NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 5 Freedom Close, Carlton

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: **Glanville Architects Ideas Solutions (B Glanville)**

APPLICATION NO: **SA 2024 / 11 - 1**
DATE: **18 July 2024**

SORELL COUNCIL

5 Freedom Close, Carlton - Representation Close Monday 5 August 2024

18-Jul-2024

100 m

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

Full description of Proposal:	*Use:* Subdivision *Development:* One lot subdivision and balance (+ boundary adjustment with 6 Freedom Close due to previous not being finalised yet) *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 10,000

Is all, or some the work already constructed:	No: ☑ Yes: ☐

Location of proposed works:	Street address: 5 Freedom Close (& 6 Freedom Close due to adjustment) Suburb: Carlton Postcode: 7173 Certificate of Title(s) Volume: 146975 Folio: 4 (& 3)

Current Use of Site	Private dwelling with Visitor Accommodation

Current Owner/s:	Name(s) Jesse Bateman and Catherine Chalmers

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/

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: 01.07.2024

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: .....

GLANVILLE
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Shane Wells
Senior Planner at Sorell Council
47 Cole St
Sorell 7172

Date: 01.07.2024

Re: Supporting argument for Subdivision @ 5 (inc 6 Freedom) Freedom Close, Carlton

Dear Shane,

My Clients (Jesse Bateman and Catherine Chalmers) are proposing a one lot subdivision (and balance) on their property at 5 Freedom Close, Carlton (the application also includes 6 Freedom Close due to an approved boundary adjustment that hasn't yet been finalised- when this is finalised, all changes proposed are within the existing [as recently approved] extent of 5 Freedom)- the subdivision will see the previously approved and under construction visitor accommodation move onto a separate title.

The proposed new lot has been designed in accordance with scheme requirements for Low Density Residential Land:

It complies with Lot Design in all measures other than the setback of the existing (under construction) visitor accommodation which has a rear setback less than the scheme dictates (this was assessed during the application process and due to screening on the living windows, was deemed an acceptable performance solution) and a setback for the existing shed- however, when looking through P1 criteria the proposed lot will certainly provide sufficient space for all activities as noted below:

The proposed lot already houses a generous shed, large covered gazebo (used for all sorts of personal entertainment- skating etc), has a large deck off the visitor accommodation which flows down into what will be a very well landscaped yard for private open space which is well shielded and separated from all neighbouring spaces.

The proposal also complies with all measures set out in the performance criteria through the other aspects of the scheme provisions (having an approved on-site wastewater system, contained water storage system (tanks), approved bushfire BAL assessment.

Please contact me if any further information or clarification is required.

Sincerely

Bruce Glanville (GLANVILLE architects \ ideas \ solutions)

Office 12, 370-380 Cambridge Rd, Mornington www.glanville.net.au bruce@glanville.net.au 0409 223 106

GEOTECH 24-066

ROCK SOLID GEOTECHNICS PTY LTD

22/5/2024

Peter Hofto
163 Orielton Road
ORIELTON
TAS 7172

0417 960 769
peter@rocksolidgeotechnics.com.au

CLIENTS:
Jesse & Catherine Bateman 0400071256
jesse@2bbuilding.com.au

Via Glanville Architects
bruce@glanville.net.au

Geotechnical Assessment - Subdivision of Land at 5 Freedom Close, Carlton

This report assesses the onsite wastewater potential of the land designated for a subdivision at 5 Freedom Close, Carlton. Jesse & Catherine Bateman have proposed a two-lot subdivision of the property (Figure 1). The current block has a 3-bedroom residence plus approval for a visitor accommodation building (currently under construction)

It is proposed to subdivide the land into two blocks.

Lot 2	11295m^2	Residence block
Lot 1	2190m^2	Land with a visitor accommodation building under construction

The Sorell Council will require the following;

- As the property is zoned 10.0 Low Density Residential, provide an Onsite Wastewater Report by a suitable qualified person identifying the location of the existing system on proposed Lot 2 and the capability of onsite wastewater disposal on proposed Lot 1 to satisfy Clause 10.6.3P2.

- Provide a plan showing the location of the existing (current residence) and proposed (visitor accommodation building) wastewater systems, including the Land Application Areas (LAA) to demonstrate that they are wholly located within the boundaries of the individual Lots.

- Demonstrate compliance of Lot 1 with 10.6.3 P2 – of the *Tasmanian Planning Scheme – Sorell* which states;

  Each Lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.

For this report, it is reasonable to assume that a likely minimum future use of the proposed Lots is being able to sustain the current and 'under construction' three-bedroom buildings (Residence & Visitor Accommodation) and associated infrastructure.

INVESTIGATION

A field survey was completed on Monday 6 May, 2024, encompassing field mapping of geological and geomorphological features and hazards to assess the site for onsite wastewater disposal potential.

A single test hole was completed on proposed Lot 2 utilising a 4WD mounted SAMPLA25 mechanical auger with 100mm diameter solid flight augers. The location of the Test Hole is marked on Figure 1. Lot 1 was recently assessed for onsite wastewater by the author in a separate report (Geotech 22-195). This assessment entailed a fill site investigation and the completion of multiple test holes.

The 1:50000 Mines Department Geological Map "Sorell' indicates that the site is underlain by Triassic and Quaternary aged sediments.

The land designated for subdivision lies to the southeast of Freedom Close. Both lots will be accessed directly from Freedom Close.

Lot 2 – 11295m^2 The current 3-bedroom residence on proposed Lot 2 is serviced with a septic tank and trench based onsite wastewater system, council approved and installed in 2010.

All the residential wastewater is collected in a 3000 litre septic tank (located to the immediate north of the residence, discharging to two absorption trenches, via a distribution box (Figure 2 – council provided wastewater plans, Plate 1).

The current onsite wastewater system is wholly contained on proposed Lot 2. There is sufficient available land immediately downslope from the current wastewater trenches for the installation of additional trenches if required in the future.

In addition to the above a test hole was completed to the west of the current absorption trenches (western side of the driveway). The profile encountered in Test Hole #1 consisted of;

0.00 – 0.20m	SAND: fine grained, light grey, trace roots & rootlets - TOPSOIL
0.20 – 0.70m	SAND: fine grained, grey, dry
0.70m+	Mechanical auge refusal on sandstone bedrock.

Groundwater was not encountered in the test hole.

Shallow lying sandstone bedrock exists on the raised ridgeline around the residence. Areas that are underlain by the shallow bedrock are less well suited for wastewater disposal. Despite this there a significant amount of suitable land available for a new wastewater LAA if required in the future. If a new LAA was to be installed in an area on Lot 1 that is underlain by shallow sandstone bedrock, it would be necessary to install an Aerated Wastewater Treatment System (AWTS), and to apply the treated wastewater to the site via shallow subsurface irrigation.

Plate 1 – location of current LAA – looking to the southwest.

Lot 1 - 2190m^2 The site for the visitor accommodation building (currently under construction) was recently assessed for onsite wastewater by the author in a separate report (Geotech 22-195) (Figure 1).

The profile encountered in the Test Hole completed at the site of the recommended LAA consisted of:

0.00 – 0.20m	SAND: fine grained, grey, rootlets – TOPSOIL
0.20 – 1.45m	SAND: fine grained, greyish brown, dry to 1.2m then moist
1.45 – 1.90m	clayey SAND / sandy CLAY: fine grained sand, medium plasticity clay, greyish brown, moist
1.90 – 2.10m	sandy CLAY: medium plasticity, yellowish brown, 35% fine to medium grained sand, moist

Hole terminated at required depth – 2.10m.

Groundwater was not encountered in any of the test holes.

The site was classified as a Class 1 (SAND) site with an Indicative Permeability of 1.5 m/day. It was proposed to install a septic tank discharging to an in-ground Advanced Enviro-Septic (AES) bed. This system was approved by council.

The report also concluded that there was suitable area available for a reserve LAA if required in the future.

This assessment confirms that there is suitable land available for a reserve LAA that is wholly contained on Lot 1 – immediately downslope and to the northwest of the site proposed for the AES bed.

Plate 2 – Lot 1. Test Hole in the proposed LAA - Looking to the northeast.

