

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 57 & 59 Weston Hill Road, Sorell

PROPOSED DEVELOPMENT:

**ONE LOT SUBDIVISION & BOUNDARY ADJUSTMENT
(RE-ADVERTISED)**

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 28th April 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 28th April 2025**.

APPLICANT: Rogerson & Birch Surveyors

APPLICATION NO: SA 2024 / 27 1

DATE: 4 April 2025

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

Full description of Proposal:	Use:
	Development: proposed Subdivision/Boundary Adjustment
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal: \$	

Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address: 57 + 59 Weston Hill Rd
	Suburb: Sorell Postcode: 7172
	Certificate of Title(s) Volume: 155 391 Folio: 2 156 382 1

Current Use of Site	Residential
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Current Owner/s:	Name(s) D.M. Gilbert, G.P. & J.J. Gilbert
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Is the Property on the Tasmanian Heritage Register?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>
<p>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</p> <p>https://www.sorell.tas.gov.au/services/engineering/</p>		

 Sorell Council Development Application: 7.2024.27.1 - 57 and 59 Weston Hill Road, Sorell - P1.pdf Plans Reference: P1 Date Received: 4/11/2024
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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: *[Signature]* Date: 1-11-24

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 is 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: 57 & 59 Weston Hill Road, Sorell

Title Reference: C.T.155391/2 & C.T.156382/1



Prepared by James Rogerson, Bushfire Hazard Practitioner
(BFP-161)
VERSION – 1.0
Date: 21/10/2024

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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 attack 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 between 57 and 59 Weston Hill Road, Sorell. 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 between C.T.155391/2 and C.T.156382/1. See proposal plan (Appendix B).

2 PRE-FIELD ASSESSMENT

2.1 Site Details

Table 1

Owner Name(s)	Shane M. Gilbert, Geoffrey P. Gilbert & Jennifer J. Gilbert
Location	57 & 59 Weston Hill Road, Sorell 7172
Title Reference	C.T.155391/2 & C.T.156382/1
Property ID	2940549 & 2940557
Municipality	Sorell
Zoning	Low Density Residential
Planning Overlays	13 – Bushfire-prone Areas Code, 12 – Flood-prone Areas Code, 7 – Natural Assets Code & 16 – Safeguarding of Airports Code
Water Supply for Firefighting	The property is serviced by reticulated water. However, the building areas are both >120m (hose lay) from any hydrants.
Public Access	Access to the development is off Weston Hill Road.
Fire History	Record fires to the west of the property (~155m) from 1966-1967.
Existing Development	All-weather gravel access tracks.

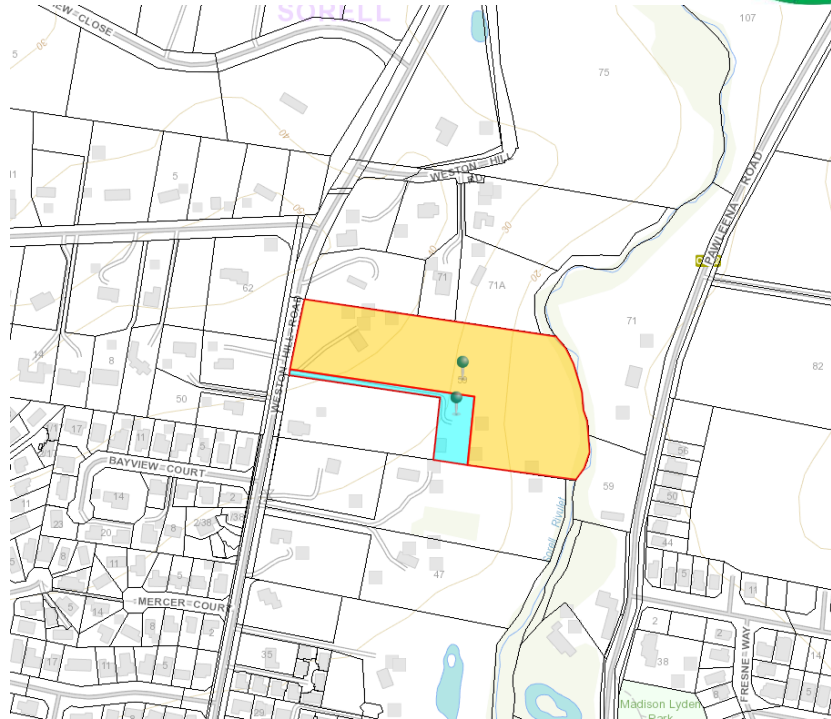


Figure 1 - Location of subject site. Source: The LIST, © State of Tasmania

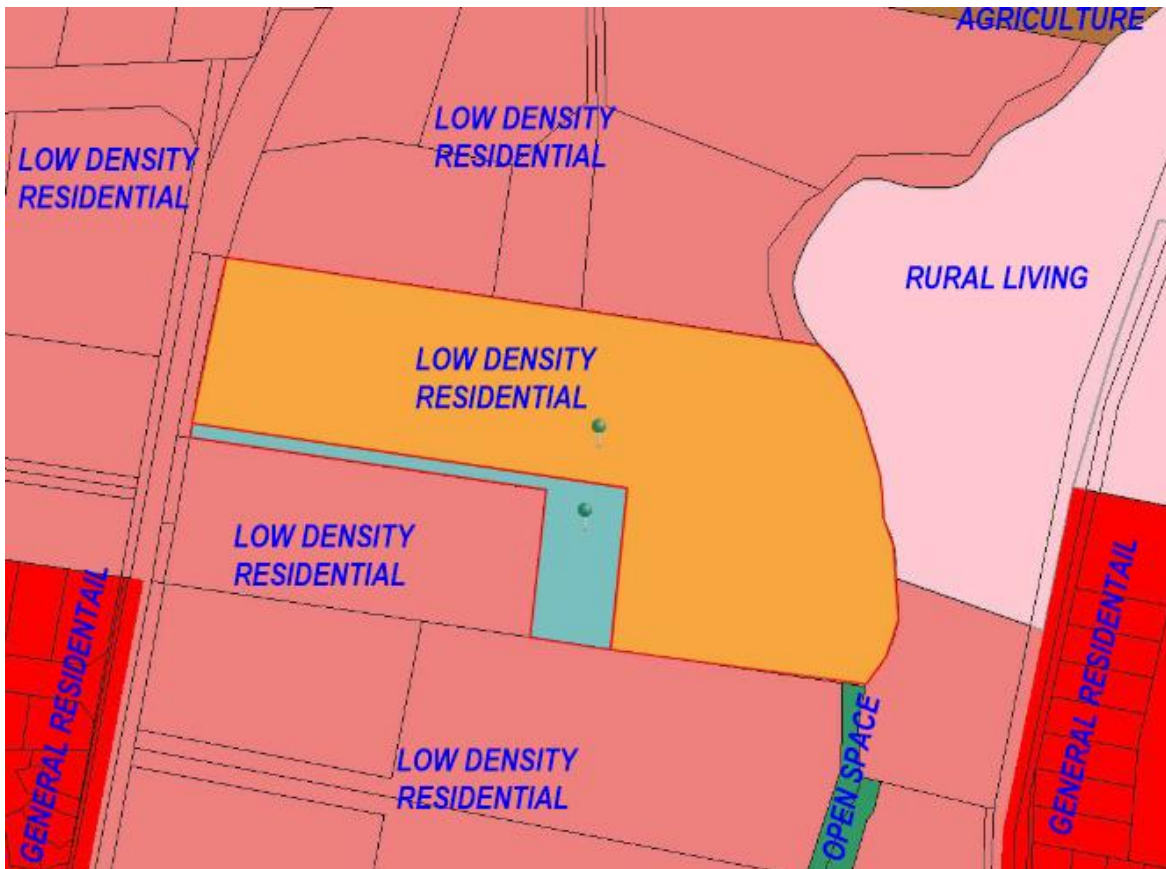


Figure 2 - Planning Scheme Zoning of site and surrounding properties. Source: The LIST, © State of Tasmania

2.2 TasVeg 4.0

There is 1 classified vegetation community on the subject site, and the same community on the surrounding land and parcels, with 1 additional community. Figure 3 below shows the classified vegetation from TASVEG4.0(Source: The LIST).

