NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 75 Alomes Road, Forcett

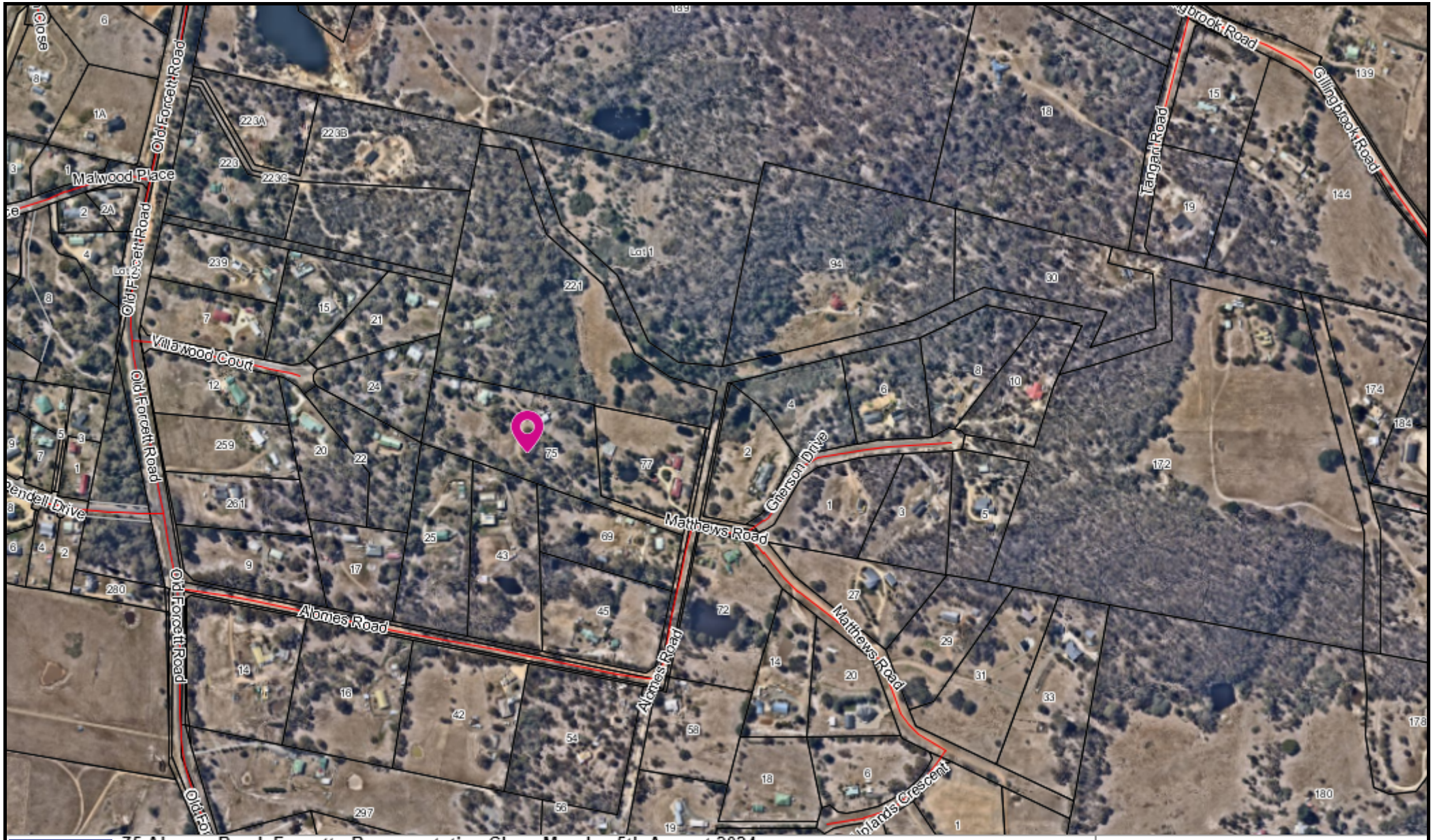
PROPOSED DEVELOPMENT:
ONE LOT SUBDIVISION

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 5th August 2024.**

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 5th August 2024.**

APPLICANT: **Rogerson & Birch Surveyors**

APPLICATION NO: **SA 2023 / 16 - 1**
DATE: **18 July 2024**



75 Alomes Road, Forcett - Representation Close Monday 5th August 2024

18-Jul-2024

200 m

Disclaimer: This map is a representation of the information currently held by Sorell Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.

Sorell Council
Development Application: Updated Planning Application Form - 75 Alomes Road, Forcett.pdf
Plans Reference: P2
Date received: 1/08/2023

Part B: Please note that Part B of this form is publicly exhibited.

Full description of Proposal:	*Use:* RESIDENTIAL *Development:* PROPOSED SUBDIVISION *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ .....
Is all, or some the work already constructed:	No: ☐ Yes: ☐
Location of proposed works:	Street address: 75 ALOMES ROAD Suburb: FORCETT TAS Postcode: 7173 Certificate of Title(s) Volume: 131013 Folio: 2
Current Use of Site	RESIDENTIAL
Current Owner/s:	Name(s) MARC & JULIE MICHALSKY

Is the Property on the Tasmanian Heritage Register?	No: ☑ Yes: ☐	*If yes, please provide written advice from Heritage Tasmania*
Is the proposal to be carried out in more than one stage?	No: ☑ Yes: ☐	*If yes, please clearly describe in plans*
Have any potentially contaminating uses been undertaken on the site?	No: ☑ Yes: ☐	*If yes, please complete the Additional Information for Non-Residential Use*
Is any vegetation proposed to be removed?	No: ☑ Yes: ☐	*If yes, please ensure plans clearly show area to be impacted*
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☑ Yes: ☐	*If yes, please complete the Council or Crown land section on page 3*
If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form https://www.sorell.tas.gov.au/services/engineering/		

Sorell Council
Development Application: Updated Planning Application Form - 75 Alomes Road, Forcett.pdf
Plans Reference: P2
Date received: 1/08/2023

Part B continued: Please note that Part B of this form is publicly exhibited

Declarations and acknowledgements
• I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. • I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. • I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. • I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application. • I/we declare that the information in this application is true and correct. *Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.*
• I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.
• Where the General Manager's consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature: ..... Date: 31/7/23

Crown or General Manager Land Owner Consent
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*). Please note: • If General Manager consent if required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au • If the application involves Crown land you will also need a letter of consent. • Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____

Signature of General Manager, Minister or Delegate:	Signature: ..... Date: .....

Site & soil evaluation and onsite wastewater management system design report – new onsite wastewater management system at

75 Alomes Road, Forcett TAS 7173

Richard Mason, Onsite Assessments Tas

20 Adelong Drive, Kingston

richardmason@iprimus.com.au

Mobile 0418 589309

Sorell Council

Development Application: Subdivision Application - 75 Alomes Road, Forcett.pdf

Plans Reference:P1
Date Received:31/07/2023

SITE AND SOIL EVALUATION REPORT

BACKGROUND

This report and design information has been provided in order to assist the client in considering suitable options to for a new on-site wastewater management servicing an existing outbuilding.

The information provided in this Report provides Design Information, Plans and Specifications suitable for inclusion in supporting documentation to enable the client to apply for a Plumbing Permit for an on-site wastewater management system, pursuant to the Building Regulations 2016.

Please note:
This design is provided as a Deemed to Satisfy proposal, consistent with Clause A2.3 NCC Vol 3.

SITE INFORMATION

Location: 75 Alomes Road, Forcett TAS 7173

PID: 1904503

CT: 131013/2

Owner: Julie and Marc Michalsky

Project Summary: New on-site wastewater management system to service an existing outbuilding which may undergo a future change of use to a two-bedroom dwelling, associated with a proposed subdivision.

The outbuilding and new on-site wastewater management system are situated on future Lot 1.

The soils on this site are dominated by deep sand (1400mm+); the system will comprise a septic tank, discharging to an absorption bed sized for the application of primary treated wastewater.

The soils on this site are dominated by quaternary sands of marine/aeolian origin.

Approximate site area:
2.18Ha; with future subdivision to 0.8573Ha (Lot 1 with outbuilding) and 1.325Ha (Lot 2 – main residence).

Soil Category:
(as per in AS/NZS 1547-2012)
A Horizon 1,....2,…3,…4,….5,…6 Modified Emerson Test Required? N

B Horizon 1,….2,…3,…4,….5,…6

Soil Profile:

A Christie Post Driver Soil Sampling Kit, comprising CHPD78 Christie Post Driver with Soil Sampling Tube (50mm OD x 2.0m) and a Seca Mighty Probe (1200mm) were used to obtain undisturbed soil cores or soil depth information at 2 different locations in the vicinity to the proposed land application area; this being considered sufficient to provide a representative picture of soil conditions.

Soils on the site comprise a uniform profile of grey to light brown, beach sands to a depth of at least 1.8m.

1. A Horizon: 0-300mm: Loamy sand, reddish black 2.5YR2.5/1 damp, massive, tree roots, Category 1.

2. B Horizon 300 – 1400mm+: Sand, pinkish white, 2.5YR 8/1, damp, Category 1.

Water table was not intercepted.

Measured or Estimated Soil Permeability (m/d)

Estimated from textural classification.

A & B Horizon 3.00-5.00m/day

Effluent Application Rates

(This is a recommendation to the designer advising how many litres of effluent should be applied to the soil for every square metre of absorption trench or other land application system.)

A Horizon

Absorption trench/bed – 20mm/day

Mound-type system – 32mm/day

AWTS to in-ground absorption bed – 50mm/day

Secondary treatment system (AWTS) with irrigation – (DIR) 5mm/day.

Topography

Slopes: The site slopes of 8° to the SW.

Drainage lines / water courses: Nearest downslope surface is a minor creekline, 87-89m downslope, to the SW.

Given the site location, the soils and the intervening topography is little risk that overland flows resulting from failure of absorption beds would reach the nearby coastal waters by overland flow.

Vegetation: Introduced pasture grasses and remnant E. Amygdalina woodland with bracken fern understorey; the site and surrounding area has been largely cleared for subdivision development; natural vegetation community would likely have comprised open, dry sclerophyll woodland or coastal heathland.

Site History (land use)
The site has been developed for residential use with an existing house dating back to the 1990s located 70m+ to the ENE of the building (garage) to be serviced by the proposed new on-site wastewater management system.

The site is subject to a subdivision proposal, with the existing house on the new Lot 2 and the garage building on the new Lot 1, the western boundary of which lies approximately 10m from the eastern-most corner of the garage.

There are no known previous land uses on the site which could compromise its suitability for installation and operation of a new onsite wastewater management system.

Site Exposure and Climate.
Aspect: No predominant aspect, the site is strongly influenced by prevailing NW-SW winds and is exposed to full sun throughout most of the day. Easterly weather systems occur a few times at varying times of year and are usually associated with significant rainfall events.

Pre-dominant wind direction:
North-west to south-westerly with onshore sea breezes during summer.

Climate: Annual rainfall averages 499mm/year (Hobart Airport), retained rain (RR) of with maximum daily average temperature of 22ºC and minimum of 12ºC, giving an annual evapotranspiration (ET) of 561mm. Annual average ET on this site is predicted to exceed average annual RR by 62mm.

Environmental Issues - Location of sensitive vegetation, high water table, swamps, waterways etc.
There is little nutrient sensitive vegetation on or close to the site, which has been developed for residential purposes.

Geology: Shown on LISTmap geological layer as comprising " Dominantly non-marine sequences of gravel, sand, silt, clay and regolith".

Site Stability
Given its gentle slope and soil profiles/geology, land stability on this site is considered unlikely to be affected by on-site wastewater disposal.

Drainage/Groundwater
Water table was not encountered to 1400mm depth and is not anticipated to be present at less than 2000mm depth on this site.

Wastewater will be treated to primary treated in a septic tank, discharging to an in-ground absorption bed, providing 1500mm+ vertical separation from possible groundwater.

No known water supply boreholes within 200m of the site.

Primary and Reserve Land Application Area
The primary land application area will be located 10m downslope of the garage; there is ample area available for the installation of additional absorption beds should this be required in the future.

Water Supply
Rainwater tanks.

Existing on-site wastewater management system.
The existing house is serviced by a septic tank system with in-ground absorption trenches, inspection of which did not reveal any evidence of failure.

On Site Wastewater Management System Options.
The site is suitable for the installation and sustainable long-term operation of a septic tank discharging to an in-ground absorption bed.

Loadings.
It is proposed to convert the garage to a 2-bedroom equivalent ancillary apartment with design occupancy of 4 persons with per capita wastewater hydraulic loading of 120L/day; total design loading is therefore estimated at 480L/day. This assumes rainwater tank supply. See Loading Certificate in Appendices.

Australian/New Zealand Standard 1547.2012 - On-site domestic wastewater management (Appendix L), allows for a design loading rate of 20mm/day for secondary treated wastewater.

This system will require an absorption bed basal area of 24m^2.

Wastewater Land Application Area.

Absorption Trench required basal area (minimum)

= daily wastewater loading / Design loading rate for primary treated wastewater on Cat 1 soil

= 480 litres per day / 20mm day

= **24m^2** (12m long x 2m wide absorption bed).

Linear loading rate
The overall bed length of 12m provides a linear loading rate of 40L/m/day, which is consistent with “Designing and Installing On-Site Wastewater Systems (WaterNSW 2019), Table 2.4 Linear loading rates”, which indicates a maximum LLR for this site of 87L/m/day, assuming structureless fine grained sandy Category 1 soil, with an unsaturated soil depth >600mm and >10% slope.

Cut-off drainage
Cut-off drainage is not required.

Regulatory Compliance.

Director's Guidelines for onsite wastewater management systems (2017).

Compliance Table	Directors Guidelines for OSWM	
Acceptable Solutions	Performance Criteria	Compliance achieved by
5.1 To ensure sufficient land is available for sustainable onsite wastewater management for buildings.		
A1 A new dwelling must be provided with a land application area that complies with Table 3.	P1 A new dwelling must be provided with a land application area that meets all of the following: a) The land application area is sized in accordance with the requirements of AS/NZS 1547; and b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	A1 100m^2 of suitable land readily available for use as reserved land application area.
5.2 To ensure sustainable onsite wastewater management for commercial and non-residential buildings (Class 3-9).		
A1 An onsite wastewater management system including the land application area for non-residential buildings must satisfy all of the following: (a) be sized based on the hydraulic and organic loadings contained in Table 4 and design loading or irrigation rates contained in AS/NZS 1547; (b) be located in accordance with clause 7.1	P1 An onsite wastewater management system including the land application area for non-residential building must satisfy all of the following: a) A site and soil evaluation and design report prepared by a suitably person determined by the Director demonstrating that the land application area is of sufficient size to treat and manage the wastewater generated from the proposed building within the property boundaries. b) The SSE report and system design demonstrates the design is consistent with AS/NZS 1547 and uses appropriate hydraulic and organic loading rates for the proposed activity. c) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable. d) The land application area is to be located in accordance with the acceptable solution or performance criteria specified in clause 7.1.	n/a

6 Area required for on-site wastewater management – building extensions, alterations or outbuildings (Building Class 1-10)		
A2 An outbuilding, addition or alteration to an existing building, or change of use of that building, must not encroach onto or be within 2m (if upslope) or 6m (if downslope) of an existing land application area (including land reserved for a future land application area) or a wastewater treatment unit and comply with at least one of the following: a) not increase the number of bedrooms (or rooms reasonably capable of being used as a bedroom) or otherwise increase the potential volume of wastewater generated onsite; and b) not increase the number of bedrooms (or rooms reasonably capable of being used as a bedroom) or otherwise increase the potential volume of wastewater generated onsite to greater than that allowed for in the design of the existing OWMS.	P2 An outbuilding addition or alteration to an existing building or change of use of that building, must be provided with a land application area (including land reserved for a future land application area) that meets all of the following: a) The land application area is of sufficient size to comply with the either Appendix L, M or N and setback distances are consistent with Appendix R of AS/NZS 1547; and b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	n/a
7. Standards for Wastewater Land Application Areas		
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; b) be no less than: (i) 3m from an upslope boundary or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 The land application area is located so that the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.	A1(a) Land application area is 6m+ downslope from nearest building.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all	A2(b)(i) Land application area is 87m+ from

(a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	downslope surface water. 8° slope, primary treatment. Minimum separation is 71m.
A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	A3(a) Land application area is 70m+ from downslope boundary. A3(b)(i) Land application area is 30m from nearest cross-slope (northern)) boundary.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable.	A4 No known water supply boreholes within 200m of site. .
A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	A5(a) Groundwater depth considered to exceed 2.0m. Design provides for 1.5m+ separation to possible groundwater.

A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	A6 Limiting layer (Cat 6) not encountered; depth considered to exceed 2.0m. Design provides for 1.5m separation to possible limiting layer.
A7 Nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties Note: Part 6 of the Building Act 2016 specifies	P7 Septic tank systems do not usually cause odour/noise/aerosol nuisance

Risk assessment.
Given that this proposal meets all Acceptable Solutions under the Guidelines, a separate risk assessment is therefore not required.

Date of Site Visits: 29/04/2023.

Weather Conditions:
Warm and dry on day site visit, 40mm of rain fell at Hobart Airport since 01/04/2023.

Statement.

I certify that this Site and Soil Evaluation and Design for an on-site wastewater management system for the proposed residential development at 75 Alomes Road, Forcett has been undertaken in accordance with the relevant provisions of AS/NZS 1547:2012. Onsite Domestic Wastewater Management.

The design of this on-site wastewater system is suitable for the residence referred to in this report.

This report is copyrighted to me as the author. I authorise Julie and Marc Michalsky, Sorell Council and their respective agents and/or employees to make copies of this report for personal and internal office use only. It is not to be published or reproduced for the benefit of third parties without my explicit permission as author.

Please Note:

It is generally understood that the successful operation of an on-site wastewater disposal system is dependent upon a number of complex, interacting factors and that the operating life of in-ground absorption systems in particular may be limited. This system may require future maintenance or modification to ensure its continued satisfactory operation. The client is advised that such works are the responsibility of the property owner.

CONDITIONS OF INVESTIGATION

This report remains the property of Onsite Assessments Tas. (OAT). It must not be reproduced in part or full, or used for any other purpose without written permission of OAT. The investigations have been conducted, & the report prepared, for the sole use of the client or agent mentioned on the cover page. Where the report is to be used for any other purpose OAT accepts no responsibility for such other use. Forms 55 and 35 are not transferable to another body, developer or landowner without consultation (reissue) from OAT. The information in this report is current and suitable for use for a period of two years from the date of production of the report, after which time it cannot be used for Building, Plumbing or Development Application without further consent of OAT.

