TASMAN COUNCIL
1713 Main Road, Nubeena TAS 7184
Phone: (03) 6250 9200
Email: tasman@tasman.tas.gov.au
Website: www.tasman.tas.gov.au
ABN: 63 590 070 717

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval under the Land Use Planning and Approvals Act 1993, for the following development(s):

NUMBER:	SA 03 / 2023
ADDRESS:	19 Richardsons Drive, Eaglehawk Neck (CT 108496/4)
DESCRIPTION:	Subdivision – One Lot into Two

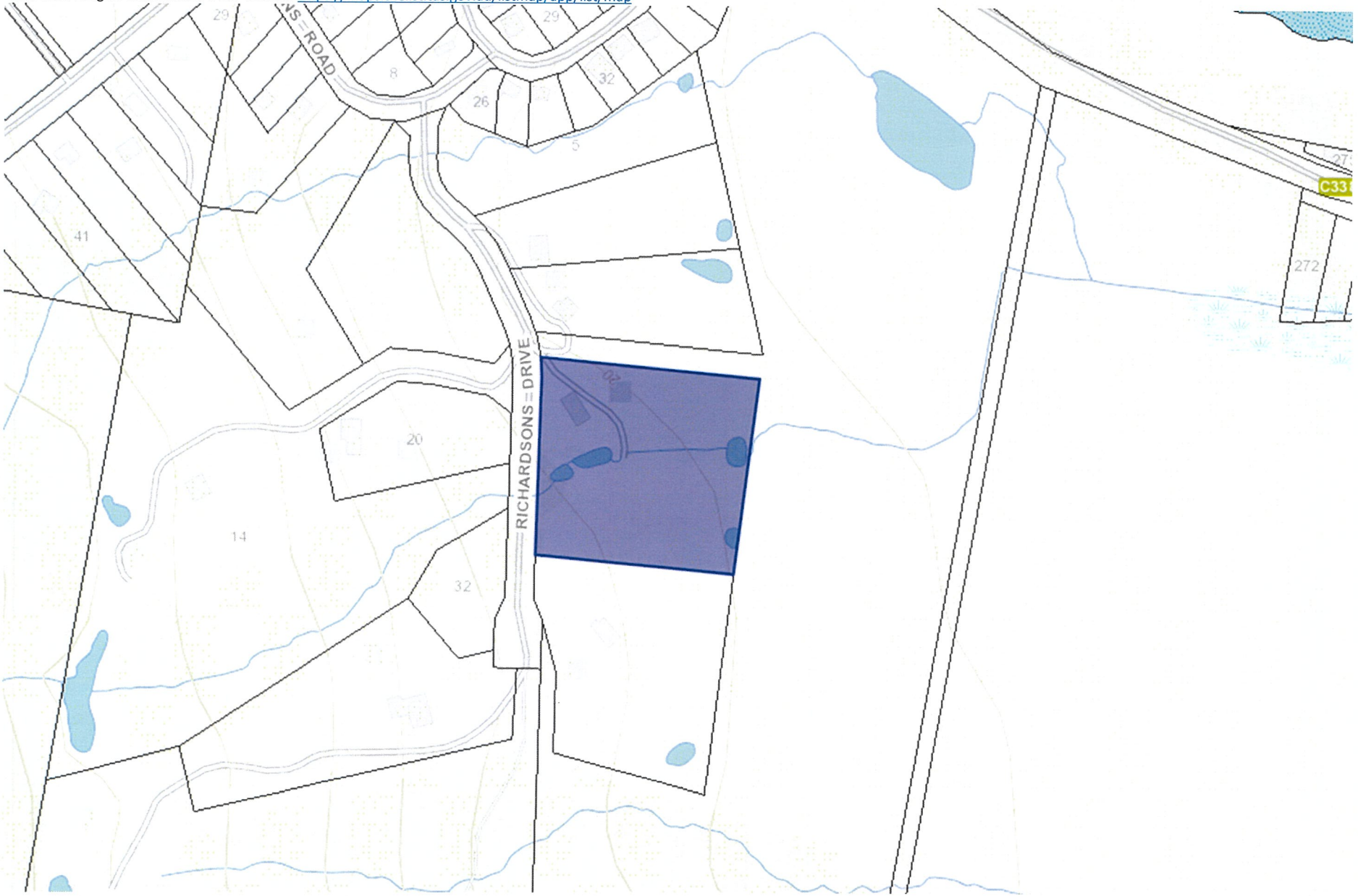
The relevant plans and documents can be viewed on Council's website https://tasman.tas.gov.au/advertised-applications/ or are available in hard copy upon request by calling Council on (03) 6250 9200 or email tasman@tasman.tas.gov.au until **05 September 2023.**

Any person may make a representation relating to the application. Representations are to be made in writing addressed to the General Manager, Tasman Council, 1713 Main Road, Nubeena TAS 7184 or by email to tasman@tasman.tas.gov.au and will be received no later than **05 September 2023**. Late representations will not be considered.

Blake Repine
General Manager
Date: 23 August 2023

SA 03 / 2023, 19 Richardsons Drive, Eaglehawk Neck (CT 108496/4) The relevant plans and documents can be inspected at the Council Offices at 1713 Main Road, Nubeena during normal office hours, or the plans may be viewed on Council's website at www.tasman.tas.gov.au until the date representations close, 05 September 2023.

The below imagine was sourced from The List: https://maps.thelist.tas.gov.au/listmap/app/list/map



5th April 2023

Tasman Council,
1713 Main Road,
Nubeena. 7184

Dear Sir,

Proposed Subdivision, 19 Richardson Drive, Eaglehawk Neck,

Please find attached a plan showing the proposed subdivision of 19 Richardson Drive, Eaglehawk Neck into two lots, submitted to Council for approval.

The majority of the lots are pasture and there is an existing dwelling on the balance.

Also enclosed is the certificate of title and completed application form

.
Yours faithfully

Authorised Surveyor

TASMAN COUNCIL
1713 Main Road, Nubeena TAS 7184
Tel 03 6250 9200 **Fax** 03 6250 9220
Email tasman@tasman.tas.gov.au
Web www.tasman.tas.gov.au
ABN 63590070717

Application for Planning Permit

The personal information requested on this form is being collected by council for purpose set out in the title of the form. The personal information will be used solely by council for the primary purpose or directly related purposes. The applicant understands that personal information is provided for the above mentioned function and that he/she may apply to council for access to and/or amendment of the information. Requests for access or correction should be made to Tasman Council's Customer Service Officer.

APPLICANT DETAILS*

FULL NAME			
POSTAL ADDRESS		**POSTCODE**	
PHONE (BUSINESS HOURS)		**FAX**	
MOBILE		**EMAIL**	

OWNERS DETAILS (IF DIFFERENT)*

FULL NAME			
POSTAL ADDRESS		**POSTCODE**	
PHONE (BUSINESS HOURS)		**MOBILE**	

DESCRIPTION OF PROPOSED DEVELOPMENT*

- ☐ New Dwelling
- ☑ Subdivision
- ☐ Change of Use
- ☐ Commercial/ Industrial Building
- ☐ New Shed/ Outbuilding
- ☐ Extension/ Addition
- ☐ Demolition
- ☐ Other (please specify – right)

PRESENT USE OF LAND/ BUILDING(S)
Residence + Pasture

LOCATION OF PROPOSED DEVELOPMENT*

ADDRESS	19 Richardson Drive, Eaglehawk Neck		
CERTIFICATE OF TITLE	108496 – 4	**LOT NUMBER**	4
FLOOR AREA			
Existing floor area (square metres):		Proposed floor area (square metres):	
CAR PARKING			
Number existing		Number proposed	

SITE CONTAMINATION	
Have any potentially contaminating uses been undertaken on this site? (Refer to list provided on page 5)	☐ Yes ☑ No
TASMANIAN HERITAGE OR ABORIGINAL HERITAGE REGISTER	
Is this property on the Tasmanian Heritage or Aboriginal Heritage Register?	☐ Yes ☑ No
VALUE (mandatory field)	
Value of work (inc. GST)	

PRE-APPLICATION DISCUSSIONS*

HAVE YOU HAD PRE-APPLICATION DISCUSSIONS WITH A COUNCIL OFFICER? (If yes, please specify officers name, if known) Samantha Stansby	☑ Yes ☐ No

DECLARATION BY APPLICANT*

I/ we declare that the information given is a true and accurate representation of the proposed development; and
I/ we am/ are liable for the payment of Council application processing fees, even in the event of the development not proceeding; and
I/ we authorise Tasman Council to provide a copy of my documents relating to this application to any person for the purpose of assessment and public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

SIGNATURE OF APPLICANT	
NAME OF APPLICANT (PLEASE PRINT)	
DATE	5-04-23

DECLARATION IF APPLICANT IS NOT THE OWNER

I hereby declare that I am the applicant for the development at the address detailed in this application for a planning permit, and that I have notified the owner/s of the land for which I am making this application, in accordance with Section 52(1a) of the *Land Use Planning and Approvals Act 1993*.

SIGNATURE OF APPLICANT	
NAME OF APPLICANT (PLEASE PRINT)	
DATE	5-04-23
NAME/S OF OWNER/S NOTIFIED	
DATE	5-04-23 28-7-23

IS THE APPLICANT AND/OR OWNER A TASMAN COUNCIL COUNCILLOR, COUNCIL OFFICER OR HIS OR HER SPOUSE OR IMMEDIATE RELATIVE? *	☐ Yes ☑ No

added

30-7-23

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
108496	4
EDITION	DATE OF ISSUE
6	09-Aug-2006

SEARCH DATE : 16-Mar-2023
SEARCH TIME : 09.04 AM

DESCRIPTION OF LAND

Parish of TARANNA, Land District of PEMBROKE
Lot 4 on Sealed Plan 108496
Derivation : Part of Lot 24864 Granted to E.W. Ball and Part of Lot 23951 Granted to W. Ball
Prior CT 14816/2

SCHEDULE 1

C14086 TRANSFER to and
Registered 24-Apr-1997 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP108496 EASEMENTS in Schedule of Easements
SP108496 COVENANTS in Schedule of Easements
SP 14816 FENCING COVENANT in Schedule of Easements
SP14816 COVENANTS in Schedule of Easements
SP108496 FENCING PROVISION in Schedule of Easements
C35229 MORTGAGE to Westpac Banking Corporation Registered 19-Aug-1997 at 12.01 PM

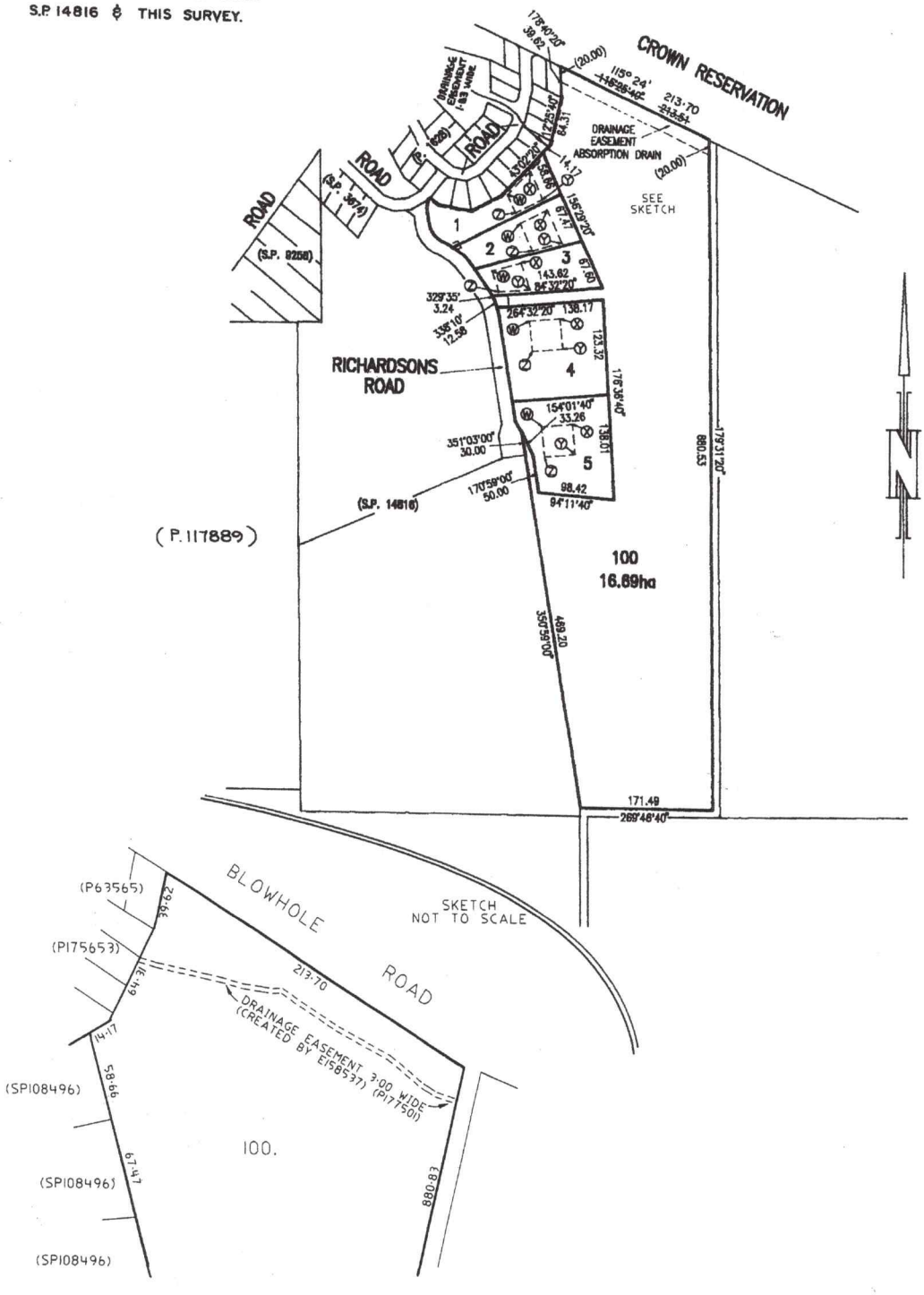
UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to amended covenants pursuant to Request to Amend No. C698397 made under Section 103 of the Local Government (Building and Miscellaneous Provisions) Act 1993. Search Sealed Plan No. 14816 Lodged by mcmullens Lawyers Conveyancers Executors on 18-Jul-2006 BP: C698397

