NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 695 Fulham Road & 5 Beach Road, Connellys Marsh

PROPOSED DEVELOPMENT:
BOUNDARY ADJUSTMENT

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 31st March 2025..**

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 31st March 2025.**

APPLICANT: **Rogerson and Birch Surveyors**

APPLICATION NO: **SA 2025 / 2 1**
DATE: **14 March 2025**

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

Full description of Proposal:	*Use:*
	Development: Boundary Adjustment.
	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: 695 Fulham Rd + 5 Beach Rd Suburb: Connellys Marsh Postcode: 7173 Certificate of Title(s) Volume: 137544 54242 Folio: 1 1
Current Use of Site	Rural Living
Current Owner/s:	Name(s): Jane S. Riseley Shane D. Crawford.

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: 12-2-25

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: .....

BUSHFIRE ASSESSMENT REPORT

Proposed Boundary Adjustment

Address: 695 Fulham Road & 5 Beach Road, Connellys Marsh TAS 7173

Title Reference: C.T.137544/1 and C.T.54042/1

Prepared by James Rogerson, Bushfire Hazard Practitioner
(BFP-161)
VERSION – 1.0
Date: 04/02/2025

Contents

Disclaimer: The information contained within this report is based on the instructions of AS 3959-2018 the standard states that *"Although this Standard is designed to improve the performance of building when subjected to bushfire attach in a designated bushfire-prone area there can be no guarantee that a building will survive a bushfire event of every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions." (Standards Australia Limited, 2011)*

INTRODUCTION

1.1 Background

This Bushfire Assessment Report and associated Bushfire Hazard Management Plan (BHMP) has been prepared by James Rogerson of *JR Bushfire Assessments* (for Rogerson & Birch Surveyors) on behalf of the proponent to form part of supporting documentation for the proposed Boundary Adjustment of 695 Fulham Road and 5 Beach Road, Connellys Marsh. Under the Tasmanian Planning Scheme – Sorell (TPS) and C13.0 Bushfire-Prone Areas Code it is a requirement that a subdivision application within a bushfire-prone area must accomplish a minimum Bushfire Attack Level (BAL) rating of BAL-19 for all future dwellings on newly formed allotments. This report also includes an associated BHMP which is also a requirement under C13.0.

The proposed development is within a Bushfire-Prone Area overlay and there is bushfire-prone vegetation within 100m from the site. Therefore, this site is within a bushfire-prone area.

1.2 Scope

This Bushfire Report offers an investigation and assessment of the bushfire risk to establish the level of bushfire threat and vulnerability on the land for the purpose of subdivision. This report includes the following:

- A description of the land and adjacent land, and description of the use or development that may be at threat by a bushfire on the subject site;
- Calculates the level of a bushfire threat and offers opinions for bushfire mitigation measures that are consistent with AS3959:2018 and C13.0.
- Subdivision Proposal Plan (Appendix B)
- Bushfire Hazard Management Plan (Appendix C)
- Planning Certificate (Appendix D)

1.3 Scope of BFP Accreditation

I, James Rogerson am an accredited Bushfire Practitioner (BFP-161) to assess bushfire hazards and endorse BHMP's under the the *Chief Officers Scheme for the Accreditation of Bushfire Hazard Practitioners.* I have successfully completed the *Planning for Bushfire Prone Areas Short Course* at University of Technology Sydney.

1.4 Limitations

The site assessment has been conducted and report written on the understanding that:

- The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report;
- The report only classifies the size, volume and status of the vegetation at the time the site assessment was conducted.
- Impacts on future development and vegetation growth have not been considered in this report. No action or reliance is to be placed on this report, other than which it was commissioned.

1.5 Proposal

The proposal is for the boundary adjustment of C.T.137544/1 and C.T.54042/1. C.T.137544/1 is taking approximately 1.82ha off C.T.54042/1. See proposal plan (Appendix B).

2 PRE-FIELD ASSESSMENT

2.1 Site Details

Table 1

Owner Name(s)	Jane S. Riseley & Shane D. Crawford
Location	695 Fulham Road & 5 Beach Road, Connellys Marsh TAS 7173
Title Reference	C.T.137544/1 & C.T.54042/1
Property ID	7817574 & 7817566
Municipality	Sorell
Zoning	Rural Living Zone A
Planning Overlays	13 – Bushfire-prone Areas Code, 11 - Coastal Inundation Hazard Code, 7 – Natural Assets Code & 12 – Flood-prone Hazard Areas Code
Water Supply for Firefighting	The property is not serviced by reticulated water.
Public Access	Access to the development is off Fulham Road and Beach Road.
Fire History	Recorded fires within and surrounding the properties from 2012-2013.
Existing Development	Existing Class 1a dwelling, Class 10a sheds & gravel driveways.