This report should not be used for submission for Building or Development Application until OAT has been paid in full for its production. OAT accepts no liability for the contents of this report until full payment has been received.

The results & interpretation of conditions presented in this report are current at the time of the investigation only. The investigation has been conducted in accordance with the specific client's requirements &/or with their servants or agent's instructions.

This report contains observations & interpretations based often on limited subsurface evaluation. Where interpretative information or evaluation has been reported, this information has been identified accordingly & is presented based on professional judgement. OAT does not accept responsibility for variations between interpreted conditions & those that may be subsequently revealed by whatever means.

Due to the possibility of variation in subsurface conditions & materials, the characteristics of materials can vary between sample & observation sites. OAT takes no responsibility for changed or unexpected variations in ground conditions that may affect any aspect of the project. The classifications in this report are based on samples taken from specific sites. The information is not transferable to different sites, no matter how close (ie if the development site is moved from the original assessment site an additional assessment will be required).

It is recommended to notify the author should it be revealed that the sub-surface conditions differ from those presented in this report, so additional assessment & advice may be provided.

Investigations are conducted to standards outlined in relevant Australian Standards, codes and guidelines, including:

- AS1547-2012: Onsite Domestic Wastewater Management
- AS3959.2009: Construction of Buildings in Bushfire Prone Areas
- Director's Guidelines for on-site wastewater management systems. (CBOS)
- Director's Determination – Requirements for Building in Bushfire-Prone Areas. (CBOS)

All new developments should subject to strict site maintenance. Attention is drawn to the relevant appendices of this report.

Any assessment that has included an onsite wastewater system design will require a further site visit once the system has been installed if certification of an installation/works is required (to verify that the system has been installed as per OAT's design). An additional fee may apply for the site visit & issuing the certificate.

OAT is not responsible for the correct installation of wastewater systems. Any wastewater installation is the sole responsibility of the owner/agent and certified plumber. Any variation to the wastewater design must be approved by OAT, and an amended Special Plumbing Permit obtained, if required from the relevant council. The registered plumber must obtain a copy and carefully follow the details in the council issued Plumbing Permit. Certification of completion of works will be based on surface visual inspection only, to verify the location of the system. All underground plumbing works are the responsibility of the certified plumber.

Copyright: The concepts & information contained in this report are the Copyright of Onsite Assessments Tas.

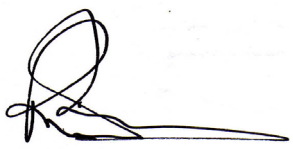
SITE ASSESSOR AND SYSTEM DESIGNER

NAME: Richard Mason, Environmental Health Professional and Building Services Designer Hydraulic Restricted CC6157T

NAME OF ORGANISATION: Onsite Assessments Tas

ADDRESS: 20 Adelong Drive, Kingston, Tasmania, 7050

CONTACT DETAILS: 0418 589 309; richardmason@iprimus.com.au

SIGNED:  DATED: 10/05/2023

APPENDICES

Appendix 1 - Site Location

Appendix 2 – Site Photos

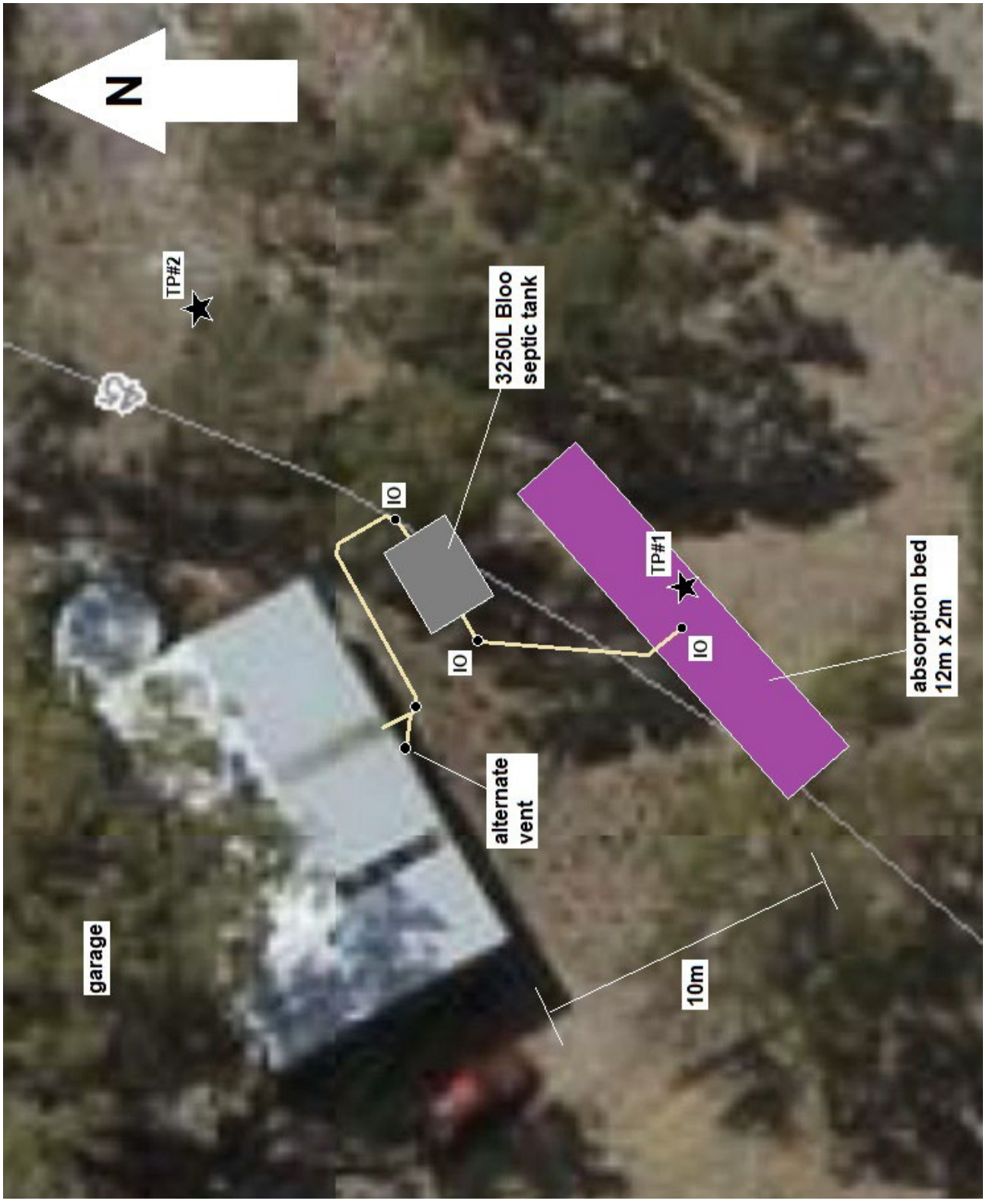
(above) views of proposed land application area.

Appendix 3 – Soil testing

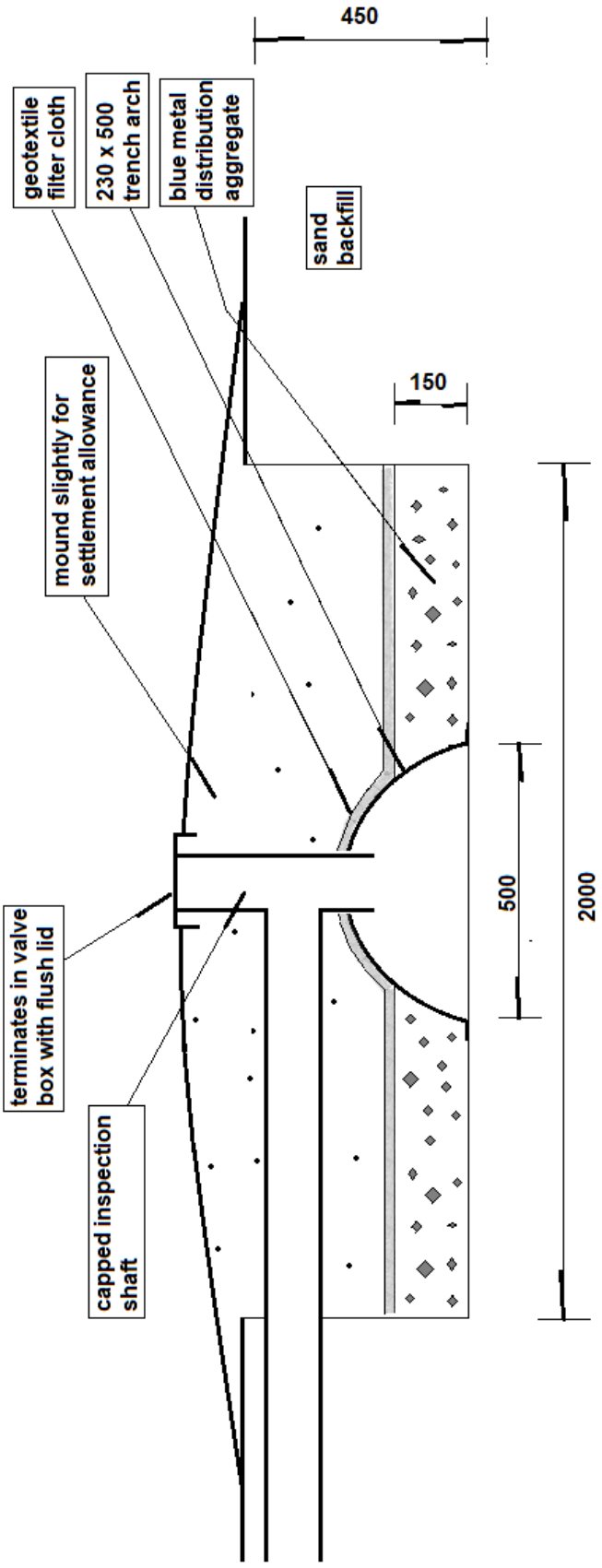
(above) Soil cores to 1400mm from land application area.

Appendix 4 – Design plans

(above) Site plan



(above) – Drainage plan.



(above) cross-section through absorption bed

Appendix 5 – Design specifications.

Septic Tank.

- Install 3250L septic tank.

Land application area.

- Single absorption bed, 12m long x 2.0m wide x 450mm deep with 500mm x 230mm self-supporting trench arch; with western end located 10m downslope of southern corner of the garage and with long axis parallel with the contour.

- **Distribution aggregate**
  12-25mm diameter blue metal or similar, 300mm deep.

- **Cover.**

  Cover finished trench with 150mm minimum of clean topsoil sourced on-site, bringing the finished soil level above natural ground level to both allow for settlement and to prevent pooling of incident rainfall. This surface should be planted with grass or other shallow rooted vegetation.

Stormwater cut-off diversion
Cut-off drainage is not required.

Appendix 6 – Advice to Project manager and installer

Important notes for Project Manager.

It is vitally important to the future of the on-site wastewater management system to avoid
damage to soil structure on the site, which would reduce soil permeability, leading to possible early failure of the effluent absorption area.

Actions that may damage soil structure include:

- **Compaction, which reduces soil porosity;**
- **Smearing, where soil surfaces are smoothed, filling pores and cracks; and,**

Project Manager Responsibilities.

The Project Manager must ensure that:

1. Before project construction work commences, the Effluent Absorption Area is properly identified on site and barricaded, fenced, roped or taped to prevent unauthorised access. This action should be documented both on the site plan and with the local Council.

2. Vehicles, earth-moving plant etc must not park or manoeuvre on the Effluent Absorption Area.

3. The Effluent Absorption Area is not used for the stockpiling of construction materials, excavated fill or other materials.

4. All water runoff resulting from driveways, cut & fill and other excavations is directed to discharge well away from and downslope of the Effluent Absorption Area.

Attention is drawn to AS/NZS1547.2012 On-site domestic wastewater management, Part L7 Construction techniques which states the following:

L7 CONSTRUCTION TECHNIQUES

L7.1 Good construction technique
The following excavation techniques shall be observed so as to minimise the risk of damage to the soil:

(a) Plan to excavate only when the weather is fine;

(b) Avoid excavation when the soil has a moisture content above the plastic limit. This can be tested by seeing if the soil forms a ‘wire’ when rolled between the palms;

(c) During wet seasons or when construction cannot be delayed until the weather becomes fine,

smeared soil surfaces may be raked to reinstate a more natural soil surface, taking care to use
fine tines and only at the surface;

(d) When excavating by machine, fit the bucket with ‘raker teeth’ if possible, and excavate in small
‘bites’ to minimise compaction; and

(e) Avoid compaction by keeping people off the finished trench or bed floor.

In particular for trenches and beds:

(f) If rain is forecast then cover any open trenches, to protect them from rain damage;

(g) Excavate perpendicular to the line of fall or parallel to the contour of sloping ground; and

(h) Ensure that the inverts are horizontal.

CL7.1
Damage can be done by:
(a) Smearing, where the soil surface is smoothed, filling cracks and pores;

(b) Compacting, where the soil porosity is reduced; and

(c) Puddling, where washed clay settles on the base of the trench to form a relatively impermeable layer.

In particular, cohesive soils, or soils containing a significant quantity of clay, are susceptible to damage by excavation equipment during construction.

Appendix 7 – Loading Certificate and Operation & Maintenance requirements

This loading certificate is provided in accordance with Clause 7.4.2(d) of AS/NZS 1547.2012.

Loading Certificate for on-site wastewater management system at 75 Alomes Road, Forcett.

i. **System capacity** (medium-long term) – 4 persons / 480 litres/day.

ii. **Design criteria summary**:

- Effluent quality – septic tank, primary treated
- Soil category - Category 1 (sand)
- Land application system - Absorption bed (see Appendix L of AS/NZS1547.2012)

iii. Reserve area.

Approximately 100m^2 of land in the vicinity of the proposed primary land application area should be reserved from further development (such as buildings, driveway, paths, paved areas, decks, importation of fill or excavations etc), for use as an alternate land application area in the event of a system failure which cannot be addressed without constructing a duplicate absorption bed. There is sufficient suitably located land available on the site for this purpose.

iv. Water efficient fittings etc

Design assumes use of water efficient fixtures and fittings, eg 3L/6L flush toilets, 9L/min (max) showerheads, aerator fittings on taps and clothes washing machines/dishwashers with WELSS star ratings of 4.5 stars or above. (See http://www.waterrating.gov.au/)

v. Variation from design flows etc.

The system should successfully manage additional peak loadings which may result from occasional social gatherings provided that this does not exceed use by more 20 persons in a 12-hour period (eg social gatherings) or more than two temporarily resident visitors (ie up to 6 persons total) for a period not exceeding 14 days and return period of not less than 4 weeks. Visitors should be advised of the requirement to minimise time spent in showers, to avoid running taps whilst cleaning teeth and other common-sense water conservation measures.

vi. Consequences of changing wastewater characteristics.

The home owner should avoid disposing of wastes which would be additional to those normally disposed in a household sewerage system; in particular increases, in organic loadings such as from the use of sink-waste disposal units are to be avoided.

Use of household disinfectants or bactericides in anything more than small amounts and at recommended rates of dilution should also be avoided, as should the disposal of solvents, antibiotics or antimicrobial pharmaceuticals and other chemicals which

may kill bacteria and other microorganisms required for effective wastewater treatment.

vii. Consequences of overloading the system.

Long term use by more than four residents or equivalent may cause overloading of the system, surfacing of effluent, public and environmental health nuisances, pollution of surface waters etc. Overloading may also result from such uses as residential childcare, home-catering and other home-based businesses etc.

viii. Avoid overloading the system by observing the following:

- Installation of water conserving fittings (eg dual flush 4.5:3 litre toilets; shower flow restrictors; aerator taps and water conserving automatic washing machine).
- Taking showers instead of baths.
- Avoid excessive time in the shower.
- Only washing clothes when there is a full load.
- Only using the dishwasher when there is a full load.
- Avoid overloading the system by spacing out water use as evenly as possible (eg Do not do all the clothes washing on one day; do not run the dishwasher and washing machine at the same time).

ix. Consequences of underloading the system.

Nil.

x. **Consequences of lack of operation, maintenance and monitoring attention.**

The septic tank system requires minimal intervention by the home owner, however it is not a zero-maintenance system; it will require regular cleaning of the septic tank outlet filter, desludging of the septic tank system and periodic monitoring of wastewater depth in the absorption bed area.

Consequences of failure to observe these requirements may include any or all of the following:

- Spread of infectious diseases to your family and neighbours.
- Breeding of mosquitos and attraction of flies and rodents.
- Nuisance and unpleasant odours.
- Pollution of waterways.
- Contamination of bores, wells and groundwater.
- Excessive and unsightly weed growth.
- Alteration of local ecology

Operation & Maintenance Requirements

- Make sure that you have the septic tank desludged by an authorised contractor at five-yearly intervals. Failure to do this at the required frequency may result in carry-over of solids into the absorption bed, causing failure of the land application area, which may then require expensive reconstruction works.
- Discourage access by visitors or pets to the land application area.

- Livestock should not be allowed on or near the absorption bed; if such animals are kept, the land application area should be fenced off to prevent system damage and/or soil compaction.
- Do not allow vehicles on or near the land application area.
- Keep the surface and sub-surface cut-off drain above the land application area open and clear of debris to prevent rainwater flowing into the effluent absorption area.

Problems can occur with systems which have not been properly maintained and where absorption areas have become blocked or clogged. The warning signs are obvious and include:

- Effluent absorption area is wet or soggy with wastewater ponding on the surface of the ground.
- “Sewage” smells near the absorption bed area.

Appendix 8 – Form 55

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Julie and Marc Michalsky *Owner /Agent*
75 Alomes Road *Address*
Forcett 7173 *Suburb/postcode*

Qualified person details:

Qualified person: Richard Mason
Address: 20 Adelong Drive
Kingston 7050
Phone No: 0418589309
Fax No:
Licence No: CC6157T
Email address: richardmason@iprimus.com.au

Qualifications and Insurance details: BSc Env Sciences (Salford)

Environmental Health Professional

Prof Indemnity Insurance: Arch Insurance Policy No. P0021114PI2022AU0

(description from Column 3 of the Director of Building Control's Determination)

Speciality area of expertise: Site and soil evaluation and land application system design.