RECCOMENDATIONS

The onsite wastewater system that services the current residence is wholly located within the boundaries of Lot 2. There is ample available land on Lot 2 for a reserve onsite wastewater Land Application Area if required in the future.

The proposed and approved onsite wastewater system that will service the visitor accommodation building that is currently under construction is wholly located within the boundaries of Lot 1. There is ample available land on Lot 1 for a reserve onsite wastewater Land Application Area if required in the future.

PETER HOFTO
ROCK SOLID GEOTECHNICS PTY LTD

CONDITIONS OF INVESTIGATION

This report remains the property of Rock Solid Geotechnics Pty. Ltd. (RSG). It must not be reproduced in part or full, or used for any other purpose without written permission of this company. 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 RSG accepts no responsibility for such other use. 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 or Development Application.

This report should not be used for submission for Building or Development Application until RSG has been paid in full for its production. RSG 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. RSG 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. RSG 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.

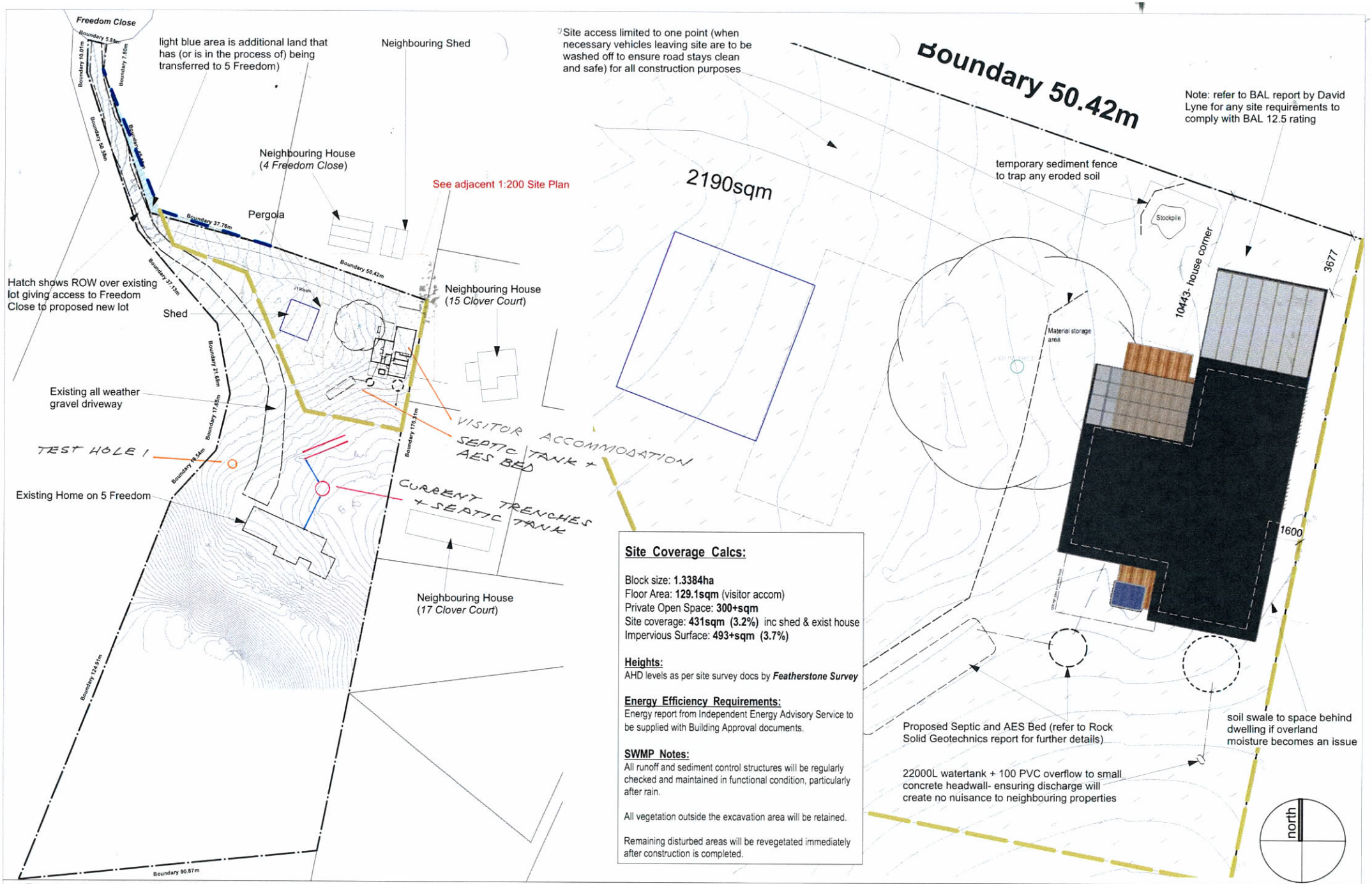
Investigations are conducted to standards outlined in Australian Standards:

- AS1726-1993: Geotechnical Site Investigations
- AS1547-2012: Onsite Domestic Wastewater Management

& as specified in 'Guidelines for Geotechnical Assessment of Subdivisions and Recommended Code of Practise for Site Classification to AS2870 in Tasmania' - Institute of Engineers, Tasmanian Division.

PETER HOFTO

ROCK SOLID GEOTECHNICS PTY LTD



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0409 223 106 www.glanville.net.au
bruce@glanville.net.au
las. architect 877, build. reg CC1128P

A ISSUE 30/10/2023 DATE
Absorption trench for tank overflow changed to conc. headwall REVISION

DO NOT SCALE OFF DRAWINGS. Contractors to confirm with GAIS any dimensions or levels if necessary
All glazing to AS 1288/2047

PROJECT: Proposed Lot Split @ 5 Freedom Close, Carlton
CLIENT: Jesse & Catherine Bateman
DWG: Sketch Site Plan

