	Refusal
DCP	Dynamic Cone Penetrometer (blows/100mm)
PL	Plastic Limit
LL	Liquid Limit
LS	Linear Shrinkage

CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

MOISTURE

TERM	Description
D	Dry
M	Moist
W	Wet

CONSISTENCY/DENSITY INDEX

TERM	Description
VS	very soft
S	soft
F	firm
St	stiff
VSt	very stiff
H	hard
Fr	friable
VL	very loose
L	loose
MD	medium dense
D	dense
VD	Very dense

Soil Description Explanation Sheet (1 of 2)

DEFINITION

In engineering terms, soil includes every type of uncemented or partially cemented inorganic or organic material found in the ground. In practice, if the material can be remoulded or disintegrated by hand in its field condition or in water it is described as a soil. Other materials are described using rock description terms.

CLASSIFICATION SYMBOL AND SOIL NAME

Soils are described in accordance with the AS 1726: 2017 as shown in the table on Sheet 2.

PARTICLE SIZE DEFINITIONS

NAME	SUBDIVISION	SIZE (mm)
BOULDERS		>200
COBBLES		63 to 200
GRAVEL	Coarse	19 to 63
	Medium	6.7 to 19
	Fine	2.36 to 6.7
SAND	Coarse	0.6 to 2.36
	Medium	0.21 to 0.6
	Fine	0.075 to 0.21
SILT		0.002 to 0.075
CLAY		<0.002

MOISTURE CONDITION

Coarse Grained Soils

Dry Non-cohesive and free running.

Moist Soil feels cool, darkened in colour. Soil tends to stick together.

Wet As for moist but with free water forming when handling.

Fine Grained Soils

Moist, dry of Plastic Limited – $w < PL$

Hard and friable or powdery.

Moist, near Plastic Limit – $w \approx PL$

Soils can be moulded at a moisture content approximately equal to the plastic limit.

Moist, wet of Plastic Limit – $w > PL$

Soils usually weakened and free water forms on hands when handling.

Wet, near Liquid Limit - $w \approx LL$

Wet, wet of Liquid Limit - $w > LL$

CONSISTENCY TERMS FOR COHESIVE SOILS

TERM	UNDRAINED STRENGTH s_u (kPa)	FIELD GUIDE
Very Soft	≤ 12	Exudes between the fingers when squeezed in hand
Soft	12 to 25	Can be moulded by light finger pressure
Firm	25 to 50	Can be moulded by strong finger pressure
Stiff	50 to 100	Cannot be moulded by fingers
Very Stiff	100 to 200	Can be indented by thumb nail
Hard	>200	Can be indented with difficulty by thumb nail
Friable	–	Can be easily crumbled or broken into small pieces by hand

RELATIVE DENSITY OF NON-COHESIVE SOILS

TERM	DENSITY INDEX (%)
Very Loose	≤ 15
Loose	15 to 35
Medium Dense	35 to 65
Dense	65 to 85
Very Dense	> 85

DESCRIPTIVE TERMS FOR ACCESSORY SOIL COMPONENTS

DESIGNATION OF COMPONENT	IN COARSE GRAINED SOILS		IN FINE GRAINED SOILS	TERM
	% Fines	% Accessory coarse fraction	% Sand/gravel	
Minor	≤ 5	≤ 15	≤ 15	Trace
	$>5, \leq 12$	$>15, \leq 30$	$>15, \leq 30$	With
Secondary	>12	>30	>30	Prefix

SOIL STRUCTURE

ZONING		CEMENTING	
Layer	Continuous across the exposure or sample.	Weakly cemented	Easily disaggregated by hand in air or water.
Lens	Discontinuous layer of different material, with lenticular shape.		
Pocket	An irregular inclusion of different material.	Moderately cemented	Effort is required to disaggregate the soil by hand in air or water.

GEOLOGICAL ORIGIN

WEATHERED IN PLACE SOILS

Extremely weathered material	Structure and/or fabric of parent rock material retained and visible.
Residual soil	Structure and/or fabric of parent rock material not retained and visible.