(description from Column 4 of the Director of Building Control's Determination)

Details of work:

Address: 75 Alomes Road
Forcett 7173
Certificate of title No: 131013/2

The assessable item related to this certificate:

Onsite wastewater management – Site and soil evaluation for onsite wastewater management capability;

including:

Characterisation of wastewater and predicted hydraulic loadings.

Selection of onsite wastewater treatment system

Selection of land application area.

Determination of design loading rate.

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: On-site wastewater management - Site and soil evaluation

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

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

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

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

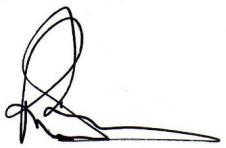
Documents:	AS/NZS 1547. 2012: On-site domestic-wastewater management.
Relevant calculations:	
References:	AS/NZS 1547.2012: Onsite Domestic Wastewater Management. Directors Guidelines for on-site wastewater management systems - CBOS - 2017

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

Site & soil evaluation and design report - new onsite wastewater management system at 75 Alomes Road, Forcett TAS 7173 by Richard Mason Onsite Assessments Tas dated 10/05/2023.

Scope and/or Limitations

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		N/A	10/05/2023

Appendix 9 – Form 35

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Julie and Marc Michalsky *Owner name*

75 Alomes Road *Address*

Forcett 7173 *Suburb/postcode*

Designer details:

Name: Richard Mason Category: Building Services Designer Hydraulic - Restricted

Business name: Onsite Assessments Tas Phone No: 0418 589 309

Business address: 20 Adelong Drive

Kingston 7050 Fax No:

Licence No: CC6157T Email address: richardmason@iprimus.com.au

Details of the proposed work:

Owner/Applicant Julie and Marc Michalsky Designer's project reference No.

Address: 75 Alomes Road Lot No: 131013/2

Forcett 7173

Type of work: Building work ☐ Plumbing work ☒ *(X all applicable)*

Description of work:

Onsite wastewater management system

(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**
	☒ Hydraulic design	Building Services Designer
	☐ Other (specify)	

Deemed-to-Satisfy: ☒ Performance Solution: ☐ *(X the appropriate box)*

Other details:

Septic tank system servicing existing existing garage or future 2 bedroom ancillary apartment.

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers: Appendix 4	Prepared by: Richard Mason	Date: 10/05/2023
Schedules:	Prepared by: Richard Mason	Date:
Specifications: Appendix 5	Prepared by: Richard Mason	Date: 10/05/2023
Computations: page 5	Prepared by: Richard Mason	Date: 10/05/2023
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

AS/NZS1547.2012 On site domestic waste water management

NCC Part 3

Director's Guidelines for On-site Wastewater Management Systems, Director of Building Control (Tasmania).

Any other relevant documentation:

Site & soil evaluation and design report - new onsite wastewater management system at 75 Alomes Road, Forcett TAS 7173 by Richard Mason Onsite Assessments Tas dated 10/05/2023.

Attribution as designer:

I Richard Mason am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design 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:	Richard Mason		10/05/2023
Licence No:	CC6157T		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

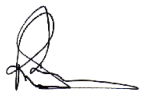
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [X] The works will not increase the demand for water supplied by TasWater
- [X] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [X] The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- [X] The works will not damage or interfere with TasWater's works
- [X] The works will not adversely affect TasWater's operations
- [X] The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- [X] I have checked the LISTMap to confirm the location of TasWater infrastructure
- [X] If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I Richard Mason being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	*Signed*	*Date*
Designer:	Richard Mason		10/05/2023

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Julie and Marc Michalsky *Owner name*

75 Alomes Road *Address*

Forcett 7173 *Suburb/postcode*

Designer details:

Name: Richard Mason

Category: Building Services Designer Hydraulic - Restricted

Business name: Onsite Assessments Tas

Phone No: 0418 589 309

Business address: 20 Adelong Drive

Kingston 7050

Fax No:

Licence No: CC6157T

Email address: richardmason@iprimus.com.au

Details of the proposed work:

Owner/Applicant Julie and Marc Michalsky

Designer's project reference No.

Address: 75 Alomes Road

Lot No: 131013/2

Forcett 7173

Type of work: Building work ☐ Plumbing work ☒ *(X all applicable)*

Description of work:

Onsite wastewater management system

(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**
	☒ Hydraulic design	Building Services Designer
	☐ Other (specify)	

Deemed-to-Satisfy: ☒ Performance Solution: ☐ (*X the appropriate box*)

Other details:

Septic tank system servicing existing existing garage or future 2 bedroom ancillary apartment.

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers: Appendix 4	Prepared by: Richard Mason	Date: 10/05/2023
Schedules:	Prepared by: Richard Mason	Date:
Specifications: Appendix 5	Prepared by: Richard Mason	Date: 10/05/2023
Computations: page 5	Prepared by: Richard Mason	Date: 10/05/2023
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

AS/NZS1547.2012 On site domestic waste water management

NCC Part 3

Director's Guidelines for On-site Wastewater Management Systems, Director of Building Control (Tasmania).

Any other relevant documentation:

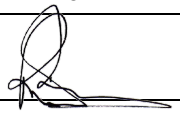
Site & soil evaluation and design report - new onsite wastewater management system at 75 Alomes Road, Forcett TAS 7173 by Richard Mason Onsite Assessments Tas dated 10/05/2023.

Attribution as designer:

I ...Richard Mason..... am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design 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:	Richard Mason		10/05/2023

Licence No: CC6157T

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

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- [X] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
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- [X] The works will not damage or interfere with TasWater's works
- [X] The works will not adversely affect TasWater's operations
- [X] The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- [X] I have checked the LISTMap to confirm the location of TasWater infrastructure
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Certification:

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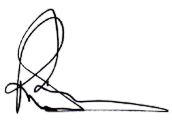
	Name: (print)	*Signed*	*Date*
Designer:	Richard Mason		10/05/2023

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Julie and Marc Michalsky *Owner /Agent*

75 Alomes Road *Address*

Forcett 7173 *Suburb/postcode*

Qualified person details:

Qualified person: Richard Mason

Address: 20 Adelong Drive Phone No: 0418589309

Kingston 7050 Fax No:

Licence No: CC6157T Email address: richardmason@iprimus.com.au

Qualifications and Insurance details: BSc Env Sciences (Salford)

Environmental Health Professional

Prof Indemnity Insurance: Arch Insurance Policy No. P0021114PI2022AU0

(description from Column 3 of the Director of Building Control's Determination)

Speciality area of expertise: Site and soil evaluation and land application system design.

(description from Column 4 of the Director of Building Control's Determination)

Details of work:

Address: 75 Alomes Road

Forcett 7173 Certificate of title No: 131013/2

The assessable item related to this certificate:

Onsite wastewater management – Site and soil evaluation for onsite wastewater management capability;

including:

Characterisation of wastewater and predicted hydraulic loadings.

Selection of onsite wastewater treatment system

Selection of land application area.

Determination of design loading rate.

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: On-site wastewater management - Site and soil evaluation

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

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

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

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

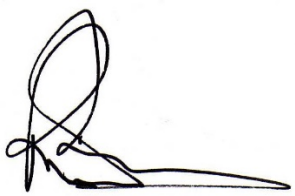
Documents:	AS/NZS 1547. 2012: On-site domestic-wastewater management.
Relevant calculations:	
References:	AS/NZS 1547.2012: Onsite Domestic Wastewater Management. Directors Guidelines for on-site wastewater management systems - CBOS - 2017

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

Site & soil evaluation and design report - new onsite wastewater management system at 75 Alomes Road, Forcett TAS 7173 by Richard Mason Onsite Assessments Tas dated 10/05/2023.

Scope and/or Limitations

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		N/A	10/05/2023

Sorell Council
Development Application: Response to Request for Information - 75 Alomes Road, Forcett - P4.pdf
Plans Reference: P4
Date Received: 4/04/2024

23 March 2024

Sorell Council
By email: sorell.council@sorell.tas.gov.au

Dear Sir/madam,

75 ALOMES ROAD, FORCETT – PROPOSED 1 LOT SUBDIVISION SA2023/16-1
DRIVEWAY DESIGN

BACKGROUND

A 1 lot subdivision is proposed at 75 Alomes Road. In response to the planning application Council issued an RFI dated 11th August 2023. Poortenaar Consulting have been requested to prepare a Flood Hazard report (item 2) together with the driveway design. The flood hazard report was required because the bush fire management plan proposed a passing bay within the floodway. It would be advisable however to locate the passing bay outside the floodway.

SCOPE

The driveways are existing so the object to assess it for compliance with the requirements of the Bush Fire Management code, council standards and the results of the flood study.

BUSHFIRE CODE REQUIREMENTS

The driveway generally complies with the requirements of the bush fire code:

- Grades are less than 18%
- The driveway is flush with the natural surface level so a fire truck can freely move around the property
- There is a minimum of 4m clear width including shoulders
- There is turning available

The only additional requirement is passing bays which have been added.

FLOOD HAZARD RECOMMENDATIONS

The driveway has operated within the floodway for many years without any issues however it is considered there is a risk of scour holes forming due to the drop off on the downstream side of the driveway. This becomes a hazard if a vehicle drives through the shallow floodwaters. Therefore the flood hazard assessment has recommended rebuilding the downstream batter with rock and concrete and sealing the floodway.

OTHER RECOMMENDATIONS

It is considered the entrance is too steep which reduces sight distance and makes it difficult to stop and do a hill start on gravel. It is recommended the dip be filled by 600mm improve the grade.

Figure 1. Steep driveway entrance

CONCLUSION

The driveways are generally fit for purpose and have operated adequately for many years.

Improvements recommended are:

- Passing bays
- Armouring and sealing of the road through the floodway
- Improving of the grade at the entrance.

Yours Faithfully

Hein Poortenaar
Poortenaar Consulting Pty Ltd

Attachments
Drawing

Existing Shed

Existing House

Existing Power Pole

73.00

2
1.325Ha

Existing Shed

1
8573m²

Proposed Right of Way 6.13m wide

101.12

Existing Powerline to be relocated

ALOMES ROAD

Passing bay

Existing 300Ø culvert

Passing bay

Existing Power Pole

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Rev No	Revision note	Date	Approved
A	FOR APPROVAL	MAR24	HJP

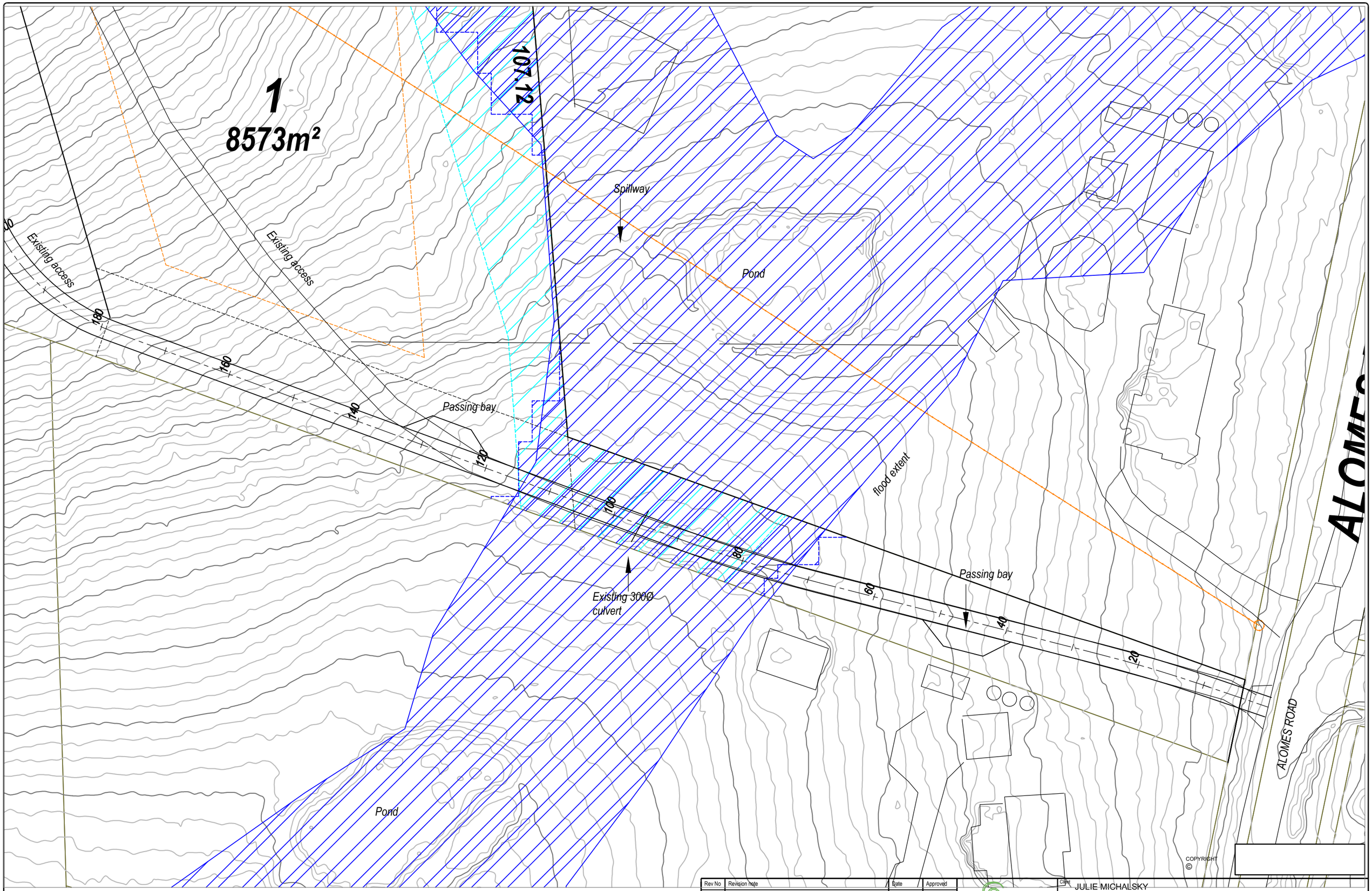
POORTENAAR CONSULTING
ABN 40 672 032 737
PH 62664708
hein@poortenaarconsulting.com

Client: JULIE MICHALSKY

Project: 75 ALOMES ROAD, FORCETT

Title: GENERAL ARRANGEMENT

Scale	Designed By	Date		Drawing No.	Rev
1:500	H.POORTENAAR	MAR24	A1	24401-01	A



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Rev No	Revision note	Date	Approved
A	FOR APPROVAL	MAR24	HJP

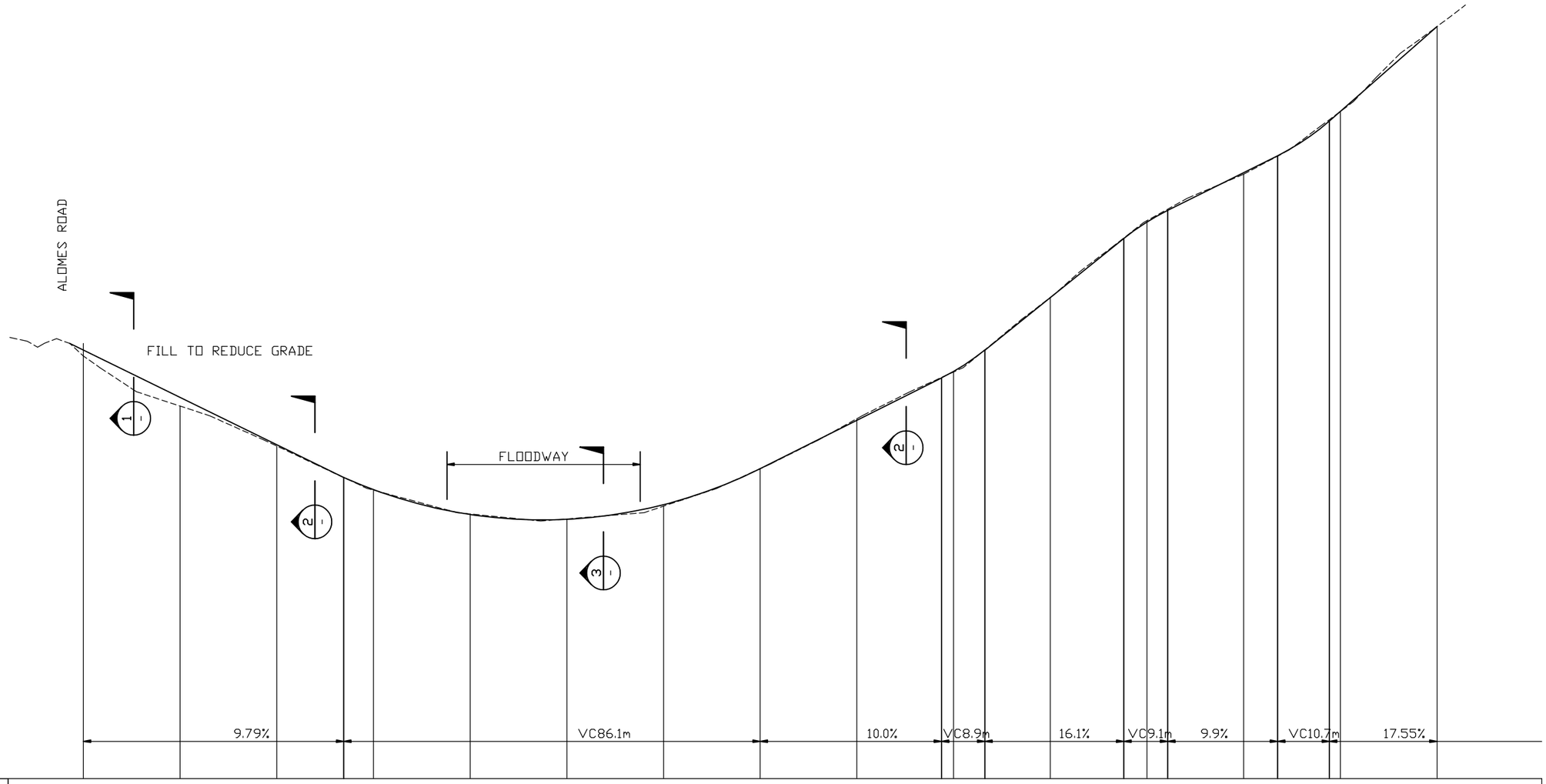
POORTENAAR CONSULTING
ABN 40 672 032 737
PH 62664708
hein@poortenaarconsulting.com

Client: JULIE MICHALSKY

Project: 75 ALOMES ROAD, FORCETT

Title: DRIVEWAY DETAIL

Scale	Designed By:	Date		Drawing No.	Rev
1:500	H.POORTENAAR	MAR24	A1	24401-02	A



GRADE		9.79%		VC86.1m		10.0%	VC8.9m	16.1%	VC9.1m	9.9%		VC10.7m	17.55%		
DATUM RL 0.00															
DESIGN LEVEL	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
EXISTING SURFACE LEVEL	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
CUT/FILL															
CHAINAGE	0.0	20.0	40.0	60.0	80.0	100.0	120.0	140.0	160.0	180.0	200.0	220.0	240.0	260.0	280.0

DRIVE LONG SECTION

SCALE 1:1000 HORIZONTAL A3.
SCALE 1:200 VERTICAL A3.