PROJECT # Gla-2106
DATE # 19/01/2024
SCALE @ A3: 200/1000
DRAWN RG
REVISION A
DWG # B-01 a

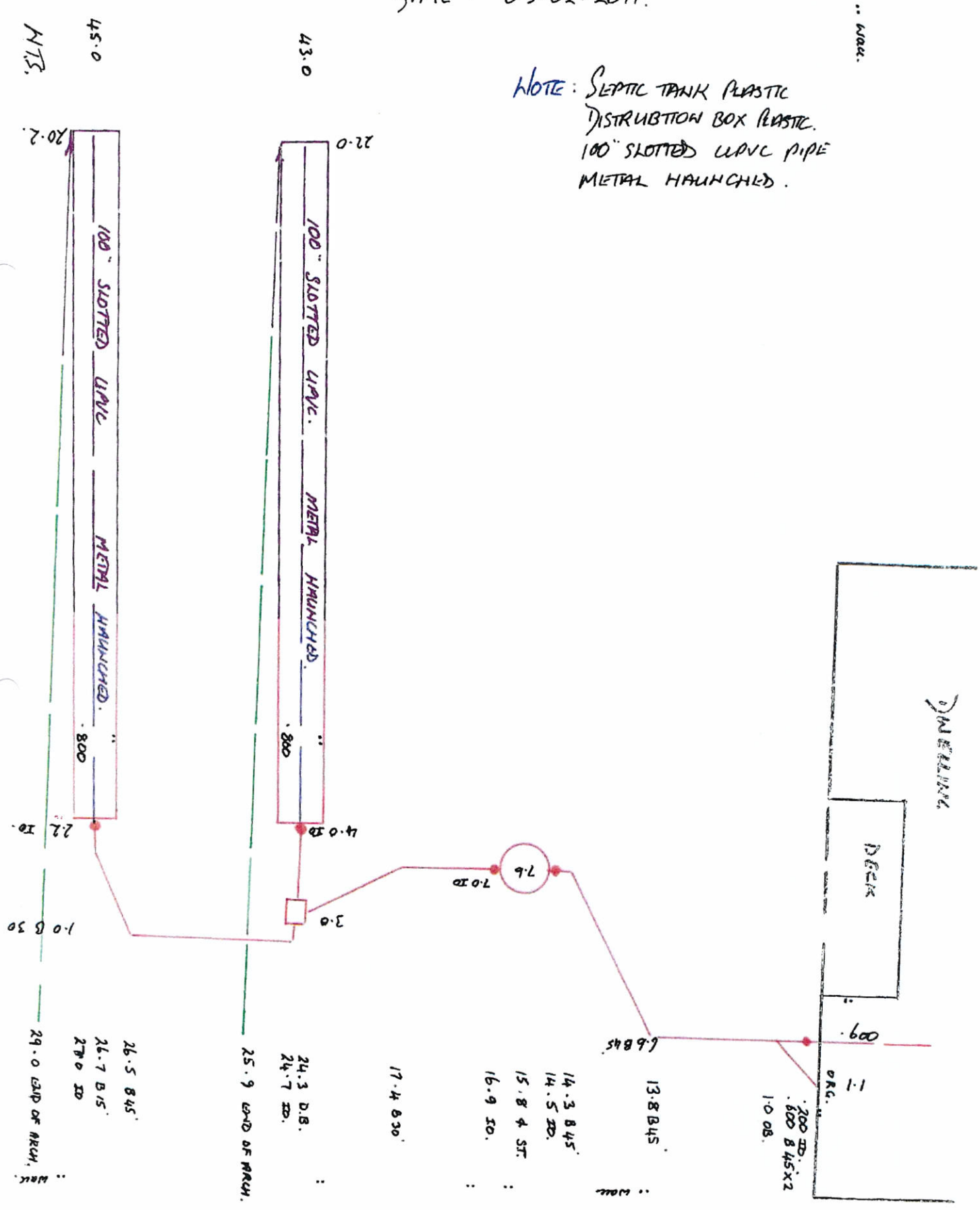
SEWER

5. FREEDOM CLOSE. CARLTON.

BA: 2010 - 159.
P.A: 2010 - 159.
S.P.P: 2010 - 159.

PLUMBER: IAN KING.
DATE: 03.02.2011.

NOTE: SEPTIC TANK PLASTIC
DISTRIBUTION BOX PLASTIC.
100" SLOTTED UPVC PIPE
METAL HAUNCHED.



BUSHFIRE HAZARD REPORT

Jesse Bateman

Subdivision

5 Freedom Close Carlton

May 2024

Version 1.0

TABLE OF CONTENTS

1 Introduction

I have been engaged by Glanville Architects to prepare a bushfire hazard assessment for the subdivision of one allotment into two in the suburb of Carlton. The address of the property is 5 Freedom Close Carlton. The author, David Lyne, is an Accredited Person under Part 4A of the *Fire Service Act 1979*.

The proposed development involves the subdivision of land located within a bushfire-prone area necessitating an assessment against the Bushfire-Prone Areas Code of the *Tasmanian Planning Scheme – Sorell*.

This report considers:

- Whether the site is within a bushfire-prone area;
- The characteristics of the site and surrounding land;
- The proposed use and development that may be threatened by bushfire hazard;
- The applicable Bushfire Attack Level (BAL) rating;
- Appropriate bushfire hazard mitigation measures; and
- Compliance with planning requirements pertaining to bushfire hazard.

In order to demonstrate compliance with the Bushfire-Prone Areas Code this report includes a Certificate of Compliance (for planning purposes).

2 Site Description

The subject site is located at 5 Freedom Close Carlton (C.T. 146975/4 & 14675/3) (Figure 1). The allotment is currently used as a residence with a short term accommodation unit present, with the total area subject to subdivision being 1.3384ha. The proposal is to subdivide the allotment into two, one containing the existing dwelling and the other will contain the short term accommodation unit, with the land zoned as low density residential.

Planning Context

The relevant planning instrument for the assessment of use and development on the site is the *Tasmanian Planning Scheme - Sorell* ("Planning Scheme"). The subject site is currently zoned *Low Density Residential* and is within the Planning Scheme's Bushfire-Prone Areas overlay.

Carlton is situated within the Sorell Council municipality and has a population of approximately 1363 residents[1]. The property contains a main dwelling with an ancillary dwelling and associated outbuildings.

[1] *2021 Census Quick Stats - Carlton*

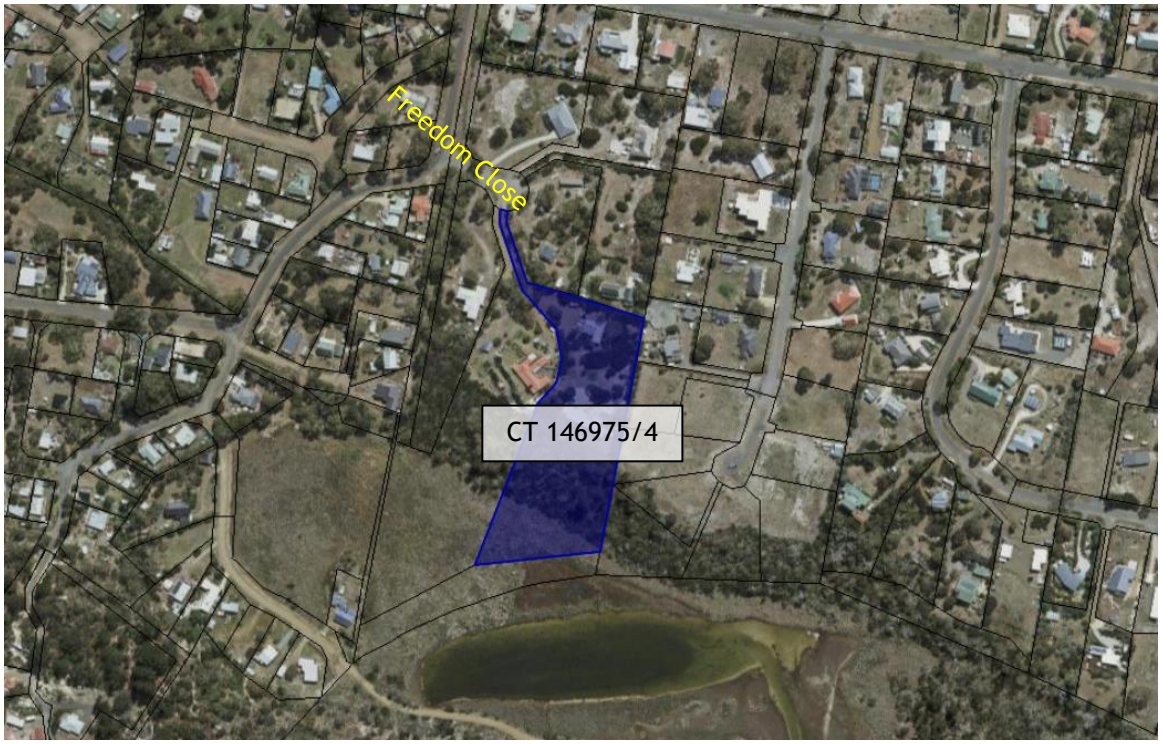


Figure 1: Aerial view of site (outlined in blue) and surrounding land (source: LISTmap 05/05/2024).

Natural Values

The site is classified as Urban Areas (FUR) as defined by Tasveg4.0, with the majority of the land managed gardens with some woodland to the south of 5 Freedom Close which will remain. As such there is no Natural Values assessment provided for this application.

3 Proposed Use & Development

The proposed development (Appendix A) includes the subdivision of one (1) existing site into two (2) lots.

The proposed subdivision will not involve clearance of existing vegetation, and the subdivision will not be staged.

Plans have been devised which particularly consider the site in relation to:

- the Bushfire Hazard overlay.

See Appendix A for proposed lot sizes and frontages.

4 Bushfire Hazard Assessment

The subject site is located within the Planning Scheme's Bushfire-Prone Areas overlay. Therefore, the site is within a 'bushfire prone area' as defined in the Planning Scheme.

The key factors affecting bushfire behaviour are fuel, weather conditions and topography. This section of the report considers these factors in the context of the Australian Standard *AS3959-2018 - Construction of buildings in bushfire-prone areas*, which is required in order to determine compliance with planning and building requirements for bushfire protection.