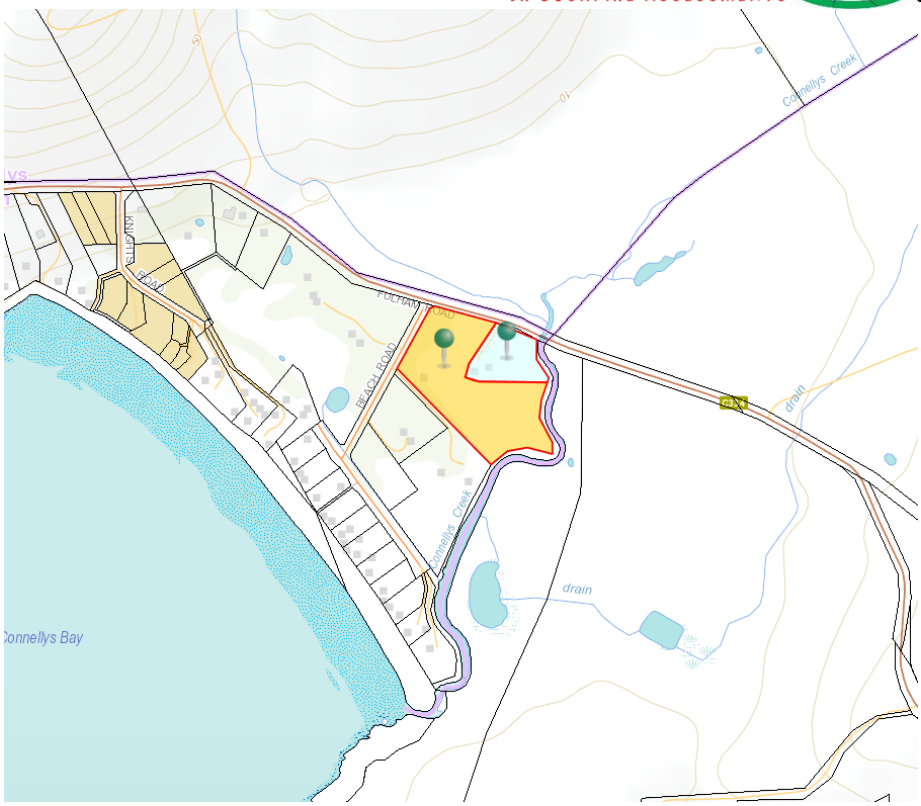


Figure 1 - Location of subject site. Source: The LIST, © State of Tasmania

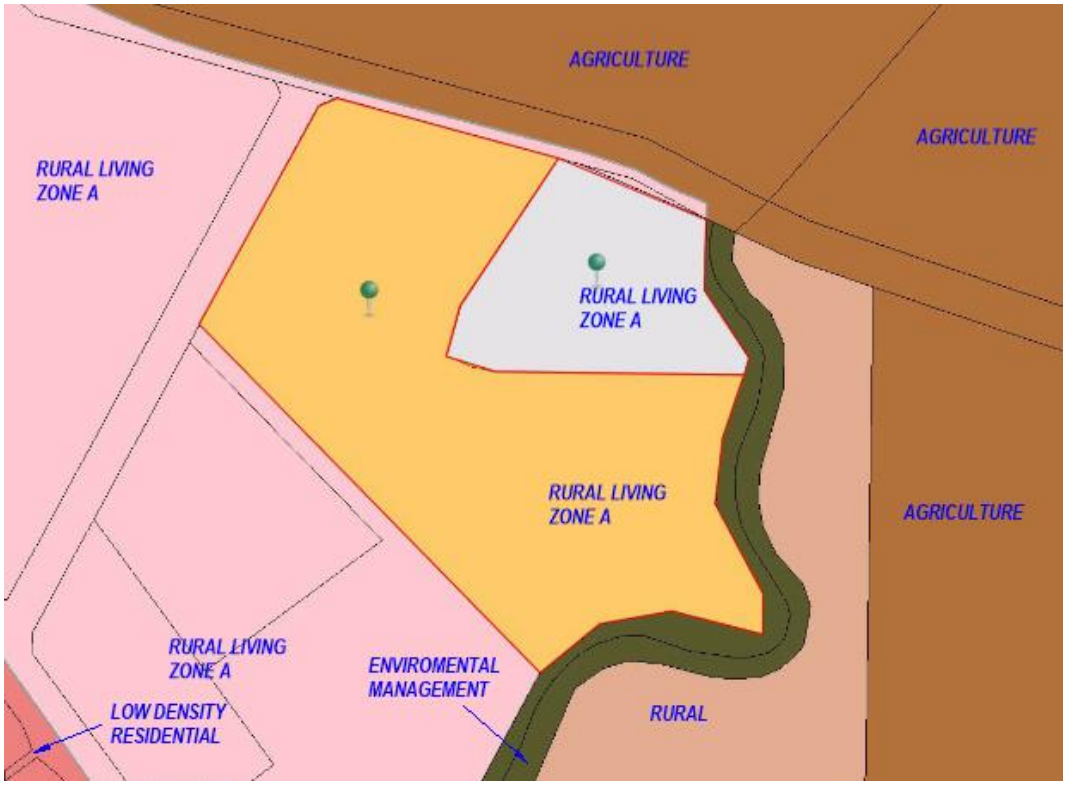


Figure 2 - Planning Scheme Zoning of site and surrounding properties. Source: The LIST, © State of Tasmania

2.2 TASVEG Live

There are 3 classified vegetation communities on the subject site, and 1 additional community on the surrounding land and parcels. Figure 3 below shows the classified vegetation from TASVEG Live (Source: The LIST).

Please note that TASVEG Live classification does not necessarily reflect ground conditions.

Figure 3 - TASVEG4.0 communities on subject site and surrounding land. FUR – Urban areas, DVC – Eucalyptus viminalis – Eucalyptus globulus coastal forest and woodland, NBA – Bursaria – Acacia woodland and scrub & FAG – Agricultural land

3 SITE ASSESSMENT

The site assessment was conducted by James Rogerson (BFP-161) on the 11th of January 2025.

3.1 Bushfire Hazard Assessment

C13.0 Bushfire Prone Areas Code defines Bushfire-prone areas as follows;

> *a) Land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or*
>
> *b) Where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on such map, land that is within 100m of an area of bushfire –prone vegetation equal or greater than 1ha.*

The subject site is within a bushfire-prone areas overlay for the TPS, and the subject site is within 100m of an area of bushfire-prone vegetation equal or greater than 1ha. Therefore, this proposed subdivision is within a bushfire-prone area as per the TPS.

For the purposes of the BAL Assessment, vegetation within 100m of the proposed subdivision site was assessed and classified in accordance with AS3959:2018 Simplified Procedure (Method 1) (relevant fire danger index: 50-which applies across Tasmania).

BUSHFIRE THREAT DIRECTION

The Bushfire threat to this development is from the **GRASSLAND FUEL** within and surrounding the property. An additional threat is from **WOODLAND FUEL** within and surrounding the property.

Prevailing Winds: The prevailing winds for this site are primarily westerly, north westerly.

3.2 Vegetation and Effective Slope

Vegetation and relevant effective slopes within 100m of the proposed subdivision have been inspected and classified in accordance with AS 3959:2018. Effective Slope refers to the slope of the land underneath the classified bushfire-prone vegetation relative to the building site and not the slope between the vegetation and the building site. The effective slope affects a fires rate of spread and flame length and is an acute aspect of bushfire behaviour.

WITHIN THE PROPERTIES (BDY) & PROPERTIES DESCRIPTION

The properties are large and medium sized, developed, Rural Living Zone A zoned properties, located in at the eastern end of Connellys Marsh. 695 Fulham Road is on the southern side of Fulham Road and 5 Beach Road is on the corner of Fulham Road and Beach Road. Connellys Creek boarders the eastern boundary of both properties. The properties are orientated north-east and south-west. The properties are shaped oddly, with many bends. The property is surrounded by large and medium-sized developed and vacant parcels. The terrain within the properties is flat. The properties host an existing Class 1a dwelling, in addition to various Class 10a sheds, a building, landscaped areas, cultivated gardens, various gravel driveways. (See Figure 4 for slopes). The land directly surrounding the dwelling and sheds in Lot 2 is used as private open space (POS) and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The remainder of Lot 2 is predominately covered with grass, appearing in an unmanaged condition and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. Additionally, there is a small portion of Eucalyptus that encroaches from the property to the southwest. The Eucalyptus is <10m high, with a foliage cover of <30% and an understory on mainly sand and grass and is therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018. The land directly surrounding the building and sheds in Lot 1 is used as private open space (POS) and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The remainder of Lot 1 is a mix of grass and Eucalyptus. The grass is appearing unmanaged due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. The Eucalyptus is <10m high, with a foliage cover of <30% and an understory on mainly sand and grass and is therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018.