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Rev No	Revision note	Date	Approved
A	FOR APPROVAL	MAR24	HJP

POORTENAAR CONSULTING
ABN 40 672 032 737
PH 62664708
hein@poortenaarconsulting.com

Client: JULIE MICHALSKY
Project: 75 ALOMES ROAD, FORCETT
Title: DRIVEWAY LONG SECTION

Scale	Designed By:	Date		Drawing No.	Rev
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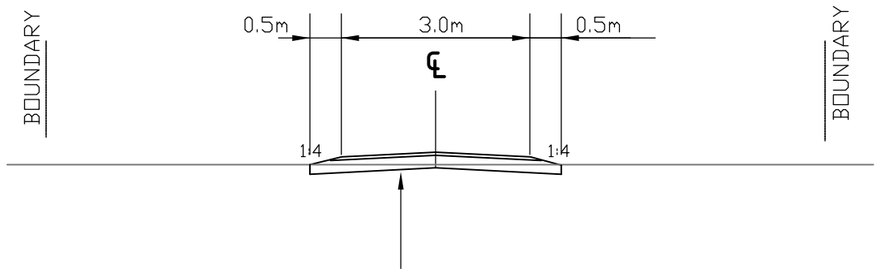
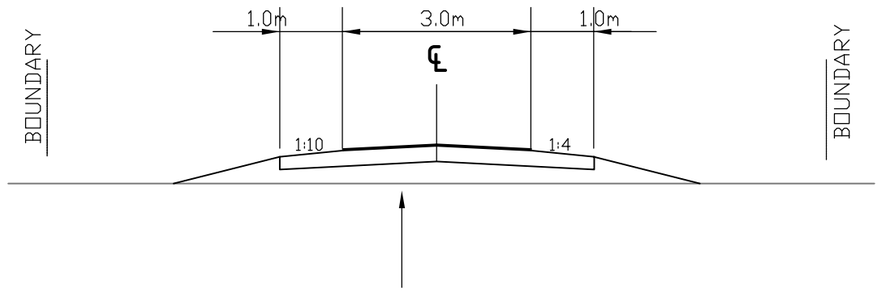


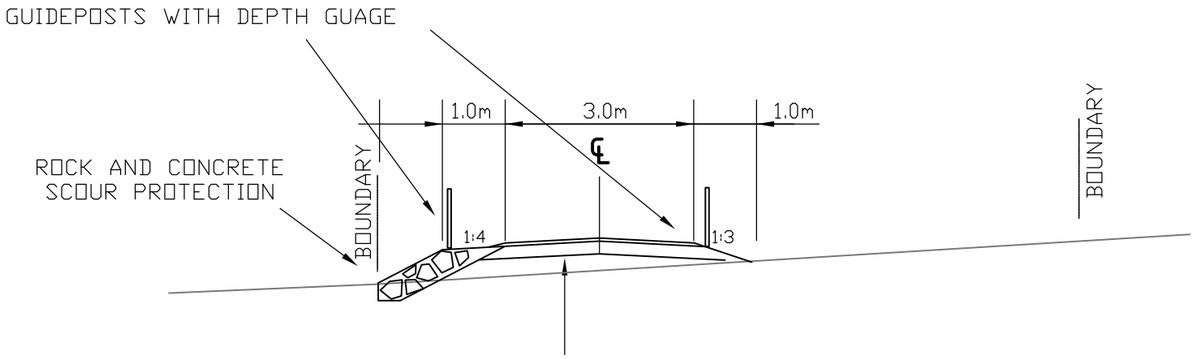
50mm SURFACE COURSE RED GRAVEL
200mm SUBBASE 1
OVER APPROVED SUBGRADE
STRIP 150mm TOPSOIL

TYPICAL CROSS SECTION 2 - LANEWAY
SCALE 1:100



40mm HOTMIX
MIN 100mm SUBBASE 1 OVERLAY
OVER APPROVED BASE

CROSS SECTION 1 - WHERE ROAD RAISED
SCALE 1:100



40mm HOTMIX
MIN 100mm SUBBASE 1 OVERLAY
OVER APPROVED BASE

CROSS SECTION 3 - FLOODWAY
SCALE 1:100

NOTES

GENERAL

1. LOCATE ALL SERVICES PRIOR TO COMMENCEMENT.
2. ALL CONCRETE TO BE GRADE N25 UNLESS NOTED OTHERWISE

ROADS

1. ALL ROAD WORKS TO BE IN ACCORDANCE WITH IPWEA TASMANIAN STANDARD DRAWINGS AND SPECIFICATIONS AND IPWEA TASMANIAN SUBDIVISION GUIDELINES. RELEVANT DRAWINGS INCLUDE:
   - TSD-R02-V3 RURAL ROADS SEALED
   - TSD-R03-V3 RURAL ROADS TYPICAL PROPERTY ACCESS
   - TSD-R04-V3 RURAL ROADS TYPICAL DRIVEWAY PROFILE
   - TSD-R12-V3 SUB SOIL DRAINS

2. ALL ROAD AND STORMWATER WORKS ARE TO BE IN ACCORDANCE WITH DSG (FORMERLY DIER) SPECIFICATIONS:
   - R21 CLEARING AND GRUBBING
   - R22 EARTHWORKS
   - R23 SUBGRADE ZONE
   - R24 GEOTEXTILES
   - R31 OPEN DRAINS AND CHANNELS
   - R32 DRAINAGE: CULVERTS, PIPELINES AND RELATED STRUCTURES
   - R33 SUBSURFACE DRAINAGE
   - R40 PAVEMENT BASE AND SUB-BASE

4. THE CONTRACTOR SHALL ARRANGE FOR A TRAFFIC MANAGEMENT PLAN (PREPARED BY A SUITABLY QUALIFIED PERSON) IN ACCORDANCE WITH AS1742.3 (2019) AND AUSTROADS GUIDE TO TEMPORARY TRAFFIC MANAGEMENT. THE TMP SHALL BE SUBMITTED TO COUNCIL FOR REVIEW PRIOR TO COMMENCING WORKS.

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A	FOR APPROVAL	MAR24	HJP

POORTENAAR CONSULTING
ABN 40 672 032 737
PH 62664708
hein@poortenaarconsulting.com

Client	JULIE MICHALSKY
Project	75 ALOMES ROAD, FORCETT
Title	DRIVEWAY NOTES AND SECTIONS

Scale	Designed By	Date		Drawing No.	Rev
1:500	H.POORTENAAR	MAR24	A1	24401-04	A

Sorell Council
Development Application: Response to Request for Information - 75 Alomes Road, Forcett - P4.pdf
Plans Reference: P4
Date Received: 4/04/2024

23 March 2024

Sorell Council
By email: sorell.council@sorell.tas.gov.au

Dear Sir/madam,

75 ALOMES ROAD, FORCETT – PROPOSED 1 LOT SUBDIVISION SA2023/16-1
FLOOD HAZARD REPORT

BACKGROUND

A 1 lot subdivision is proposed at 75 Alomes Road. A floodway passes over the access to the two lots. In response to the planning application Council issued an RFI dated 11th August 2023. Poortenaar Consulting have been requested to prepare a Flood Hazard report (item 2) together with the driveway design. The flood hazard report was required because the bush fire management plan proposed a passing bay within the floodway. It would be advisable however to locate the passing bay outside the floodway.

QUALIFICATIONS

Hein Poortenaar is a Civil Engineer with 35 years of experience in general civil engineering . It this case because the floodway only affects the access the risk is low and 2D flood modelling by a specialist hydrologist is unwarranted. The hydraulics are relatively simple as they comprise flow through a culvert and 1 dimensional flow over the driveway.

SCOPE

The purpose of the report is to assess the overland flow path extent, width, depth and velocity and report on what risks there are for vehicles during a flood and to suggest mitigation works.

The report will address the requirements of the Inundation Code.

RELEVANT PLANNING SCHEME REQUIREMENTS

Table 1. Inundation Code requirements (Source: TPS)

Planning Scheme Code	Objective
C12.5.1 Uses within a flood prone hazard area	That a habitable building can achieve and maintain a tolerable risk from flood
C12.6.1 Buildings and works within a flood prone hazard area	(a) Building and works within a flood prone hazard area can achieve and maintain a tolerable risk from flood (b) Buildings and works do not increase the risk from flood to adjacent land an public infrastructure

THE SITE

The property particulars are summarised:

Table 1. Property summary (Source: the LIST)

Land owner	Julie Michalsky
Location	75 Alomes Road, Forcell
Municipality	Sorell
Title references	131013/2
PID	1904503
Planning controls	Tasmanian Planning Scheme (Sorell)
Zoning	Rural Living A
Property size	2.19Ha
Existing buildings	Existing house, studio, driveways
Services	Power. No water, sewer or stormwater available
Planning overlays	Bush fire Flood hazard passing NE corner and across access strip Waterways protection area
Catchment	81.3Ha

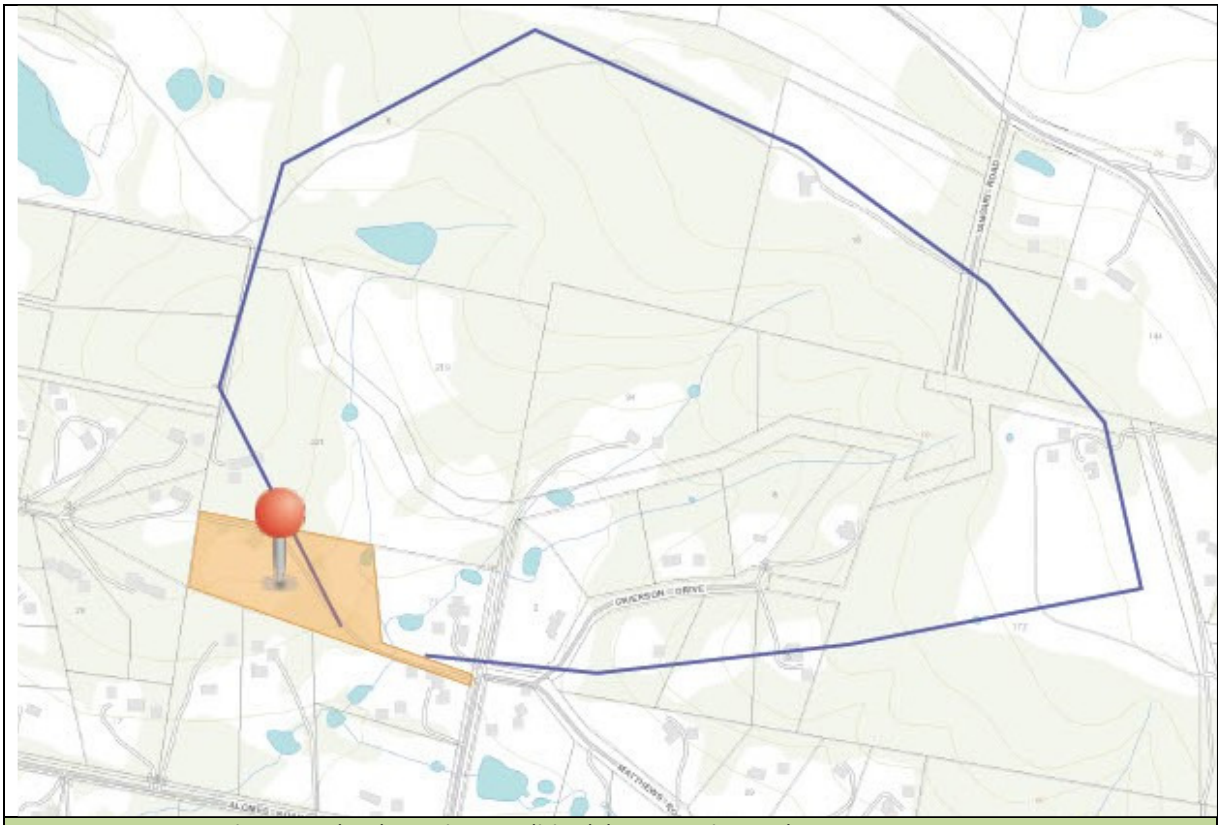


Figure 1. Property location (Pin) Catchment (blue) (Source The List)

FLOOD HAZARD ASSESSMENT

THE CATCHMENT

The catchment is a low rolling rural residential landscape of dry woodland and cleared pasture. Three watercourses converge at the site before joining China Creek and discharging to Okines Beach.

The watercourses are broad grassed valleys without defined channels. Numerous dams are built over the flowpaths to capture the infrequent flow.

Sorell Council has undertaken modelling of the stormwater flows and a flow path is shown through the properties.

FLOWS

Initial loss and continuing losses are highly variable and dependent on the preceding months rain filling the waterholes. Therefore an overall coefficient of runoff without an initial loss may

be more appropriate. This is considered conservative as the critical storm is only 20 minutes and normally all of the rainfall in the first 20 minutes would be taken up by the waterholes.

Flows are summarized:

- Time of concentration 20minutes
- Climate change allowance 16.3% (RCP 8.5 increase to 2100)
- I20 45.4mm/hr
- I100 64.3mm/hr
- Coefficient of runoff 0.3
- Flow Q20 2.25m^3/s
- Flow Q100 3.63m^3/s

There is a 300mm culvert under the driveway. This only takes a fraction of the flow (0.13m3/s) of any significant storm where the waterholes are all overflowing.

The flowpath over the access is broad – approximately 40m wide rising at 1 in 15 on either side. Adopting a trapezoidal channel formula the depth does not exceed 100mm for the 100 year event. The flow is 40m wide and has a velocity of 1.2m/s. The access has a steep bank approximately 0.6m high on the downstream side which would be expected to erode though it has been reinforced with rubble.

DEVELOPMENT EFFECTS

The subdivision will likely result in an additional dwelling though this will not increase runoff as rainwater will be reused.

The subdivision will result in additional traffic using the access which increases the likelihood of conflict between vehicles and flood waters.

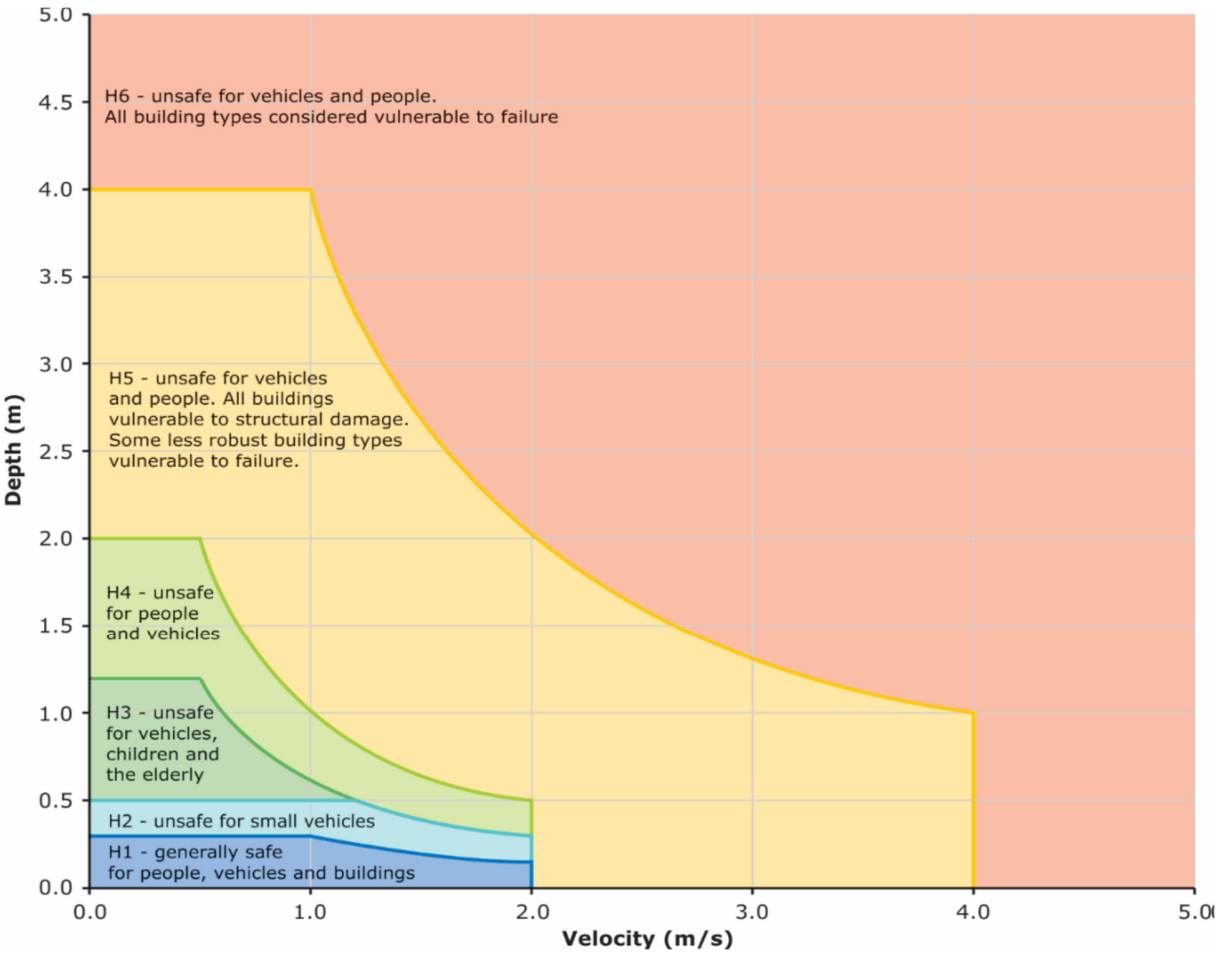
There is no reason to locate a passing bay within the flood zone. These will be located clear of the flood zone.