AS:3959-2018 provides categories for classifying vegetation based on structural characteristics. 'Effective Slope' refers to the slope of land underneath bushfire-prone vegetation relative to the subject site. Effective Slope affects a fire's rate of spread and flame length and is accordingly a critical aspect affecting bushfire behaviour. AS3959-2018 refers to five categories of Effective Slope and these have been used for the purpose of this analysis.

The process for determining BAL ratings is outlined in AS:3959-2018. This assessment has relied on Method 1, which considers vegetation type, distance from hazardous vegetation and effective slope.

A site visit was conducted on the 2nd of February 2024.

Step 1: Relevant fire danger index: FDI 50

Step 2: Assess the vegetation within 100m in all directions

Figure 2 shows land within 100 m of the proposed development as this is the minimum area for consideration under AS 3959-2018.

See appendix D for site photos.

Vegetation

Land to the north, west and south is mostly cleared of all native vegetation and is classed as 'Urban areas (FUR)'. There are established dwellings with well-managed gardens in close proximity on adjoining lots to all directions, with some woodland to the south of the property. Therefore, the vegetation to all directions of the site is classified as low threat; and the vegetation to the south beyond the managed gardens/low threat vegetation is classified as Class B Woodland in accordance with Table 2.3 of AS 3959-2018.

Vegetation – North

This vegetation on the northern end of the sites is comprised of modified landscape associated with the urban environment with a small number of native trees scattered from the edge of the existing dwelling to the northern boundary. Beyond the boundaries of the property is managed gardens.

Vegetation – South

This vegetation on the southern end of the sites is unmanaged woodland beyond the existing dwelling.

Vegetation – East

This vegetation on the eastern end of the site is comprised of modified landscape associated with the existing residential dwellings.

Vegetation – West

This vegetation on the western end of the site is comprised of modified landscape associated with the existing dwellings.

Figure 2: Site Analysis 100m and Vegetation Communities (Source: LISTmap 05.05.24).

Effective Slope

The land to the south and south-west has a gentle slope to it moving to the south, whilst to the north and east the land rises away from the site. Therefore, the effective slope to the north and east is upslope; and downslope to the south and west.

Figure 3: Effective slope – 5m contours (approx.) 45 to 70m (Source: LISTmap 05.05.24). Subject property shown with blue border.

Step 3: Distance from classified vegetation

This section sets out the required separation distances from bushfire-prone vegetation to achieve the required BAL. It should be noted that AS3959 Table 2.6 only provides BAL ratings for separation distance up to and including 50m from grassland. Therefore, grassland less than 100m but greater than 50m separation from the site has been excluded from assessment.

Step 4: Effective slope under classified vegetation

Table 1 – Lot 4 (existing dwelling on southern side)

Direction from site:	North	East	South	West
Vegetation Type:	Low threat veg.	Low threat veg.	Low threat veg. B. Woodland >48m	Low threat veg.
Effective Slope	Upslope/0°	Upslope/0°	Downslope >0-5°	Downslope >0-5°
Required Separation Distance BAL-12.5:	N/A	N/A	22m	16-<50m
Required Separation Distance BAL-19:	N/A	N/A	15m	N/A
Minimum separation:	N/A	N/A	22m	N/A
Assessed BAL:	LOW	LOW	12.5	LOW
Proposed BAL:	BAL-12.5			

Table 2 – Lot 5 (newly created lot with ancillary dwelling)

Direction from site:	North	East	South	West
Vegetation Type:	Low threat veg.	Low threat veg.	Low threat veg. B. Woodland >62m	Low threat veg.
Effective Slope	Upslope/0°	Upslope/0°	Downslope >0-5°	Downslope >0-5°
Required Separation Distance BAL-12.5:	N/A	N/A	22m	16-<50m
Required Separation Distance BAL-19:	N/A	N/A	15m	N/A
Minimum separation:	N/A	N/A	22m	N/A
Assessed BAL:	LOW	LOW	12.5	LOW
Proposed BAL:	BAL-12.5			

Step 5: Determination of Bushfire Attack Level (BAL)

Building areas shown are indicative only and are shown for planning purposes. These areas are flexible in they may change position as long as setbacks and HMAs are achieved and adhered to.

Lot Number	Achievable BAL Rating
4	BAL-12.5
5	BAL-12.5

Minimum Separation Required

The proposed dwellings are required to be able to achieve a minimum of BAL-19. At BAL-19 exposure, the proposed development may be subject to increasing levels of ember attack, windborne burning debris and radiant heat flux between 12-19 kW/sqm. The available area onsite will provide separation for BAL-12.5.

5 Bushfire Protection Measures

During a bushfire event, a number of bushfire attack mechanisms may threaten buildings and occupants, including:

- Radiant heat;
- Direct flame contact;
- Ember attack; and
- Wind.

A range of bushfire protection measures are recommended to improve the resilience of the proposed development and achieve a tolerable level of residual risk for occupants. The protection measures outlined in this section have been consolidated in a Bushfire Hazard Management Plan (BHMP - see Appendix B).

Additional measures to improve resilience are also recommended but are at the discretion of the developer and future developers within the subdivision.

5.1 Hazard Management Areas

The Hazard Management Area ('HMA') refers to land that is managed in a minimum fuel condition so as to reduce the potential exposure of habitable buildings and occupants to radiant heat and flames and to provide defendable space. The effectiveness of the hazard management areas is reliant on ongoing maintenance by landowners.

HMA's need to be implemented prior to the sealing of titles and it is recommended that a suitable instrument, such as a restrictive covenant that requires landowners to not allow for fuel to accumulate and create a fire hazard be placed on all lot titles. The main purpose of this covenant being each lot will be relying on the maintenance of the adjoining lot to achieve required separation distances in order to achieve the specified BAL rating.

The developer will be responsible for the management of vegetation on each lot within the prescribed HMA's and interim HMA's until such time as the lots are sold. The developer is also responsible for maintaining unsold lots and the undeveloped balance of each stage and that management involves maintain the vegetation as low threat as described in AS3959 part 2.2.3.2.

The minimum extents of the Hazard Management Area (HMA) are demonstrated on the BHMP. Management prescriptions for the proposed HMA are provided in Table 3.

Table 3 - Hazard Management Area Prescriptions

Within 10m of habitable buildings	• No storage of flammable materials (e.g. firewood); • Avoid locating flammable garden materials near vulnerable building elements such as glazed windows/doors, decks and eaves (e.g. non-fire retardant plants and combustible mulches); • Non-flammable features such as paths, driveways and paved areas are encouraged around habitable buildings.
Trees within HMA	• Maintain canopy separation of approximately 2.0m; • Ensure no branches overhang habitable buildings; • Remove tree branches within 2.0m of ground level below; • Locate any new tree plantings 1.5 x their mature height from the house; • Avoid planting trees with loose, stringy or ribbon bark.
Understory vegetation within HMA	• Maintain grass cover at <100mm; • Maintain shrubs to <2.0m height; • Shrubs to be maintained in clumps so as to not form contiguous vegetation (i.e. clumps up to 10sqm in area, separated from each other by at least 10m); • Avoid locating shrubs directly underneath trees; • Periodically remove dead leaves, bark and branches from underneath trees and around habitable buildings.

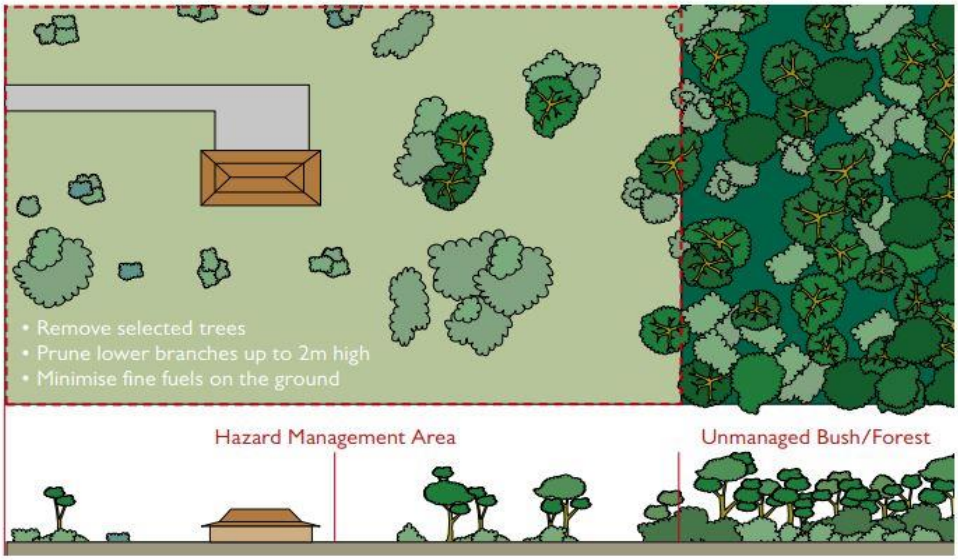


Figure 4 - Example Hazard Management Area

The proposal complies with A1(b)(i) of C13.6.1 Subdivision: Provision of hazard management areas of the planning scheme as the attached proposed plan of subdivision includes the lots that are proposed within a bushfire-prone area. The proposed subdivision would not be staged.