NORTH, NORTHEAST OF THE PROPERTIES BDY

To the north, northeast of the properties (across slope) is 403 and 746 Fulham Road. These properties are large, Agriculture zoned lots. The land within the 100m assessment area is predominately grassy pasture, appearing unmanaged due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. There is also an area of vegetation next to the creek that is 6m high, with a foliage cover of >30% and is therefore classed as GROUP D SCRUB per Table 2.3 of AS3959:2018.

EAST, SOUTHEAST OF THE PROPERTIES BDY

To the east, southeast of the properties (across slope) are 679 and 403 Fulham Road. These properties are large, Rural and Agriculture zoned lots. The land within the 100m assessment area is predominately grassy pasture, appearing unmanaged due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. There is also an area of vegetation next to the creek that is 6m high, with a foliage cover of >30% and is therefore classed as GROUP D SCRUB per Table 2.3 of AS3959:2018.

SOUTHWEST OF THE PROPERTIES BDY

To the southwest of the properties (across slope) is 11 and 13 Beach Road. These properties are medium-sized, developed, Rural Living Zona A zoned properties, which consist of existing Class 1a dwellings, in addition to various Class 10a sheds, buildings, landscaped areas, cultivated gardens, various gravel driveways. Land directly surrounding the dwellings and sheds is used as POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (f) of AS3959:2018. External to the POS there are Eucalyptus trees that are <10m high, with a foliage cover of <30% and an understory of sand and grass and is therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018. Additionally, there are areas of unmanaged grass, which are therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

WEST, NORTHWEST OF THE PROPERTIES BDY

To the west, northwest of the properties (across slope) is 8 Beach Road. This property is a large-sized Rural Living Zone A property, which consists of an existing Class 1a dwelling, in addition to various Class 10a sheds, buildings, landscaped areas, cultivated gardens, and various gravel driveways. Land directly surrounding the dwelling and sheds is used as POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (f) of AS3959:2018. External to the POS there are Eucalyptus trees that are <10m high, with a foliage cover of <30% and an understory of sand and grass and is therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018. Additionally, there are areas of unmanaged grass, which are therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

Figure 4 below shows the relationship between the subject site and the surrounding vegetation.

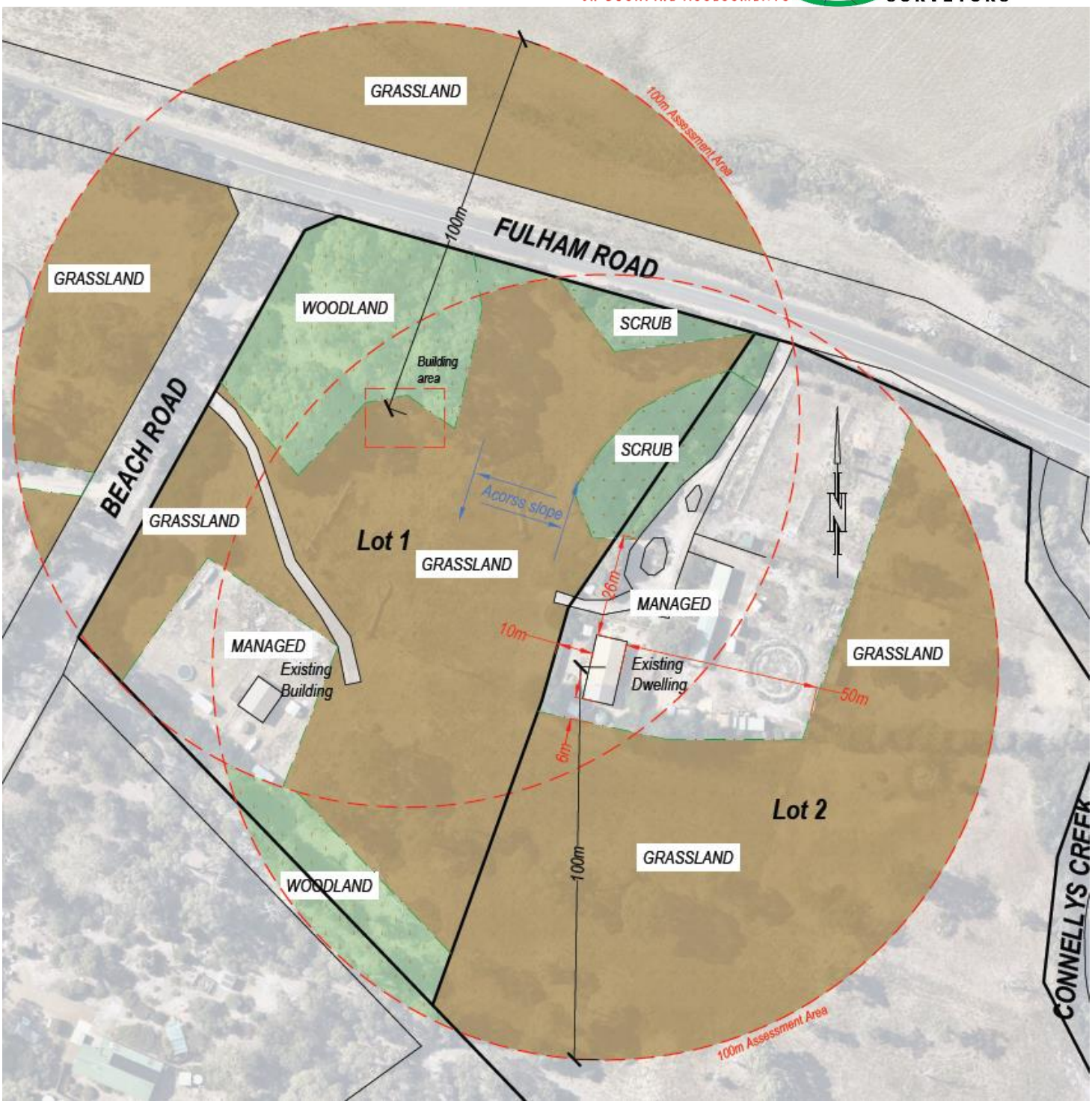


Figure 4 classified vegetation (within 100m of site) and existing separation from bushfire-prone vegetation (not to scale)