TRANSPORTED SOILS

Aeolian soil	Carried and deposited by wind.
Alluvial soil	Deposited by streams and rivers.
Colluvial soil	Soil and rock debris transported downslope by gravity.
Estuarine soil	Deposited in coastal estuaries, and including sediments carried by inflowing rivers and streams, and tidal currents.
Fill	Man-made deposit. Fill may be significantly more variable between tested locations than naturally occurring soils.
Lacustrine soil	Deposited in freshwater lakes.
Marine soil	Deposited in a marine environment.

Soil Description Explanation Sheet (2 of 2)

SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

FIELD IDENTIFICATION PROCEDURES (Excluding particles larger than 63 mm and basing fractions on estimated mass)				GROUP SYMBOL	PRIMARY NAME	
COARSE GRAINED SOIL More than 65% of soil excluding oversize fraction is larger than 0.075 mm	GRAVEL More than half of coarse fraction is larger than 2.36 mm	CLEAN GRAVEL (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate particle sizes	GW	GRAVEL	
			Predominantly one size or a range of sizes with some intermediate sizes missing	GP	GRAVEL	
		GRAVEL WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML and MH below)	GM	Silty GRAVEL	
			Plastic fines (for identification procedures see CL, CI and CH below)	GC	Clayey GRAVEL	
	SAND More than half of coarse fraction is smaller than 2.36 mm	CLEAN SAND (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate sizes	SW	SAND	
			Predominantly one size or a range of sizes with some intermediate sizes missing	SP	SAND	
		SAND WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML and MH below)	SM	Silty SAND	
			Plastic fines (for identification procedures see CL, CI and CH below)	SC	Clayey SAND	
FINE GRAINED SOIL More than 35% of soil excluding oversize fraction is smaller than 0.075 mm	IDENTIFICATION PROCEDURES ON FRACTIONS <0.075 mm					
		DRY STRENGTH	DILATANCY	TOUGHNESS		
	SILT & CLAY (low to medium plasticity, LL ≤ 50)	None to Low	Slow to Rapid	Low	ML	SILT
		Medium to High	None to Slow	Medium	CL, CI	CLAY
		Low to Medium	Slow	Low	OL	ORGANIC SILT
	SILT & CLAY (high plasticity, LL > 50)	Low to Medium	None to Slow	Low to Medium	MH	SILT
		High to Very High	None	High	CH	CLAY
		Medium to High	None to Very Slow	Low to Medium	OH	ORGANIC CLAY
	Highly Organic Soil	Readily identified by colour, odour, spongy feel and frequently by fibrous texture.			Pt	PEAT

• LL – Liquid Limit.

COMMON DEFECTS IN SOILS

TERM	DEFINITION	DIAGRAM	TERM	DEFINITION	DIAGRAM
PARTING	A surface or crack across which the soil has little or no tensile strength. Parallel or sub parallel to layering (e.g. bedding). May be open or closed.		SOFTENED ZONE	A zone in clayey soil, usually adjacent to a defect in which the soil has a higher moisture content than elsewhere.	
FISSURE	A surface or crack across which the soil has little or no tensile strength, but which is not parallel or sub parallel to layering. May be open or closed. May include desiccation cracks.		TUBE	Tubular cavity. May occur singly or as one of a large number of separate or inter-connected tubes. Walls often coated with clay or strengthened by denser packing of grains. May contain organic matter.	
SHEARED SEAM	Zone in clayey soil with roughly parallel near planar, curved or undulating boundaries containing closely spaced, smooth or slickensided, curved intersecting fissures which divide the mass into lenticular or wedge-shaped blocks.		TUBE CAST	An infilled tube. The infill may be uncemented or weakly cemented soil or have rock properties.	
SHEARED SURFACE	A near planar curved or undulating, smooth, polished or slickensided surface in clayey soil. The polished or slickensided surface indicates that movement (in many cases very little) has occurred along the defect.		INFILLED SEAM	Sheet or wall like body of soil substance or mass with roughly planar to irregular near parallel boundaries which cuts through a soil mass. Formed by infilling of open defects.	