Please note that TASVEG4.0 classification does not necessarily reflect ground conditions.

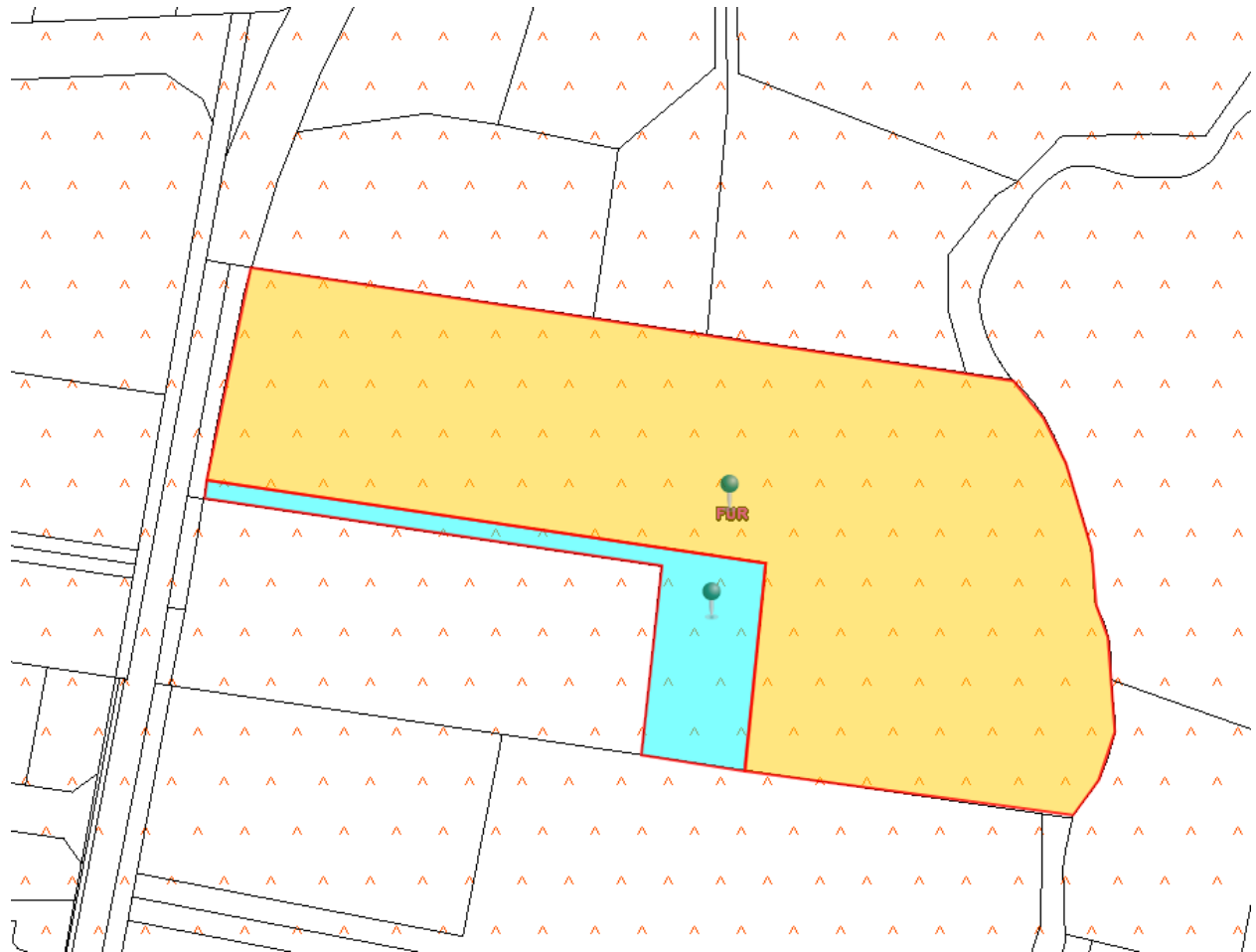


Figure 3 - TASVEG4.0 communities on subject site and surrounding land. FUR – Urban areas. Source: The LIST, © State of Tasmania

3 SITE ASSESSMENT

The site assessment was conducted by James Rogerson (BFP-161) on the 23rd of September 2024.

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 the small patch of **FOREST FUEL** bordering the Sorell Rivulet.

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 TITLE BOUNDARY'S (BDY) & PROPERTY'S DESCRIPTION

The properties are medium and large sized, developed, Low Density Residential zoned properties and are located in the northern area of the town of Sorell. The properties are on the eastern side of Weston Hill Road. The properties are orientated west-east. The properties are surrounded by developed land on all sides, of various zones. The terrain within the properties slopes easterly and southeasterly. Both properties have existing Class 1a dwellings, in addition to various Class 10a sheds, landscaped areas, cultivated gardens and all-weather gravel driveways. (See Figure 4 for slopes).

#57 (New Lot 2)

The land directly surrounding the dwelling and sheds 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 new Lot 2 (which has been adjusted from new Lot 1) is pasture grasses in fenced paddocks, and therefore, due to minimal land use is classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018, excluding the 3m strip inside each boundary, as this property is subject to the Sorell Fire Hazard Abatement Policy, where all properties >2000m² are required to managed a 3m strip inside each boundary.

#59 (new Lot 1)

The 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 (e)(f) of AS3959:2018. Due to the size of new Lot 1, the remainder of the property is grass, however, it appeared mowed regularly and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (f) of AS3959:2018. This new Lot 1 is also subject to the Sorell Fire Hazard Abatement Policy per above.

NORTH, NORTHEAST OF THE DWELLING IN LOT 1

To the north, northeast of the dwelling in Lot 1 (upslope, across slope and downslope >0°-5°) is properties that are all zoned Low Density Residential, developed and medium sized. All these properties have existing Class 1a dwellings, in addition to various Class 10a sheds, landscaped areas, cultivated gardens and all-weather driveways. The land directly surrounding the dwellings is used as POS and the remainder of the properties is also used as POS, due to the size and nature of the properties. Therefore, the entirety of these properties is classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018.

NORTH, NORTHEAST OF THE DWELLING IN LOT 2

To the north, northeast of the dwelling in Lot 2 (upslope & across slope) is previously described and classed (Grassland) fuel in Lot 2, in an above paragraph.

EAST, SOUTHEAST OF THE DWELLING IN LOT 1

To the east, southeast of the dwelling in Lot 1 (downslope $>0^{\circ}$ - 5° & downslope $>5^{\circ}$ - 10°) is previously described and classed (Grassland) fuel in Lot 2, in an above paragraph.

EAST, SOUTHEAST OF THE DWELLING IN LOT 2

To the east, southeast of the dwelling in Lot 1 (downslope $>0^{\circ}$ - 5° & downslope $>5^{\circ}$ - 10°) is previously described and classed (Grassland) fuel in Lot 2, in an above paragraph. Additionally, in this aspect, either side of the rivulet, the vegetation here is dense, with a foliage cover of $>30\%$, with trees ranging in height, but an understory of smaller trees and shrubs, and is therefore classed as GROUP A FOREST per Table 2.3 of AS3959:2018.