3.3 Bushfire Attack Level (BAL)

Table 2 - BAL rating for each lot and required separation distances

LOT 2 – EX. DWELLING (Existing Separation)					
DIRECTION OF SLOPE	**N, NE**	**E, SE**	**S. SW**	**W, NW**	**NW**
Vegetation Classification	MANAGED SCRUB GRASSLAND	MANAGED GRASSLAND	MANAGED GRASSLAND	MANAGED GRASSLAND	MANAGED GRASSLAND
Existing Horizontal distance to classified vegetation	26m-65m & 78m-88m (D), 65m-78m (G)	50m-100m (G)	6m-100m (G)	10m-100m (G)	11m-100m (G)
Effective Slope under vegetation	Across slope	Across slope	Across slope	Across slope	Across slope
Exemption					
Current BAL value for each side of the site	BAL-19	BAL-12.5	BAL-29	BAL-19	BAL-19
Separation distances to achieve BAL-19	19m	10m	10m	10m	10m
Separation distances to achieve BAL-12.5	27m	14m	14m	14m	14m
Current BAL rating	**BAL-19**				

LOT 1 – BUILDING AREA (Building Area Separation)				
DIRECTION OF SLOPE	**N**	**E**	**S**	**W**
Vegetation Classification	WOODLAND GRASSLAND	WOODLAND GRASSLAND SCRUB MANAGED	GRASSLAND	GRASSLAND WOODLAND MANAGED
Existing Horizontal distance to classified vegetation	0m-39m (B) & 59m-100m (G)	0m-3m (B) 3m-47m (G) 47m-74m (D)	0m-100m (G)	0m-4m & 59m-100m (G) and 4m-38m (B)
Effective Slope under vegetation	Across slope	Across slope	Across slope	Across slope
Exemption				
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	15m	10m	10m	15m
Separation distances to achieve BAL-12.5	22m	14m	14m	22m
Current BAL rating	**BAL-FZ**			

3.4 Definition of BAL-LOW

Bushfire Attack Level shall be classified BAL-LOW per Section 2.2.3.2 of AS3959:2018 where the vegetation is one or a combination of any of the following Exemptions:

a) Vegetation of any type that is more than 100m from the site.
b) Single areas of vegetation less than 1 hectare in area and not within 100m of other areas of vegetation being classified.
c) Multiple areas of vegetation less than 0.25 ha in area and not within 20m of the site, or each other.
d) Strips of vegetation less than 20m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20m of the site or each other, or other areas of vegetation being classified.
e) Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
f) Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100mm).
The BAL level will also be classified as BAL-LOW if Grassland fuel is >50m from the site for any effective slope per Table 2.6 of AS3959:2018.

Where there were multiple fuel classifications and effective slopes, the predominant fuel and slope have been used in the BAL table above.

BAL ratings are as stated below:

BAL LOW	BAL 12.5	BAL 19	BAL 29	BAL 40	BAL FZ
There is insufficient risk to warrant any specific construction requirements, but there is still some risk	Ember attack and radiant heat below 12.5 kW/m²	Increasing ember attack and windborne debris, radiant heat between 12.5 kW/m² and 19 kW/m2	Increasing ember attack and windborne debris, radiant heat between 19kW/m² and 29 kW/m2	Increasing ember attack and windborne debris, radiant heat between 29 kW/m² and 40 kW/m². Exposure to flames from fire front likely	Direct Exposure to flames, radiant heat and embers from the fire front

4 BUSHFIRE PROTECTION MEASURES

4.1 Hazard Management Areas (HMA)

Hazard Management Area as described in the Code "*maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire".* Also as described from Note 1 of AS3959:2018 Clause 2.2.3.2 "*Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm)".*

Compliance to C13.6.1

The building areas within both lots require a Hazard Management Area (HMA) to be established and maintained between the bushfire vegetation and the area at a distance equal to, or greater than specified for the Bushfire Attack Level in Table 2.6 of AS3959:2018.

The existing dwelling in Lot 2 and the building area for Lot 1 are to be maintained as an HMA. The HMA for Lot 2 is to be implemented prior to sealing of titles and prior to occupancy of a future habitable dwelling for lot 1.

Requisite fuel management is required for both lots.

Due to existing developed land, some BAL-19 setbacks are already achieved for Lot 2.

Minimum separation distances for each lot are stated below.

LOT 2 – BAL-19 BUILDING AREA; Existing Dwelling (Required Separation)					
Aspect	**N, NE**	**E, SE**	**S. SW**	**W, NW**	**W, NW**
BAL-19	19m (achieved)	10m (achieved)	10m	10m (achieved)	10m (achieved)

LOT 1 – BAL-19 BUILDING AREA; Building Area (Required Separation)				
Aspect	**N**	**E**	**S**	**W**
BAL-19	15m	10m	10m	15m

The Tasmanian Fire Service provides the following advice regarding the implementation and maintenance of Hazard management areas:

- Removing of fallen limbs, sticks, leaf and bark litter
- Maintaining grass at less than a 100mm height
- Removing pine bark and other flammable mulch (especially from against buildings)
- Thinning out understory vegetation to provide horizontal separation between fuels
- Pruning low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers
- Pruning larger trees to maintain horizontal separation between canopies
- Minimize the storage of flammable materials such as firewood
- Maintaining vegetation clearance around vehicular access and water supply points
- Use of low-flammability species for landscaping purposes where appropriate
- Clearing out any accumulated leaf and other debris from roof gutters.

Additional site-specific fuel reduction or management may be required. An effective hazard management area does not require removal of all vegetation. Rather, vegetation must be designed and maintained in a way that limits opportunity for vertical and horizontal fire spread in the vicinity of the building being protected. Retaining some established trees can even be beneficial in terms of protecting the building from wind and ember attack

4.2 Public and Fire Fighting Access

Public Access

The proposed development fronts Fulham Road & Beach Road. Both roads are bitumen sealed and are maintained by Sorell Council. Fulham Road has a nominal carriageway width of 7m. Beach Road has a nominal carriageway width of 5.5m

No upgrades are required to the public roads and the public roads comply with public access road requirements.

Property Access

Current Conditions:

Lot 2

Currently, Lot 2 is accessed via an existing gravel driveway, which runs perpendicularly off Fulham Road Road, then flows south before terminating adjacent east of the dwelling and west of the sheds. A turning circle is also included in the existing access.

The existing nominal carriage width of the access to Lot 2 is 3.5m for an approximate total carriageway length of 75m.

Lot 1

Currently, Lot 1 is accessed via an existing gravel driveway, which runs perpendicular off Beach Road, then flows southeast and terminates adjacent to the existing building for approximately 85m at the indicative building area. The nominal width of the access is 4.5m.