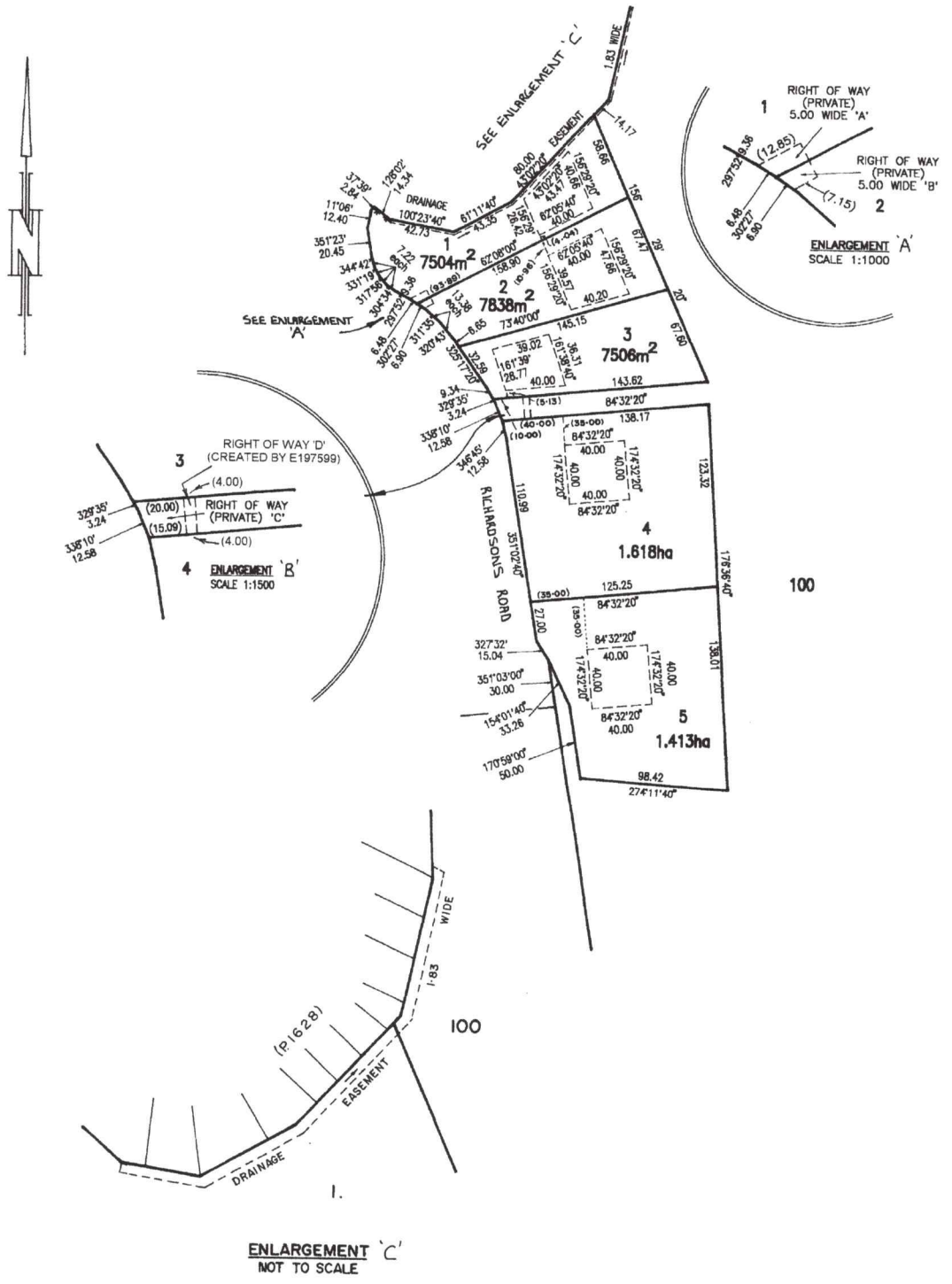
OWNER ANTHONY JOHN LITTLE FOLIO REFERENCE CT 14816/2 & CT 14816/3 GRANTEE PART OF LOT 23951, GTD TO WM. BALL & PART OF LOT 24864 GTD. TO E.W. BALL	PLAN OF SURVEY BY SURVEYOR JOHN L. CERUTTY CROMER & CERUTTY 7 BAYFIELD ST. ROSNY PARK A DIVISION OF CC&R PTY. LTD. ACN 009521984 LOCATION LAND DISTRICT OF PEMBROKE PARISH OF TARANNA SCALE 1:5000 LENGTHS IN METRES		REGISTERED NUMBER SP 108496 APPROVED 22 DEC 1993 EFFECTIVE FROM Recorder of Titles
TASMAP SHEET No. 32	LAST UPI No.0095-96	LAST SURVEY PLAN No. SP 14816	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 100 IS COMPILED FROM S.P. 14816 & THIS SURVEY.

INDEX PLAN



ANNEXURE SHEET No 1 OF 1 SHEETS	OWNER ANTHONY JOHN LITTLE FOLIO REFERENCE CT 14816/2 & CT 14816/3 SCALE 1:2500 LENGTHS IN METRES	REGISTERED NUMBER SP108496
SIGNED FOR IDENTIFICATION PURPOSES Town Clerk/Council Clerk	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET. Registered Surveyor ..... date 26-10-1993	



REGISTERED NUMBER

SP 108496

SCHEDULE OF EASEMENTS

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

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

LOTS 1 TO 4 ON THE PLAN, WHICH FORMERLY COMPRISED PART OF LOT 2 ON SEALED PLAN 14816, AND LOTS 5 AND 100 ON THE PLAN, WHICH FORMERLY COMPRISED PART OF LOTS 2 AND 3 ON SEALED PLAN 14816) ARE AFFECTED BY RESTRICTIVE COVENANTS SET FORTH IN SEALED PLAN 14816.

EASEMENTS:

Lot 1 is together with a Right of ~~Way~~ CARRIAGEWAY over the strip of land through Lot 2 on the plan shown as "Right of Way (Private) 5.00 wide 'B'" and subject to a Right of ~~Way~~ CARRIAGEWAY for Lot 2 on the plan ~~shown as~~ OVER THE "Right of Way (Private) 5.00 wide 'A'".

Lot 2 is together with a Right of ~~Way~~ CARRIAGEWAY over the strip of land through Lot 1 on the plan shown as "Right of Way (Private) 5.00 wide 'A'" and subject to a Right of ~~Way~~ CARRIAGEWAY for Lot 1 on the plan ~~shown as~~ OVER THE "Right of Way (Private) 5.00 wide 'B'".

Lots 3 & 4 are together with a Right of ~~Way~~ CARRIAGEWAY over the strip of land through Lot 100 on the plan shown as "Right of Way (Private) 'C'".

Lot 100 is subject to a right of ~~way~~ CARRIAGEWAY for Lots 3 and 4 on the plan ~~shown as~~ OVER THE "Right of Way (Private) 'C'".

Lot 1 ~~is~~ AND 100 ARE EACH subject to ~~and together with~~ a right of drainage over the strip of land ~~and area on the plan respectively~~ shown as "Drainage Easement 1.83 wide" ~~and "Drainage Easement Absorption Drain"~~ (APPURTENANT TO LOTS 10 TO 22 ON PLAN 16278) LOT 100 IS SUBJECT TO A RIGHT OF DRAINAGE (APPURTENANT TO LOT 21 ON PLAN 16278) OVER THE DRAINAGE EASEMENT ABSORPTION DRAIN SHOWN ON THE PLAN.

COVENANTS: The owners of Lots 1, 2, 3, 4 and 5 on the plan covenant with the Vendor and the owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant shall run with and bind the Covenantors lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations:

~~(a) That the Vendor Anthony John Little shall not be required to fence.~~

(b) Not erect or locate or permit to be erected or located any building on any part of a lot other than within the areas shown on the plan marked "WXYZ" on Lots 1, 2, 3, 4 and 5.

(c) Not to erect any building having any unpainted metal surface or having external building materials of types or colours which do not blend with the rural environment.

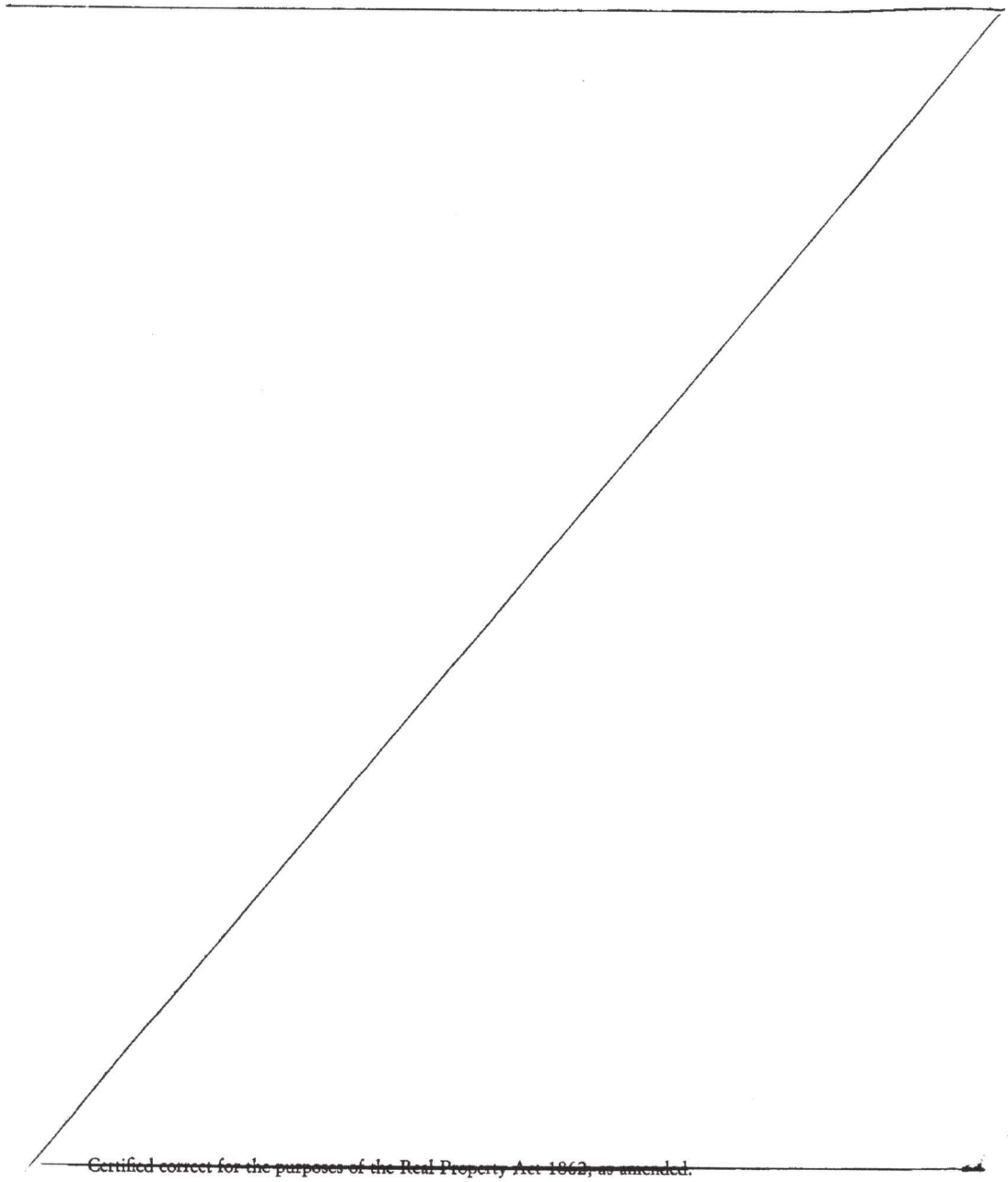
(d) Not to cut down existing trees without prior approval of Municipal Council

EXCLUDING PROVISION.
IN RESPECT OF EACH LOT ON THE PLAN THE VENDOR, ANTHONY JOHN LITTLE SHALL NOT BE REQUIRED TO FENCE.