SOUTH, SOUTHWEST OF THE DWELLING IN LOT 1

To the south, southwest of the dwelling in Lot 1 (downslope $>0^{\circ}$ - 5°) is previously described and classed (managed & Grassland) in lots 1 and 2, in an above paragraph. Additionally, in this aspect is a Low Density Residential zoned, medium sized, developed property, consisting of a Class 1a dwelling, in addition to various Class 10 sheds, landscaped areas, cultivated gardens and all-weather gravel driveways. The 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 (e)(f) of AS3959:2018. The remainder of the property is pasture grass and therefore, due to minimal land use is classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018, excluding the 3m strip inside each boundary, as this property is subject to the Sorell Fire Hazard Abatement Policy, where all properties $>2000\text{m}^2$ are required to manage a 3m strip inside each boundary.

SOUTH, SOUTHWEST OF THE DWELLING IN LOT 2

To the south, southwest of the dwelling in Lot 2 (downslope $>0^{\circ}$ - 5°) are Low Density Residential zoned, medium sized, developed properties that consist of Class 1a dwellings, in addition to various Class 10a sheds, landscaped areas, cultivated gardens and all-weather gravel driveways. The 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 (e)(f) of AS3959:2018. The remainder of the property is pasture grass and therefore, due to minimal land use is classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018, excluding the 3m strip inside each boundary, as this property is subject to the Sorell Fire Hazard Abatement Policy, where all properties $>2000\text{m}^2$ are required to manage a 3m strip inside each boundary.

WEST, NORTHWEST OF THE DWELLING IN LOT 1

To the west, northwest of the dwelling in Lot 1 (upslope & across slope) are Low Density Residential zoned, medium sized, developed properties that consist of Class 1a dwellings, in addition to various Class 10a sheds, landscaped areas, cultivated gardens and all-weather gravel driveways. The 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 (e)(f) of AS3959:2018. The remainder of the property is pasture grass and therefore, due to minimal land use is classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018, excluding the 3m strip inside each boundary, as this property is subject to the Sorell Fire Hazard Abatement Policy, where all properties $>2000\text{m}^2$ are required to manage a 3m strip inside each boundary.

WEST, NORTHWEST OF THE DWELLING IN LOT 2

To the west, northwest of the dwelling in Lot 2 (upslope & across slope) is previously described and classed (managed & Grassland) south, southwest of the dwelling in Lot 1, in an above paragraph.

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

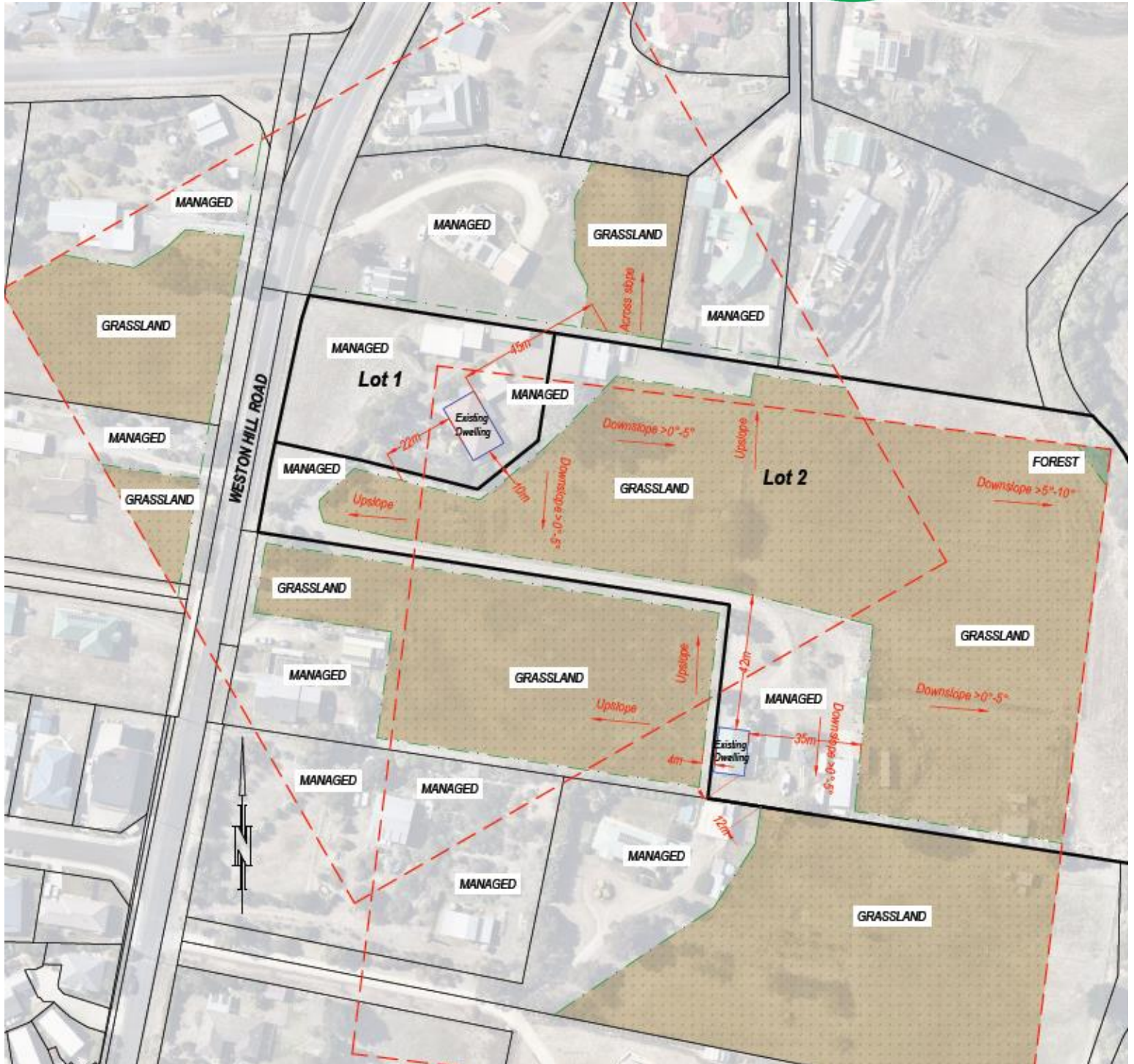


Figure 4 classified vegetation (within 100m of site) and existing separation from bushfire-prone vegetation (not to scale)

3.3 Bushfire Attack Level (BAL)

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

LOT 1 – EX. DWELLING (Existing Separation)				
DIRECTION OF SLOPE	NE	SE	SW	NW
Vegetation Classification	MANAGED GRASSLAND	MANAGED GRASSLAND	MANAGED GRASSLAND	MANAGED
Existing Horizontal distance to classified vegetation	45-67m (G)	10m-45m & 57m-100m (G)	22m-44m & 54m-80m (G)	N/A
Effective Slope under vegetation	Across slope	Downslope >0°-5°	Downslope >0°-5°	Upslope
Exemption				
Current BAL value for each side of the site	BAL-12.5	BAL-29	BAL-12.5	BAL-LOW
Separation distances to achieve BAL-19	10m	11m	11m	N/A
Separation distances to achieve BAL-12.5	14m	16m	16m	N/A
Current BAL rating	BAL-29			