CULVERTS

Currently the flowpath is a 40m wide grass swale. The road is flush with the ground profile and does not pose an impediment to flow. There is a 300mm culvert under the access.
The required culverts to pass a 20 year ARI flow are 2 x 600mm pipes. This requires excavation of a drain outlet 15m through the downstream property.

FLOOD HAZARD

The flow is 40m wide, 100mm deep and has a velocity of 1.2m/s. This is considered safe according the hazard categories Australian Disaster and resilience Handbook. (refer figure below)



In general driving through flood waters is not recommended. A light car can float in as little as 150mm depth. Erosion can open up invisible scour holes. The duration of the peak flow would be 10 minutes so it would be a minor inconvenience to wait for a few minutes if you really needed to be travelling in a 100 year downpour.

Sealing the road through the floodway would reduce erosion but according to the owner this is not a problem. A guidepost with depth gauge would be useful.

FLOOD HAZARD RECOMMENDATIONS

Hydrological calculations indicate large flows of 2.2m3/s for a 20 year ARI storm and 3.6m3/s for a 100 year storm. In practice these floods are uncommon and over in 10 minutes and are barely noticed by residents. The numerous waterholes in the catchment capture most flows except for longer storms.

The existing culvert is undersized but to upgrade it to a 20 year capacity with 2 x 600mm pipes will negatively impact the downstream property as a drain would need to be excavated through their lawn and it would need to be rocklined with sizable rock to withstand the concentrated flow. It is considered it is preferable to maintain the current regime of a broad sheet flow over the driveway.

The risk to vehicles crossing the watercourse is low:

- The likelihood of a vehicle travelling in a 100 year downpour is small
- The 40m broad flowpath means flow is less than 100mm deep
- Velocities are low and do not pose a risk to pedestrians or vehicles

The risk is that scour holes will form due to the steep \drop off on the downstream side. Therefore it is recommended that the access road through the floodway be sealed to prevent erosion and that the downstream bank be rebuilt with rock and concrete. Guideposts are also to be installed with depth indicators. These recommended works are shown on the road design drawings.

QUALIFICATIONS

Hydrology and overland flow are not precise sciences. Flows are presented in terms of likelihood (ie frequency) which may change with climate change. There are a number of different methods available and assumptions that could result in different results. For this study a relatively simple analysis has been used which is appropriate for the value of the possible damage and cost of the works. Generally a reasonably conservative approach has been taken both with the adoption of the 100 year design flow but also with the channel hydraulics.

The overland flow direction is based on contours and has not taken into account diversions that may occur due to fences, driveways, landscaping and the like now or future.

Yours Faithfully

Hein Poortenaar
Poortenaar Consulting Pty Ltd

Attachments
Photos
Drawing
Calculations

View through floodway

View downstream

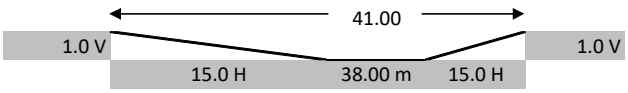
View upstream

75 ALOMES ROAD
Determination of AEP 1:100 Flow

					CH	
Coordinates					0	24.5
					50	25.5
Time Of Concentration, Tc		*(Bransby Williams)*			100	27.75
Length Of Catchment Divide	=	0.813	*km*		150	31
Change in elevation		90				
Area Of Catchment	=	0.486	*KM*			
		48.6	*Ha*			
Slope Average	=	111	*m/km*			
Tc	=	20	*(Min's)*			
Adopt		20	*(Min's)*			
IFD 1 in Y Yrs						
Intensity $_{20}$	=	45.4	*(mm/Hr)*	***Source: IFD curve***		
Intensity $_{100}$	=	64.3	*(mm/Hr)*			
Allowance for Climate change	=	16%				
Design intensity 20		52.8	*(mm/Hr)*			
Design intensity 100		74.7809	*(mm/Hr)*			
Calculate Flow AEP 1:Y						
f	=	0.30				
F_{20}	=	1.05				
F_{100}	=	1.20				
C_{20}	=	0.32				
C_{100}	=	0.36				
Q_{20}	=	2.25	m3/s			
Q_{100}	=	3.63	m3/s			

Trapezoidal Channel

Cross Section A



Depth =	0.100	m	
n =	0.030		
S =	3.0%	m/m	
A =	3.95	m^2	
P =	41.01	m	

Q = V.A

= 4.8 m^3/s 17251.79 m3/hour

V = 1.2 m/s

Existing Shed

Existing House

Existing Power Pole

73.00

2
1.325Ha

Existing Shed

1
8573m²

Proposed Right of Way 6.13m wide

101.12

Existing Powerline to be relocated

ALOMES ROAD

Passing bay

Existing 300Ø culvert

Passing bay

Existing Power Pole

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A	FOR APPROVAL	MAR24	HJP

POORTENAAR CONSULTING
ABN 40 672 032 737
PH 62664708
hein@poortenaarconsulting.com

Client: JULIE MICHALSKY

Project: 75 ALOMES ROAD, FORCETT

Title: GENERAL ARRANGEMENT

Scale	Designed By	Date		Drawing No.	Rev
1:500	H.POORTENAAR	MAR24	A1	24401-01	A

1
8573m²

107.12

Spillway

Pond

Existing access

Existing access

Passing bay

Passing bay

Passing bay

Existing 300Ø culvert

Pond

ALOMES ROAD

180 160 140 120 100 80 60 40 20

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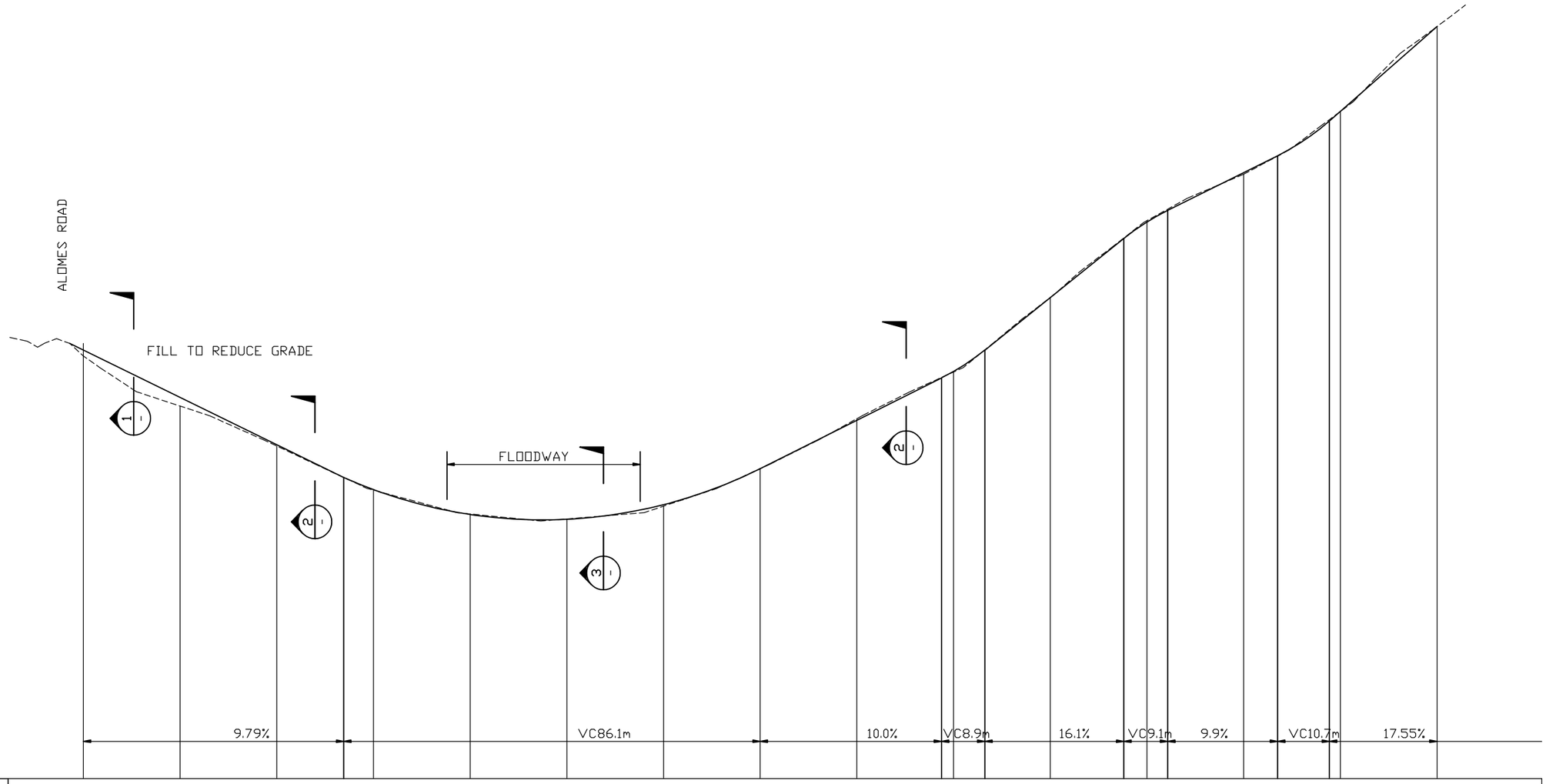
ABN 40 672 032 737
PH 62664708
hein@poortenaarconsulting.com

Client: JULIE MICHALSKY
Project: 75 ALOMES ROAD, FORCETT
Title: DRIVEWAY DETAIL

Scale	Designed By:	Date		Drawing No.	Rev
1:500	H.POORTENAAR	MAR24	A1	24401-02	A



GRADE		9.79%		VC86.1m		10.0%	VC8.9m	16.1%	VC9.1m	9.9%		VC10.7m	17.55%		
DATUM RL 0.00															
DESIGN LEVEL	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
EXISTING SURFACE LEVEL	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
CUT/FILL															
CHAINAGE	0.0	20.0	40.0	60.0	80.0	100.0	120.0	140.0	160.0	180.0	200.0	220.0	240.0	260.0	280.0

DRIVE LONG SECTION

SCALE 1:1000 HORIZONTAL A3.
SCALE 1:200 VERTICAL A3.

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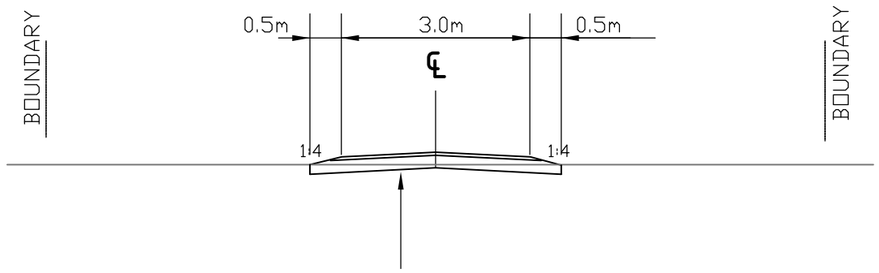
PH 62664708
hein@poortenaarconsulting.com

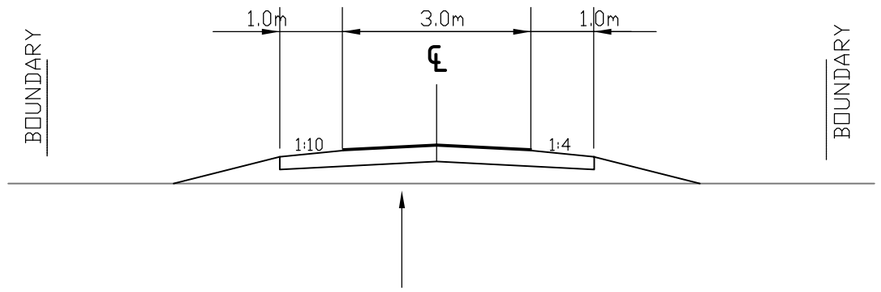
Client: JULIE MICHALSKY
Project: 75 ALOMES ROAD, FORCETT
Title: DRIVEWAY LONG SECTION

Scale	Designed By:	Date		Drawing No.	Rev
1:500	H.POORTENAAR	MAR24	A1	24401-03	A



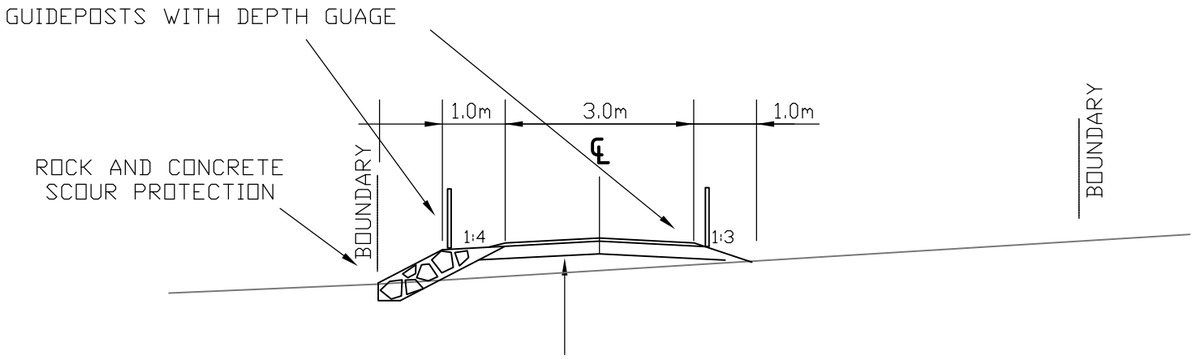
50mm SURFACE COURSE RED GRAVEL
200mm SUBBASE 1
OVER APPROVED SUBGRADE
STRIP 150mm TOPSOIL

TYPICAL CROSS SECTION 2 - LANEWAY
SCALE 1:100



40mm HOTMIX
MIN 100mm SUBBASE 1 OVERLAY
OVER APPROVED BASE

CROSS SECTION 1 - WHERE ROAD RAISED
SCALE 1:100



40mm HOTMIX
MIN 100mm SUBBASE 1 OVERLAY
OVER APPROVED BASE

CROSS SECTION 3 - FLOODWAY
SCALE 1:100

NOTES

GENERAL

1. LOCATE ALL SERVICES PRIOR TO COMMENCEMENT.
2. ALL CONCRETE TO BE GRADE N25 UNLESS NOTED OTHERWISE

ROADS

1. ALL ROAD WORKS TO BE IN ACCORDANCE WITH IPWEA TASMANIAN STANDARD DRAWINGS AND SPECIFICATIONS AND IPWEA TASMANIAN SUBDIVISION GUIDELINES. RELEVANT DRAWINGS INCLUDE:
   - TSD-R02-V3 RURAL ROADS SEALED
   - TSD-R03-V3 RURAL ROADS TYPICAL PROPERTY ACCESS
   - TSD-R04-V3 RURAL ROADS TYPICAL DRIVEWAY PROFILE
   - TSD-R12-V3 SUB SOIL DRAINS

2. ALL ROAD AND STORMWATER WORKS ARE TO BE IN ACCORDANCE WITH DSG (FORMERLY DIER) SPECIFICATIONS:
   - R21 CLEARING AND GRUBBING
   - R22 EARTHWORKS
   - R23 SUBGRADE ZONE
   - R24 GEOTEXTILES
   - R31 OPEN DRAINS AND CHANNELS
   - R32 DRAINAGE: CULVERTS, PIPELINES AND RELATED STRUCTURES
   - R33 SUBSURFACE DRAINAGE
   - R40 PAVEMENT BASE AND SUB-BASE

4. THE CONTRACTOR SHALL ARRANGE FOR A TRAFFIC MANAGEMENT PLAN (PREPARED BY A SUITABLY QUALIFIED PERSON) IN ACCORDANCE WITH AS1742.3 (2019) AND AUSTROADS GUIDE TO TEMPORARY TRAFFIC MANAGEMENT. THE TMP SHALL BE SUBMITTED TO COUNCIL FOR REVIEW PRIOR TO COMMENCING WORKS.

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hein@poortenaarconsulting.com

Client	JULIE MICHALSKY
Project	75 ALOMES ROAD, FORCETT
Title	DRIVEWAY NOTES AND SECTIONS

Scale	Designed By	Date		Drawing No.	Rev
1:500	H.POORTENAAR	MAR24	A1	24401-04	A

DISPERSIVE SOIL ASSESSMENT

75 Alomes Road

Forcett

February 2024

GEO-ENVIRONMENTAL

SOLUTIONS

Sorell Council
Development Application: Response to Request for Information - 75 Alomes Road, Forcett - P4.pdf
Plans Reference: P4
Date Received: 4/04/2024

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Investigation Details

Client:	Rogerson & Birch Surveyors
Site Address:	75 Alomes Road, Forcett
Date of Inspection:	16/02/2024
Proposed Works:	Sub-division
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	M. Campbell

Site Details

Certificate of Title (CT):	131013/2
Title Area:	Approx. 2.175ha
Applicable Planning Overlays:	Bushfire-prone Areas, Airport obstacle limitation area
Slope & Aspect:	8° SE facing slope
Vegetation:	Mixed Flora

Background Information

Geology Map:	MRT
Geological Unit:	Tertiary Sediments
Climate:	Annual rainfall 400mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011, AS1726:2017 & AS4055:2021

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.10	0.00-0.60	SM	**Silty SAND**: trace of gravel, dark brown, slightly moist, loose,
0.10-0.40	0.60-1.30	SM	**Silty SAND**: with gravel, pale grey, slightly moist, medium dense, refusal**.**

Site Notes

Soils on the site are developing from Tertiary sediments and are likely to show slight ground surface movement with moisture fluctuations.

Dispersive Soil Assessment

The dispersive soil assessment of the property considers the proposed construction area.

Potential for dispersive soils

Tertiary sediments are known to produce soils with an excess of sodium on the soil exchange complex, which can cause soil dispersion. Under some circumstances the presence of dispersive soils can also lead to significant erosion, and in particular tunnel and/or gully erosion. Based upon field survey of the property and the surrounding area, no tunnel and gully erosion were identified at the site. A soil sampling program was undertaken to identify the presence of dispersive soils in the proposed development areas, with particular focus on the house site.