SIGNED by the said **ANTHONY JOHN LITTLE** as registered proprietor of the lands in Certificate of Title Volume 14816 Folios 2 and 3 in the presence of:

A J Little

M Bull
Solicitor
Hobart



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

.....

~~*Subdivider/Solicitor for the Subdivider*~~

This is the schedule of easements attached to the plan of ANTHONY JOHN LITTLE

(Insert Subdivider's Full Name)

to Lots 1, 2, 3, 4, 5 and 100 affecting land in

Certificates of Title Volume 14816 Folio 2 and Volume 14816 Folio 3

(Insert Title Reference)

Sealed by Municipality of Tasman on 8 November 1993

.....

Council Clerk/~~Town Clerk~~

3625

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
108496	100
EDITION	DATE OF ISSUE
7	03-Dec-2019

SEARCH DATE : 27-Jul-2023
SEARCH TIME : 09.17 PM

DESCRIPTION OF LAND

Parish of TARANNA, Land District of PEMBROKE
Lot 100 on Sealed Plan 108496
Derivation : Part of Lot 24864 Granted to E.W. Ball and Part of Lot 23951 Granted to W. Ball
Prior CTs 14816/2 and 14816/3

SCHEDULE 1

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP108496 EASEMENTS in Schedule of Easements
SP 14816 COVENANTS in Schedule of Easements
SP 14816 FENCING COVENANT in Schedule of Easements
SP14816 COVENANTS in Schedule of Easements
SP108496 FENCING PROVISION in Schedule of Easements
E158537 BURDENING EASEMENT: a right of drainage in favour of Tasman Council over the land marked Drainage Easement 3.00 wide on Sealed Plan 108496 Registered 29-Aug-2019 at noon
E197599 BURDENING EASEMENT: a right of carriageway (appurtenant to Lot 3 on Sealed Plan 108496) over the land marked Right of Way 'D' on Sealed Plan 108496 Registered 03-Dec-2019 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to amended covenants pursuant to Request to Amend No. C698397 made under Section 103 of the Local Government (Building and Miscellaneous Provisions) Act 1993. Search Sealed Plan No. 14816 Lodged by mcmullens Lawyers Conveyancers Executors on 18-Jul-2006 BP: C698397

OWNER ANTHONY JOHN LITTLE

FOLIO REFERENCE CT 14816/2 & CT 14816/3

GRANTEE PART OF LOT 23951 (75-1-10) GTD TO W.M. BALL & PART OF LOT 24864 (63-1-17) GTD. TO E.W. BALL

PLAN OF SURVEY

BY SURVEYOR JOHN L. CERUTTY
CROMER & CERUTTY
7 BAYFIELD ST. ROSNY PARK
A DIVISION OF CC&R PTY. LTD. ACN 009821984

LOCATION
LAND DISTRICT OF PEMBROKE
PARISH OF TARANNA

SCALE 1:5000 LENGTHS IN METRES

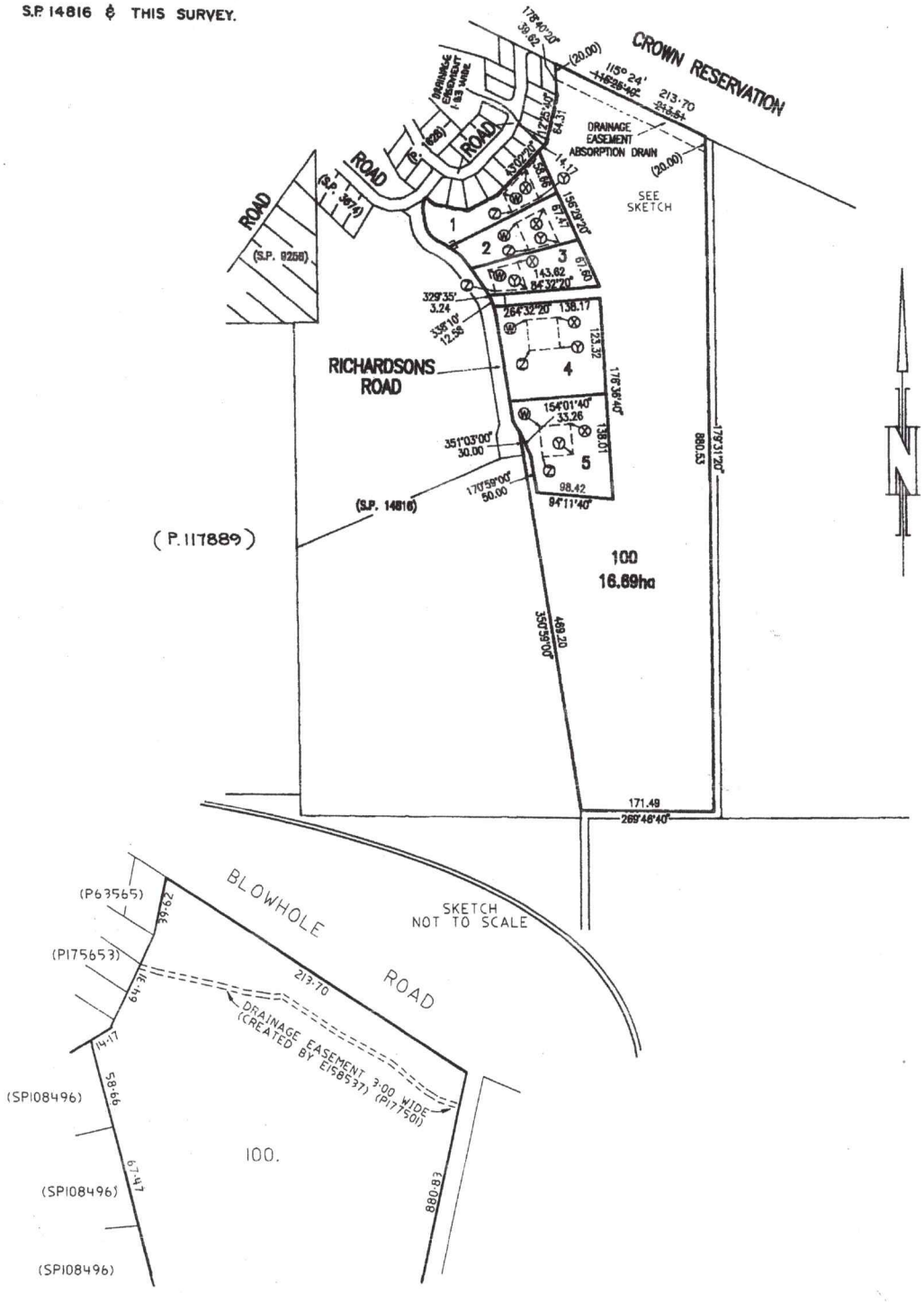
REGISTERED NUMBER
SP 108496

APPROVED 22 DEC 1993
EFFECTIVE FROM
Recorder of Titles

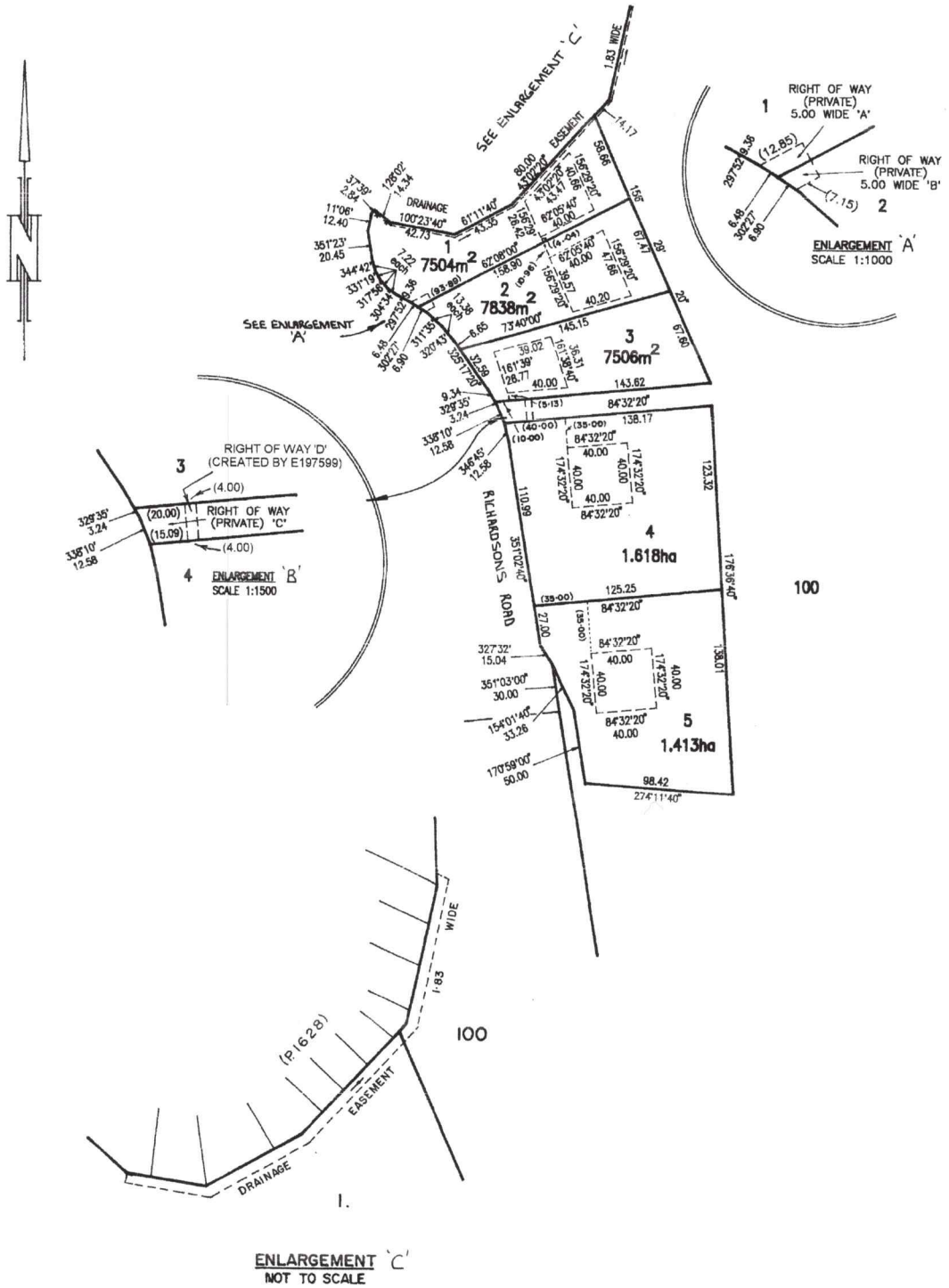
TASMAP SHEET No. 32 | LAST UPI No.0095-96 | LAST SURVEY PLAN No. SP 14816 | ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 100 IS COMPILED FROM S.P 14816 & THIS SURVEY.

INDEX PLAN



ANNEXURE SHEET No 1 OF 1 SHEETS	OWNER ANTHONY JOHN LITTLE FOLIO REFERENCE CT 14816/2 & CT 14816/3 SCALE 1:2500 LENGTHS IN METRES	REGISTERED NUMBER SP108496
SIGNED FOR IDENTIFICATION PURPOSES Town Clerk/Council Clerk	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET. Registered Surveyor ..... date 26-10-1993	



REGISTERED NUMBER

SP 108496

SCHEDULE OF EASEMENTS

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

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

LOTS 1 TO 4 ON THE PLAN, WHICH FORMERLY COMPRISED PART OF LOT 2 ON SEALED PLAN 14816, AND LOTS 5 AND 100 ON THE PLAN, WHICH FORMERLY COMPRISED PART OF LOTS 2 AND 3 ON SEALED PLAN 14816) ARE AFFECTED BY RESTRICTIVE COVENANTS SET FORTH IN SEALED PLAN 14816.

EASEMENTS:

Lot 1 is together with a Right of ~~Way~~ CARRIAGEWAY over the strip of land through Lot 2 on the plan shown as "Right of Way (Private) 5.00 wide 'B'" and subject to a Right of ~~Way~~ CARRIAGEWAY for Lot 2 on the plan ~~shown as~~ OVER THE "Right of Way (Private) 5.00 wide 'A'".