LOT 2 – EX. DWELLING (Existing Separation)				
DIRECTION OF SLOPE	N, NE	E, SE	SW	W, NW
Vegetation Classification	MANAGED GRASSLAND	MANAGED GRASSLAND	MANAGED GRASSLAND	MANAGED GRASSLAND
Existing Horizontal distance to classified vegetation	42m-100m (G)	35m-100m (G)	12m-100m (G)	4m-100m (G)
Effective Slope under vegetation	Upslope	Downslope >0°-5°	Downslope >0°-5°	Across slope Upslope
Exemption				
Current BAL value for each side of the site	BAL-12.5	BAL-12.5	BAL-19	BAL-FZ
Separation distances to achieve BAL-19	10m	11m	11m	10m
Separation distances to achieve BAL-12.5	14m	16m	16m	14m
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:

- Vegetation of any type that is more than 100m from the site.
- Single areas of vegetation less than 1 hectare in area and not within 100m of other areas of vegetation being classified.
- Multiple areas of vegetation less than 0.25 ha in area and not within 20m of the site, or each other.
- 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.
- Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- 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/m ²	Increasing ember attack and windborne debris, radiant heat between 12.5 kW/m ² and 19 kW/m ²	Increasing ember attack and windborne debris, radiant heat between 19kW/m ² and 29 kW/m ²	Increasing ember attack and windborne debris, radiant heat between 29 kW/m ² and 40 kW/m ² . 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.

Due to the size of Lot 2, only the building area is to be maintained as an HMA. The HMA for Lot 1 will cover the entire lot. The HMA for both lots to be implemented prior to sealing of titles.

As the existing dwellings are located close to a boundary, a resultant building area over the entire dwellings would result in HMAs over a title boundary. To avoid this, the BAL-19 building areas have been drawn where the HMA would fit solely within its own title.

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

Minimum separation distances for each lot are stated below.

LOT 1 – BAL-19 BUILDING AREA; OFFSET TO CLASSIFIED FUEL (Required Separation)				
Aspect	N, NE	SE	S, SW	W, NE
BAL-19	10m (part of)	11m	11m	10m (achieved)

LOT 2 – BAL-19 BUILDING AREA; OFFSET TO CLASSIFIED FUEL (Required Separation)				
Aspect	N, NE	E, SW	S, SW	W, NE
BAL-19	10m	11m	11m (part of)	10m

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 Weston Hill Road. Weston Hill Road is a bitumen sealed road and is maintained by Sorell Council. Weston Hill Road has a nominal carriageway width of 7m.

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

Property Access

Current Conditions:

Lot 1

Currently, Lot 1 is accessed via an existing driveway, which runs perpendicular off Weston Hill Road, then flows on a 45° angle and then splits. One access runs past the dwelling and sheds and terminates at the rear of the dwelling with parking and turning areas. The other access terminates adjacent to the dwelling on the northwest side and has a parking and turning area.

The existing nominal carriage width of the access to Lot 1 is 3m for an approximate carriageway length of 112m.

Lot 2

Currently, Lot 2 is accessed via the same crossover as Lot 1. Then the access continuous perpendicular to Weston Hill Road, runs parallel to the southern boundary of Lot 2, makes a right turn at the battleaxe boundary and splits into a loop which passes past the shed and dwelling.

The existing nominal carriage width of the access to Lot 2 is 3m for an approximate carriageway length of 220m (including the loop).



Figure 5 – (part of) existing access to Lot 1



Figure 5.1 – (part of) existing access to Lot 2

Compliance to C13.6.2

Lot 1

Access to the building area within the Balance will be >30m, but <200m and access is required for a fire appliance. To comply, the access must be widened to a minimum of 4m with 0.5m clearance each side. Noting, there is already achievable space for a turning head to be constructed. Therefore, the access must comply with Acceptable Solution A1 and Table 13.2 (B) of C13.6.2 demonstrated below in Table 3.

Lot 2

Access to the building area within Lot 2 is >200m and access is required for a fire appliance. To comply, the access must be widened to a minimum of 4m with 0.5m clearance each side. Noting, there is already achievable space for a turning head to be constructed. Therefore, the access must comply with Acceptable Solution A1 and Table 13.2 (C) of C13.6.2 demonstrated below in Table 3.1.

The minor upgrades and passing bay constructed (for Lot 2) of the private accesses must be completion prior to sealing of titles.

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.

Table 3.1 - Requirements for access length greater than 200m per Table C13.2 (C)

Access Standards: (access length >200m)

- (a) The requirements of Table 3 above; and
- (b) Passing bays of 2m additional carriageway width and 20m length provided every 200m.

4.3 Water Supply for Fire Fighting

Current Conditions:

Site assessment confirmed the property is serviced by reticulated water. However, static water supply tanks are required for this development as per below.

Compliance to C13.6.3

Both lots

As the building areas for both lots are >120m (hose lay) from any hydrants 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 both lots must be adhered to prior to sealing of titles.

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

- | |
|---|
| <p>A. <u>Distance between building area to be protected and water supply</u></p> <ul style="list-style-type: none"> 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 <p>B. <u>Static Water supplies</u></p> <ul style="list-style-type: none"> a) may have a remotely located offtake connected to the static water supply; b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; c) must be a minimum of 10,000L 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: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6mm thickness. <p>C. <u>Fittings, pipework and accessories (including stands and tank supports)</u></p> <p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> (a) have a minimum nominal internal diameter of 50mm; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground; (d) 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: <ul style="list-style-type: none"> (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. <p>D. <u>Signage for static water connections</u></p> <p>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:</p> <ul style="list-style-type: none"> a) comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service. |
|---|

E. Hardstand

A hardstand area for fire appliances must be:

- 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.	<p>To comply with the Acceptable Solution A1, the proposed plan of subdivision must;</p> <ul style="list-style-type: none"> • 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 <i>Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas</i>. <p>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 both lots is to be implemented prior to sealing of titles.</p> <p>Subject to the compliance with the BHMP the proposal will satisfy the Acceptable Solution C13.6.1(A1)</p>
C13.6.2 Public and firefighting access; A1	<p>The BHMP (through reference to section 4 of this report) specifies requirements for private accesses are consistent with Table C13.2. Both lots require minor upgrades to the existing access (to 4m min. width with 0.5m clearance), and a passing bay to be constructed for Lot 2. The accesses must comply with Table C13.2. (B) and (C). The accesses must be completed prior to sealing of titles.</p> <p>Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.2(A1).</p>
C13.6.3 A2 Provision of water supply for firefighting purposes.	<p>Static water supply is required for both lots per C13.6.3 A2. Firefighting water supply requirements for both lots must be prior to sealing of titles.</p> <p>Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.3</p>

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 both lots outlined in Sections 4.1, 4.2 and 4.3 to be implemented prior to sealing of titles.
- 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 October 2024,
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 October 2024, 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 within Lot 2, view facing E, NE