Figure 5 – (part of) existing access to Lot 2

Figure 5.1 – (part of) existing access to Lot 1

Compliance to C13.6.2

Lot 2

Access to the existing dwelling within Lot 2 is >30m but <200m and access is required for a fire appliance. Therefore, minor upgrades are required to the access (min. width increased to 4m and a turning head constructed) the access must comply with Acceptable Solution A1 and Table 13.2 (B) of C13.6.2 demonstrated below in Table 3.

Lot 1

Access to the building area within Lot 1 will be >30m, but <200m and access is required for a fire appliance. Therefore, the access must comply with Acceptable Solution A1 and Table 13.2 (B) of C13.6.2 demonstrated below in Table 3.

Table 3 - Requirements for access length greater than 30m and less than 200m per Table C13.2 (B)

Access Standards: (access length >30m, <200m)

a) All-weather construction;
b) Load capacity of at least 20 t, including 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 less than 3 degrees (1:20 or 5%)
g) Dips less than 7 degrees (1:8 or 12.5%);
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 road; 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.

4.3 Water Supply for Fire Fighting

Current Conditions:

Site assessment confirmed the property is not serviced by reticulated water. Therefore, static water supply tanks are required for this development as per below.

Compliance to C13.6.3

Both lots

Both lots **must** be provided with a firefighting water supply that meets the requirements for Acceptable Solution A2 of section C13.6.3 and Table C13.5.

Firefighting water supply requirements for lot 2 must be adhered to prior to sealing of titles and prior to occupancy of a future habitable dwelling for Lot 1.

Static water supply requirements are outlined in Table 4 below which is per C13.6.3 and Table C13.5.

Table 4 – Requirements for Static Water Supply per C13.6.3 and Table C13.5

A. 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

B. Static Water supplies
   a) may have a remotely located offtake connected to the static water supply;
   b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
   c) must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
   d) must be metal, concrete or lagged by non-combustible materials if above ground; and
   e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
      (i) metal;
      (ii) non-combustible material; or
      (iii) fibre-cement a minimum of 6mm thickness.

C. Fittings, pipework and accessories (including stands and tank supports)
   Fittings and pipework associated with a fire fighting water point for a static water supply must:

   (a) have a minimum nominal internal diameter of 50mm;
   (b) be fitted with a valve with a minimum nominal internal diameter of 50mm;
   (c) be metal or lagged by non-combustible materials if above ground;
   (d) if buried, have a minimum depth of 300mm [S1];
   (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.

D. Signage for static water connections
   The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:
   a) comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or
   b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.

E. Hardstand

A hardstand area for fire appliances must be:

a) no more than 3m from the 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.

4.4 Construction Standards

Future (or existing) habitable dwellings within the specified building areas on each lot must be designed and constructed to the minimum BAL ratings specified in the BHMP (Appendix C) and to BAL construction standards in accordance with AS3959:2018 or subsequent edition as applicable at the time of building approval.

The BAL-19 building setback lines on the BHMP define the minimum setbacks for habitable buildings.

Future Class 10a buildings within 6m of a Class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.

5 STATUTORY COMPLIANCE

The applicable bushfire requirements are specified in State Planning Provisions C13.0 – Bushfire-Prone Areas Code.

Clause	Compliance
C13.4 Use or development exempt from this code	N/A
C13.5 Use Standards	
C13.5.1 Vulnerable Uses	N/A
C13.5.2 Hazardous Uses	N/A
C13.6 Development Standards for Subdivision	
C13.6.1 Provision of Hazard Management Areas.	To comply with the Acceptable Solution A1, the proposed plan of subdivision must; • Show building areas for each lot; and • Show hazard management areas between these building areas and that of the bushfire vegetation with the separation distances required for BAL 19 in Table 2.6 of *Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas.* The BHMP demonstrates that both lots can accommodate a BAL rating of BAL-19 with on-site vegetation managing and clearing for both lots. The HMA for Lot 2 is to be implemented prior to sealing of titles and prior to occupancy of a future habitable dwelling for Lot 1. Subject to the compliance with the BHMP the proposal will satisfy the Acceptable Solution C13.6.1(A1)
C13.6.2 Public and firefighting access; A1	The BHMP (through reference to section 4 of this report) specifies requirements for private accesses are consistent with Table C13.2. Lot 2's existing access requires upgrades to be compliant with Table C13.2 (B). Lot 1 must comply with Table C13.2 (B). The access upgrades for Lot 2 must be constructed prior to sealing of titles. The access for Lot 1 must be constructed prior to occupancy of a future habitable dwelling. Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.2(A1).
C13.6.3 A2 Provision of water supply for firefighting purposes.	Static water supply is required for both lots per C13.6.3 A2. Firefighting water supply requirements for Lot 2 must be installed prior to sealing of titles and prior to occupancy of a future habitable dwelling for Lot 1. Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.3

6 CONCLUSION & RECOMMENDATIONS

The proposed subdivision is endorsed that each lot can meet the requirements of Tasmanian Planning Scheme – Sorell and C13.0 Bushfire-prone Areas Code for a maximum BAL rating of BAL-19. Providing compliance with measures outlined in the BHMP (Appendix C) and sections 4 & 5 of this report.

Recommendations:

- The HMA's within the subdivision be applied in accordance with section 4.1 of this report and the BHMP (Appendix C).
- Bushfire protection measures for all lots outlined in Sections 4.1, 4.2 and 4.3 to be implemented prior to sealing of titles for Lot 2 and prior to occupancy of a future habitable dwelling Lot 1.
- Sorell Council condition the planning approval on the compliance with the BHMP (as per Appendix C).

7 REFERENCES

Department of Primary Industries and Water, The LIST, viewed February 2025, www.thelist.tas.gov.au

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

Tasmanian Planning Commission, 2015, *Tasmanian Planning Scheme – Sorell* viewed February 2025. www.iplan.tas.gov.au

Building Act 2016. The State of Tasmania Department of Premier and Cabinet. https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet. https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110

8 APPENDIX A – SITE PHOTOS

Figure 6 – Grassland fuel in Lot 2, view facing NW

Figure 7 – Grassland fuel (foreground) & Woodland fuel (background) in Lot 2 and Sw of the property, view facing SW