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 greater than the separation distances required for BAL-12.5 in AS3959:2018.

A1(b)(iv) is also 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 BAL-12.5 in AS3959:2018 and is certified by an accredited person. The HMA has been designed to provide BAL-12.5 separation.

The proposal complies with A1(c) as there are no hazard management areas to be located on land external to the proposed subdivision.

Subject to the implementation of the BHMP, the proposal will comply with section C13.6.1 of the Code.

5.2 Construction Standards

The Hazard Management Areas provides any existing and future buildings with sufficient separation for BAL-12.5 development. The BHMP specifies that the buildings must be designed and constructed to BAL-12.5 standard under AS 3959-2018 on all facades, refer to sections 3 and 4 of AS3959 for specific construction requirements.

5.3 Access

The primary access to the existing lots is from a sealed public road – Freedom Close. The existing driveways for the lots are from the same road on the western side of the properties, these have been included on the BHMP (Appendix B). There is currently just the one access into 5 Freedom Close – refer to Appendix A.

As this subdivision has been assessed as BAL-LOW there are no provisions to provide access for firefighting purposes.

The access arrangements for the subdivision must comply with section C13.6.2 of the Bushfire-prone areas code. The proposal complies with the acceptable solution for this standard and associate code because the layout of accesses is included in the attached plan of subdivision and BHMP.

5.4 Water

The proposal complies with A2(b) as the attached proposed plan of subdivision shows the layout of fire tanks and building areas and is compliant with the standards contained within Table C13.5.

Table 3B Static Water Supply for Fire fighting
A. Distance between building area to be protected and water supply
The following requirements apply: 1. The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and 2. The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
B. Static Water Supplies
A static water supply: 1. May have a remotely located offtake connected to the static water supply; 2. 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; 3. Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; 4. Must be metal, concrete or lagged by non-combustible materials if above ground; and 5. If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (a) metal; (b) non-combustible material; or

(c) fibre-cement a minimum of 6 mm thickness.
C. Fittings, pipework and accessories (including stands and tank supports)
Fittings and pipework associated with a water connection point for a static water supply must: 1. Have a minimum nominal internal diameter of 50mm; 2. Be fitted with a valve with a minimum nominal internal diameter of 50mm; 3. Be metal or lagged by non-combustible materials if above ground; 4. Where buried, have a minimum depth of 300mm (compliant with *AS/NZS 3500.1 Clause 5.23);* 5. Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; 6. Ensure the coupling is accessible and available for connection at all times; 7. Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); 8. Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and 9. Where a remote offtake is installed, ensure the offtake is in a position that is: (a) Visible; (b) Accessible to allow connection by fire fighting equipment; (c) At a working height of 450 – 600mm above ground level; and (d) Protected from possible damage, including damage by vehicles.
D. Signage for static water connections
1. The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with: Water tank signage requirements within AS 2304-2019 *Water storage tanks for fire protection systems; or* 2. The following requirements: (a) Be marked with the letter "W" contained within a circle with the letter in upper case of not less than 100 mm in height; (b) Be in fade-resistant material with white reflective lettering and circle on a red background; (c) Be located within one metre of the water connection point in a situation which will not impede access or operation; and (d) Be no less than 400 mm above the ground.
E. Hardstand
A hardstand area for fire appliances must be provided: 1. No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); 2. No closer than six metres from the building area to be protected; 3. With a minimum width of three metres constructed to the same standard as the carriageway; and 4. Connected to the property access by a carriageway equivalent to the standard of the property access.

A Certificate of Compliance confirming compliance with the above provisions is attached as Appendix D.

5.5 Optional Protection Measures

The following recommendations are not specifically regulated under any planning or building standards at present hence do not form part of the Bushfire Hazard Management Plan.

If implemented, however, they will improve bushfire protection for future occupants.

Electrical Infrastructure

Overhead power lines are a common source of unplanned fires, particularly during high wind conditions. Where practicable, electricity connections to properties should be provided underground to remove this potential fire source.

Building Design

Building configuration can be used to improve building resilience. It is recommended that future developers of buildings within the subdivision consider adopting the following design features:

- Simple roof shapes with roof pitch at 18° or greater, to reduce the potential for ember accumulation. This measure ought to be combined with non-combustible gutter guards to prevent accumulation within the guttering;
- Simple building shapes are preferable, as they reduce the opportunity for embers and debris to be trapped against the building within re-entrant corners;
- Keep walls as low as possible. Large expansive walls present greater surface area to wind turbulence and to radiant heat;
- Slab-on-ground construction is generally more resilient than suspended slab construction.

6 Conclusion & Recommendations

The proposed subdivision site is located within a 'bushfire prone area' as defined by C13.3.1. To achieve a tolerable level of residual risk a bushfire hazard management plan has been prepared.

The Bushfire Hazard Management Plan prepared for the subdivision outlines the required protection measures including hazard management areas, building siting and construction, access, and water supply standards. Protection measures reduce bushfire risk to future residents, developments and to firefighters, as outlined in this report and the associated bushfire hazard management plan. The Bushfire Hazard Management Plan is certified as compliant with the Bushfire-Prone Areas Code.

The Bushfire Hazard Management Plan is certified as being compliant with the Bushfire-Prone Areas Code C13.0 of the *Tasmanian Planning Scheme – Sorell*.

7 References

Department of Primary Industries and Water, The LIST, viewed May 2024, www.thelist.tas.gov.au.