Figure 7 – Grassland fuel within Lot, view facing N



Figure 8 – Grassland fuel west of the dwelling in Lot 2, view facing W



Figure 9 – Existing dwelling & managed land within Lot 2, view facing S



Figure 10 – Managed land within Lot 1, view facing N, NW



Figure 11 – Existing dwelling & managed land within Lot 1, view facing N, NE

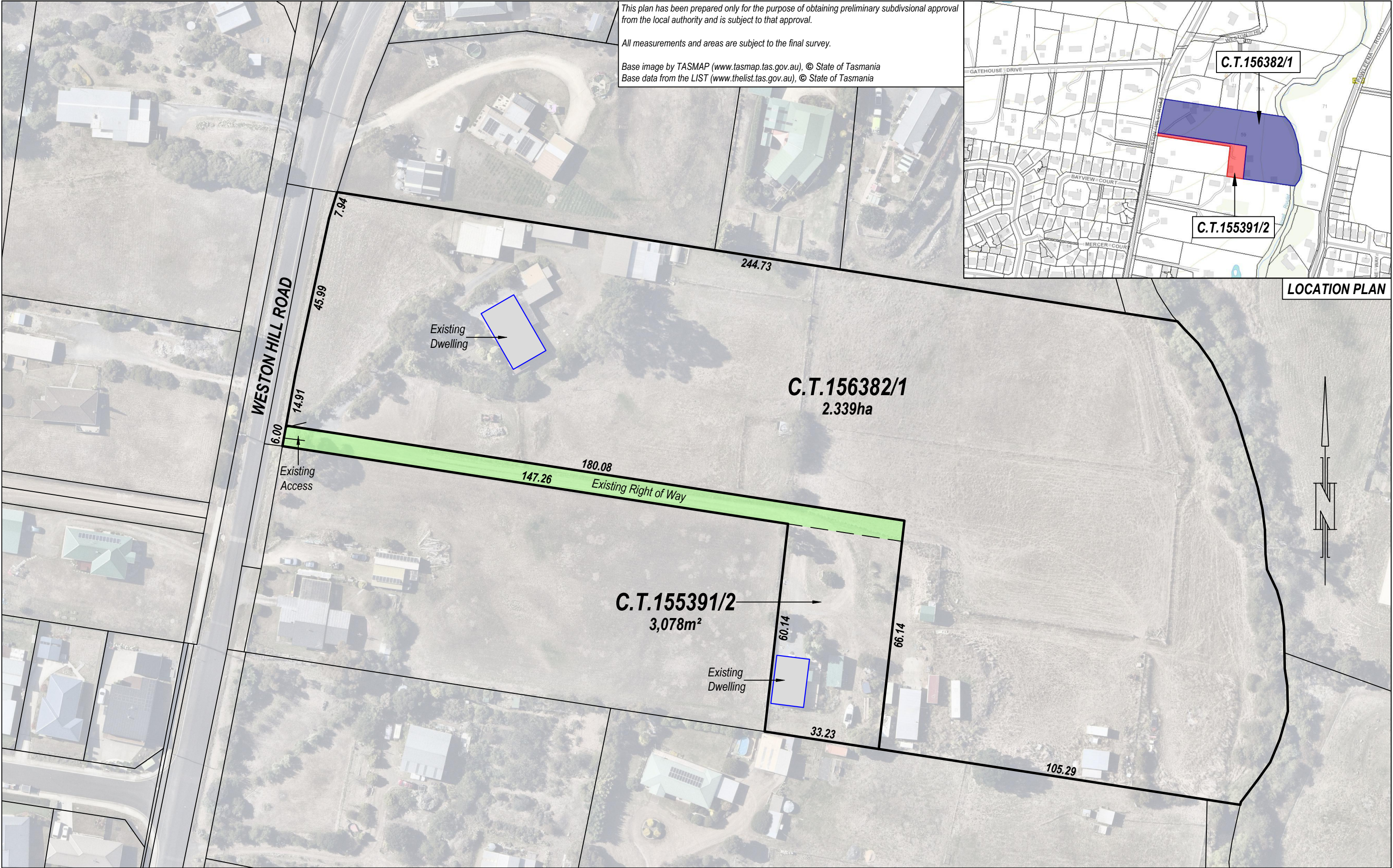


Figure 12 – Existing sheds and managed land within Lot 1, view facing W, NW



Figure 13 – Existing dwelling & managed land north of the dwelling in Lot 1, view facing NW

9 APPENDIX B – SUBDIVISION PROPOSAL PLAN



E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.



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

OWNER:

TITLE REFERENCE:
LOCATION:

SHANE M. GILBERT,
GEOFFREY P. GILBERT &
JENNIFER J. GILBERT
C.T.155391/2 & C.T.156382/1
57 & 59 WESTON HILL ROAD,
SORELL

Existing Site Plan


Date:
30/08/2024
Scale:
1:1000 (A3)


Reference:
GILBS01 15694-01
Municipality:
SORELL


Overlay Legend:

Bushfire-prone Area: Entire Site

Airport obstacle limitation area: Entire Site

Flood-Prone Area: 

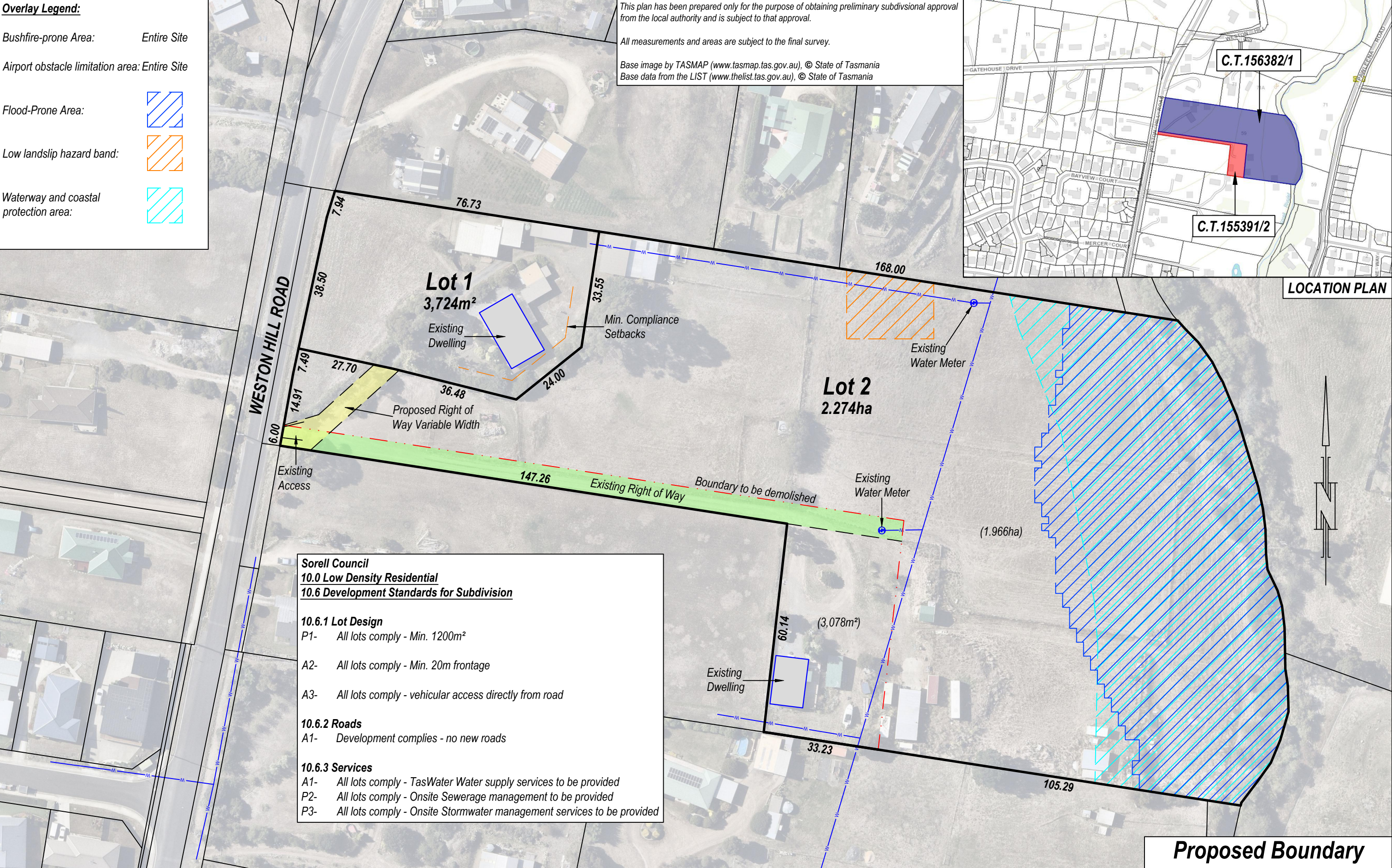
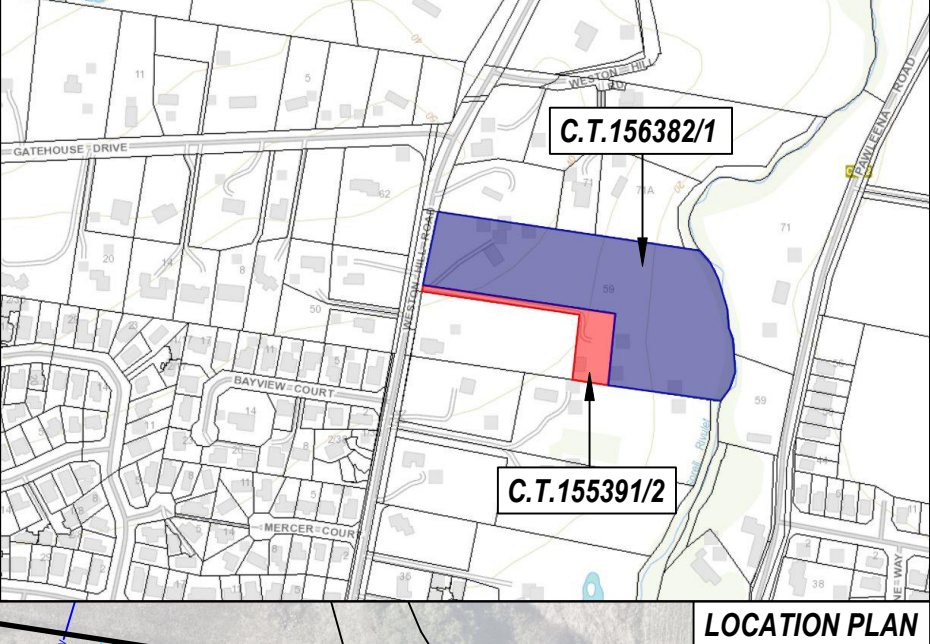
Low landslip hazard band: 