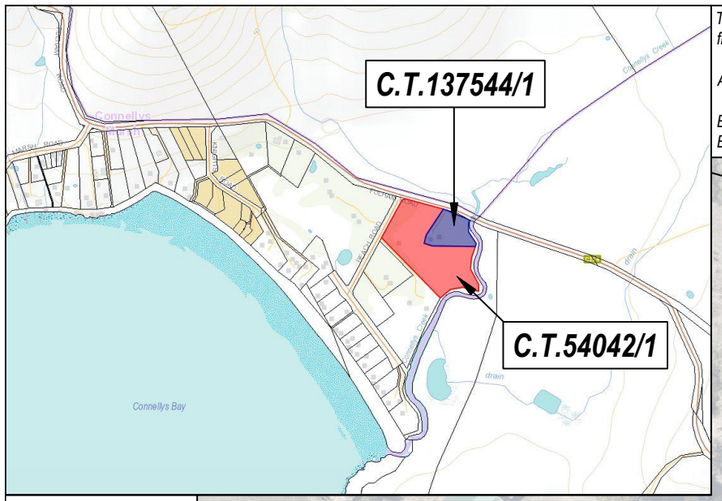
Figure 8 – Managed land and Grassland fuel in Lot 1, view facing N

Figure 9 – Woodland fuel in Lot 1, view facing NE

Figure 10 – Existing managed land and building in Lot 1, view facing SW

Figure 11 – Existing dwelling and managed land within Lot 2, view facing SE

9 APPENDIX B – SUBDIVISION PROPOSAL PLAN



LOCATION PLAN

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Base image by NEARMAP (https://www.nearmap.com/au), © Nearmap 2024
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

0m 37.5m 75m 112.5m 150m
1:1,500

FULHAM ROAD

BEACH ROAD

9.42
110.01
10.45
65.84
84.55
118.63
38.64
24.51
12.15
12.04
118.89
31.42
32.05
48.11
19.34
45.00
34.72
36.91
232.37

Existing Access
Existing Access
Existing Building
Existing Dwelling

CT.137544/1
0.99ha

CT.54042/1
3.56ha

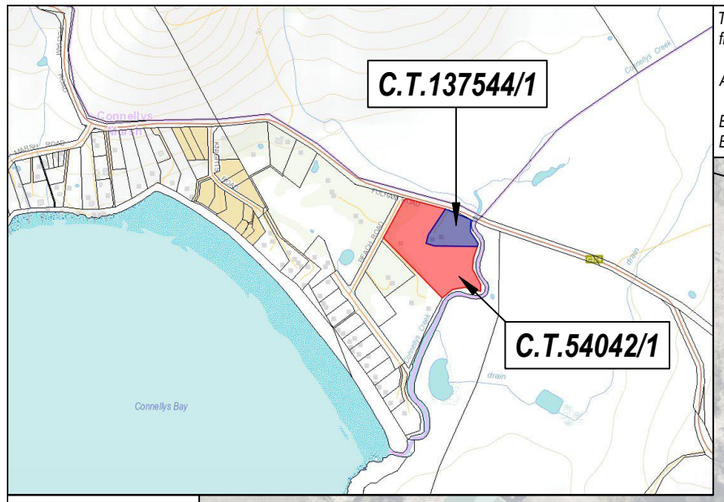
REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

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

OWNER:	JANE S. RISELEY & SHANE D. CRAWFORD
TITLE REFERENCE:	C.T.137544/1 & C.T.54042/1
LOCATION:	695 FULHAM ROAD & 5 BEACH ROAD, **CONNELLYS MARSH**

Existing Site Plan

Date: 29/11/2024	**Reference:** **RISEJ01** 15871-01
Scale: 1:1500 (A3)	**Municipality:** SORELL



LOCATION PLAN

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0m 37.5m 75m 112.5m 150m
1:1,500

FULHAM ROAD

BEACH ROAD

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118.63
84.55
24.51
38.64
31.42
32.05
48.11
19.34
45.00
34.72
36.91
102.37
130.00
82.49

Existing Access
Existing Access
Min. 20m x 15m Compliance Area
Existing Building
Existing Dwelling
Boundary to be demolished

1
1.74ha

2
2.81ha

Sorell
11.0 Rural Living
11.5 Development Standards for Subdivision

11.5.1 Lot Design
A1
(a)- All lots comply - Min. 1ha
(i)- All lots comply - Contain min. area of 15m x 20m w/ gradient < 1:5
a- All lots comply - All required setbacks
b- All lots comply - Clear of easements
(ii)- All existing buildings comply - All required setbacks from new boundaries

A2- All lots comply - Min. 40m frontage

A3- All lots comply - vehicular access directly from road

11.5.2 Roads
A1- Subdivision complies - no new roads

11.5.3 Services
A1- All lots comply - TasWater Water supply services to be provided
A2- All lots comply - TasWater Sewerage services to be provided
A3- All lots comply - Council Stormwater services to be provided

Overlay Legend:

Bushfire-prone Area	*Entire Site*
Flood-Prone Area	
Low coastal inundation hazard band (includes Future coastal refugia area)	
Medium coastal inundation hazard band (includes Future coastal refugia area)	
Priority vegetation area	
Waterway and coastal protection area	

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

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OWNER:	*JANE S. RISELEY & SHANE D. CRAWFORD*
TITLE REFERENCE:	*C.T.137544/1 & C.T.54042/1*
LOCATION:	*695 FULHAM ROAD & 5 BEACH ROAD,* ***CONNELLYS MARSH***