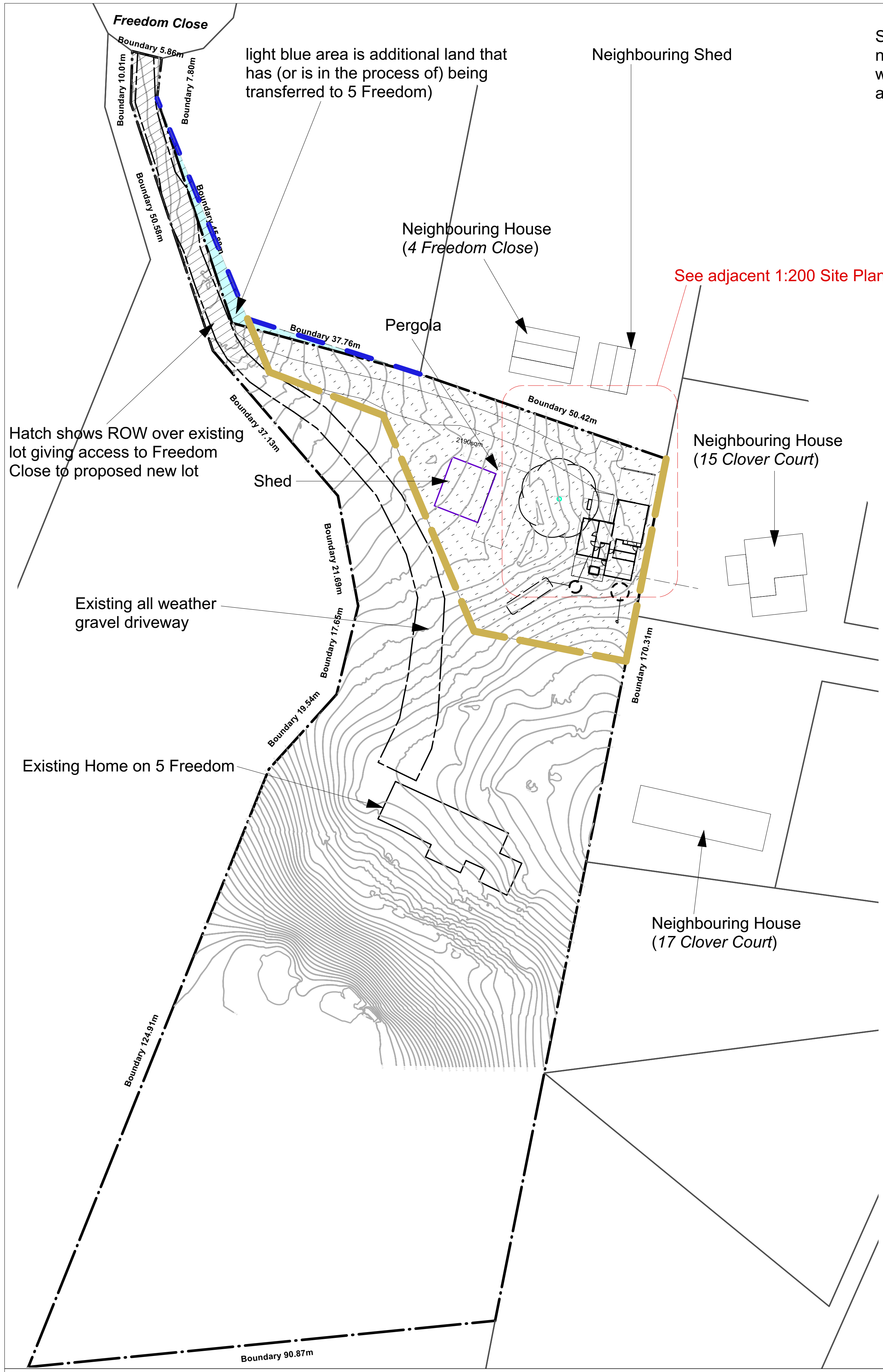
Director of Building Control, 2020, Director's Determination – bushfire hazard areas, Version No. 1.1, Department of Justice (Tasmania).

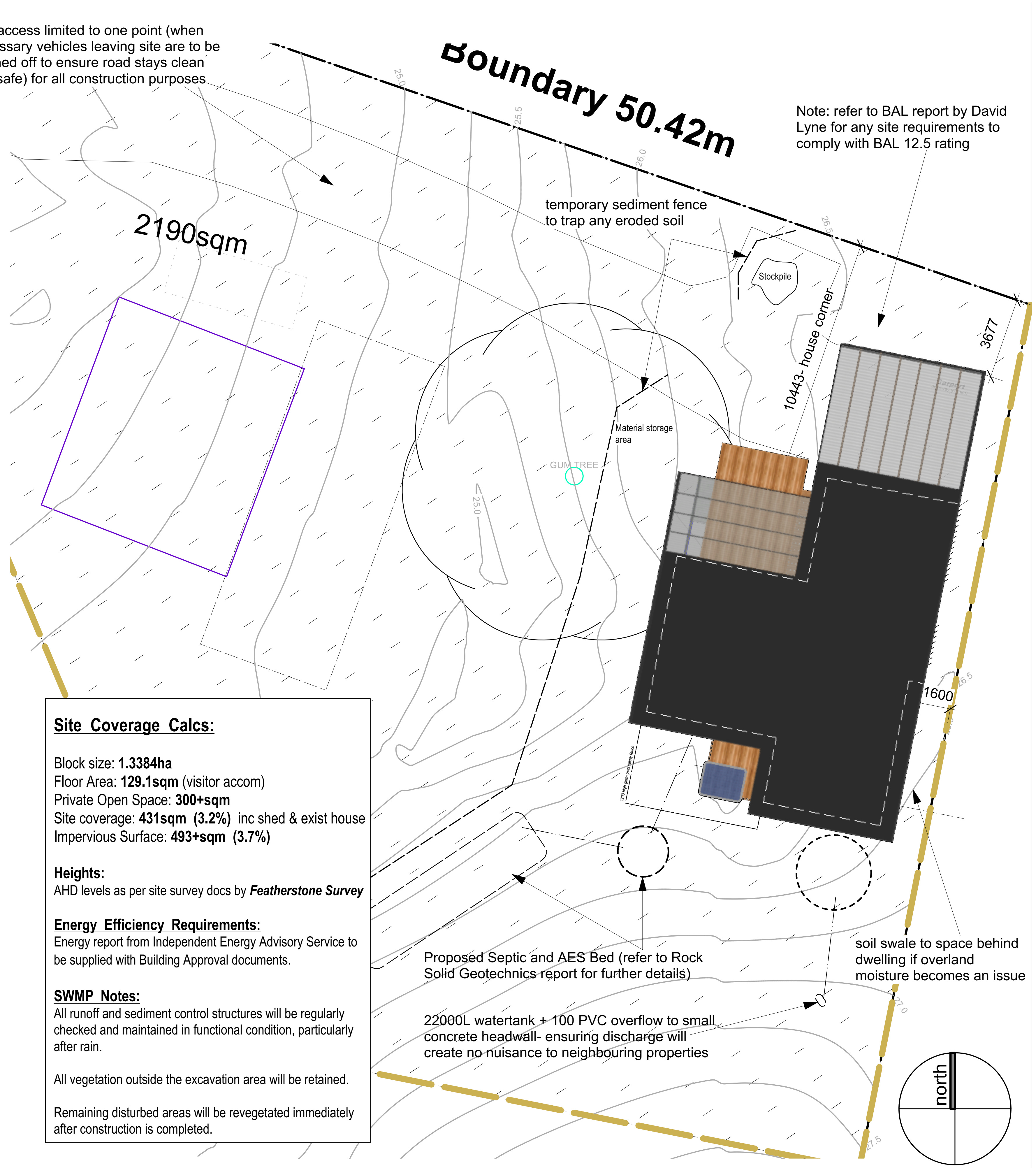
Standards Australia, 2018, *AS 3959-2018 – Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney.

Tasmanian Planning Scheme - Sorell, viewed May 2024, http://www.iplan.tas. gov.au/.

APPENDIX A

Subdivision Plan


Freedom Close
Boundary 5.86m
Boundary 10.01m
Boundary 7.80m
Boundary 50.58m
Boundary 37.76m
Boundary 37.13m
Boundary 50.42m
Boundary 21.69m
Boundary 17.65m
Boundary 19.54m
Boundary 170.31m
Boundary 124.91m
Boundary 90.87m
light blue area is additional land that has (or is in the process of) being transferred to 5 Freedom)
Neighbouring Shed
Neighbouring House (4 Freedom Close)
See adjacent 1:200 Site Plan
Pergola
Hatch shows ROW over existing lot giving access to Freedom Close to proposed new lot
Shed
Neighbouring House (15 Clover Court)
Existing all weather gravel driveway
Existing Home on 5 Freedom
Neighbouring House (17 Clover Court)


Site access limited to one point (when necessary vehicles leaving site are to be washed off to ensure road stays clean and safe) for all construction purposes
Boundary 50.42m
Note: refer to BAL report by David Lyne for any site requirements to comply with BAL 12.5 rating
2190sqm
temporary sediment fence to trap any eroded soil
Stockpile
10443- house corner
3677
Material storage area
GUM TREE
1600
Proposed Septic and AES Bed (refer to Rock Solid Geotechnics report for further details)
22000L watertank + 100 PVC overflow to small concrete headwall- ensuring discharge will create no nuisance to neighbouring properties
soil swale to space behind dwelling if overland moisture becomes an issue
north

Site Coverage Calcs:

Block size: **1.3384ha**
Floor Area: **129.1sqm** (visitor accom)
Private Open Space: **300+sqm**
Site coverage: **431sqm (3.2%)** inc shed & exist house
Impervious Surface: **493+sqm (3.7%)**

Heights:
AHD levels as per site survey docs by ***Featherstone Survey***

Energy Efficiency Requirements:
Energy report from Independent Energy Advisory Service to be supplied with Building Approval documents.