Waterway and coastal protection area: 

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

All measurements and areas are subject to the final survey.

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



Sorell Council
10.0 Low Density Residential
10.6 Development Standards for Subdivision

10.6.1 Lot Design
P1- All lots comply - Min. 1200m²
A2- All lots comply - Min. 20m frontage
A3- All lots comply - vehicular access directly from road

10.6.2 Roads
A1- Development complies - no new roads

10.6.3 Services
A1- All lots comply - TasWater Water supply services to be provided
P2- All lots comply - Onsite Sewerage management to be provided
P3- All lots comply - Onsite Stormwater management services to be provided

E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.



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

OWNER: SHANE M. GILBERT,
GEOFFREY P. GILBERT &
JENNIFER J. GILBERT
TITLE REFERENCE: C.T.155391/2 & C.T.156382/1
LOCATION: 57 & 59 WESTON HILL ROAD,
SORELL

Proposed Boundary Adjustment		
Date: 30/08/2024	Reference: GILBS01	15694-01
Scale: 1:1000 (A3)	Municipality: SORELL	

10 APPENDIX C – BUSHFIRE HAZARD MANAGEMENT PLAN

- HMA's for both lots to be implemented prior to sealing of titles
- Private access' for both lots to be upgraded (including passing bay for Lot 2) prior to sealing of titles.
- Static water supply tanks for both lots to be installed prior to sealing of titles.



BUSHFIRE HAZARD MANAGEMENT PLAN

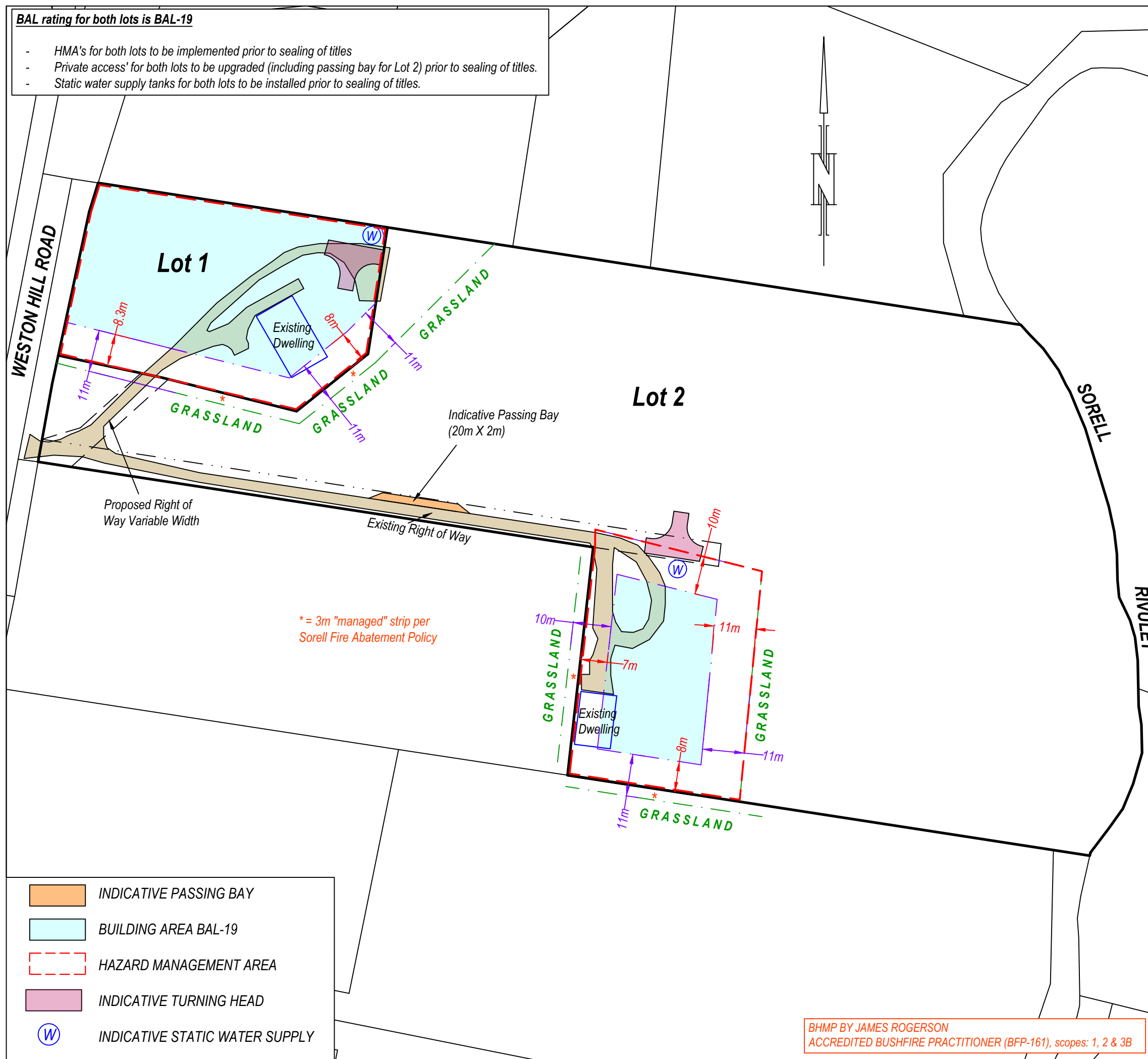
LOCATION:	57 & 59 Weston Hill Road, Sorell TAS 7172
TITLE REFERENCE:	C.T.155391/2 & C.T.156382/1
PROPERTY ID:	2940549 & 2940557
MUNICIPALITY:	Sorell
DATE:	31st of October 2024 (v1.0)
SCALE: 1:1000 @ A3	REFERENCE: GILBS01

REQUIREMENTS

- # 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. Existing and new 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 57 & 59 Weston Hill Road, Sorell"* dated 31/10/2024.