Lot 2 is together with a Right of ~~Way~~ CARRIAGEWAY over the strip of land through Lot 1 on the plan shown as "Right of Way (Private) 5.00 wide 'A'" and subject to a Right of ~~Way~~ CARRIAGEWAY for Lot 1 on the plan ~~shown as~~ OVER THE "Right of Way (Private) 5.00 wide 'B'".

Lots 3 & 4 are together with a Right of ~~Way~~ CARRIAGEWAY over the strip of land through Lot 100 on the plan shown as "Right of Way (Private) 'C'".

Lot 100 is subject to a right of ~~way~~ CARRIAGEWAY for Lots 3 and 4 on the plan ~~shown as~~ OVER THE "Right of Way (Private) 'C'".

Lot 1 ~~is~~ AND 100 ARE EACH subject to ~~and together with~~ a right of drainage over the strip of land ~~and area on the plan respectively~~ shown as "Drainage Easement 1.83 wide" ~~and "Drainage Easement Absorption Drain"~~ (APPURTENANT TO LOTS 10 TO 22 ON PLAN 162B) LOT 100 IS SUBJECT TO A RIGHT OF DRAINAGE (APPURTENANT TO LOT 21 ON PLAN 1628) OVER THE DRAINAGE EASEMENT ABSORPTION DRAIN SHOWN ON THE PLAN.

COVENANTS: The owners of Lots 1, 2, 3, 4 and 5 on the plan covenant with the Vendor and the owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant shall run with and bind the Covenantors lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations:

~~(a) That the Vendor Anthony John Little shall not be required to fence.~~

(b) Not erect or locate or permit to be erected or located any building on any part of a lot other than within the areas shown on the plan marked "WXYZ" on Lots 1, 2, 3, 4 and 5.

(c) Not to erect any building having any unpainted metal surface or having external building materials of types or colours which do not blend with the rural environment.

(d) Not to cut down existing trees without prior approval of Municipal Council

FENCING PROVISION.
IN RESPECT OF EACH LOT ON THE PLAN THE VENDOR, ANTHONY JOHN LITTLE SHALL NOT BE REQUIRED TO FENCE.

SIGNED by the said ANTHONY JOHN LITTLE as registered proprietor of the lands in Certificate of Title Volume 14816 Folios 2 and 3 in the presence of:

M Bull Solicitor Hobart

A J Little

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

.....

~~*Subdivider/Solicitor for the Subdivider*~~

This is the schedule of easements attached to the plan of ANTHONY JOHN LITTLE

(Insert Subdivider's Full Name)

to Lots 1, 2, 3, 4, 5 and 100 affecting land in

Certificates of Title Volume 14816 Folio 2 and Volume 14816 Folio 3

(Insert Title Reference)

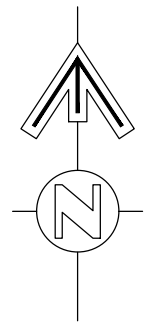
Sealed by Municipality of Tasman on 8 November 1993

.....

Council Clerk/~~Town Clerk~~

3625

NOTES:
1. DATUM FOR HEIGHTS IS AHD
2. CONTOUR INTERVAL IS 10.0 METRE



RIGHT OF WAY
(PRIVATE) 'C'

20

138.2

Existing access

Shed

BALANCE
8100mł

59.4

Waterhole

House
No 19

37.33

61.8

RICHARDSONS

30

Water course

53.7

23.00

51.2

11.1

18.1

Waterholes

64.0

DRIVE

LOT 1
8080mł

Waterhole

61.8

Shed

Proposed access

125.3

Priority Vegetation Boundary
Water Course
Access

Owners

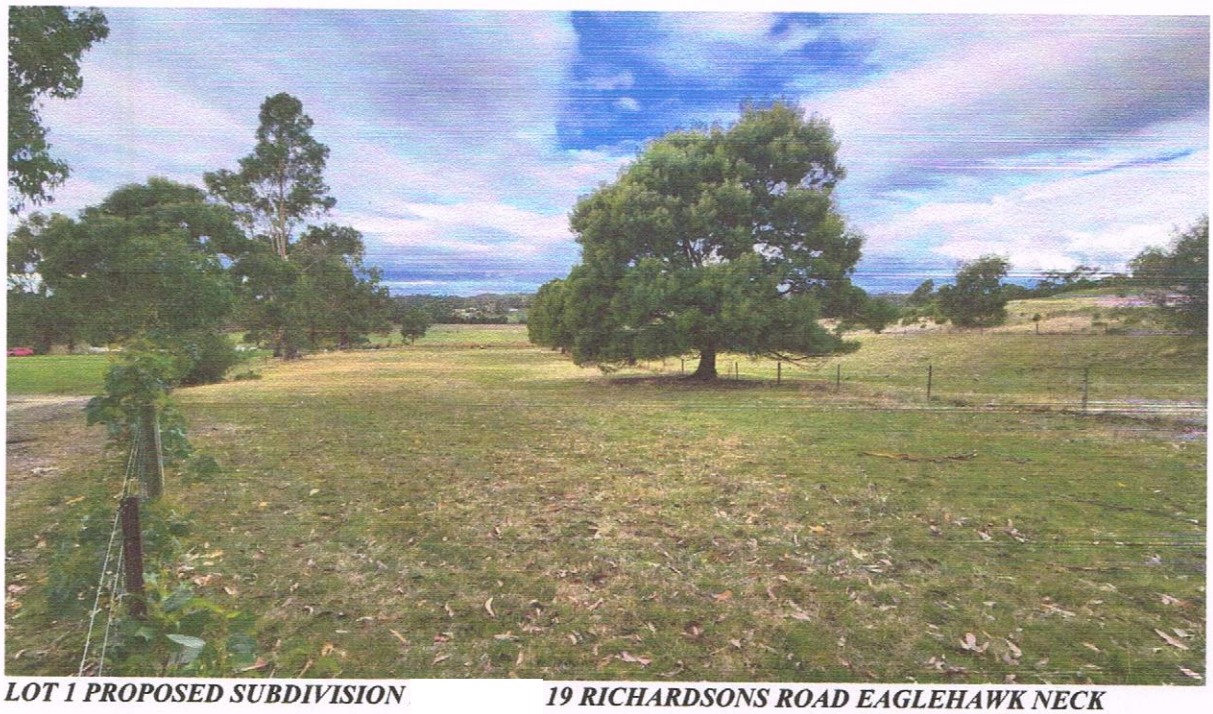
C.T. 108496/4

ALL MEASUREMENTS SUBJECT TO FINAL SURVEY

PROPSED SUBDIVISION
19 RICHARDSONS DRIVE
EAGLEHAWK NECK

SCALE 1: 750 (A3)	DATE: MARCH 2023	DRAWN: IDS/TNW	DWG NO. D3014-1

T. N. WOOLFORD & ASSOCIATES
LAND & ENGINEERING SURVEYORS
72 GRAHAMS RD, MT. RUMNEY
Phone (03) 6248 5224
m: 0418 248 569
e: tnwoolford@tassie.net.au



LOT 1 PROPOSED SUBDIVISION *19 RICHARDSONS ROAD EAGLEHAWK NECK*

AUTHOR: JOHN PARKINSON - ONSITE WASTEWATER HYDRAULIC DESIGN

MUNICIPALITY *TASMAN*

CLIENT

LOCATION *19 RICHARDSONS ROAD*

PROPOSED DEVELOPMENT - *2 LOT RESIDENTIAL SUBDIVISION*

PROPOSED AREA *1.6 Ha*

DATE OF INSPECTION *14TH JULY 2023*

SITE AND SOIL EVALUATION REPORT - ON-SITE WASTEWATER DISPOSAL

SUMMARY

The subdivision proposal is to develop an area of approximately 1.6 ha into 2 lots including the existing dwelling on the balance with both lots 8090M^2
The site is located at 19 Richardson's Road Eagle Hawk Neck on the Tasman Peninsular with predominantly an Easterly aspect.
This Site and Soil Evaluation Report has been produced in accordance with AS/NZS 1547:2012 (On –Site Domestic Wastewater Management)
The scope of this evaluation is to determine that the new lot and balance are suitable for wastewater disposal from a residential dwelling and that the recommended options for on-site wastewater treatment and disposal will be sustainable and not have any adverse effect on the existing environmental values of this area.

Hand augured test holes were used to determine the general soil classification of the proposed site, these were augured to a depth of 1.2m and the general soil classification is silty clayey soils with dry to slightly moist friable subsoils.

There is a drainage line that runs through the center of the property with water holes positioned on both lots

There is natural water runoff that originates from the catchment above that flow into the existing dams on the property as well as a minor water shed on Lot 1 that is directed to a water hole on the eastern boundary
The existing dwelling has a dual-purpose septic tank installed with a subsurface absorption trench disposal system.
There is adequate reserved land on the balance to replace the existing trench if and when necessary.
The subsoils are dry to moist and mostly friable with shallow silty clay loam topsoil's
A future house site on Lot 1 would be preferred on the top western section with better options for a land application area down slope.

SITE DESCRIPTION

This site has a general easterly aspect and is relatively sheltered from prevailing weather from the northwest and mostly exposed to east to north easterly weather patterns.
The land consists mainly of pasture with some established native trees.
A brick dwelling with outbuilding is positioned on the balance of the subdivision.

The land has a general slope of approximately 6-8 deg. to the east with a concave slope thru lot 1 that forms a shallow drainage channel directing any internal surface water runoff to the bottom waterhole on the eastern boundary.
There is a defined water course on the balance that generally follows the boundary between both lots and directs all surface water from the above western catchment from the dams overflow thru the balance to the bottom waterhole on the eastern boundary

GEOLOGY / SOILS

The general description of soils onsite are shallow clay loamy topsoils to light silty mottled clay subsoils that are of friable structure
Due to recent rainfall the soils were slightly moist but mostly dry and friable in the lower profile.
Loamy silty clay topsoils 0.2M; Silty clay brown slightly moist 0.2M; Mottled yellow clays dry and friable structure 0.6M
Geology is described as Permian - mudstone, siltstone, sandstone.

There was no soil erosion or instability observed on this site.

SITE EVALUATION

The site capability and the environmental sensitivity report highlight some site limitations.

The main areas highlighted are potential quality of wastewater and the proximity of surface water.

Primary treated wastewater is inferior to that of secondary treatment due to no mechanical treatment processes, however the area is available and the soils are suitable for inground wastewater disposal with natural soil treatment without risk to existing environmental values and together with a min 3000ltr capacity dual purpose septic tank & outlet filter

there is adequate wastewater settling prior to disposal to a suitable land application area (LAA)

.

It is concluded that Primary treated wastewater will be satisfactory for this site for a max 3-bedroom dwelling.

For final effluent disposal a modified subsurface absorption trench land application area consisting of in excess of 230M^2, post construction with landscaping, designed & installed to AS/NZS 1547:2012 Onsite Domestic Wastewater Management

The other site factor risk highlighted is the proximity to surface water with an existing waterhole close to the eastern boundary approx.70M from the proposed LAA and a shallow drainage channel through the middle of Lot 1
There is adequate available area for a subsurface land application system with sufficient reserve area for future wastewater disposal.
Appropriate standard setbacks will be applied lessening the risk of potential contamination.
Other factors that reduce these risks are the system design, construction and maintenance.

A Site specific and sustainable, cost effective on-site wastewater management system has been recommended considering all site limitations and presuming that the final system design and construction will be undertaken by competent and experienced personnel and appropriately managed and maintained.

There are other treatment and disposal system options available which may be considered at the building application stage.

The existing dwellings onsite wastewater management system consists of a dual-purpose septic tank with an absorption trench for final primary treated effluent disposal.
The existing dwelling on the balance lot of 8090M^2 was built approx. 20yrs ago.
This Lot has adequate area to replace the existing wastewater disposal system when necessary.

RECOMMENDATION AND OPTIONS FOR ON-SITE WASTEWATER MANAGEMENT

The main issues for design, sizing and location of wastewater disposal systems on the proposed Lot 1 have been described above considering the limitations of an onsite waterhole and a shallow surface water channel that has intermittent flows depending on weather.

Modified absorption trenches are suitable for the LAA with calculations sized for a 3 bedroom dwelling (see calcs attached)

The most suitable options are:-

1) A min 3000ltr Dual Purpose Septic Tank with outlet filter
   The Land Application Area (LAA) of 3 X 15M (L) X 1.8M (W) X 0.6M (D) spaced 3M apart downslope and to a level contour with a level base with landscaping
   Or
2) Aerated Wastewater Treatment System (AWTS) with landscaped subsurface drip irrigation area for secondary treated wastewater disposal.
3) The existing brick dwelling on the Balance Lot of 8090M^2 has an existing compliant onsite wastewater management system with adequate reserve area onsite for the land application replacement when necessary.