Application for Planning Permit

Proposed Subdivision

In the

Rural Living

340 Back Cam Road, Somerset

Supporting Documentation

January 2024

CONSULTANTS DETAILS



Mr. Micheal Wells GradDipUrbRegPlanBEnvDesDipBldg
Town Planner, Builder, Bushfire Assessor, Building Designer, Fire Engineer (IFE), Forest Botanist (FPA)
Bushfire Accreditation No: BFP-128

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Document Status

Revision No	Author	Vetting	Signature	Date
1		M. Wells		Jan 2024
2	M. Wells			Apr 2024
3	M. Wells			May 2024

Engagement & Invoicing Directions

EnviroPlan Australia (the Agent) has been engaged by Sebastian Newman (the Permit Holder) to prepare documentation for a planning permit for a Proposed Subdivision located on land known as 340 Back Cam Road, Somerset. Any Permit issued is affixed to land and not an individual.

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 incurred through a Permit Holder enacting a permit condition. All costs and invoices associated with this use or development is borne of 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 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.

The Land – Site

Title & Description

The Certificate of Title for the subject site is C/T: 184398/1, PID: 9183429. A copy of the title is provided as Annexure A.

The street address is 340 Back Cam Road, Somerset and Sebastian Newman is the property owner.



Figure 1 – Location of land 340 Back Cam Road, Somerset

The 4.32 ha property fronts onto Back Cam Road and is located on the western side of the road.

Existing Use and Development

The current use of land is residential use with a house and associated sheds located on the property.

Site Analysis

Topography

The land falls from East to West and is intersected by a creek in the middle of the property. The land on the western side of the creek falls from west to east.

The average slope of the land is an average of 11° over a 100m run in both directions identified above.

Drainage

Drainage to the site is via the following method:

- Stormwater is disposed of through on site tanks with an overflow that is distributed through a soakage area within the allotment.
- Sewerage is intended to be disposed of within an on-site waste water system

Land Capability

The site has been zoned and developed for another purpose and it therefore not considered as agricultural land under the definitions of the PAL Policy.



Figure 2 – Land Capability of site – source: www.thelist.tas.gov.au

Access

Access to the site is via the following method:

- Access to the subject land is off Back Cam Road via a formed urban crossover.

Reticulated Services

The following describes the reticulated services that service the immediate area:

- Water reticulation is not available to the subject site
- Sewer reticulation is not available to the subject site
- Stormwater reticulation is not available to the subject site
- Telephone services are available within the subject area
- Overhead electricity reticulation is available within the subject area

Surrounding Property Use

The surrounding land use is described as:

- Lands to the north is residential uses;
- East is are residential uses;
- South is bushland; and
- West is agricultural uses.

Lands Limitations

Land Stability

No land limitations have been identified within the property boundaries.



Figure 3 – Landslide Layer, 340 Back Cam Road, Somerset – source: www.thelist.tas.gov.au

Coastal Erosion

No land limitations have been identified within the property boundaries.



Figure 4 – Coastal Erosion, 340 Back Cam Road, Somerset – source: www.thelist.tas.gov.au

Coastal Inundation

No land limitations have been identified within the property boundaries.



Figure 5 – Coastal Inundation, 340 Back Cam Road, Somerset – source: www.thelist.tas.gov.au

Flood Prone Areas

No land limitations have been identified within the property boundaries.



Figure 6 – Flood Prone Areas, 340 Back Cam Road, Somerset – source: www.thelist.tas.gov.au

Proposal

The proponents are seeking to develop land to construct a Proposed Subdivision within the Waratah-Wynyard municipal area under the Tasmanian Planning Scheme.

The development is best described as containing:

- a new residential use located on the land

A copy of the proposal plans is included as Annexure C.

The applicant is applying to the Council, as the Planning Authority, to utilise its discretion and approve the development in accordance with the provisions of Section 57 of the Land Use Planning and Approvals Act 1993.