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



11 APPENDIX D – PLANNING CERTIFICATE

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

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

Street address:

57 & 59 Weston Hill Road, Sorell 7172

Certificate of Title / PID:

C.T.155391/2 & C.T.156382/1 / 2940549 & 2940557

2. Proposed Use or Development

Description of proposed Use and Development:

BOUNDARY ADJUSTMENT OF C.T.155391/2 & C.T.156382/1

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	30/08/2024	01
BUSHFIRE HAZARD REPORT – 57 & 59 WESTON HILL ROAD, SORELL	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	21/10/2024	1.0
BUSHFIRE HAZARD MANGAEMENT PLAN– 57 & 59 WESTON HILL ROAD, SORELL	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	31/10/2024	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:

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

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

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

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

<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	
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<input type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant the Table.
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	

5. Bushfire Hazard Practitioner

Name:

JAMES ROGERSON

Phone No:

0488372283

Postal
Address:

UNIT 1-2 KENNEDY DRIVE,
CAMBRIDGE PARK

Email
Address:

JR.BUSHFIREASSESSMENTS@G
MAIL.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



Name:

JAMES ROGERSON

Date:

31/10/2024

Certificate
Number:

161

(for Practitioner Use only)

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies

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

Street address:

57 & 59 Weston Hill Road, Sorell 7172

Certificate of Title / PID:

C.T.155391/2 & C.T.156382/1 / 2940549 & 2940557

2. Proposed Use or Development

Description of proposed Use and Development:

BOUNDARY ADJUSTMENT OF C.T.155391/2 & C.T.156382/1

Applicable Planning Scheme:

Tasmanian Planning Scheme - Sorell

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
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BUSHFIRE HAZARD REPORT – 57 & 59 WESTON HILL ROAD, SORELL	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	21/10/2024	1.0
BUSHFIRE HAZARD MANGAEMENT PLAN– 57 & 59 WESTON HILL ROAD, SORELL	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	31/10/2024	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:

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

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

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

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

<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	
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<input type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant the Table.
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	



5. Bushfire Hazard Practitioner

Name:

JAMES ROGERSON

Phone No:

0488372283

Postal
Address:

UNIT 1-2 KENNEDY DRIVE,
CAMBRIDGE PARK

Email
Address:

JR.BUSHFIREASSESSMENTS@G
MAIL.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



Name:

JAMES ROGERSON

Date:

31/10/2024

Certificate
Number:

161

(for Practitioner Use only)



Our Ref: GILBS01
24th March 2025 /ca

Sorell Council
47 Cole Street
SORELL TAS 7172

Dear Sir/Madam

RE: PROPOSED BOUNDARY ADJUSTMENT – 57 & 59 WESTON HILL ROAD, SORELL.

Further to discussions with council's planner, Shannon McCaughey please find enclosed an amended proposal plan.

The changes are broadly as follows:

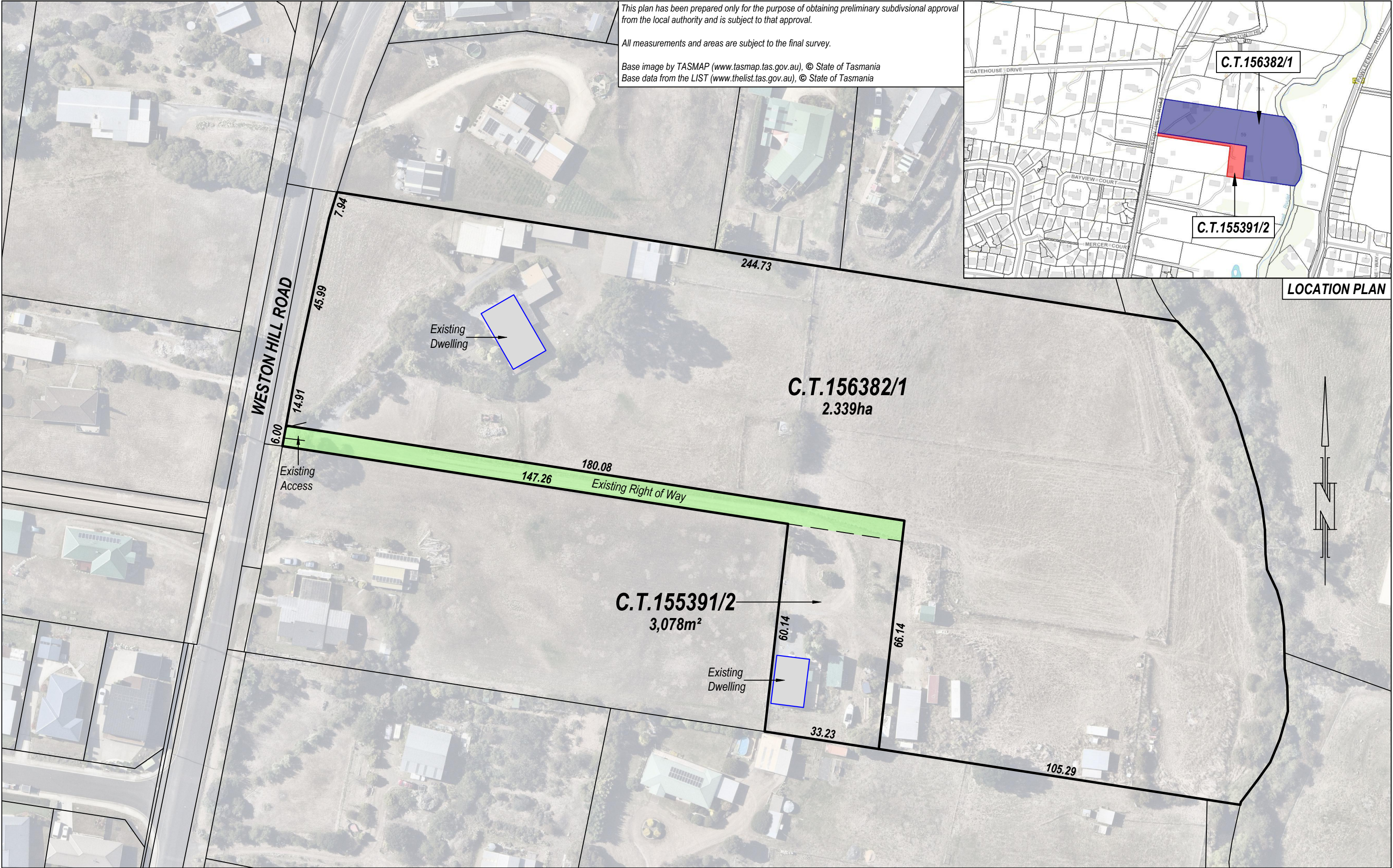
- Boundary between proposed Lot 1 & 2 shifted to give greater separation to the wastewater disposal area on Lot 1.
- New separate access provided for proposed Lot 1. Previous Right of Way to Lot 1 also removed.

Should you have any queries in relation to same, please do not hesitate to contact this office.

Yours faithfully



for: Andrew Birch.



E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.