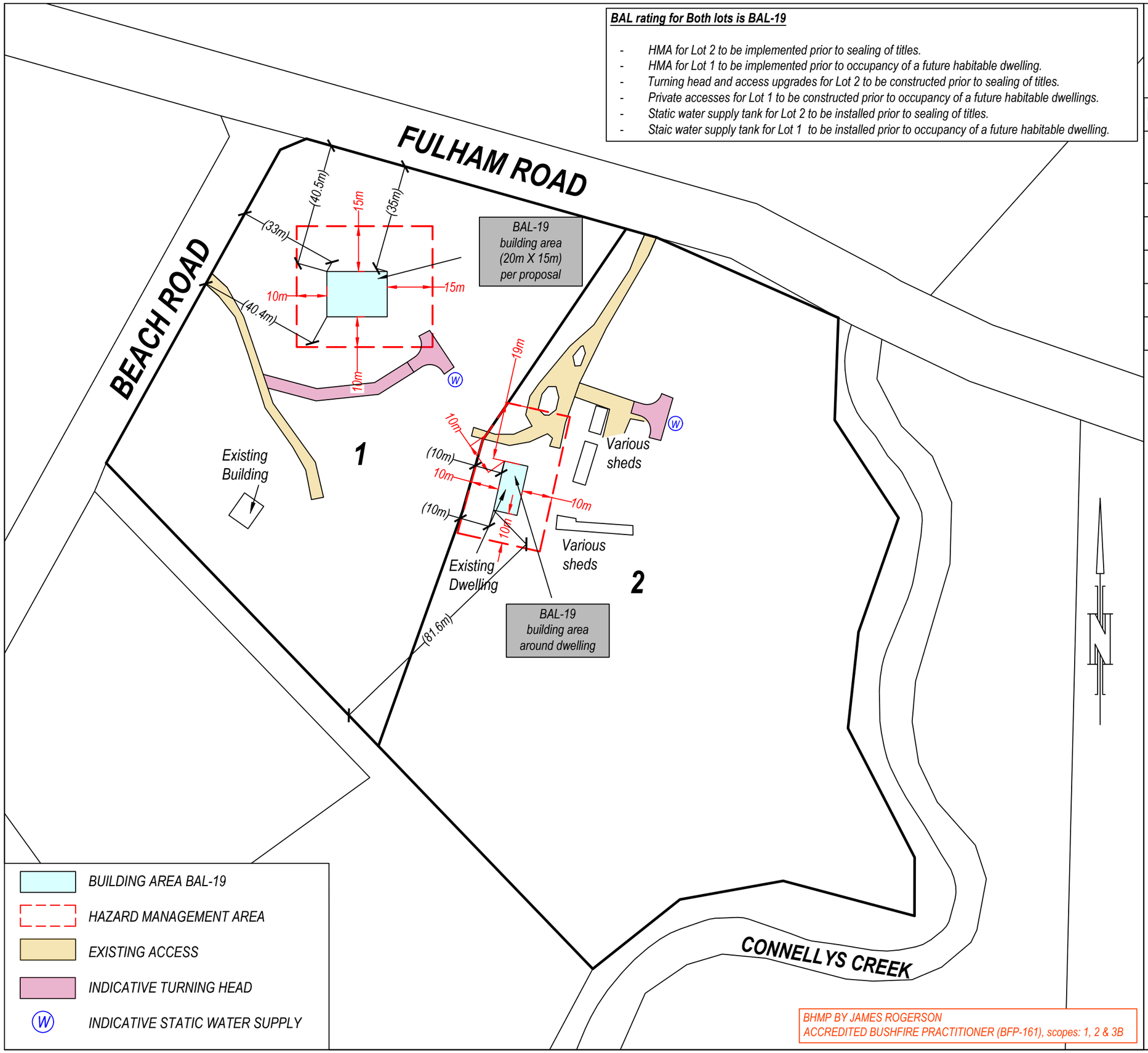
Proposed Boundary Adjustment

Date: *29/11/2024*	***Reference:*** ***RISEJ01*** *15871-01*
Scale: *1:1500 (A3)*	***Municipality:*** *SORELL*

10 APPENDIX C – BUSHFIRE HAZARD MANAGEMENT PLAN

BAL rating for Both lots is BAL-19

- *HMA for Lot 2 to be implemented prior to sealing of titles.*
- *HMA for Lot 1 to be implemented prior to occupancy of a future habitable dwelling.*
- *Turning head and access upgrades for Lot 2 to be constructed prior to sealing of titles.*
- *Private accesses for Lot 1 to be constructed prior to occupancy of a future habitable dwellings.*
- *Static water supply tank for Lot 2 to be installed prior to sealing of titles.*
- *Staic water supply tank for Lot 1 to be installed prior to occupancy of a future habitable dwelling.*



BHMP BY JAMES ROGERSON
ACCREDITED BUSHFIRE PRACTITIONER (BFP-161), scopes: 1, 2 & 3B

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

BUSHFIRE HAZARD MANAGEMENT PLAN

LOCATION:	695 Fulham Road & 5 Beach Road, Connellys Marsh TAS 7173
TITLE REFERENCE:	C.T.137544/1 & C.T.54042/1
PROPERTY ID:	7817574 & 7817566
MUNICIPALITY:	Sorell
DATE:	10th of Febrcuary 2025 (v1.0)
SCALE: 1:1250 @ A3	REFERENCE: RISEJ01

REQUIREMENTS

1. HAZARD MANAGEMENT AREAS (HMA)
   - 1.1. HMA to be established to distances indicated on this plan and as set out in Section 4.1 of the Bushfire Hazard Report.
   - 1.2. Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future dwellings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of wind borne sparks and embers reaching buildings; and to halt or check direct flame attack.
   - 1.3. Some trees can be retained provided there is horizontal separation between the canopies; and low branches are removed to create vertical separation between the ground and the canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.
   - 1.4. No trees to overhang houses to prevent branches or leaves from falling on the building.
   - 1.5. Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
   - 1.6. Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).
2. CONSTRUCTION STANDARDS
   - 2.1. Future dwellings within the specified building areas to be designed and constructed to BAL ratings shown on this plan in accordance with AS3959:2018 at the time of building approval
   - 2.2. Future outbuildings within 6m of a class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.
3. PUBLIC AND FIRE-FIGHTING ACCESS REQUIREMENTS
   - 3.1. Access to all lots must comply with the design and construction requirements specified in Section 4.2 of the Bush Fire Report.
4. STATIC FIRE-FIGHTING WATER SUPPLY

4.1 New habitable dwellings and existing dwellings must be supplied with a static water supply that is;
- Dedicated solely for fire fighting purposes;
- Minimum capacity of 10,000L;
- is accessible by fire fighting vehicles and within 3.0m of a hardstand area; and
- Consistent with the specifications outlined in section 4.3 of the Bushfire Report.

This plan is to be read in conjunction with the preceding *Bushfire Assessment Report "Proposed Boundary Adjustment 695 Fulham Road & 5 Beach Road, Connellys Marsh" dated 04/02/2025.*

JR BUSHFIRE ASSESSMENTS
JAMES ROGERSON
BFP-161
PHONE: 0488 372 283
EMAIL:
jr.bushfireassessments@gmail.com

11 APPENDIX D – PLANNING CERTIFICATE

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:	**695 Fulham Road & 5 Beach Road, Connellys Marsh TAS 7173**
Certificate of Title / PID:	**C.T.137544/1 & C.T.54042/1 / 7817574 & 7817566**

2. Proposed Use or Development

Description of proposed Use and Development:	**Boundary Adjustment of C.T.137544/1 & C.T.54042/1**
Applicable Planning Scheme:	**Tasmanian Planning Scheme - Sorell**

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
SUBDIVISION PROPOSAL PLAN	ROGERSON & BIRCH SURVEYORS	29/11/2024	01
BUSHFIRE ASSESSMENT REPORT – 695 FULHAM ROAD & 5 BEACH ROAD, CONNELLYS MARSH	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	04/02/2025	1.0
BUSHFIRE HAZARD MANGAEMENT PLAN– 695 FULHAM ROAD & 5 BEACH ROAD, CONNELLYS MARSH	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	10/02/2025	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)	

☐	**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	
☐	E1.5.1 A3 / C13.5.1 A2	