Soil sampling and testing

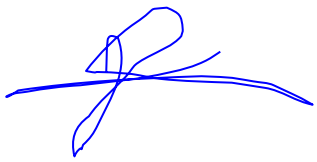
Two samples were taken at the site for assessment of dispersion. An Emerson (1968) Dispersion test was conducted to determine if these samples were dispersive.

The sampling and testing results indicate that the soil on site is non-dispersive. Based upon the test results there is a very low risk of soil dispersion and erosion on the site, and as such no dispersive soil management recommendations have been made.

Conclusions

There is a very low risk associated with dispersive soils and potential erosion on the site. It is recommended, however, that all excavation works on site should be monitored for signs of soil dispersion and remedial action taken as required if necessary.

It is recommended that during construction that GES be notified of any major variation to the soil conditions as predicted in this report.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Environmental and Engineering Soil Scientist

Appendix 1– Soil test results

Laboratory Test Results

Sample Submitted By: A Plummer

Date Submitted: 19/2/24

Sample Identification: 2 samples – 75 Alomes Road

Soil to be tested: **Emerson soil dispersion test**

Result:

Sample	Texture	Emerson class	Description
BH1 – 0.2m	**Silty SANDl**	**Class 8**	**slaking**
BH2 – 0.8m	**Silty SAND**	**Class 8**	**slaking**

Sample Tested by: A Plummer

Disclaimer

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organizations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for the use of any part of this report in any other context or for any other purpose by third a party.

Sorell Council
Development Application: Response to Request for Information - 75 Alomes Road, Forcett.pdf
Plans Reference: P7
Date Received: 16/07/2024

16 July 2024

Sorell Council
By email: sorell.council@sorell.tas.gov.au

Dear Sir/madam,

75 ALOMES ROAD, FORCETT – PROPOSED 1 LOT SUBDIVISION SA2023/16-1
NVA

I refer to the RFI dated 19 April 2024 advising Item 3 relating to a NVA was not satisfied as there was no response. We had actually covered this item in the flood report on the basis that there were no natural values, no watercourse and no works within the watercourse protection area.

I consulted with Carolyn from Seelen Consulting. She said she could do a NVA but questioned why one was necessary on viewing the photos.

Her desktop study indicated the following:

- CFEV database does not show anything
- It has very high conservation management priority but has low naturalness.
- It 'may' provide habitat for platypus and a water source for other threatened fauna species. Low probability of crayfish or fish.
- TASVEG 4.0 shows as FUR Urban Areas and there is no native riparian vegetation.
- No records of threatened flora or fauna within 500m of the site.

The most likely reason why it is very high conservation management priority is because it is the headwaters of China Creek - an estuarine stream of high conservation priority affecting the Pitt Water-Orielton Lagoon Ramsar Wetland. For this catchment Land Tenure Security (LTS) is low as it is private property so the catchment is already considered not in its natural state.

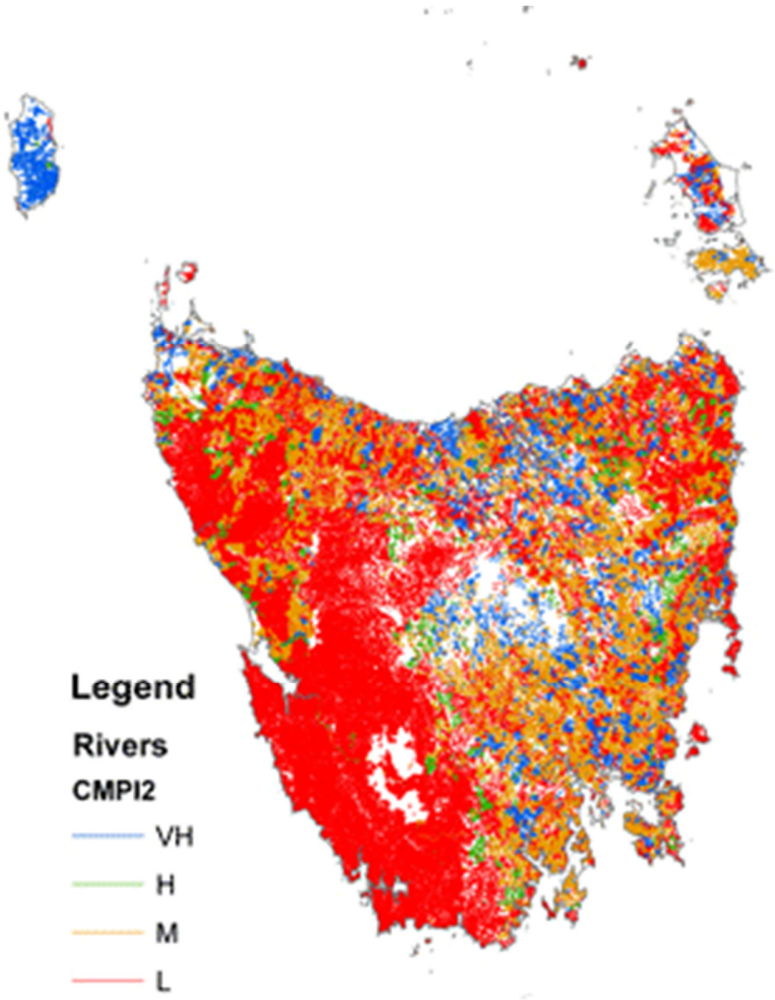
The special values score is 1 (non-outstanding)
CMPI1 (immediate priorities) and CMPP1 (potential priorities) has no influence from Special Values whereas CMPI2 and CMPP2 accounts for the presence of Special Values, yet the CMPI1, CMPI2, CMPP1 and CMPP2 are all scored as Very High. 1 uses Representative conservation values and 2 uses Integrated Conservation Value (ie accounts for the presence of special values) (refer Conservation Management Priorities | Department of Natural Resources and Environment Tasmania (nre.tas.gov.au)

However all this is irrelevant because there is no new works in the watercourse protection area – the road exists, all we are proposing is repair of an embankment so it does not erode in flood. However this can be deleted. The road is perfectly functional as it is. There is no conceivable risk to the environment as the flowpath is already heavily modified in neighboring properties. The only aquatic environment is in man made ponds.

Please advise if we need to engage Carolyn Seelen to submit a formal report.

Yours Faithfully

Hein Poortenaar
Poortenaar Consulting Pty Ltd


Legend
Rivers
CMPI2
VH
H
M
L

View through floodway

View downstream

View upstream

Sorell Council
Development Application: Response to Request for Information - 75 Alomes Road, Forcett.pdf
Plans Reference: P7
Date Received: 16/07/2024

MATTHEW CLARK PLANNERS

MCP Ref: 24054

16 July 2024

Manager Planner
Sorell Council

Via email – sorell.council@sorell.tas.gov.au

Attention: Shane Wells

Dear Shane,

FURTHER INFORMATION REQUEST DEVELOPMENT APPLICATION NO. SA 2023 / 16-1 – ONE LOT SUBDIVISION – 75 ALOMES ROAD, FORCETT

Thank you for your Request for Further Information under Section 54 of the Land Use Planning and Approvals dated 28th August 2023. MC Planners has been engaged by Marc and Julie Michalsky to respond to item 6 of the request.

6. Lot Size

> 6. As proposed Lot 1 is below the lot size required under Table 11.1 Rural Living Zone A, provide an amended subdivision plan showing the newly created lot complies with Table 11.1 ie: minimum 1 ha.

Response

Please see Attachment 1 Proposal Plan Rev K. This plan demonstrates the proposed lot is to have an area of 9,282m^2.

With respect to the applicable standard relating to Lot size, the following information is provided in support of the amended plan.

11.5.1 Lot Design

Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area not less than specified in Table 11.1 and: (i) be able to contain a minimum area of 15m x 20m clear of: 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;	**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: (a) the relevant requirements for development of existing buildings on the lots; (b) the intended location of buildings on the lots;

(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.	(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, and must be no more than 20% smaller than the applicable lot size required by clause 11.5.1 A1.

The proposal cannot meet the Acceptable Solution in that it is less than 1ha. With regard to the Performance Criteria, it is contended that despite being marginally less than 1ha at 9,282m^2, the lot area is by virtue of its shape and being relatively clear of encumbrances entirely suited to residential development.

Specifically: the existing buildings are centred within the proposed lot (a). The intended location of future building will be responsive to the code overlays to the east of the site, as well as existing driveway, overhead powerlines and minimum bushfire setback. Each of these constraints tend to siting future development toward the centre of the lot, collocated with the existing shed (b). The site is only slightly sloped, offering suitable building areas throughout (c). With regard for landscape values, these are considered to be moderately vegetated lots with single dwellings; such values are not diminished by the proposal (d). The lot also, despite being less than 1ha is of a sufficient size that any dwelling will be able to afford private open space (e).

With regard for the pattern of development in the area, similar to the consideration under landscape values, the proposal affords a rural living lot which will be conducive to a single dwelling development centred amongst moderate vegetation. The proposal therefore is consistent with this established character (f).

Finally, the lot size is not less than 20% of 1ha, and so is allowable subject to the above. It is considered therefore that the proposal is in accordance with P1 of that standard.

If Council requires any further information or clarification with respect to this application, please contact us on planning@mcplanners.com.au or mobile 0422505146.

Yours faithfully

MC PLANNERS PTY LTD

Peter Coney

SENIOR PLANNER

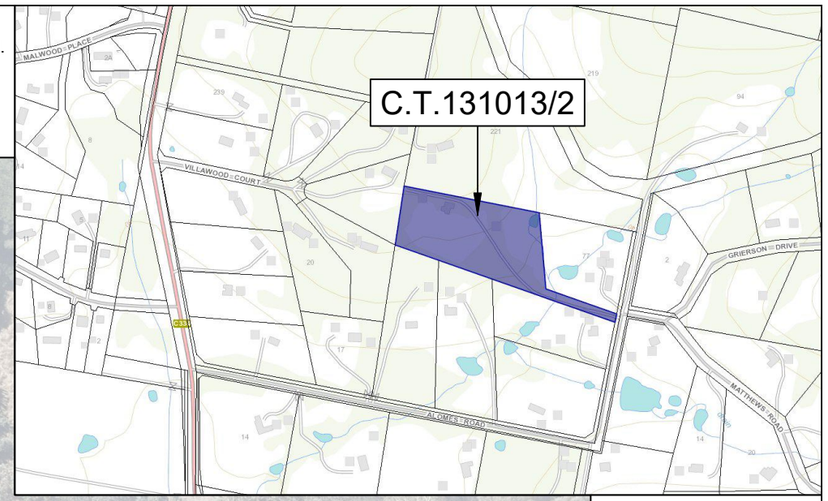
ATTACHMENT 1

Proposal plan

This plan has been prepared only for the purpose of obtaining preliminary subdivsional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



LOCATION PLAN

Existing Fenceline (per Nearmap only, not surveyed)

Existing Shed

Existing House

Existing Power Pole

121.18

83.43

2
1.254ha

32.67

73.00

Existing Shed

Existing Sewer Infrastructure (refer to soil report for details)

68.64

Min. Bushfire Setback

107.12

1
9282m²

Proposed Right of Way 6.13m wide

(88.28)
(87.79)

328.42

Proposed Right of Way 6.13m wide

191.32

105.44

Existing Right of Way 12.26m wide

6.19 6.19

Existing Power Pole

ALOMES ROAD

Overlay Legend

Airport obstacle limitation area-	Entire Site
Bushfire-prone area-	Entire Site
Flood-prone Area-	
Low Landslide Hazard Band-	
Waterway & Coastal Protection Area-	

Development Standards for Subdivision
Lot 1: Existing on-site water tanks, sewer & stormwater services
Lot 2: Proposed on-site water tanks, sewer & stormwater services

Development Standards for Subdivision
11.5.1 Rural living

P1- All lots comply

P2- All lots comply

A3 - All lots comply - vehicular access directly from road

8.5.2 Roads
A4 - All lots comply - no new roads

8.5.3 Services
A1 - All lots comply - connected to a limited water supply
P2 - All lots comply - On-site Sewerage services

REV	AMENDMENTS	DRAWN	DATE	APPR.
K	Alter boundaries for bushfire assessment	LH	27/06/24	LH
J	Remove proposed powerline relocation	LH	14/06/24	LH
I	Council RFI: Update Boundaries	LH	13/06/24	LH
H	Add existing powerline information	LH	30/11/23	LH
G	Add existing Sewer information	LH	27/07/23	LH
F	Update title ownership information	LH	25/07/23	LH
E	Update boundaries per client request	LH	06/04/23	LH
D	Update boundaries per client request	LH	04/04/23	LH
C	Update boundaries per client request	LH	30/03/23	LH
B	Update boundaries per client request	LH	24/03/23	LH
A	Update boundaries per client request	LH	23/03/23	LH

ROGERSON & BIRCH SURVEYORS
UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

OWNER: MARC MICHALSKY
JULIE A. MICHALSKY
TITLE REFERENCE: C.T.131013/2
LOCATION: 75 ALOMES ROAD, FORCETT

Proposed Subdivision

Date: 16/03/2023
Reference: HUDSJ01 14870-00
Scale: 1:1000 (A3)
Municipality: SORELL

SouthernPlanning

Bushfire Hazard Report

Cover photo: view to south from building area for lot 2.

Two Lot Subdivision, 75 Alomes Road, Forcett

1 July 2024

Sorell Council
Development Application: Response to Request for Information - 75 Alomes Road, Forcett.pdf

Plans Reference: P7
Date Received: 16/07/2024

Contents

Overview

Project Detail

Project: Two Lot Subdivision
Site Address: 75 Alomes Road, Forcett
PID: 1904503
CT Reference: 131013/2
Client: Marc Michalsky and Julie Hudson
Author: Adam Smee, Bushfire Hazard Practitioner
Accreditation No.: BFP-120
Scope of Accreditation: 1, 2, 3a, and 3b
Email: adam@southernplanning.com.au
Phone: 0404 439 402
Date: 25 June 2024
Version: v2.0

Executive Summary

This report considers the bushfire hazard posed to a proposed subdivision of the above property. The report concludes that this hazard is acceptable provided that the development proceeds in accordance with the attached recommendations.

Introduction

Purpose

The purpose of this report is to consider the bushfire hazard posed to a subdivision proposed on a site within a bushfire prone area.

Scope

This Report has been prepared in accordance with the Tasmania Fire Service (TFS) Chief Officer's Bushfire Hazard Advisory Note no.4 (version 4.0). This Advisory Note prescribes the Chief Officer's Approved Form for a Bushfire Hazard Management Plan and the required content for a Bushfire Hazard Report. The Advisory Note states that a Bushfire Hazard Report is:

An investigation and assessment of bushfire risk to establish the level of hazard exposure, vulnerability, and the required mitigation to achieve an acceptable level of residual risk.

The scope of the report therefore includes identification of the level of bushfire threat that would be posed to future development upon the lots in accordance with the Australian Standard for *Construction of Buildings in Bushfire Prone Areas AS3959:2018* (the Australian Standard). The report considers the vulnerability to bushfires of the proposed development and options for mitigation measures to reduce this risk. These options include identification of the appropriate construction requirements for future development upon the lots within the Standard. The report identifies the appropriate bushfire hazard mitigation measures provided within the *Bushfire-Prone Areas Code* (the Code) of the relevant planning scheme. The report provides a conclusion regarding the residual risk that would remain to development from the bushfire if these mitigation measures are implemented.

Limitations

The report is limited to an assessment of the bushfire hazard posed to the proposed development as prescribed in the Standard and as required by the Code. The report is also limited to an assessment of the bushfire hazard posed to the development at the time of writing and does not allow for factors that may subsequently increase this hazard, such as significant vegetation regrowth. The report does not offer comment on the environmental impact of the proposed development, including that of any vegetation management required to implement any recommended bushfire hazard mitigation measures.

Disclaimer

Given the above scope and limitations, no responsibility is taken by the author for any loss arising as a result of any matter not considered in the Standard or the Code. Neither is any responsibility taken by the author for any loss arising as result of failure to comply with the recommendations made in this report. Attention is drawn to the Standard's foreword which states that it is:

Primarily concerned with improving the ability of buildings in designated bushfire-prone areas to better withstand attack from bushfire thus giving a measure or protection to the building occupants (until the fire front passes) as well to the building itself.

Compliance with the Standard does not guarantee that no loss of life or property will occur as a result of bushfire, as further stated in the Standard:

It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.

Attention is also drawn to current TFS advice which states that In Catastrophic Fire Danger Rating conditions:

Even very well-prepared buildings may not be safe. Residents in bushland areas should not plan to defend any building, regardless of any preparations they have made.

It should also be noted that the Fire Danger Index (FDI) prescribed for the design of buildings within bushfire prone areas in Tasmania is FDI50. However, please note that in extreme conditions the actual FDI may significantly exceed this figure and the bushfire protection measures identified in this report should not be relied upon in these situations.

The Author

The author is a qualified land use planner with over fifteen years' experience in local government; the majority spent working in planning in a rural context. The author has successfully completed the University of Technology Sydney's *Development and Building in Bushfire Prone Areas Short Course* and is accredited by the TFS to assess bushfire hazard and to certify Bushfire Hazard Management Plans for buildings or extensions and for subdivisions involving less than 10 lots.

Site Visit

A site visit was conducted on 14 May 2023.

Proposal

The proposal is to subdivide the subject property into two lots. Proposed lot 1 would have an area of approximately 8600m² and would contain a shed that is proposed to be converted to an ancillary dwelling. Proposed lot 2 would have an area of approximately 1.3ha and would contain the dwelling on the property. A building area for lot 1 would be provided around the shed. A building area for lot 2 would be provided around the dwelling.

Access to the lots would be via existing driveways. Both lots would share the existing crossover to the property and the section of driveway that is within the access strip. The site is not within an area that is serviced by TasWater's reticulated water network so both lots would rely upon onsite services, including onsite water supplies. The proposed development is not identified as a Vulnerable Use by the Bushfire Prone Areas Code.

Site Description

The site is a rural residential lot within the Forcett locality. The lot has an area of 2.183ha. The lot has frontage to Alomes Road to the east via an access strip. The land slopes upward from the point where the access strip meets the body of the lot toward the north-western corner of the lot. The land has been mostly cleared of native vegetation although are a number of remnant Eucalypt trees on the property. The dwelling is within the north-western part of the property, close to the northern boundary. The existing shed that would be retained upon lot 1 is to the east of the dwelling.