SWMP Notes:
All runoff and sediment control structures will be regularly checked and maintained in functional condition, particularly after rain.

All vegetation outside the excavation area will be retained.

Remaining disturbed areas will be revegetated immediately after construction is completed.

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0409 223 106 www.glanville.net.au
bruce@glanville.net.au
tas. architect 877, build. reg CC1128P

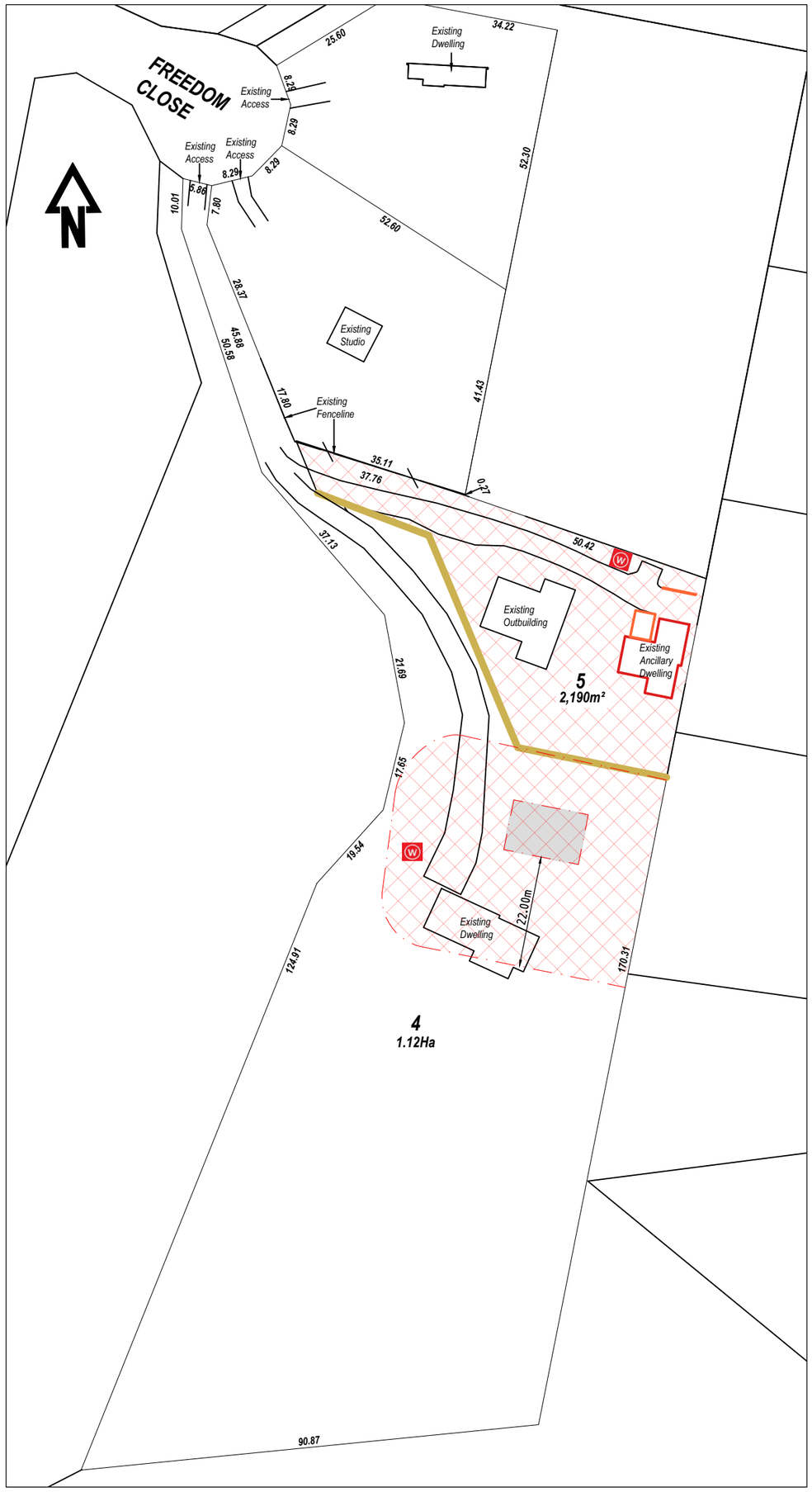
ISSUE	DATE	REVISION
A	30/10/2023	Absorbtion trench for tank overflow changed to conc. headwall

PROJECT: Proposed Lot Split @ 5 Freedom Close, Carlton
CLIENT: Jesse & Catherine Bateman
DWG: Sketch Site Plan

PROJECT #: Gla-2106
DATE #: 19/01/2024
SCALE @ A3 1:200/1000
DRAWN: BG
REVISION: A
DWG #: B-01 a

APPENDIX B

Bushfire Hazard Management Plan



HAZARD MANAGEMENT AREAS - HMA

Hazard Management Area includes the area to protect the Building as well as the access and water supplies. Vegetation in the Hazard Management area for each lot (entirety of allotments) is to be managed and maintained by the respective lot owners in a minimum fuel condition prior to the sealing of titles. Each lot is provided with a building area with separation distances equal to or greater than required for BAL-12.5 in accordance with section C13.6.1 of the Code.
The HMA needs to be maintained as low threat vegetation to the newly created lots, to ensure that this is maintained a covenant, easement or Part V agreement must be attached to each title.

MAINTENANCE SCHEDULE

- Removal of fallen limbs, leaf and bark litter;
- Cut lawns short (less than 100mm) and maintain;
- Remove pine bark and other garden mulch;
- Complete under-brushing and thin out the under storey;
- Prune low hanging trees to ensure separation from ground litter;
- Prune larger trees to establish and maintain horizontal and vertical canopy separation;
- Remove fallen limbs, leaf and bark litter from roofs, gutters and around the building;

CONSTRUCTION STANDARD

Separation distances shown on this plan allow for design of BAL-12.5 prescribed in the associated table below. Habitable buildings and any associated outbuildings located within 6m are to be designed, constructed and maintained in accordance with the relevant construction sections of AS3959-2018 for the determined BAL for each lot as shown on this plan.

PUBLIC & FIRE FIGHTING ACCESS

Design and construction of access to the building areas in accordance with Section 2.3.2 of the Directors Determination. The existing public access provides access to each lot in accordance with Table 2 of the Determination and table C13.1 and C13.2 of the code.

WATER SUPPLY FOR FIRE FIGHTING

Fittings and pipework associated with a water connection point for a static water supply must:-

- Have a minimum nominal internal diameter of 50mm
- Be fitted with a valve with a minimum nominal internal diameter of 50mm
- Be metal or lagged by non-combustable materials if above ground
- Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1 Clause 5.23)
- Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment
- Ensure the coupling is accessible and available for connection at all times
- Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length)
- Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this table; and
- Where a remote offtake is installed, ensure the offtake is in a position that is:

a. Visible
b. Accessible to allow connection to by fire fighting equipment
c. At a working height of 450-600mm above ground level; and
d. Protected from possible damage, including damage by vehicles

SIGNAGE FOR STATIC WATER CONNECTIONS

The water connection points for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with:-

- Water tank signage requirements within AS2304-2019 Water storage tanks for fire protection systems; or
- The following requirements:

a. Be marked with the letter "W" contained within a circle with the letter in upper case of not less than 100mm in height;
b. Be in fade-resistant material with white reflective lettering and circle on a red background;
c. Be located within one metre of the water connection point in a situation which will not impede access or operation; and
d. Be no less than 400mm above ground.

10 0 10 20 30 40 50 m

SCALE 1:1000

BHMP

SCALE 1:1000

LEGEND

BUILDING AREA

HAZARD MANAGEMENT AREA

ASSUMED POSITION OF DEDICATED FIREFIGHTING TANK

DESIGN BAL	
BAL	LOT
BAL-12.5	4 & 5

PLAN TO BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD REPORT.