JOHN PARKINSON

ONSITE WASTEWATER SOLUTIONS

ONSITE WASTEWATER ASSESSMENT & DESIGN

WWW.OSWWS.COM

JOHNPARKINSON@OSWWS.COM

0409336306

CERTIFICATE OF THE RESPONSIBLE DESIGNER

1 LOT SUBDIVISION & BALANCE ASSESSMENT 19 RICHARDSONS RD EAGLEHAWK NECK

Section 94
Section 106
Section 129
Section 155

Form 35

To:		*Owner name*	
	19 RICHARDSONS ROAD	*Address*	
	EAGLEHAWK NECK	7179	*Suburb/postcode*

Designer details:

Name:	J M Parkinson	Category:	Building Services Designer CC16310
Business name:	Onsite Wastewater Solutions	Phone No:	0409336306
Business address:	880 Cambridge Rd		
	Cambridge 7170	Fax No:	
Licence No:	1017524	Email address:	johnparkinson@oswws.com

Details of the proposed work:

Owner/Applicant		Designer's project reference No.	
Address:	19 RICHARDSONS RD	Lot No:	
	EAGLEHAWK NECK 7179		

Type of work:	Building work			Plumbing work	X

(X all applicable)

Description of work:

Site Assessment, Evaluation For Onsite Wastewater Management System Options *PROPOSED SUBDIVISION*	*(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)*

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*		
Certificate Type:	**Certificate**	**Responsible Practitioner**
	Building design	Architect or Building Designer
	Structural design	Engineer or Civil Designer
	Fire Safety design	Fire Engineer
	Civil design	Civil Engineer or Civil Designer
	X Hydraulic design	Building Services Designer
	Fire service design	Building Services Designer
	Electrical design	Building Services Designer
	Mechanical design	Building Service Designer
	X Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	X Other (specify) Site & Soil Assessment and evaluation	
Deemed-to-Satisfy: X	Performance Solution: *(X the appropriate box)*	
Other details: PROPOSED SUBDIVISION ASSESSMENT FOR ONSITE WASTEWATER MANAGEMENT		

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers: Subdivision Site Plan Onsite Wastewater System Assessment	Prepared by: OSWWS	Date: 7/2023
Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
Computations: Site Assessment , Land Capability and Calculations for OSWMS	Prepared by: OSWWS	Date: 7/2023
Performance solution proposals:	Prepared by:	Date:

Test reports:	Prepared by:	Date:
OnsiteWastewater Management	OSWWS	7/2023

Standards, codes or guidelines relied on in design process:	
AS/NZS 1547:2012 On-Site Domestic Wastewater Management AS/NZS 3500 Directors Guidelines for Onsite Wastewater Management Systems Site Plans	

I John Parkinson ..... am responsible for the site & Soil Assessment of that part of the work as described in this certificate;

The documentation relating to the work includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	*Signed*	*Date*
Designer:	J M Parkinson		18/7/2023
Licence No:	CC16310 / 1017524		
	Name: (print)	*Signed*	*Date*

Onsite Wastewater Solutions

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Onsite Wastewater System

Assessment for	[redacted]	Assess. Date	18-Jul-23
	19 Richardsons Rd Eagle Hawk Neck	Ref. No.	
Assessed site(s)	19 Richardsons Rd	Site(s) inspected	14-Jul-23
Local authority	Tasman Council	Assessed by	J Parkinson

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 600 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 200

Sullage volume (L/day) = 400

Total nitrogen (kg/year) generated by wastewater = 5.8

Total phosphorus (kg/year) generated by wastewater = 6.6

Climatic assumptions for site (Evapotranspiration estimated using mean max. daily temperatures)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)												
Adopted rainfall (R, mm)	60	55	40	55	60	70	80	40	50	55	60	80
Retained rain (Rr, mm)	51	47	34	47	51	60	68	34	43	47	51	68
Max. daily temp. (deg. C)	25	25	22	17	15	12	10	15	16	17	20	22
Evapotrans (ET, mm)	93	80	69	49	43	43	37	56	58	63	72	82
Evapotr. less rain (mm)	**42**	**33**	**35**	**2**	**-8**	**-16**	**-31**	**22**	**15**	**16**	**21**	**14**

Annual evapotranspiration less retained rain (mm) = 146

Soil characterisitics

Texture = Light Clays Category = 5 Thick. (m) = 1

Adopted permeability (m/day) = 0.5 Adopted LTAR (L/sq m/day) = 8 Min depth (m) to water = 2

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In dual purpose septic tank(s)
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	Trench(es)
The preferred type of above-ground secondary treatment:	None
Site modifications or specific designs:	Are needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	42
Width (m) =	1.8
Depth (m) =	0.6
Total disposal area (sq m) required =	500
comprising a Primary Area (sq m) of:	250
and a Secondary (backup) Area (sq m) of:	250

Sufficient area is available on site

THE FOLLOWING DESIGN IS FOR A MIN THREE BEDROOM DWELLING

A MIN 3000LTR DUAL PURPOSE SEPTIC TANK TO BE INSTALLED WITH 3 X 15M X 1.8M X0.6M ABSORPTION TRENCHES AT 3M SPACING EXCAVATED TO A LEVEL CONTOUR WITH LEVEL BASE

Onsite Wastewater Solutions

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Onsite Wastewater System

Assessment for	19 Richardsons Rd Eagle Hawk Neck	Assess. Date	18-Jul-23
		Ref. No.	
Assessed site(s)	19 Richardsons Rd	Site(s) inspected	14-Jul-23
Local authority	Tasman Council	Assessed by	J Parkinson

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
A	Expected design area	sq m	250		High		
	Density of disposal systems	/sq km	15		Moderate		
	Slope angle	degrees	8		Low		
A	Slope form	Concave spreading			High		
	Surface drainage	Mod. good			Low		
	Flood potential	Site floods 1 in 75-100 yrs			Low		
	Heavy rain events	Infrequent			Moderate		
	Aspect (Southern hemi.)	Faces NE or NW			Low		
	Frequency of strong winds	Infrequent			Moderate		
	Wastewater volume	L/day	600		Moderate		
	SAR of septic tank effluent		1.2		Low		
AA	SAR of sullage		5.4		Very high		
	Soil thickness	m	1.0		Low		
	Depth to bedrock	m	4.0		Very low		
	Surface rock outcrop	%	0		Very low		
	Cobbles in soil	%	0		Very low		
	Soil pH		6.5		Very low		
	Soil bulk density	gm/cub. cm	1.6		Moderate		
	Soil dispersion	Emerson No.	4		Moderate		
	Adopted permeability	m/day	0.5		Moderate		
	Long Term Accept. Rate	L/day/sq m	8		Moderate		

Comments

Onsite Wastewater Solutions

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Onsite Wastewater System

Assessment for	19 Richardsons Rd Eagle Hawk Neck	Assess. Date	18-Jul-23
		Ref. No.	
Assessed site(s)	19 Richardsons Rd	Site(s) inspected	14-Jul-23
Local authority	Tasman Council	Assessed by	J Parkinson

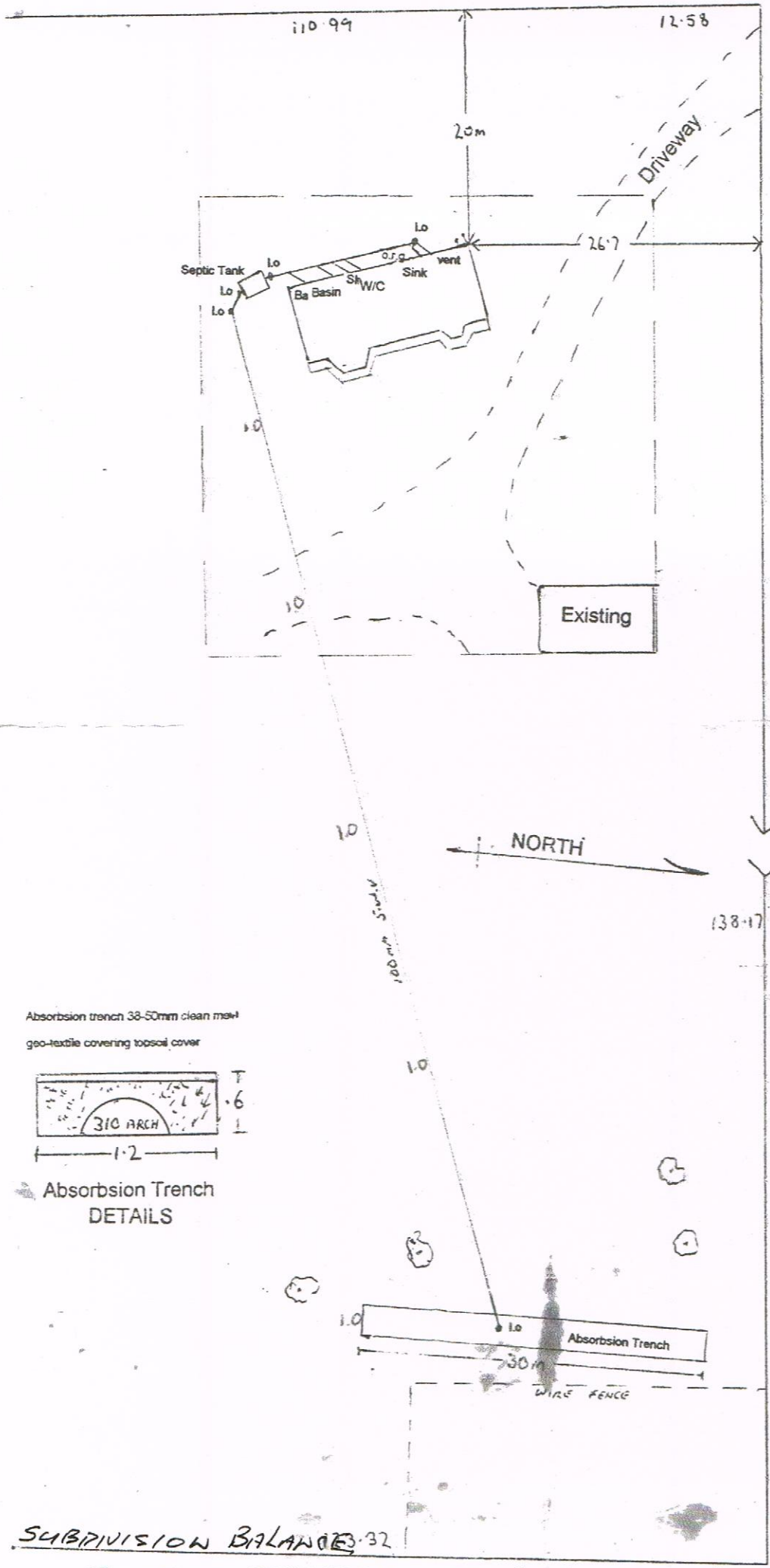
This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

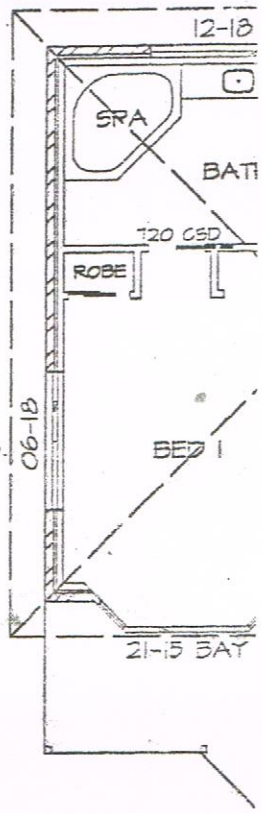
Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
A	Cation exchange capacity	mmol/100g	50		High		
AA	Phos. adsorp. capacity	kg/cub m	0.1		Very high		
	Annual rainfall excess	mm	-146		Very low		
	Min. depth to water table	m	2		Low		
	Annual nutrient load	kg	12.4		Moderate		
	G'water environ. value	Agric non-sensit			Low		
	Min. separation dist. required	m	15		Low		
	Risk to adjacent bores						Factor not assessed
	Surf. water env. value	Agric non-sensit			Low		
A	Dist. to nearest surface water	m	70		High		
A	Dist. to nearest other feature	m	20		High		
	Risk of slope instability	Very low			Very low		
	Distance to landslip	m	200		Low		

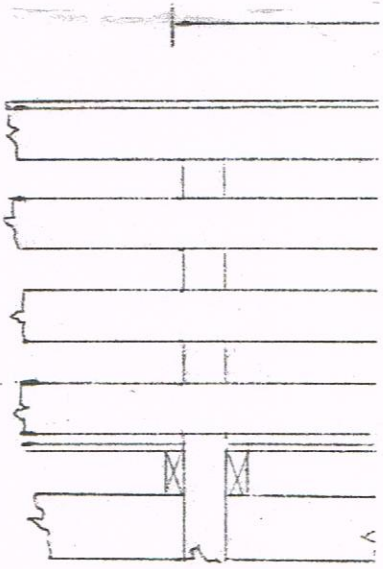
Comments

THE WASTEWATER SYSTEM DESIGN LESSENS THE HIGHLIGHTED FACTORS

- 19 RICHARDSONS ROAD EAGLE HAWK NECK







BALLUSTRADE AND HANDR
DETAIL SCALE 1:20

Absorbsion trench 38-50mm clean metal
geo-textile covering topsoil cover

Absorbsion Trench
DETAILS

SUBDIVISION BALANCE 3·32

EXISTING DRAINAGE PLAN 19 RICHARDSONS ROAD
EAGLEHAWK NECK

19 Richardson's Drive, Eaglehawk Neck - Proposed Subdivision Bushfire Report and Hazard Management Plan

9th August 2023

(WOF021)

For

313 Macquarie Street, Hobart Tasmania, 7000

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CONTENTS

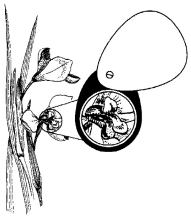
ACKNOWLEDGMENTS

Client:

Survey and bushfire report: Cameron Geeves and Philip Barker

HMP: Phil Barker

Mapping: Linda Drummond



1. INTRODUCTION

The following proposal is for the development of a 2 Lot subdivision at 19 Richardsons Drive, Eaglehawk Neck. The development site is on a title of 1.62 ha (Title Ref: 108496/4, PID: 1783617).