Planning Scheme Provisions

The applicable planning instrument is the Tasmanian Planning Scheme with the Local Area Provisions of the Waratah-Wynyard Council. The subject land is zoned as Rural Living.

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 Rural Living 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:

1.0 Rural Living Zone

11.1 Zone Purpose

The purpose of the Rural Living Zone is:

- 11.1.1 To provide for residential use or development in a rural setting where:
 - (a) services are limited; or
 - (b) existing natural and landscape values are to be retained.
- 11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.
- 11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.
- 11.1.4 To provide for Visitor Accommodation that is compatible with residential character.

11.2 Use Table

The classified use of the proposal is Residential* as described in Table 11.2 of the Scheme and is assigned a Discretionary use class under the Scheme.

Uses marked with an “ * ” have planning scheme qualifications associated with that use. Refer to the Table of Uses within the Scheme for details.

11.3 Use Standards

11.3.1 Discretionary uses - Not applicable to this application

11.3.2 Visitor Accommodation - Not applicable to this application

11.4 Development Standards for Buildings and Works - Not applicable to this application

11.4.1 Site coverage - Not applicable to this application

11.4.2 Building height, setback and siting - Not applicable to this application

11.5 Development Standards for Subdivision

11.5.1 Lot design

Objective:

That each lot:

- (a) has an area and dimensions appropriate for use and development in the zone;

- (b) is provided with appropriate access to a road; and
- (c) contains areas which are suitable for residential development.

<p>A1 Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area not less than specified in Table 11.1 and: <ul style="list-style-type: none"> (i) be able to contain a minimum area of 15m x 20m clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 11.4.2 A2 and A3; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 11.4.2 A2 and A3; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<p>P1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of existing buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) any natural or landscape values; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area, <p>and must be no more than 20% smaller than the applicable lot size required by clause 11.5.1 A1.</p>
<p>Addressing Acceptable Solution</p>	<p>Addressing Performance Criteria</p>
<p>The application relies on a Performance Criterion.</p>	<p>The proposed subdivision contains lot sizes of not more than 20% smaller than the applicable lot size required under Table 11.1. The subdivision provides for the sufficient area and dimensions to accommodate the intended use having regard to the provisions of this clause and evidenced in the submission plans.</p>
<p>A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 40m.</p>	<p>P2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; and (f) the pattern of development existing on established properties in the area, <p>and is not less than 3.6m wide.</p>
<p>Addressing Acceptable Solution</p>	<p>Addressing Performance Criteria</p>
<p>The application relies on a Performance Criterion.</p>	<p>The proposed subdivision with a frontage of not less than 3.6m wide provides a legal connection to the road and is sufficiently sized to accommodate the intended use. The development has regard to the width of the frontage, topography of the site as well as the functionality and usability of the frontage. The development provides for the manoeuvrability of vehicles on the site.</p>

	The subdivision is consistent with the existing development pattern of established allotments in the area and considered the number of lots and access provisions to each allotment seen on the submission plans.
A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	P3 Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the length of the access; (c) the distance between the lot or building area and the carriageway; (d) the nature of the road and the traffic; (e) the anticipated nature of vehicles likely to access the site; and (f) the ability for emergency services to access the site.
Addressing Acceptable Solution	Addressing Performance Criteria
Each lot of the proposed subdivision provides vehicular access from the boundary of the lot to the road in accordance with Council's Tasmanian Standard Drawings prepared by IPWEA and LGAT (as amended).	

Table 11.1 Rural Living Zone minimum lot sizes

Rural Living Zone A	1ha
Rural Living Zone B	2ha
Rural Living Zone C	5ha
Rural Living Zone D	10ha

11.5.2 Roads

Objective:

That the arrangement of new roads with a subdivision provides:

- (a) safe, convenient and efficient connections to assist accessibility and mobility of the community;
- (b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and
- (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

A1 The subdivision includes no new roads.	P1 The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, having regard to: (a) any relevant road network plan adopted by the council; (b) the existing and proposed road hierarchy; (c) maximising connectivity with the surrounding road network; (d) appropriate access to public transport; and (e) access for pedestrians and cyclists.
Addressing Acceptable Solution	Addressing Performance Criteria
The application relies on a Performance Criterion.	