NOTIFY COUNCIL AND CERTIFYING BUSHFIRE PRACTITIONER IF ANY VARIATION IN BUILDING SETOUT OR VEGETATION HAZARDS OCCUR

ENSURE THIS PLAN AND ACCOMPANYING REPORT DO NOT CONFLICT WITH OTHER RELEVANT REPORTS AND ASSESSMENTS

Prepared By David Lyne - BFP 144

Jesse Bateman
5 Freedom Close, Carlton
Tasmania 7173
Job No: 1509

11 GRANVILLE AVENUE
GEILSTON BAY, TASMANIA 7015
PH: 0421 852 987 EMAIL: dave_lyne@hotmail.com
Accredited Designer: David Lyne CC7063

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE BUILDING CONTRACT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE.

FINAL PLAN: ANY REQUESTED VARIATIONS TO YOUR HOUSE PLAN WILL INCUR AN AMENDMENT / ADMINISTRATION MINIMUM FEE

SIGNATURES

CLIENT: ..... DATE: .....

CLIENT: ..... DATE: .....

BUILDER: ..... DATE: .....

DWG NO: 1509		SHEET: 01
SCALE AT A3: 1:1000		DATE: 05.05.2024
DRAWN: DL	CHECK: DL	REV 01

APPENDIX C

Certificate of Compliance

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:	5 Freedom Close, Carlton
Certificate of Title / PID:	146975/4 / 2705047

2. Proposed Use or Development

Description of proposed Use and Development:	Subdivision – 2 lots
Applicable Planning Scheme:	Tasmanian Planning Scheme – Sorell

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management plan report	David Lyne	May 2024	1.0
Bushfire Hazard Management plan	David Lyne	May 2024	1.0

[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:	David Lyne	**Phone No:**	0421 852 987
Postal Address:	11 Granville Avenue, Geilston Bay	**Email Address:**	Dave_lyne@hotmail.com
Accreditation No:	BFP – 144	**Scope:**	1, 2, 3a, 3b

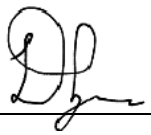
6. Certification

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: David Lyne **Date:** 07.05.2024

Certificate Number: 1509/24

(for Practitioner Use only)

Freedom Close

Boundary 5.86m

Boundary 10.01m

Boundary 7.80m

Boundary 50.58m

light blue area is additional land (101sqm) that has a DA (7.2023.22.1) to be transferred to 5 Freedom

Neighbouring Shed

See adjacent 1:500 Site Plan for close up of new lot boundary dimensions

Neighbouring House (*4 Freedom Close*)

Passing Bays

Boundary 45.47m

Boundary 11.176m

Boundary 35.11m

Boundary 23.547m

Boundary 37.13m

Boundary 50.42m

Lot 1:
2190sqm

2347

2190sqm

3589

1500

Neighbouring House (*15 Clover Court*)

Hatch shows ROW over existing lot (including land from approved but not finalised boundary adjustment with 6 Freedom) giving access to Freedom Close for proposed new lot (Lot 1)

Boundary 45.415m

6550

Boundary 40.00m

Boundary 21.68m

Existing shed

Existing gazebo

Existing all weather gravel driveway

Boundary 17.65m

15486

Boundary 30.00m

Previously approved (and now under construction) Visitor Accommodation on 5 Freedom Close- now wholly contained in newly created lot.

Boundary 19.54m

19794

31546

Existing Home on 5 Freedom

Boundary 130.31m

Lot 2:
11295sqm (balance after boundary adjustment with 6 Freedom Close)

12190

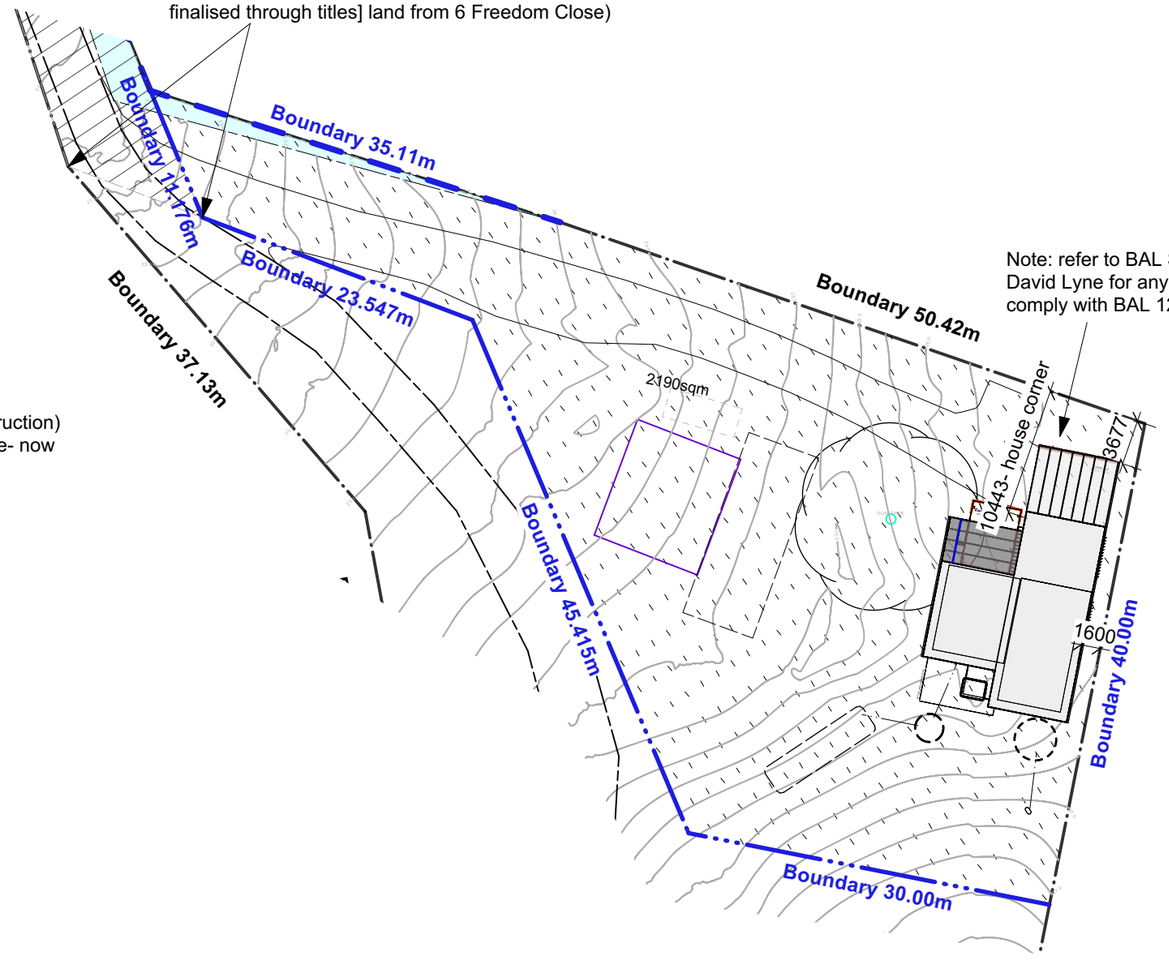
Neighbouring House (*17 Clover Court*)

Existing dwelling

Boundary 124.91m

Boundary 90.87m

Proposed ROW starts on corner of new lot and continues over entire road access to Freedom Close (including the newly acquired [still be finalised through titles] land from 6 Freedom Close)



Note: refer to BAL Subdivision report by David Lyne for any site requirements to comply with BAL 12.5 rating

Site Calcs:

Overall lot size (after recent adjustment): **1.3485ha**
Proposed new size (Lot 1): **2190sqm**
Balance (Lot 2): **1.1295ha**

Heights:
AHD levels as per site survey docs by ***Featherstone Survey***

Sorell Council

Development Application: Response to Request for Information - 5 Freedom Close, Carlton.pdf

Plans Reference: P2
Date Received: 01/07/2024

north

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bruce@glanville.net.au
tas. architect 877, build. reg CC1128P

ISSUE | DATE | REVISION

PROJECT	Subdivision (inc adjust with 6 Freedom) @ 5 Freedom Close, Carlton		PROJECT # Gla-2401
CLIENT	Jesse Bateman & Catherine Chalmers	DATE # 1/07/2024	DWG # S-01
		SCALE @ A3 1:500/1000	
DWG	Subdivision & Adjustment Plan	DRAWN BG	
		REVISION	