Tasman Council requires a Bush Fire Hazard Management Plan (HMP) demonstrating the required BAL for the proposal and the proposed mitigation in compliance with the AS3959 (2018).

The BHMP is required to be developed for the purposes of Tasmanian Planning Scheme – Bushfire-Prone Areas Code C13.0. This bushfire hazard management plan addresses the requirements for both lots in the subdivision.

2. SITE DESCRIPTION

The land is within the municipality of Tasman Council and falls within the bushfire overlay of the *Tasmanian Planning Scheme – Tasman*.

The site is coastal and sits close to the southern end of Pirates Bay at Eaglehawk Neck on the Tasman Peninsula. This site itself slopes gently to the northeast towards Pirates Bay. Both lots are accessed from Richardsons Drive which is in turn accessed from Waterfall Bay Road. Richardsons Drive is a two-way unsealed (gravel) road approximately 350 m long and 6 m wide.

The existing dwelling on the balance lot is surrounded by low threat vegetation in the form of managed gardens, lawns and existing access, while lot 1 is currently grassland vegetation with occasional paddock trees. To the north and south the property is bounded by similarly sized rural living lots with existing dwellings, to the east of the property is rural zoned land. West of the property is a mixture of recently developed and undeveloped private land zoned rural living.

See Figure 1 for the context and locality of the proposal.

Limitations:

This report on based on site measurements at the time of inspection and from information provided by the proponent. The report is limited in scope to bushfire hazard assessment only. The assessment is based on this building proposal and its findings are for this site only. Future changes to the building proposal or changes in the vegetation that affect bushfire hazard have not been considered.

The site was inspected on 21st of June 2023.

3. PROPOSED USE

The proposal is for a two-lot subdivision to create two rural living lots. The balance lot has an existing class 1a dwelling, and it is proposed that a class 1a dwelling will be constructed on lot 1 for residential occupancy.

Both lots will be serviced by static water. For firefighting purposes both lots will have a dedicated static water supply and have independent access.

4. BUSHFIRE SITE ASSESSMENT

4.1 VEGETATION

Vegetation has been classified as per Table 2.3 of AS3959 (2018).

Grassland vegetation is dominant on the balance lot, this is currently managed as low threat vegetation. Lot 1 consists predominantly of grassland with a patch of forest vegetation on the west of the proposed lot, which is continuous with forest upslope of the site. Within 100 m of the proposed subdivision there is grassland to the north, east and south and forest to the west.

The existing vegetation is depicted in Figure 2 and tabulated in Table 1.

4.2 SLOPE AND FIRE PATH

Within 100 m of the proposed subdivision the land slopes gently to the east (Table 1). Although the land slopes to the east, the most likely direction of a wildfire is from the west or northwest. Given the expanse of grassland to the east of the proposal there is also the possibility of wildfire attack from this direction. Only the slopes that affect the BAL rating at the proposed and existing dwellings are reported in Table 1, although there are changes in slope within the 100m zone but beyond the distance that affects the BAL rating on the building areas.

4.3 FIRE HISTORY

The fire history layer from the LIST shows no fire has occurred on the site. Although, the closest mapped bushfire to the site did burn close to the western boundary of the proposal during the 1980/81 fire season (the LIST accessed 22/06/2023). More recently, planned burns have been undertaken within Tasman National Park to the east and south in 2007/08 and 2013/14 and in 2018/19.

4.4 DISTANCE

Table 1 and Figure 2 indicate the site characteristics for a 100 m radius that have been assessed to determine the bushfire attack level of the building and provide the dimensions for the BHMA for a BAL 19 solution as per Section 2 of AS 3959:2018. All aspects have been resolved to BAL 19 by the bushfire hazard management plan (Appendix 1). The distances from each building area to the northern and western proposed lot boundaries are in Table 2.

NOTE: All distances are based on the existing dwelling on the balance lot and notional building area on lot 1 illustrated in Figure 2. This HMP is relevant to this subdivision application and specific location of "notional" building areas illustrated below. Any application to build a dwelling in an alternative location will require a HMP specific to the new location.

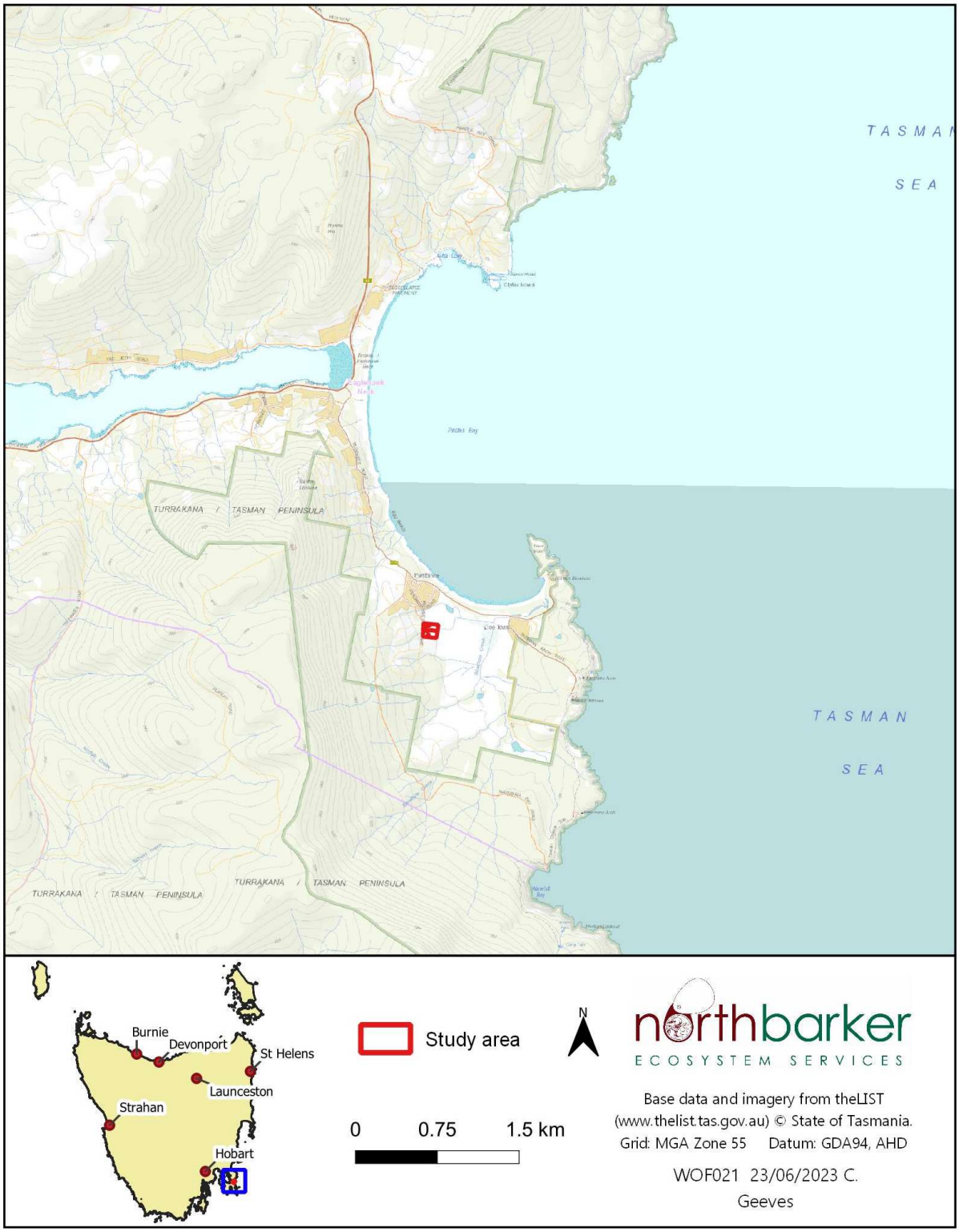


Figure 1: The location and context of 19 Richardson's Drive, Eaglehawk Neck

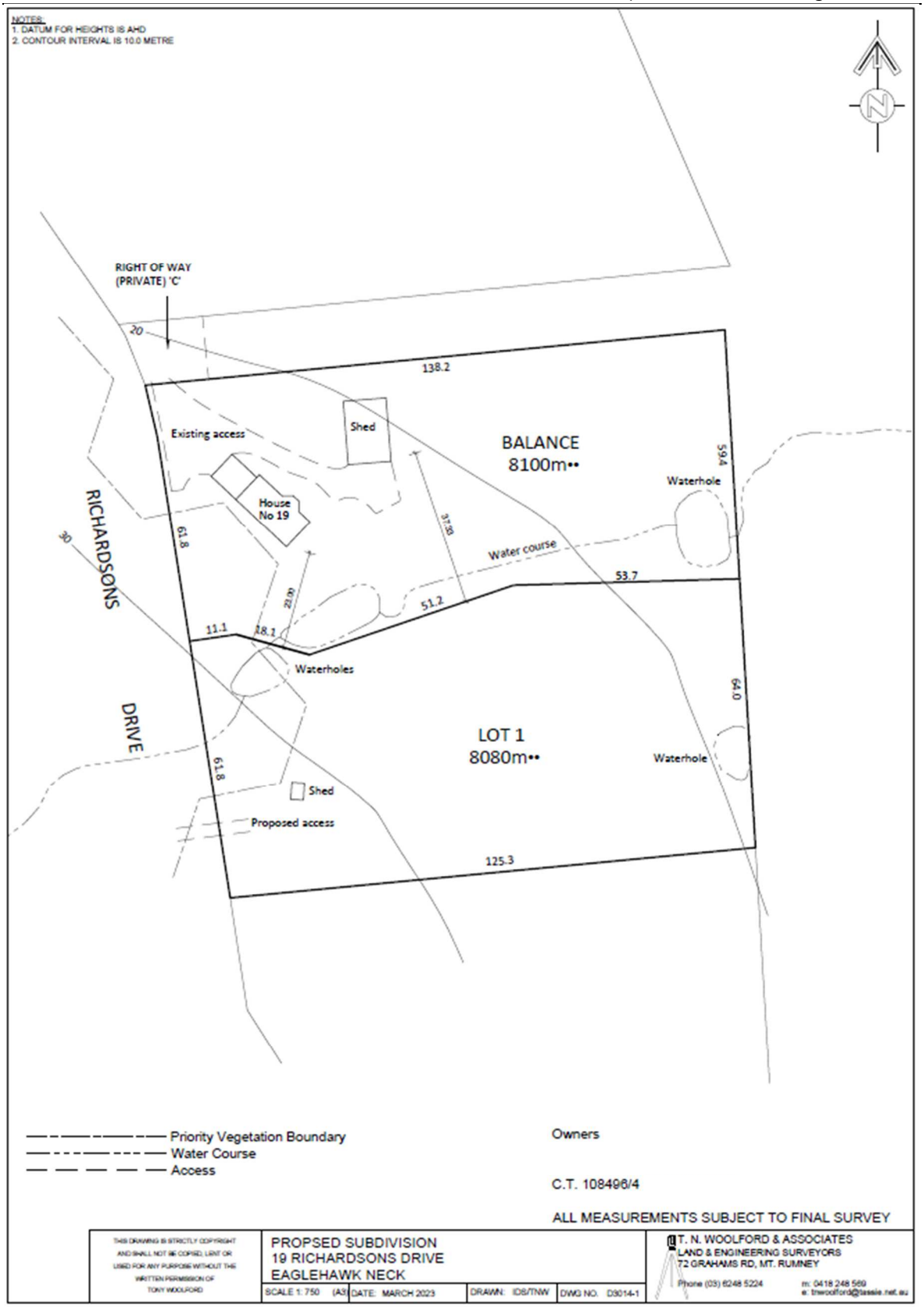


Figure 2: Design for subdivision of 19 Richardson's Drive, Eaglehawk Neck.