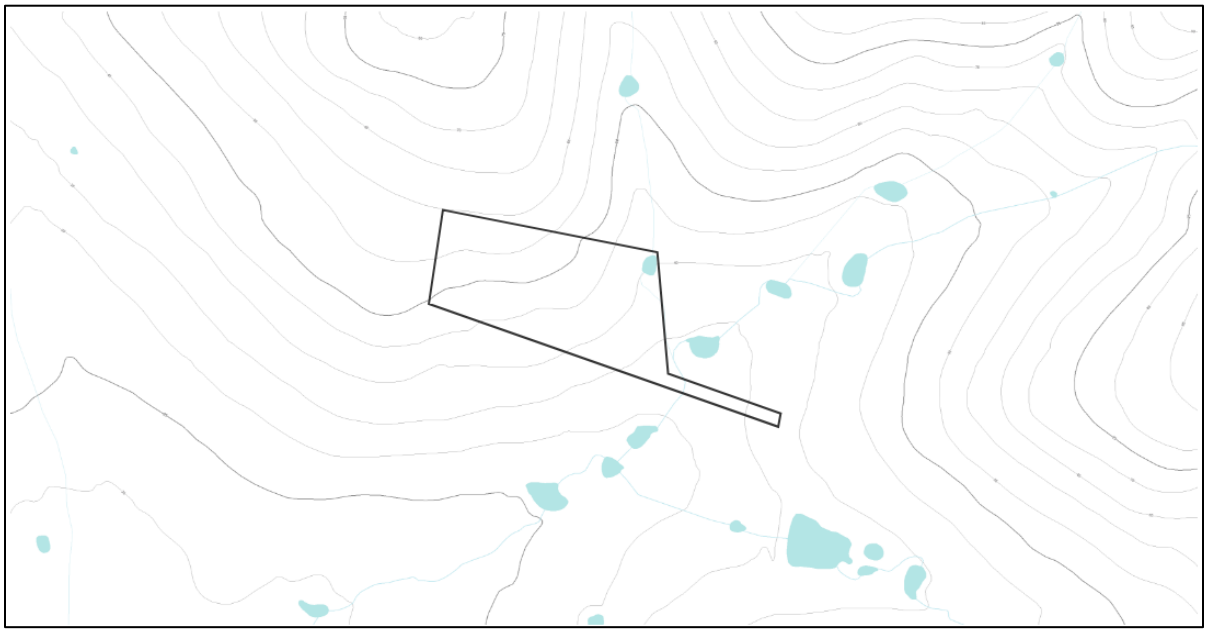
The adjoining properties to the east, south, and west of the site are similar rural residential lots. There are houses on these lots and they have been partly cleared of native vegetation. The adjoining lot to the north of the site is a relatively larger lot that has also been partly cleared. The site is mapped within the Bushfire Prone Areas Overlay of the *Tasmanian Planning Scheme – Sorell*.

Aerial view of subject property (outlined in white) and surrounding land (source: ESRI accessed via LISTmap 1/7/2023).

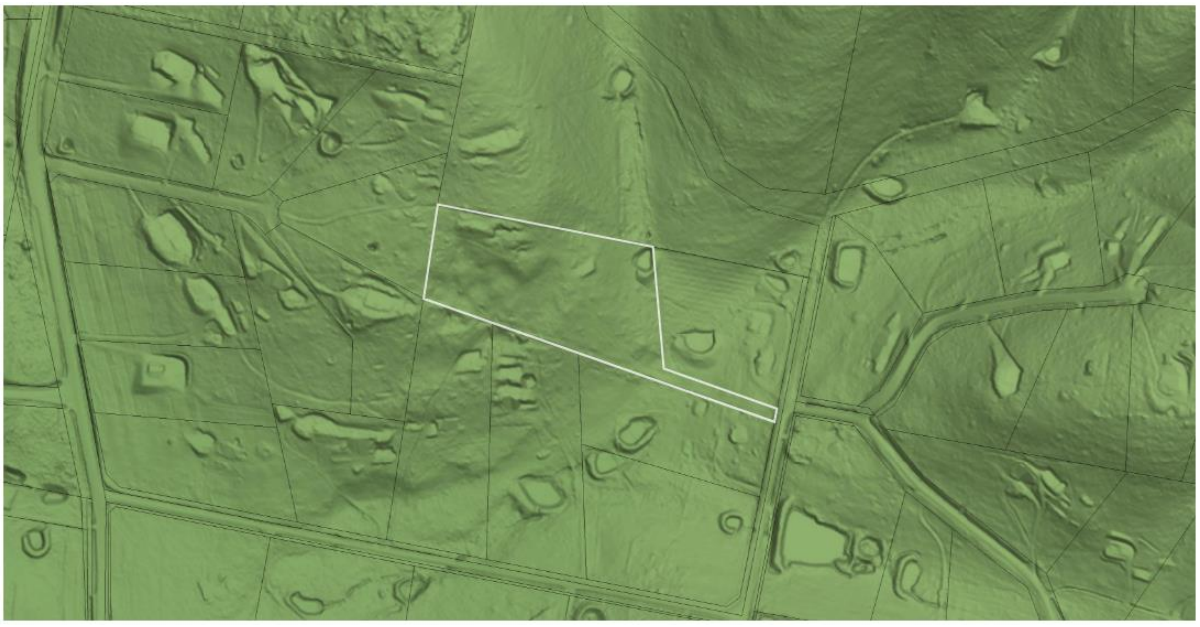
Topography

The site is on the south-eastern face of an unnamed hill, the summit of which is approximately 160m to the north of the closest part of the site. There is a ridge to the north-east of the site that extends from the summit of Spankers Hill, which is approximately 1km ESE of the site. A spur also extends

from the summit of this hill to the south-east of the site. The land to the south and south-west of the site falls toward China Creek. The site is generally at a similar level as the adjacent land to the west. The land further to the west falls toward the base of gully. There is an unnamed watercourse at the base of this gully that falls toward China Creek to the south.



Topographical relief (5m contours) of subject property (outlined in black) and surrounding land (source: LISTmap accessed 16/5/2023).



Hillshade relief of subject property (outlined in white) and surrounding land (source: LISTmap accessed 16/5/2023).

Site Assessment

Vegetation

While there are Eucalypt trees covering much of the area surrounding the site, the understorey of this vegetation has been mostly cleared. The vegetation is therefore relatively open and has a reduced

foliage cover. The average foliage cover of the surrounding vegetation is further reduced by cleared areas, such as the cleared areas surrounding the dwellings on the nearby properties. Therefore, the vegetation to the north, south, and west of the site is classified as woodland within the Group B Woodland classification in accordance with Table 2.3 of the Australian Standard.
Greater clearing has occurred within the area to the east of the site. The foliage cover provided by what few trees are within this area is limited to less than 10%. Therefore, as the area is mostly covered by grasses, the vegetation to the east of the site is classified within the Group G Grassland classification.

Slope

The site is below the level of the land to the north. The effective slope in this direction is therefore upslope and 0°. The site is at a similar level or below the level of the nearby land to the west. The effective slope in this direction is therefore level or upslope and 0°. The site is above the base of the gully to the east, so the effective slope in this direction is downslope and less than 5°. The effective slope to the south is also downslope but between 5° and 10°.

Distances

The proposed building areas would be provided with adequate separation from bushfire prone vegetation within the lot boundaries.

Bushfire Attack Level

Table 2.4.4 within the Standard prescribes Bushfire Attack Levels for buildings in bushfire prone areas based upon the relevant Fire Danger Index, the distance from unmanaged vegetation, the type of bushfire prone vegetation, and the gradient beneath the vegetation. A BAL assessment must be based upon the highest BAL posed to a site. As demonstrated in the attached Hazard Management Areas Table, the Bushfire Attack Level posed to the building areas within the proposed lots would be BAL19.

Bushfire-Prone Areas Code

Provision of Hazard Management Areas

C13.6.1 Subdivision: Provision of hazard management areas

The proposal complies with acceptable solution A1(b)(i) for the above clause as the attached proposed plan of subdivision shows all of the lots that are proposed within a bushfire prone area. The proposal complies with A1(b)(ii) and (iii) as the plan of subdivision shows building areas for each lot and hazard management areas between the building areas and bushfire prone vegetation equal to or greater than the separation distances required for BAL19 in *AS3959:2018*.
A1(b)(iv) is met as the attached BHMP also shows hazard management areas between the building areas and bushfire prone vegetation equal to or greater than the separation distances required for BAL19 in *AS3959:2018* and is certified by an accredited person. A1(c) is not relevant as HMA upon land external to the subdivision is not required.

Public and Fire Fighting Access

C13.6.2 Subdivision: Public and fire fighting access

The proposal complies with the acceptable solution A1(b) for this clause because the attached BHMP demonstrates that the property access to each proposed lot will comply with Table C13.2. Table C13.1 is not relevant as a new road is not proposed. Table C13.3 is not relevant as a fire trail is not proposed. As access is required to a fire fighting water point and the property access length is greater than 200m, property access to each lot must comply with the requirements prescribed within Element C of Table C13.2. These requirements are the same as those prescribed within Element B of this table but with the addition of a requirement for a passing bay to be provided every 100m. The requirements prescribed within Element B of the table are as follows:

(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.

The existing driveways that would provide access to the lots have an all-weather gravel surface and are likely to have the required load capacity. The driveways do not include a bridge or culvert. The driveways have the required minimum carriageway width and minimum vertical clearance. A tree may need to be removed at the point where the access strip to the property meets the body of the lot (see below photo) to ensure that the minimum horizontal clearance is achieved. The driveways do not have any significant cross fall or dips and any curves within the driveways are only gradual. The driveways comply with the maximum gradient prescribed for unsealed roads (the maximum gradient is approximately 8°). A turning area suitable for fire fighting vehicles is provided by the existing parking area adjacent to the dwelling. A turning area is provided for lot 1 adjacent to the shed that will be converted to an ancillary dwelling. A passing bay is provided at the end of the shared section of driveway.

Photos of driveway to lot looking south-east and north-west from the existing shed.

Photo of existing shared section of driveway at the point where the access strip meets the body of the lot showing the tree (at left) that may require removal.

Provision of Water Supply for Fire Fighting Purposes

C13.6.3 Subdivision: Provision of water supply for fire fighting purposes

The proposal complies with acceptable solution A2(b) for the above clause as an accredited person has certified that the attached plan of subdivision demonstrates that a static water supply for each lot, dedicated to fire fighting, will be provided and located compliant with Table C13.5. A water tank would provide a static water supply for each lot, ideally adjacent to the respective turning area provided for each lot. Any static water supply must comply with the following requirements:

Distance between building area to be protected and water supply

(a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and,
(b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

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.

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 300mm;
(e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;
(f) ensure the coupling is accessible and available for connection at all times;
(g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
(h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
(i) if a remote offtake is installed, ensure the offtake is in a position that is:
    (i) visible;

(ii) accessible to allow connection by fire fighting equipment;
(iii) at a working height of 450 – 600mm above ground level; and
(iv) protected from possible damage, including damage by vehicles.

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.

Hardstand

A hardstand area for fire appliances must be:

(a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
(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.

Recommendations

The following bushfire hazard management and mitigation measures are required to achieve a tolerable level of residual risk for the proposed use and development.

Construction Requirements

Future residential development upon the lots must comply with the general construction requirements prescribed within Section 3 and the specific requirements prescribed for a Bushfire Attack Level of BAL19 within Section 6 of the Australian Standard for the *Construction of Buildings in Bushfire Prone Areas AS3959:2018*.

Hazard Management Areas

1) Hazard Management Areas (HMA) consistent with those areas shown on the attached BHMP for both lots must be provided.
2) The HMA required for the building area upon lot 1 must be established and verified prior to occupancy of any future habitable development on this lot. The required HMA is to be measured from the external walls of any future habitable development constructed upon this lot.
3) The HMA required for the building area upon lot 2 must be established and verified prior to the sealing of the title for this lot.
4) Hazard Management Areas must be established substantially in accordance with the attached BHMP such that fuels are reduced sufficiently and other hazards are removed such that the fuels and other hazards do not significantly contribute to bushfire attack. The HMA must be maintained in such condition throughout the life of habitable development upon the lots.

Property Access

1) Property access to the proposed lots must comply with the property access requirements prescribed in Table C13.2 of the Bushfire Prone Areas Code (see the above section Public and Fire Fighting Access).
2) Property access must be provided in accordance with the relevant requirements of Table C13.2 and verified prior to occupancy of any future habitable development upon lot 1.
3) Property access must be provided in accordance with the relevant requirements of Table C13.2 prior to the sealing of the title for lot 2.

Water Supply for Fire Fighting

1) A static water supply for fire fighting must be provided for each lot in accordance with the requirements prescribed in Table C13.5 of the Bushfire Prone Areas Code (see the above section Provision of Water Supply for Fire Fighting Purposes).
2) A static water supply for fire fighting must be provided for lot 1 in accordance with the requirements prescribed in Table C13.5 verified prior to occupancy of any future habitable development upon this lot.
3) A static water supply for fire fighting must be provided for lot 2 in accordance with the requirements prescribed in Table C13.5 prior to the sealing of the title for this lot.

Conclusion

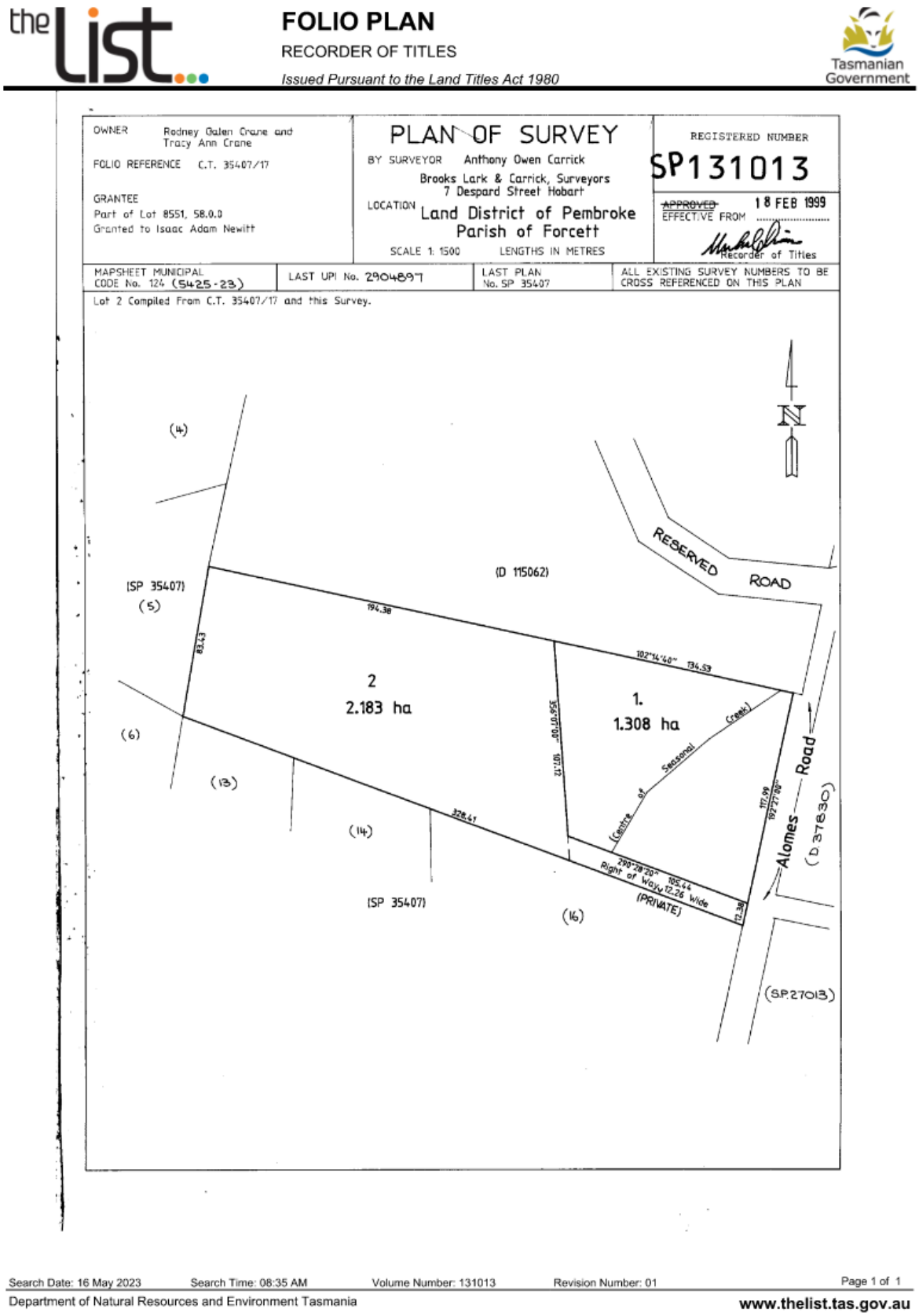
The proposed use and development of the site would achieve and is likely to maintain a tolerable level of residual bushfire risk, for the future occupants of the lots and assets on the site and adjacent land, provided that the recommendations made above are implemented. Given the nature of the proposed development, it is considered unlikely to cause or contribute to the occurrence or intensification of bushfire on the site or on adjacent land. This conclusion is based upon:

i) the nature, intensity, and duration of the proposed use,
ii) the type, form, and duration of the proposed development,
iii) the above Bushfire Attack Level assessment, and,
iv) the nature of the above bushfire hazard mitigation measures recommended above.

In accordance with clause 3(5) of the *Director's Determination - Bushfire Hazard Areas*, a building surveyor may rely upon a BAL assessment that formed part of a BHMP prepared at the time of subdivision. Therefore, the attached BHMP may be relied upon for building compliance purposes for up to six years from the date of this report. A copy of the plan should be provided to any future owners of the proposed lots.

ADAM SMEE
BUSHFIRE HAZARD PRACTITIONER (BFP-120)

Appendix (1) Site Folio plan



FOLIO PLAN
RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980

OWNER Rodney Galen Crane and Tracy Ann Crane
FOLIO REFERENCE C.T. 35407/17
GRANTEE
Part of Lot 8551, 58.0.0
Granted to Isaac Adam Newitt

PLAN OF SURVEY
BY SURVEYOR Anthony Owen Carrick
Brooks Lark & Carrick, Surveyors
7 Despard Street Hobart
LOCATION Land District of Pembroke
Parish of Forcett
SCALE 1: 1500 LENGTHS IN METRES

REGISTERED NUMBER
SP131013
~~APPROVED~~ 18 FEB 1999
EFFECTIVE FROM
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 124 (5425-23)
LAST UPI No. 2904897
LAST PLAN No. SP 35407
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

Lot 2 Compiled From C.T. 35407/17 and this Survey.