11.5.3 Services

Objective:

That the subdivision of land provides services for the future use and development of the land.

<p>A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</p> <ul style="list-style-type: none"> (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service, <p>unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.</p>	<p>P1 No Performance Criterion.</p>
Addressing Acceptable Solution	
<p>The proposed subdivision is not within 30m of a reticulated water supply and is not capable of connecting to a reticulated supply.</p>	
<p>A2 Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must:</p> <ul style="list-style-type: none"> (a) be connected to a reticulated sewerage system; or (b) be connected to a reticulated sewerage system if the frontage of each lot is within 30m of a reticulated sewerage system and can be connected by gravity feed. 	<p>P2 Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.</p>
Addressing Acceptable Solution	
<p>The application relies on a Performance Criterion.</p>	Addressing Performance Criteria
<p>The proposed subdivision is capable of accommodating an on-site stormwater disposal system as evidenced by a preliminary waste water report that accompanies this application.</p>	

Specific Areas Plans Not applicable to this application - there are no Specific Area Plans that are relevant to the application.

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:

C1.0 Signs Code - No signage is proposed in this application.

C2.0 Parking and Sustainable Transport Code

This code is applicable to this application and therefore the following provisions apply:

C2.1 Code Purpose

The purpose of the Parking and Sustainable Transport Code is:

- C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.
- C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.
- C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.
- C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.
- C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.
- C2.1.6 To provide for parking precincts and pedestrian priority streets.

C2.5 Use Standards

C2.5.1 Car parking numbers

Objective:

That an appropriate level of car parking spaces are provided to meet the needs of the use.

<p>A1</p> <p>The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:</p> <ul style="list-style-type: none"> (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: <ul style="list-style-type: none"> (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: 	<p>P1.1</p> <p>The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the availability of off-street public car parking spaces within reasonable walking distance of the site; (b) the ability of multiple users to share spaces because of: <ul style="list-style-type: none"> (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) the availability and frequency of other transport alternatives; (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (f) the availability, accessibility and safety of onstreet parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (g) the effect on streetscape; and (h) any assessment by a suitably qualified person of the actual car parking demand
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<p>$N = A + (C - B)$ N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	<p>determined having regard to the scale and nature of the use and development, or</p> <p>P1.2 The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the nature and intensity of the use and car parking required; (b) the size of the dwelling and the number of bedrooms; and (c) the pattern of parking in the surrounding area.
Addressing Acceptable Solution	Addressing Performance Criteria
The number of parking spaces is not less than specified in table C2.1.	

C2.5.2 Bicycle parking numbers - Not applicable to this application

C2.5.3 Motorcycle parking numbers - Not applicable to this application

C2.5.4 Loading Bays - Not applicable to this application

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone - Not applicable to this application

C2.6 Development Standards for Buildings and Works - Not applicable to this application

C2.6.1 Construction of parking areas - Not applicable to this application

C2.6.2 Design and layout of parking areas - Not applicable to this application

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.

<p>A1 The number of accesses provided for each frontage must:</p> <ul style="list-style-type: none"> (a) be no more than 1; or (b) no more than the existing number of accesses, <p>whichever is the greater.</p>	<p>P1 The number of accesses for each frontage must be minimised, having regard to:</p> <ul style="list-style-type: none"> (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.
Addressing Acceptable Solution	Addressing Performance Criteria
The proposal complies with A1(a) above	
<p>A2 Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.</p>	<p>P2 Within the Central Business Zone or in a pedestrian priority street, any new accesses must:</p> <ul style="list-style-type: none"> (a) not have an adverse impact on: <ul style="list-style-type: none"> (i) pedestrian safety and amenity; or (ii) traffic safety; and (b) be compatible with the streetscape.