Plate 1: The existing dwelling on the balance lot.

Plate 2: Access and turning area for existing dwelling.

Plate 3: Looking north from balance lot boundary, grassland.

Plate 4: Looking east from existing dwelling.

Plate 5: Looking south from existing dwelling.

Plate 6: Looking west from existing dwelling.

Plate 7: Lot 1, looking north towards balance lot.

Plate 8: Looking east from the notional building area on lot 1.

Plate 9: Looking south from lot 1 boundary.

Plate 10: Looking west from lot 1.

Table 1. Slope and vegetation characteristics and AS3959 solution for BAL 19

Quadrant	Vegetation class Table 2.6 AS3959	Effective Slope (degrees)	Distance under effective slope (m)	Minimum Defendable Space Required for BAL-19 (m)	Exclusions of low threat vegetation under 2.2.3.2 AS3959
Lot 1					
Northwest	Grassland	flat	0 – 23 m	10 m	N/A
Northwest	Forest	flat	23 – 100 m	23 m	N/A
Northeast	Grassland	0 - 5°	0 – 45 m	11 m	N/A
Southeast	Grassland	0 - 5°	0 – 100 m	10 m	N/A
Southwest	Grassland	flat	0 – 39 m	10 m	N/A
Balance lot (existing dwelling)					
North	LTV	flat	0 – 100 m	0 m	LTV
East	LTV	0 - 5°	0 – 100 m	0 m	LTV
South	LTV	flat	0 – 23 m	0 m	LTV
West	LTV	flat	0 – 23 m	0 m	LTV
West	Forest	flat	23 – 45 m	23 m	N/A

Table 2. Building area size and location for lot 1 and the existing dwelling on the balance lot. All distances are measured from the northern most corner of each building area

Building Area (BA)	BA (m^2)	Distance to Northern title boundary (m)	Distance to Western title boundary (m)
Lot 1	150 m^2	94 m	49 m
Balance lot (existing dwelling)	144 m^2	24 m	22.5 m

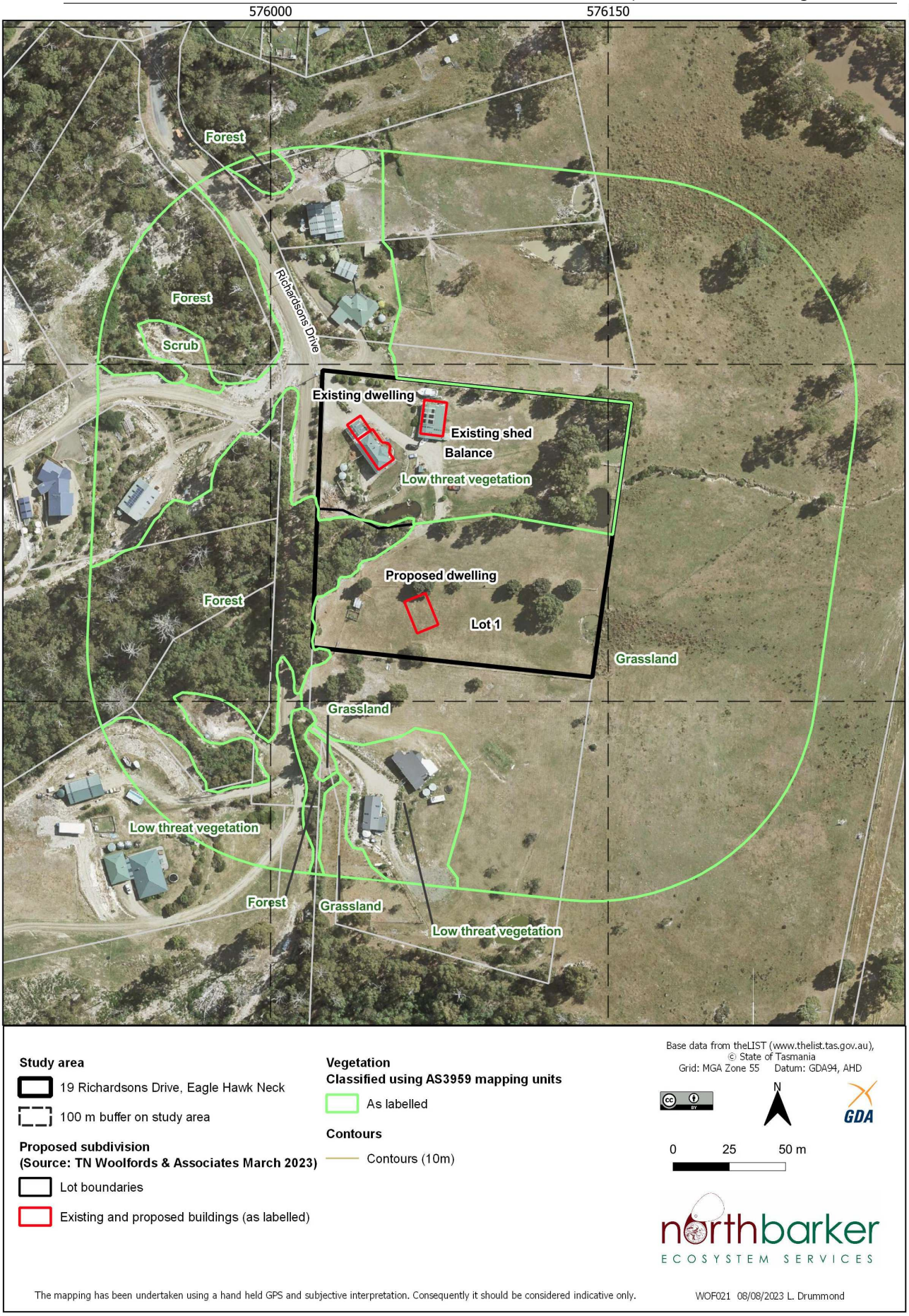


Figure 3. Vegetation and contours in relation to the site

5. BUSHFIRE PRONE AREAS MANAGEMENT OBJECTIVES

The Bushfire-Prone Areas Code of the Tasmanian Planning Scheme C13.0 applies to the subdivision of land that is located within, or partially within, a bushfire prone area. This code has been developed to ensure that use and development is designed, located, serviced and constructed to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

Appendix 2 of this report tabulates the specifications for standards set out in C13.6 for subdivisions. This proposal must comply with this directive as set out in Table 3 below.

Public access via Richardsons Drive is a dead-end road greater than 200 m long and 5.5 m wide. The distance to 19 Richardsons Drive from Blowhole Road via Waterfall Bay Road is 550 m. Blowhole Road is 5.5 m wide.

Table 3. Compliance of the subdivision proposal with subdivision proposal with the TPS 13.0 Bushfire Prone Areas Code

	Deemed to satisfy requirements (Elements)	**Requirement (Appendix 2)**	**Compliance**
C13.0	Construction requirements	AS 3959 - 2018	Yes – All construction specifications will be compliant and verified by a building surveyor.
C13.6.1	Hazard management area	C 13.6.1 (A1)	Yes, both lots have a compliant hazard management area. A hazard management area must have ground cover vegetation managed to less than 100 mm height, lower tree limbs pruned to above 2 m height and if necessary, remove sufficient trees to achieve a 3 m canopy separation within the HMA. The hazard management area on lot 1 should be implemented and verified by a building surveyor before occupancy. The hazard management area for the balance lot should be verified by a building surveyor at the sealing of titles.
C13.6.2	Firefighting access	C13.1 Public A	Yes, as per table C13.1 (A) Standards for roads.
		Balance lot Private C13.2 (a)	Yes, as per table C13.2 Standards for property access. Property access to the existing dwelling on the balance lot is less than 30 m in length. Therefore, there are no specified design or construction requirements.

		Lot 1 Private C13.2 (b)	Yes, as per table C13.2 Standards for property access. Property access to the building area on lot 1 is between 30 m and 200 m in length and therefore design and construction requirements must comply with table C13.2 (b) which includes the following: Access must: Terminate with a turning area for fire appliances provided by one of the following: (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long. Access to the building area on lot 1 must be implemented before occupancy and verified by a building surveyor.
C13.6.3	Provision of water supply for firefighting purposes	**Balance lot** C13.5 (a-e)	All provisions for water supply for the balance lot must meet the requirements set out in table C13.5 (a – c). Yes. All parts of the existing dwelling on the balance lot will be within 90 m of a static water point as measured by hose lay. The balance lot will be compliant subject to the installation of a dedicated 10,000L water supply next to access/hardstand or the installation of a compliant water offtake point from the existing water tank situated next to access/hardstand. The water tank must be switched on at all times. A dedicated 10,000L must be available at all times. The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location.
		Lot 1 C13.5 (a-e)	All provisions for water supply for lot 1 must meet the requirements set out in table C13.5 (a – c). Yes. All parts of the building area on lot 1 will be within 90 m of a static water point as measured by hose lay. Lot 1 will be compliant subject to dedicated 10,000L water tank and hardstand to be installed and maintained for the dwelling. The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The water supply should be implemented lot 1 prior to occupancy and should be verified by a building surveyor.

6. MANAGEMENT OF THE HMA AND LANDSCAPING

The bushfire hazard management plan (Appendix 1) has resolved all aspects to BAL 19 as per Table 1. All vegetation within the HMA of the site will be managed in a low fuel state and the following recommendations are made:

- Required - Maintain HMA in a low fuel state. Ground cover vegetation less than 100 mm tall, trees pruned of low hanging foliage to > 2m.
- Recommended - Gardens exclude shrubs from within 5 m of the building.
- Recommended - All aspects to be mineral surface to a minimum of 0.5 m from the building.
- Recommended - No trees or shrubs within 10 m to exceed the height of the gutters unless non-flammable leaf shedding gutter guard is fitted.
- Recommended - Minimise and protect from embers the storage of flammable materials such as firewood.
- Recommended - Provide heat shields and ember traps on the bushfire-prone side of both dwellings such as non-flammable fencing or hedges.

References

Australian Standard AS 3959 (2018) Construction of Buildings in Bushfire Prone Areas.

Tasmanian Planning Scheme – Bushfire-Prone Areas Code.

APPENDIX 1. BUSHFIRE HAZARD MANAGEMENT PLAN

Assessment date: 10th August 2023

Assessor: Philip Barker BFP- 147 1,2,3A,3B,3C

BUSHFIRE ATTACK LEVEL ASSESSMENT REPORT

Bushfire Attack Level (BAL) assessment conducted in accordance with Clause 2.2 Simplified Procedure (Method 1) of AS 3959: 2018.

This BAL Assessment Report has been provided to determine the BAL (in accordance with AS3959: 2018) for the site and where necessary provide recommendations for BAL reduction methods to comply with the Tasmanian planning Schemes Bushfire-Prone Areas Code C13.0. Requirements for water supply for fire fighting and vehicle access and egress for fire fighting have been included; and should part of the Building Surveyors Certificate of Likely Compliance assessment.

LIMITATIONS

This HMP is relevant to this subdivision application and specific location of building areas illustrated below. Any application to build a dwelling in an alternative location will require a new HMP specific to the new location.

All measurements have been made using standard practices and may contain small errors of precision.

Compliance with the AS3959: 2018 building standards referred to in this assessment does not mean that there is no risk to life or property as a result of bushfire.

A primary limitation is that the BAL value is determined under an FDI of 50. The FDI can be higher under certain weather and fuel conditions and consequently the BAL may also be higher than applied here.

PROPERTY DETAILS

Applicants Name

Municipality: Tasman

PID: 1783617

Certificate of title / number: CT 108496/4

Address: 19 Richardsons Drive, Eaglehawk Neck

Proposal: 2 lot subdivision

Bush Fire Attack Level (BAL) 19

Relevant fire danger index: (see clause 2.2.2) FDI 50

Determination of Bushfire Attack Level (BAL 19)

Summary of Compliance Requirements and Recommendations (see Figure 1):

1. Building materials and design must comply with BCA for BAL 19.
2. Public access is compliant at the private access point. Access from Blowhole Road for both lots is 550 m long. Access to the building area on lot 1 must be implemented before occupancy and verified by a building surveyor.
3. The hazard management areas must be implemented and continue to be maintained by the respective owner/s for the balance lot prior to sealing of titles and before occupancy of lot 1 and should each be verified by a building surveyor.
4. Both lots must install a dedicated water supply and remote water offtake as per the requirements of table C13.5. The water supply should be implemented for the balance lot prior to sealing of titles and before occupancy of lot 1 and should each be verified by a building surveyor.

Determination of vegetation and slope within 100m in all directions.