(4)
(SP 35407)
(5)
(D 115062)
RESERVED ROAD
194.38
83.43
102°14'40" 134.53
2
2.183 ha
1.
1.308 ha
(Creek)
Seasonal
(Centre of)
(6)
(13)
(14)
328.41
(SP 35407)
(16)
290°28'20" 105.44
Right of Way 12.26 Wide
(PRIVATE)
12.26
Alomes Road
(D 37830)
(SP 27013)

Search Date: 16 May 2023 Search Time: 08:35 AM Volume Number: 131013 Revision Number: 01 Page 1 of 1
Department of Natural Resources and Environment Tasmania
www.thelist.tas.gov.au

Note: subject property is lot 2 on the above plan.

Appendix (2) Hazard Management Areas Table

Lot 1 Building Area

	North	East	South	West
Vegetation Type:	Group B Woodland	Group G Grassland	Group B Woodland	Group B Woodland
Relationship to site:	Upslope	Downslope	Downslope	Level/Upslope*
Effective slope:	0°	>0° to 5°	>5° to 10°	0°
Minimum separation distance available:	15m	11m	23m	15m
Assessed BAL:	BAL19	BAL19	BAL19	BAL19
Proposed BAL:	**BAL19**			
HMA required:	15m	11m	23m	15m

Notes: *within 100m of the site.

Lot 2 Building Area

	North	East	South	West
Vegetation Type:	Group B Woodland	Group G Grassland	Group B Woodland	Group B Woodland
Relationship to site:	Upslope	Downslope	Downslope	Level/Upslope*
Effective slope:	0°	>0° to 5°	>5° to 10°	0°
Minimum separation distance available:	15m	37m	55m	45m
Assessed BAL:	BAL19	BAL12.5	BAL12.5	BAL12.5
Proposed BAL:	**BAL19**			
HMA required:	15m	11m	23m	15m

Notes: *within 100m of the site.

Appendix (3) Site Photos

Lot 1 Building Area:

Photo 1: view to south.

Photo 2: view to south-east

Photo 3: view to east.

Photo 4: view to north-east.

Photo 5: view to NNE.

Photo 6: view to north.

Photo 7: view to north-west.

Photo 8: view to NNW.

Photo 9: view to west.

Photo 10: view to south-west.

Lot 2 Building Area:

Photo 11: view to north.

Photo 12: view to north-east.

Photo 13: view to east.

Photo 14: view to south-east.

Photo 15: view to SSE.

Photo 16: view to south-west.

Photo 17: view to west.

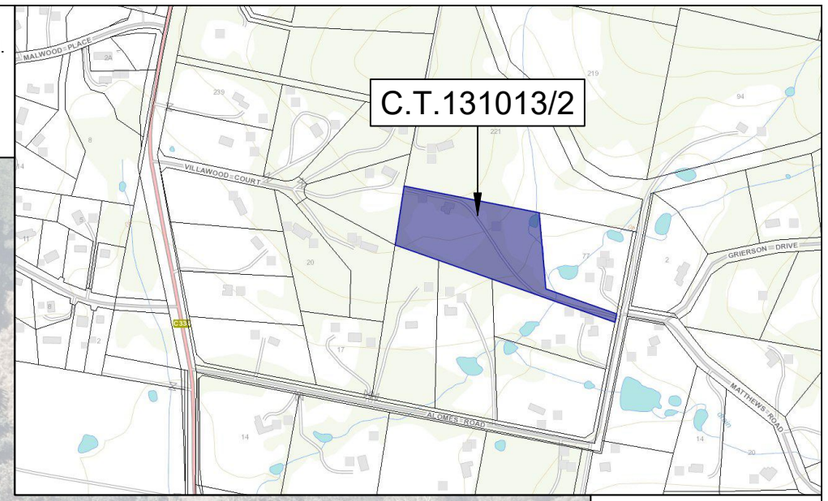
Photo 18: view to north-west.

Appendix (4) Proposed Subdivision Plan

This plan has been prepared only for the purpose of obtaining preliminary subdivsional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



LOCATION PLAN

Existing Fenceline (per Nearmap only, not surveyed)

Existing Shed

Existing House

Existing Power Pole

121.18

83.43

2
1.278ha

32.67

73.00

Existing Shed

Existing Sewer Infrastructure (refer to soil report for details)

68.64

Min. Bushfire Setback

107.12

1
9045m²

Proposed Right of Way 6.13m wide

(88.28)
(87.79)

328.42

Proposed Right of Way 6.13m wide

191.32

105.44

Existing Right of Way 12.26m wide

6.19 6.19

Existing Power Pole

ALOMES ROAD

Overlay Legend

Airport obstacle limitation area-	Entire Site
Bushfire-prone area-	Entire Site
Flood-prone Area-	
Low Landslide Hazard Band-	
Waterway & Coastal Protection Area-	

Development Standards for Subdivision

Lot 1: Existing on-site water tanks, sewer & stormwater services

Lot 2: Proposed on-site water tanks, sewer & stormwater services

Development Standards for Subdivision

11.5.1 Rural living

P1- All lots comply

P2- All lots comply

A3 - All lots comply - vehicular access directly from road

8.5.2 Roads

A4 - All lots comply - no new roads

8.5.3 Services

A1 - All lots comply - connected to a limited water supply

P2 - All lots comply - On-site Sewerage services

REV	AMENDMENTS	DRAWN	DATE	APPR.
K	Alter boundaries for bushfire assessment	LH	27/06/24	LH
J	Remove proposed powerline relocation	LH	14/06/24	LH
I	Council RFI: Update Boundaries	LH	13/06/24	LH
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D	Update boundaries per client request	LH	04/04/23	LH
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B	Update boundaries per client request	LH	24/03/23	LH
A	Update boundaries per client request	LH	23/03/23	LH

ROGERSON & BIRCH SURVEYORS
UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

OWNER: MARC MICHALSKY
JULIE A. MICHALSKY

TITLE REFERENCE: C.T.131013/2

LOCATION: 75 ALOMES ROAD, FORCETT

Proposed Subdivision

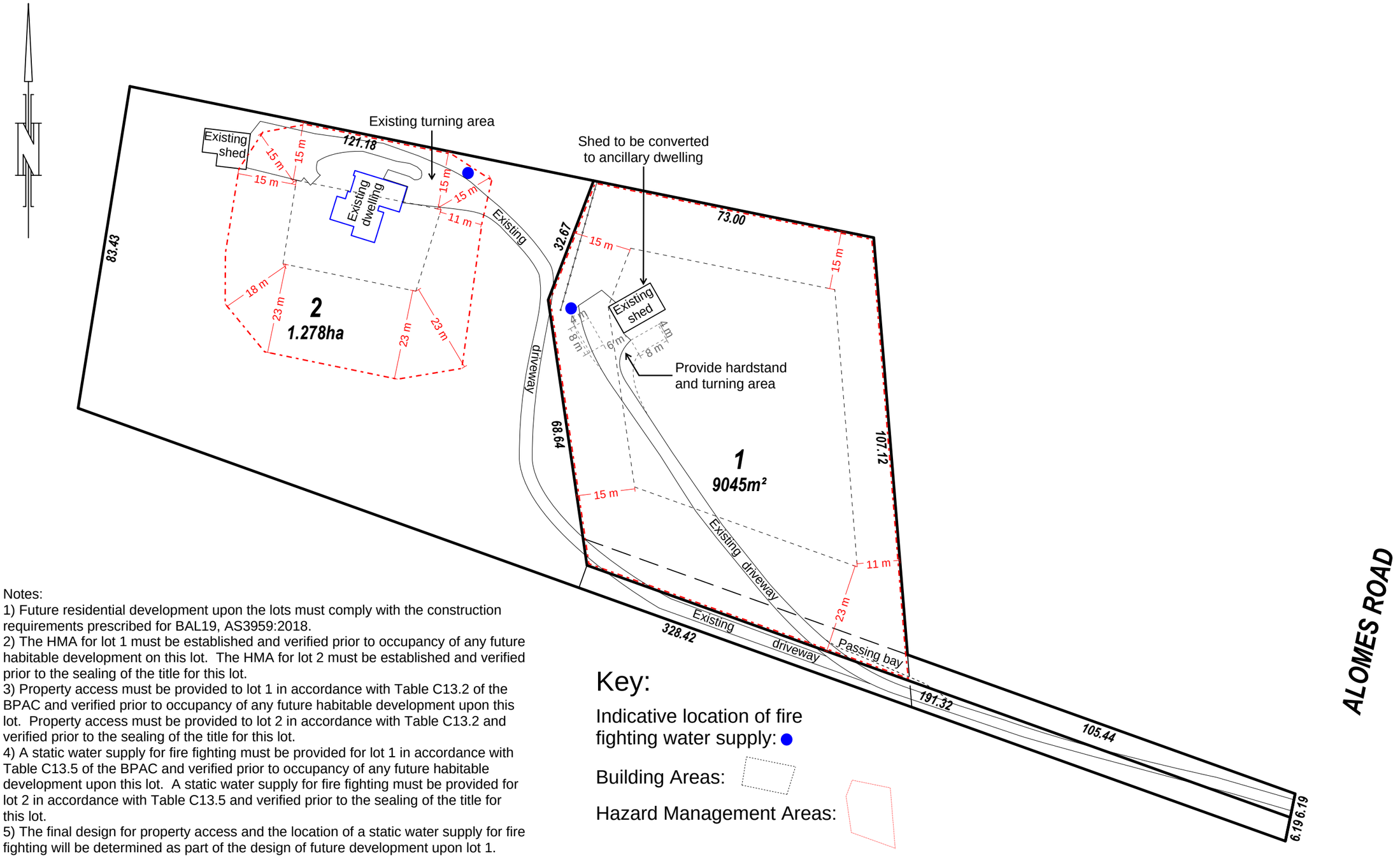
Date: 16/03/2023

Reference: HUDSJ01 14870-00

Scale: 1:1000 (A3)

Municipality: SORELL

Appendix (5) Bushfire Hazard Management Plan



Notes:
1) Future residential development upon the lots must comply with the construction requirements prescribed for BAL19, AS3959:2018.
2) The HMA for lot 1 must be established and verified prior to occupancy of any future habitable development on this lot. The HMA for lot 2 must be established and verified prior to the sealing of the title for this lot.
3) Property access must be provided to lot 1 in accordance with Table C13.2 of the BPAC and verified prior to occupancy of any future habitable development upon this lot. Property access must be provided to lot 2 in accordance with Table C13.2 and verified prior to the sealing of the title for this lot.
4) A static water supply for fire fighting must be provided for lot 1 in accordance with Table C13.5 of the BPAC and verified prior to occupancy of any future habitable development upon this lot. A static water supply for fire fighting must be provided for lot 2 in accordance with Table C13.5 and verified prior to the sealing of the title for this lot.
5) The final design for property access and the location of a static water supply for fire fighting will be determined as part of the design of future development upon lot 1.

Key:

Indicative location of fire fighting water supply: ●

Building Areas:

Hazard Management Areas:

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

SouthernPlanning
22 Jerrim Place
Kingston Beach 7050
PHONE: 0404 439 402
EMAIL:
adam@southernplanning.com.au

OWNERS: Marc Michalsky & Julie Hudson
TITLE REFERENCE: CT 131013/2
LOCATION: 75 Alomes Road, Forcett

BHMP

Date:	Version:
1-7-2024	v2.0
Scale: 1:1000 (A3)	Municipality: Sorell

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: Ms J A Michalsky and Mr M Michalsky *Owner /~~Agent~~*

75 Alomes Road *Address*

Forcett 7173 *Suburb/postcode*

Qualified person details:

Qualified person: Adam Smee

Address: 22 Jerrim Place

Kingston Beach 7050

Phone No: 0404 439 402

Fax No:

Licence No: BFP-120

Email address: adam@southernplanning.com.au

Qualifications and Insurance details: Accredited to report on bushfire hazards under Part IVA of the *Fire Service Act 1979*.

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Analysis of hazards in bushfire-prone areas

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 75 Alomes Road

Forcett 7173

Lot No: 2

Certificate of title No: 131013

The assessable item related to this certificate: Bushfire hazard assessment for ancillary dwelling (class 1A)

(description of the assessable item being certified)

Certificate details:

Certificate type: Bushfire Hazard.

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

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

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

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:

Architectural Plans prepared by Oramatis Studio, dated 3/6/2024.

Bushfire Hazard Management Plan, prepared by Southern Planning, dated 1/7/2024, v2.0.

Bushfire Hazard Report prepared by Southern Planning, dated 1/7/2024, v2.0.

References:

Australian Standard for the *Construction of Buildings in Bushfire Prone Areas*, AS3959:2018,
Building Regulations 2016,
Director's Determination - Bushfire Hazard Areas v1.1.

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

This certificate certifies the substance of the Bushfire Hazard Report referred to above, specifically that the Bushfire Attack Level posed to the ancillary dwelling would be BAL19 in accordance with AS3959:2018. The design and construction of the ancillary dwelling must comply with Section 3 and Section 6 of AS3959:2018. The certificate also certifies that the work will comply with the applicable Deemed-to-Satisfy requirements.

Scope and/or Limitations

This certification is limited in scope to the methodology prescribed within AS3959:2018 for determining bushfire hazard. The certification is further limited to an assessment of the bushfire hazard posed to the site at the time that a site visit was conducted on 14 May 2023. Therefore, the certification does not allow for significant vegetation regrowth or other factors that may affect the bushfire hazard posed to the proposed work. The certification is also limited by the limitations identified in the Bushfire Hazard Report referred to above.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:	Adam Smee	SP2024-54	1/7/2024

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:	75 Alomes Road, Forcett
Certificate of Title / PID:	CT131013/2 / PID 1904503

2. Proposed Use or Development

Description of proposed Use and Development:	Two Lot Subdivision
Applicable Planning Scheme:	*Tasmanian Planning Scheme - Sorell*

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report	Adam Smee, Southern Planning	1/7/2024	V2.0
Proposed Subdivision Plan	Rogerson and Birch Surveyors	27/6/2024	Rev K

[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:	Adam Smee	**Phone No:**	0404 439 402
Postal Address:	22 Jerrim Place, Kingston Beach	**Email Address:**	adam@southernplanning.com.au
Accreditation No:	BFP – 120	**Scope:**	1, 2, 3a, and 3b

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: Adam Smee **Date:** 1/7/2024

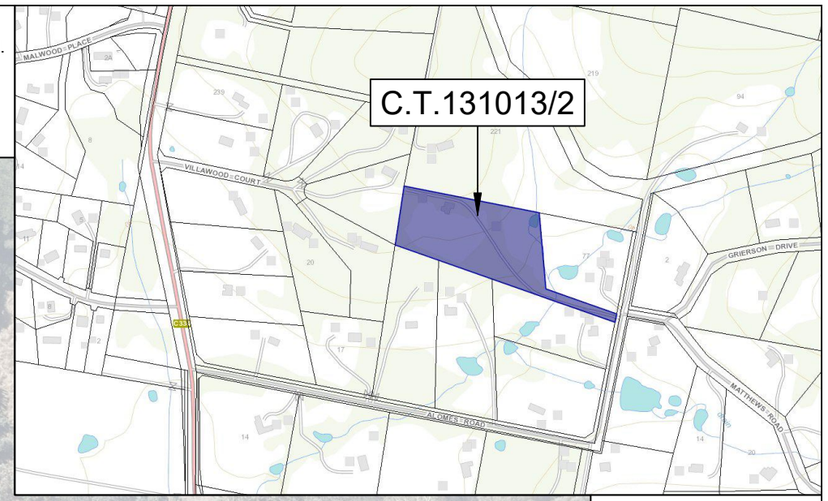
Certificate Number: PC SP2023-8B

(for Practitioner Use only)

This plan has been prepared only for the purpose of obtaining preliminary subdivsional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



LOCATION PLAN

Existing Fenceline (per Nearmap only, not surveyed)

Existing Shed
Existing House
Existing Power Pole
Existing Shed
Existing Sewer Infrastructure (refer to soil report for details)
Min. Bushfire Setback
Proposed Right of Way 6.13m wide
Proposed Right of Way 6.13m wide
Existing Right of Way 12.26m wide
Existing Power Pole

121.18
83.43
32.67
73.00
68.64
107.12
(88.28)
(87.79)
328.42
191.32
105.44
6.19
6.19

2
1.254ha

1
9282m²

ALOMES ROAD

Overlay Legend

Airport obstacle limitation area-	Entire Site
Bushfire-prone area-	Entire Site
Flood-prone Area-	
Low Landslide Hazard Band-	
Waterway & Coastal Protection Area-	

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Lot 2: Proposed on-site water tanks, sewer & stormwater services

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P2- All lots comply

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8.5.2 Roads

A4 - All lots comply - no new roads

8.5.3 Services

A1 - All lots comply - connected to a limited water supply

P2 - All lots comply - On-site Sewerage services

Sorell Council
Development Application: Response to Request for Information - 75 Alomes Road, Forcett.pdf
Plans Reference: P7
Date Received: 16/07/2024

REV	AMENDMENTS	DRAWN	DATE	APPR.
K	Alter boundaries for bushfire assessment	LH	27/06/24	LH
J	Remove proposed powerline relocation	LH	14/06/24	LH
I	Council RFI: Update Boundaries	LH	13/06/24	LH
H	Add existing powerline information	LH	30/11/23	LH
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C	Update boundaries per client request	LH	30/03/23	LH
B	Update boundaries per client request	LH	24/03/23	LH
A	Update boundaries per client request	LH	23/03/23	LH

ROGERSON & BIRCH SURVEYORS
UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

OWNER: MARC MICHALSKY, JULIE A. MICHALSKY
TITLE REFERENCE: C.T.131013/2
LOCATION: 75 ALOMES ROAD, FORCETT

Proposed Subdivision

Date: 16/03/2023
Reference: HUDSJ01 14870-00
Scale: 1:1000 (A3)
Municipality: SORELL