Addressing Acceptable Solution	Addressing Performance Criteria
Not applicable to this application	

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone - Not applicable to this application

C2.6.5 Pedestrian access - Not applicable to this application

C2.6.6 Loading bays - Not applicable to this application

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone - Not applicable to this application

C2.6.8 Siting of parking and turning areas - Not applicable to this application

C2.7 Parking Precinct Plan - Not applicable to this application

C2.7.1 Parking precinct plan - Not applicable to this application

C3.0 Road and Railway Assets Code

This code is applicable to this application and therefore the following provisions apply:

C3.1 Code Purpose

The purpose of the Road and Railway Assets Code is:

C3.1.1 To protect the safety and efficiency of the road and railway networks; and

C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.

C3.5 Use Standards

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction - Not applicable to this application

C3.6 Development Standards for Buildings or Works

C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area - Not applicable to this application

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.

<p>A1 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.</p>	<p>P1 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:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) any buffers created by natural or other features; (c) the location of existing or proposed buildings on the site; (d) the frequency of use of the rail network; (e) the speed limit and traffic volume of the road;
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	<ul style="list-style-type: none"> (f) any noise, vibration, light and air emissions from the rail network or road; (g) the nature of the road; (h) the nature of the intended uses; (i) the layout of the subdivision; (j) the need for the subdivision; (k) any traffic impact assessment; (l) any mitigating measures proposed; (m) any recommendations from a suitably qualified person for mitigation of noise; and (n) any advice received from the rail or road authority.
Addressing Acceptable Solution	Addressing Performance Criteria
Each lot of the proposal is not within a road or railway attenuation area.	

C4.0 Electricity Transmission Infrastructure Protection Code - Not applicable to this application

C5.0 Telecommunications Code - Not applicable to this application

C6.0 Local Historic Heritage Code - Not applicable to this application

C7.0 Natural Assets Code

C7.1 Code Purpose

The purpose of the Natural Assets Code is:

- C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.
- C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.
- C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.
- C7.1.4 To minimise impacts on identified priority vegetation.
- C7.1.5 To manage impacts on threatened fauna species by minimising clearance of significant habitat.

C7.5 Use Standards

C7.5.1 There are no Use Standards in this code.

C7.6 Development Standards for Buildings and Works

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

Objective:

That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.

A1 Buildings and works within a waterway and coastal protection area must: <ul style="list-style-type: none">(a) be within a building area on a sealed plan approved under this planning scheme;(b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or(c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.	P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: <ul style="list-style-type: none">(a) impacts caused by erosion, siltation, sedimentation and runoff;(b) impacts on riparian or littoral vegetation;(c) maintaining natural streambank and streambed condition, where it exists;(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;(e) the need to avoid significantly impeding natural flow and drainage;(f) the need to maintain fish passage, where known to exist;(g) the need to avoid land filling of wetlands;(h) the need to group new facilities with existing facilities, where reasonably practical;(i) minimising cut and fill;(j) building design that responds to the particular size, shape, contours or slope of the land;(k) minimising impacts on coastal processes, including sand movement and wave action;
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	<ul style="list-style-type: none"> (l) minimising the need for future works for the protection of natural assets, infrastructure and property; (m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and (n) the guidelines in the Tasmanian Coastal Works Manual. <p>P1.2 Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:</p> <ul style="list-style-type: none"> (a) the need to access a specific resource in a coastal location; (b) the need to operate a marine farming shore facility; (c) the need to access infrastructure available in a coastal location; (d) the need to service a marine or coastal related activity; (e) provision of essential utility or marine infrastructure; or (f) provisions of open space or for marine-related educational, research, or recreational facilities.
Addressing Acceptable Solution	Addressing Performance Criteria
<p>A watercourse intersects the land and contains existing crossings to lot 1 of the plan (existing dwelling). The application provides for the formation of cadastral boundaries only and is therefore a purely administrative process. No new physical works are proposed within 30m of the water course by this proposal and therefore the provision is not applicable to this application.</p>	
<p>A2 Buildings and works within a future coastal refugia area must be located within a building area on a sealed plan approved under this planning scheme.</p>	<p>P2.1 Buildings and works within a future coastal refugia area must allow for natural coastal processes to continue to occur and avoid or minimise adverse impacts on natural assets, having regard to:</p> <ul style="list-style-type: none"> (a) allowing for the landward transgression of sand dunes and the landward colonisation of wetlands, saltmarshes and other coastal habitats from adjacent areas; (b) avoiding the creation of barriers or drainage networks that would prevent future tidal inundation; (c) allowing the coastal processes of sand deposition or erosion to continue to occur; (d) the need to group new facilities with existing facilities, where reasonably practical; (e) the impacts on native vegetation; (f) minimising cut and fill; (g) building design that responds to the particular size, shape, contours or slope of the land;