Quadrant	Vegetation class Table 2.6 AS3959	Effective Slope (degrees)	Distance under effective slope (m)	Minimum Defendable Space Required for BAL-19 (m)	Exclusions of low threat vegetation under 2.2.3.2 AS3959
Lot 1					
Northwest	Grassland	flat	0 – 23 m	10 m	N/A
Northwest	Forest	flat	23 – 100 m	23 m	N/A
Northeast	Grassland	0 - 5°	0 – 45 m	11 m	N/A
Southeast	Grassland	0 - 5°	0 – 100 m	10 m	N/A
Southwest	Grassland	flat	0 – 39 m	10 m	N/A
Balance lot (existing dwelling)					
North	LTV	flat	0 – 100 m	0 m	LTV
East	LTV	0 - 5°	0 – 100 m	0 m	LTV
South	LTV	flat	0 – 23 m	0 m	LTV
West	LTV	flat	0 – 23 m	0 m	LTV
West	Forest	flat	23 – 45 m	23 m	N/A

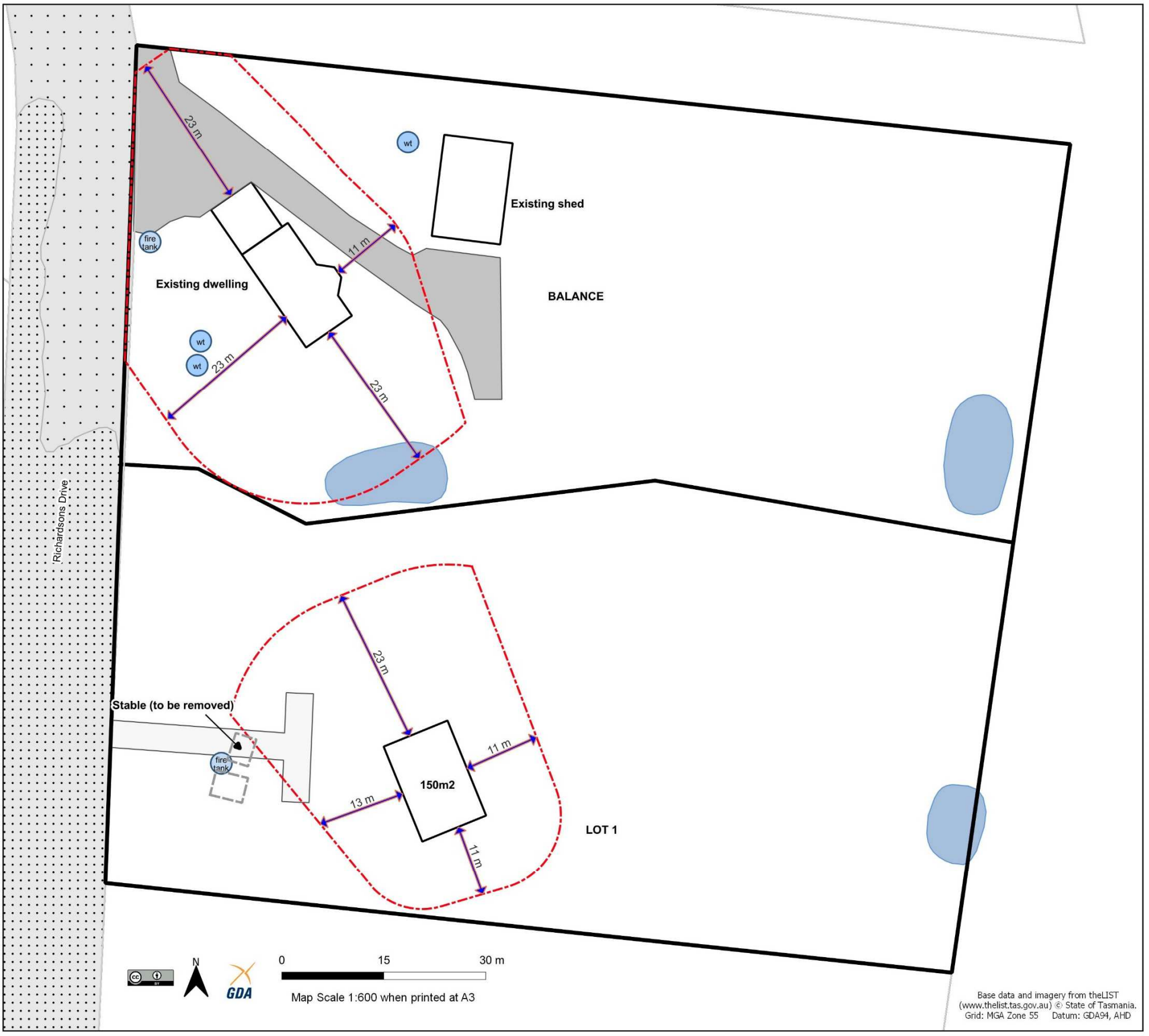
Building area size and location for lot 1 and the existing dwelling on lot 2. All distances are measured from the north-eastern corner of each notional building area

Building Area (BA)	BA (m^2)	Distance to Northern title boundary (m)	Distance to Western title boundary (m)
Lot 1	150 m^2	94 m	49 m
Balance lot (existing dwelling)	144 m^2	24 m	22.5 m

FIGURE 1. BUSHFIRE HAZARD MANAGAMENT PLAN

BUSHFIRE HAZARD MANAGEMENT PLAN BAL19

Asssessed by: Philip Barker (1,2,3A,3B,3C)
Assessment date: 21st June 2023



CONSTRUCTION REQUIREMENTS
All construction specifications will be compliant and verified by a building surveyor.

HAZARD MANAGEMENT AREA
Both lots have a compliant hazard management area.
A hazard management area must have ground cover vegetation managed to less than 100 mm height, lower tree limbs pruned to above 2 m height and if necessary, remove sufficient trees to achieve a 3 m canopy separation within the HMA.
The hazard management area on lot 1 should be implemented and verified by a building surveyor before occupancy.
The hazard management area for the balance lot should be verified by a building surveyor at the sealing of titles.

FIRE FIGHTING ACCESS
Property access to the existing dwelling on the balance lot is less than 30 m in length. Therefore, there are no specified design or construction requirements.
Property access to the building area on lot 1 is between 30 m and 200 m in length and therefore design and construction requirements must comply with table C13.2 (b) which includes the following:
Access must:
Terminate with a turning area for fire appliances provided by one of the following:
(i) a turning circle with a minimum outer radius of 10m; or
(ii) a property access encircling the building; or
(iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.
Access to the building area on lot 1 must be implemented before occupancy and verified by a building surveyor.

PROVISION OF WATER SUPPLY FOR FIREFIGHTING PURPOSES
All provisions for water supply for the balance lot must meet the requirements set out in table C13.5 (a – c).
Yes. All parts of the existing dwelling on the balance lot will be within 90 m of a static water point as measured by hose lay.
The balance lot will be compliant subject to the installation of a dedicated 10,000L water supply next to access/hardstand or the installation of a compliant water offtake point from the existing water tank situated next to access/hardstand. The water tank must be switched on at all times. A dedicated 10,000L must be available at all times.
The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location.
The current water supply and new remote offtake for the balance lot or new 10,000L water supply should be implemented and verified by a building surveyor at the sealing of titles.

All provisions for water supply for lot 1 must meet the requirements set out in table C13.5 (a – c).
Yes. All parts of the building area on lot 1 will be within 90 m of a static water point as measured by hose lay.
Lot 1 will be compliant subject to dedicated 10,000L water tank and hardstand to be installed and maintained for the dwelling.
The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location.
The water supply should be implemented lot 1 prior to occupancy and should be verified by a building surveyor.

Legend

- Dedicated water tank for firefighting purposes
- Water tank

Proposed subdivision (Source: TN Woolfords & Associates March 2023)

- Proposed subdivision
- Existing dwelling and shed
- Proposed dwelling
- Proposed driveway and turning
- Existing property access
- Hazard management area
- Dams
- Low threat vegetation (Richardsons Drive)
- Forest (Richardsons Drive)

Applicants Name:
Municipality: Tasman
PID: 1783617
Certificate of title / number: CT 108496/4
Address: 19 Richardsons Drive, Eaglehawk Neck
Proposal: 2 lot subdivision

To be read in conjunction with
19 Richardson's Drive, Eaglehawk Neck - Proposed Subdivision
Bushfire Report and Hazard Management Plan
August 2023

WOF021 09/08/2023 L. Drummond

APPENDIX 2. SPECIFICATIONS FOR ACCESS, WATER SUPPLY AND HAZARD MANAGEMENT AREAS.

C13.6.1 Subdivision: Provision of Hazard management areas

Objective: Subdivision provides for hazard management areas that: (a) facilitate an integrated approach between subdivision and subsequent building on a lot; (b) 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 (c) provide protection for lots at any stage of a staged subdivision.	
Acceptable Solution	Performance Criteria
A1 (a) 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 (b) The proposed plan of subdivision: (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; (ii) shows the building area for each lot; (iii) 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 (iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas 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 (c) 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.	**P1** 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: (a) the dimensions of hazard management areas; (b) a bushfire risk assessment of each lot at any stage of staged subdivision; (c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; (d) the topography, including site slope; (e) any other potential forms of fuel and ignition sources; (f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development; (g) an instrument that will facilitate management of fuels located on land external to the subdivision; and (h) any advice from the TFS.

Table C13.1: Standards for Roads

Element		Requirement
A	Roads	Unless the development standards in the zone require a higher standard, the following apply: (a) two-wheel drive, all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 2m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; (h) curves have a minimum inner radius of 10m; (i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7 metres in width; (j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and (k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with Australian Standard AS1743-2001 Road Signs-Specifications.

Table C13.2 Standards for property access

Element		Requirement
A	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	The following design and construction requirements apply to property access: (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls 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 10m;

		(i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (j) terminate with a turning area for fire appliances provided by one of the following: (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.
C	Property access length is 200m or greater.	The following design and construction requirements apply to property access: (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D	Property access length is greater than 30m, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (a) complies with requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.

Table C13.4 Standards for fire trails

Element		Requirement
A.	All fire trails	The following design and construction requirements apply: (a) all-weather, 4-wheel drive construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 2m 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 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed fire trails, and 10 degrees (1:5.5 or 18%) for unsealed fire trails; (j) gates if installed at fire trail entry, have a minimum width of 3.6m, and if locked, keys are provided to TFS; and (k) terminate with a turning area for fire appliances provided by one of the following: (i) a turning circle with a minimum outer radius of 10m; or (ii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.
B	Fire trail length is 200m or greater.	The following design and construction requirements apply: (a) the requirements for A above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.

Table C13.5 Static water supply for firefighting

Element		Requirement
A.	Distance between building area to be protected and water supply.	The following requirements apply: (a) the building area to be protected must be located within 90 m of fire fighting water point of a static water supply; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: (a) may have a remotely located offtake connected to the static water supply; (b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) must be a minimum of 10,000l per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) must be metal, concrete or lagged by non-combustible materials if above ground; and (e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of *Australian Standard AS 3959-2009* *Construction of buildings in bushfire-prone areas*, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: (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 fire fighting water point for a static water supply must: (a) have a minimum nominal internal diameter of 50mm; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm2*;* (e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to firefighting equipment; (f) ensure the coupling is accessible and available for connection at all times; (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) if a remote offtake is installed, ensure the offtake is in a position that is: (i) visible; (ii) accessible to allow connection by 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 fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) comply with water tank signage requirements within *Australian Standard AS 2304-2011 Water storage tanks for fire protection systems;* or

		(b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.
E.	Hardstand	A hardstand area for fire appliances must be: (a) no more than 3m from the hydrant, measured as a hose lay; (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

APPENDIX 3. PLANNING CERTIFICATE

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] 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:	19 Richardsons Drive, Eaglehawk Neck
Certificate of Title / PID:	PID: 1783617 Certificate of title / number: CT 108496/4

2. Proposed Use or Development

Description of proposed Use and Development:	2 lot subdivision
Applicable Planning Scheme:	Tasmanian Planning Scheme - Tasman

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Model – D3014-1	Woolford and Associates	March 2023	1
Model – D3014-1	Woolford and Associates	March 2023	2

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

4. Nature of Certificate

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

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

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

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

☐	**E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.1 P1 / C13.6.1 P1	*Planning authority discretion required. A proposal cannot be certified as compliant with P1.*
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk

☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

☐	**E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.2 P1 / C13.6.2 P1	*Planning authority discretion required. A proposal cannot be certified as compliant with P1.*
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

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

5. Bushfire Hazard Practitioner

Name:	Philip Barker	**Phone No:**	0438250713
Postal Address:	313 Macquarie St Hobart	**Email Address:**	pbarker@northbarker.com.au
Accreditation No:	BFP- 147	**Scope:**	1,2,3A,3B,3C

6. Certification

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

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

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

Signed:

certifier

Name: Philip Barker Date: 10/8/23

Certificate Number: WOF021

(for Practitioner Use only)