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

OWNER:

TITLE REFERENCE:
LOCATION:

SHANE M. GILBERT,
GEOFFREY P. GILBERT &
JENNIFER J. GILBERT
C.T.155391/2 & C.T.156382/1
57 & 59 WESTON HILL ROAD,
SORELL

Existing Site Plan

Date:
30/08/2024
Scale:
1:1000 (A3)

Reference:
GILBS01 15694-01
Municipality:
SORELL

Overlay Legend:

Bushfire-prone Area: Entire Site

Airport obstacle limitation area: Entire Site

Flood-Prone Area:

Low landslip hazard band:

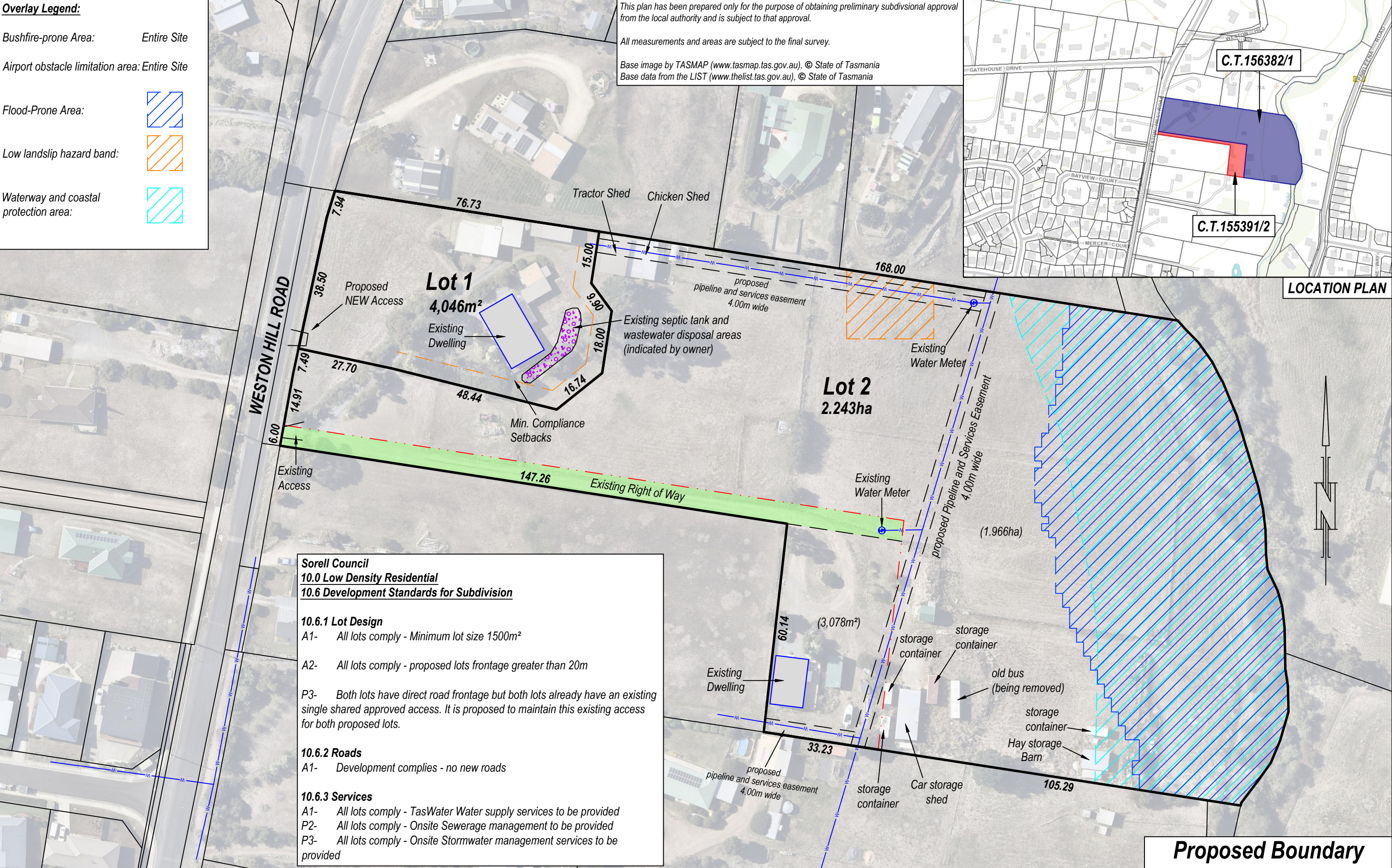
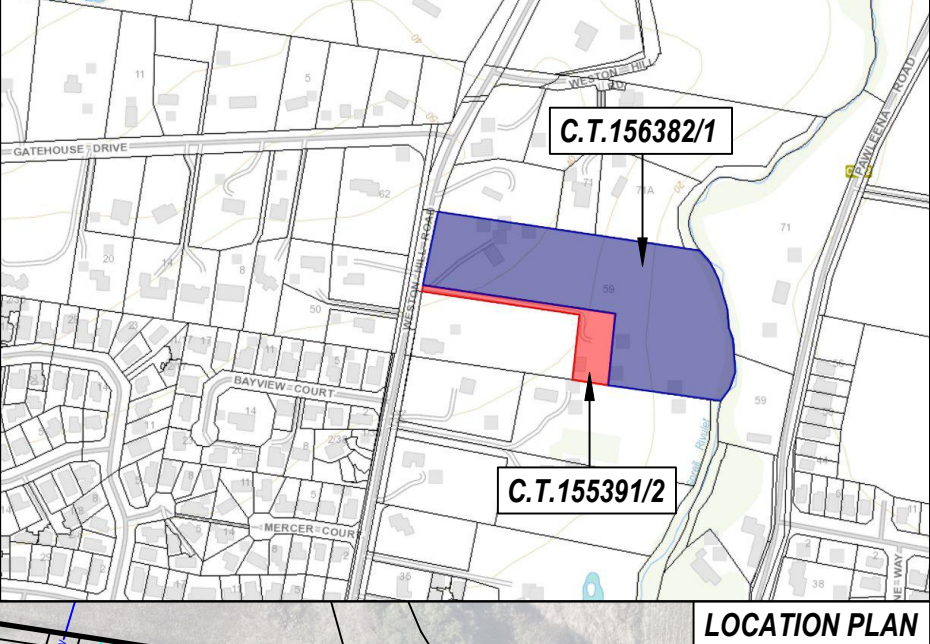
Waterway and coastal protection area:

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

All measurements and areas are subject to the final survey.

Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania

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



Sorell Council
10.0 Low Density Residential
10.6 Development Standards for Subdivision

10.6.1 Lot Design
A1- All lots comply - Minimum lot size 1500m²
A2- All lots comply - proposed lots frontage greater than 20m
P3- Both lots have direct road frontage but both lots already have an existing single shared approved access. It is proposed to maintain this existing access for both proposed lots.

10.6.2 Roads
A1- Development complies - no new roads

10.6.3 Services
A1- All lots comply - TasWater Water supply services to be provided
P2- All lots comply - Onsite Sewerage management to be provided
P3- All lots comply - Onsite Stormwater management services to be provided

E				
D				
C	boundary & driveway change	AB	18-3-25	AB
B	easements added	AB	11-3-25	AB
A	response to RFI (15-November-2024)	AB	3-2-25	AB
REV	AMENDMENTS	DRAWN	DATE	APPR.



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TITLE REFERENCE: C.T.155391/2 & C.T.156382/1
LOCATION: 57 & 59 WESTON HILL ROAD,
SORELL

Proposed Boundary Adjustment

Date: 30/08/2024	Reference: GILBS01 15694-01
Scale: 1:1000 (A3)	Municipality: SORELL