	<p>(h) the impacts of sea-level rise on natural coastal processes and coastal habitat;</p> <p>(i) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and</p> <p>(j) the guidelines in the Tasmanian Coastal Works Manual.</p> <p>P2.2</p> <p>Buildings and works within a future coastal refugia area must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:</p> <p>(a) the need to access a specific resource in a coastal location;</p> <p>(b) the need to operate a marine farming shore facility;</p> <p>(c) the need to access infrastructure available in a coastal location;</p> <p>(d) the need to service a marine or coastal related activity;</p> <p>(e) provision of essential utility or marine infrastructure; and</p> <p>(f) provision of open space or for marine-related educational, research, or recreational facilities.</p>
Addressing Acceptable Solution	Addressing Performance Criteria
The proposal is not with a coast refugia area and is therefore not applicable to the provision.	
A3 Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.	P3 Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to: (a) the need to minimise impacts on water quality; and (b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.
Addressing Acceptable Solution	Addressing Performance Criteria
The proposal does not include a stormwater connection to the water course as it is a subdivision in the rural residential zone. Any future building on the allotment will require a overflow discharge to a water course which will be via separate future application. Therefore the provision is not applicable to this application.	
A4 Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.	P4.1 Dredging or reclamation within a waterway and coastal protection area or a future coastal refugia area must minimise adverse impacts on natural coastal processes and natural assets, having regard to: (a) impacts caused by erosion, siltation, sedimentation and runoff; (b) impacts on riparian or littoral vegetation; (c) the need to avoid land filling of wetlands;

	<p>(d) impacts on sand movement and wave action; and</p> <p>(e) the potential for increased risk to inundation of adjacent land.</p> <p>P4.2 Dredging or reclamation within a waterway and coastal protection area or a future coastal refugia area must be necessary:</p> <p>(a) to continue an existing use or development on adjacent land; or</p> <p>(b) for a use which relies upon a coastal location to fulfil its purpose, having regard to:</p> <p>(i) the need to access a specific resource in a coastal location;</p> <p>(ii) the need to operate a marine farming shore facility;</p> <p>(iii) the need to access infrastructure available in a coastal location;</p> <p>(iv) the need to service a marine or coastal related activity;</p> <p>(v) provision of essential utility or marine infrastructure; and</p> <p>(vi) provision of open space or for marine-related educational, research, or recreational facilities.</p>
Addressing Acceptable Solution	Addressing Performance Criteria
The proposal does not include any dredging or reclamation works within the watercourse and is therefore the provision is not applicable to the application.	
A5 Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	P5 Coastal protection works or watercourse erosion or inundation protection works within a waterway and coastal protection area or a future coastal refugia area must be designed by a suitably qualified person and minimise adverse impacts on natural coastal processes, having regard to: <p>(a) impacts on sand movement and wave action; and</p> <p>(b) the potential for increased risk of inundation to adjacent land.</p>
Addressing Acceptable Solution	Addressing Performance Criteria
No erosion or inundation protection works are proposed by this application and therefore the provision is not applicable to the application.	

C7.6.2 Clearance within a priority vegetation area

Objective:

That clearance of native vegetation within a priority vegetation area:

- (a) does not result in unreasonable loss of priority vegetation;
- (b) is appropriately managed to adequately protect identified priority vegetation; and
- (c) minimises and appropriately manages impacts from construction and development activities.