☐	**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	
☐	E1.5.2 A3 / C13.5.2 A3	

☐	**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)	
☒	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)	

☐	**E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.2 P1 / C13.6.2 P1	
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	
☒	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)	
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water complies with the relevant Table.
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	

5. Bushfire Hazard Practitioner

Name:	JAMES ROGERSON	**Phone No:**	0488 37 2283
Postal Address:	UNIT 1-2 KENNEDY DRIVE, CAMBRIDGE PARK	**Email Address:**	JR.BUSHFIREASSESSMENTS@GMAIL.COM
Accreditation No:	BFP – 161	**Scope:**	1, 2, 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

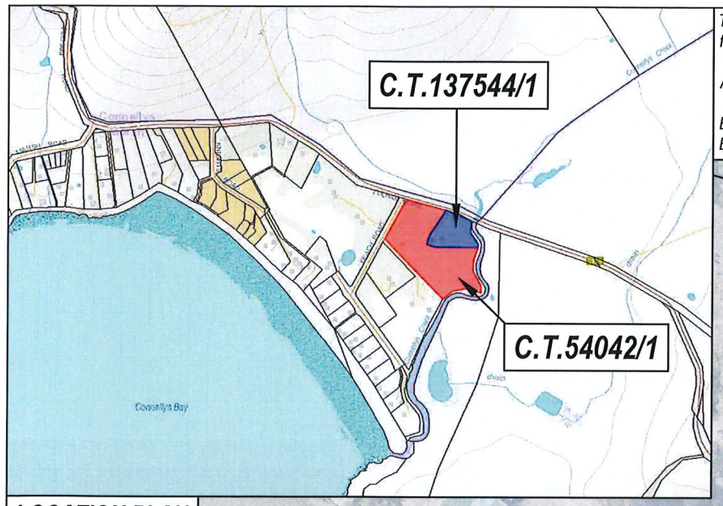
☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate for lot 3.

Signed: *certifier* JRogerson

Name: JAMES ROGERSON **Date:** 10/02/2025

Certificate Number: 161

(for Practitioner Use only)



LOCATION PLAN

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Base image by NEARMAP (https://www.nearmap.com/au), © Nearmap 2024
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

0m 37.5m 75m 112.5m 150m
1:1,500

FULHAM ROAD

BEACH ROAD

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34.72
45.00
13.24
36.91

Existing Access
Existing Access
Min. 20m x 15m Compliance Area
Existing Building
Existing Wastewater management system
Existing Wastewater management system
Existing Dwelling
Boundary to be demolished

1
1.74ha

2
2.81ha

Sorell Council
Development Application: 7.2025.2.1 - Boundary Adjustment - 695 Fulham Road, Connellys Marsh - P1.pdf
Plans Reference:P1
Date Received:14/02/2025

Sorell
11.0 Rural Living
11.5 Development Standards for Subdivision

11.5.1 Lot Design
A1
(a)- All lots comply - Min. 1ha
(i)- All lots comply - Contain min. area of 15m x 20m w/ gradient < 1:5
a- All lots comply - All required setbacks
b- All lots comply - Clear of easements
(ii)- All existing buildings comply - All required setbacks from new boundaries

A2- All lots comply - Min. 40m frontage

A3- All lots comply - vehicular access directly from road

11.5.2 Roads
A1- Subdivision complies - no new roads

11.5.3 Services
A1- All lots comply - Existing onsite Water supply
P2- All lots comply - Existing Onsite Waste-water system

Overlay Legend:

Bushfire-prone Area — *Entire Site*

Flood-Prone Area

Low coastal inundation hazard band (includes Future coastal refugia area)

Medium coastal inundation hazard band (includes Future coastal refugia area)

Priority vegetation area

Waterway and coastal protection area

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

ROGERSON & BIRCH SURVEYORS
UNIT 1, 2 KENNEDY DRIVE
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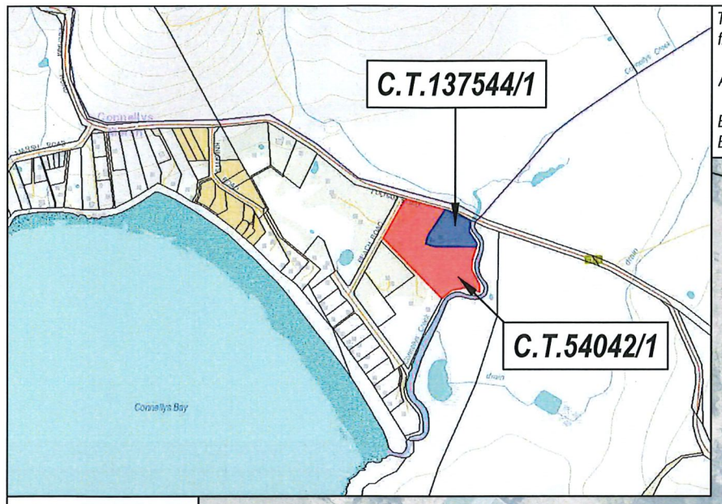
OWNER:	*JANE S. RISELEY & SHANE D. CRAWFORD*
TITLE REFERENCE:	*C.T.137544/1 & C.T.54042/1*
LOCATION:	*695 FULHAM ROAD & 5 BEACH ROAD, CONNELLYS MARSH*

Proposed Boundary Adjustment

Date: *29/11/2024*	***Reference:*** ***RISEJ01*** *15871-01*
Scale: *1:1500 (A3)*	***Municipality:*** *SORELL*



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0m 37.5m 75m 112.5m 150m
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FULHAM ROAD

BEACH ROAD

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232.37
36.91
34.72
45.00
19.34
48.11
32.05
31.42
38.64
118.89
12.04
12.15
24.51

Existing Access
Existing Access
Existing Building
Existing Sheds
Existing Dwelling
Existing Sheds or Horse Stables

CT.137544/1
0.99ha

CT.54042/1
3.56ha

Sorell Council
Development Application: 7.2025.2.1 - Response to Request for Information - 695 Fulham Road and 5 Beach Road, Connely's Marsh Reference: 02
Date Received: 07.03.2025

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A	Notate existing buildings	LH	07/03/25	LH

ROGERSON & BIRCH SURVEYORS
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OWNER: JANE S. RISELEY & SHANE D. CRAWFORD
TITLE REFERENCE: C.T.137544/1 & C.T.54042/1
LOCATION: 695 FULHAM ROAD & 5 BEACH ROAD, **CONNELLYS MARSH**

Existing Site Plan

Date:	Reference:
29/11/2024	RISEJ01 15871-01
Scale: 1:1500 (A3)	**Municipality:** SORELL