A1 Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.	P1.1 Clearance of native vegetation within a priority vegetation area must be for: <p>(a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to</p>
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	<p>provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person;</p> <p>(b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;</p> <p>(c) subdivision in the General Residential Zone or Low Density Residential Zone;</p> <p>(d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;</p> <p>(e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or</p> <p>(f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.</p> <p>P1.2 Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</p> <p>(a) the design and location of buildings and works and any constraints such as topography or land hazards;</p> <p>(b) any particular requirements for the buildings and works;</p> <p>(c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;</p> <p>(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;</p> <p>(e) any on-site biodiversity offsets; and</p> <p>(f) any existing cleared areas on the site.</p>
Addressing Acceptable Solution	Addressing Performance Criteria
No clearing of vegetation is proposed by this application and therefore the provision is not applicable to this application.	

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.

<p>A1 Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must:</p> <p>(a) be for the creation of separate lots for existing buildings;</p>	<p>P1 Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:</p>
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<p>(b) be required for public use by the Crown, a council, or a State authority;</p> <p>(c) be required for the provision of Utilities;</p> <p>(d) be for the consolidation of a lot; or</p> <p>(e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area.</p>	<p>(a) 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</p> <p>(b) future development likely to be facilitated by the subdivision.</p>
<p>Addressing Acceptable Solution</p>	<p>Addressing Performance Criteria</p>
	<p>The proposal is intersected by a water course however all proposed works including bushfire hazard management areas are outside of the water course itself.</p> <p>No new works with in the watercourse are proposed by this application and therefore the provision is not applicable to this application.</p>

C7.7.2 Subdivision within a priority vegetation area

Objective:

That:

- (a) works associated with subdivision will not have an unnecessary or unacceptable impact on priority vegetation; and
- (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation.

<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:</p> <ul style="list-style-type: none"> (a) be for the purposes of creating separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area. 	<p>P1.1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:</p> <ul style="list-style-type: none"> (a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person; (b) subdivision for the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) subdivision involving clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. <p>P1.2</p> <p>Works association with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</p>
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	<ul style="list-style-type: none"> (a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards; (b) any particular requirements for the works and future development likely to be facilitated by the subdivision; (c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings; (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation; (e) any on-site biodiversity offsets; and (f) any existing cleared areas on the site.
<i>Addressing Acceptable Solution</i>	<i>Addressing Performance Criteria</i>
	<p>The application is consistent with P1.1(a) as the use of the use of the land has been established and the subdivision continues the same use through this development. The subdivision also involves minimal clearing of vegetation relative to the extent of priority vegetation on the site remaining consistent with P1.1(f).</p> <p>Works within the hazard management area are for fuel reduction purposes only (retains most trees to ensure crown separation and fine fuel reductions to provide a managed state).</p> <p>The separation distances from the building envelope to the vegetation provides a higher construction requirement thereby reducing the hazard management area to the threshold of BAL 19 provided by the planning scheme for a subdivision. Therefore the hazard management area minimises any adverse impacts on the priority vegetation through the design remaining consistent with P1.2 above.</p>

C8.0 Scenic Protection Code - Not applicable to this application

C9.0 Attenuation Code - Not applicable to this application

C10.0 Coastal Erosion Hazard Code - Not applicable to this application

C11.0 Coastal Inundation Hazard Code - Not applicable to this application

C12.0 Flood-Prone Areas Hazard Code - Not applicable to this application

C13.0 Bushfire-Prone Areas Code - See bushfire plan

C14.0 Potentially Contaminated Land Code - Not applicable to this application

C15.0 Landslip Hazard Code - Not applicable to this application

C16.0 Safeguarding of Airports Code - Not applicable to this application

Conclusion

This supporting documentation demonstrates that the proposal being a Proposed Subdivision supports and furthers the Planning Scheme aims and objectives, relevant Clauses and Schedules as set out for development within the Rural Living 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 Proposed Subdivision at 340 Back Cam Road, Somerset is respectfully sought from the Planning Authority.



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