

Development Applications

Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

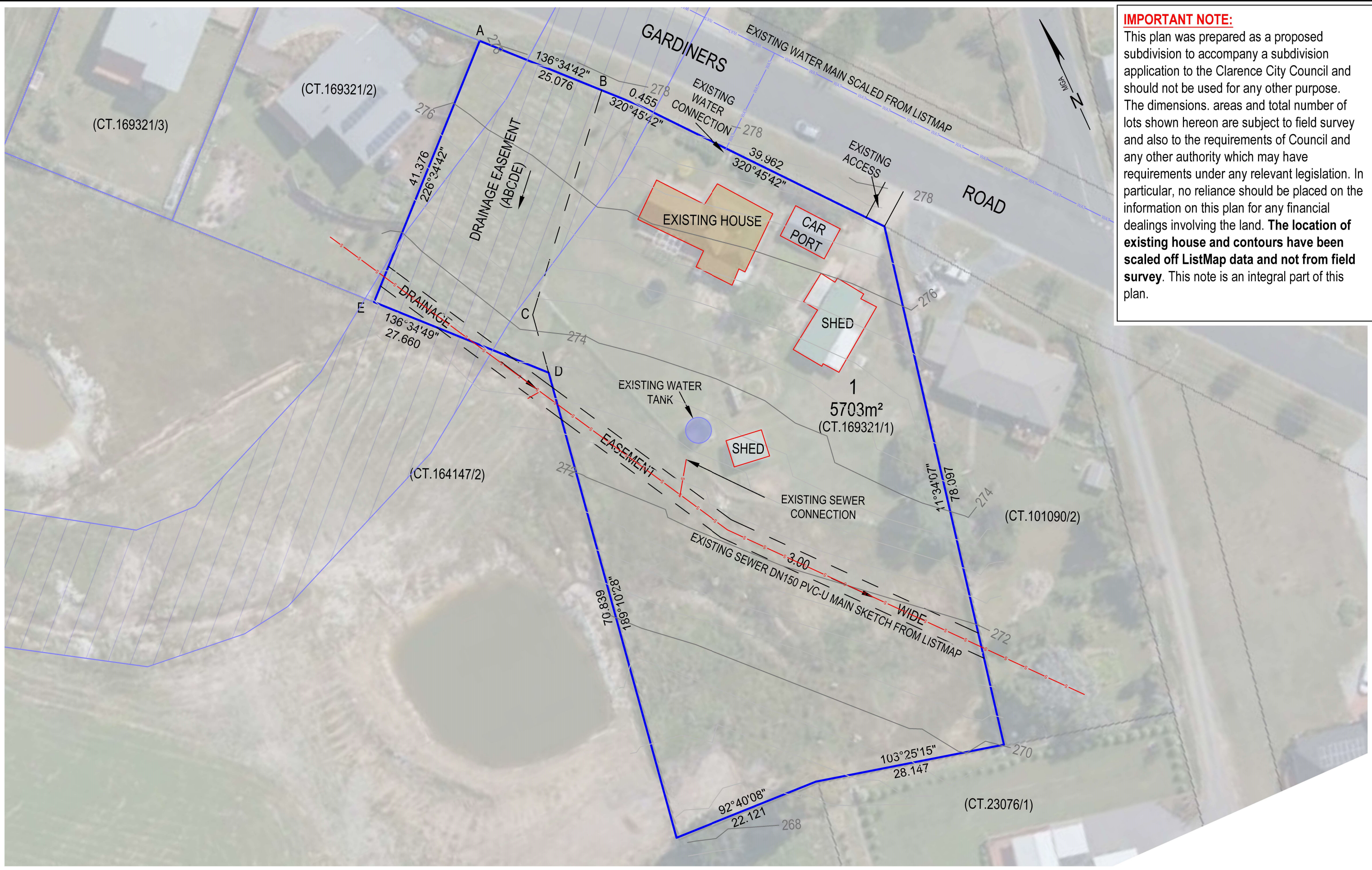
DA Number	DA 2024 / 00098
Applicant	Gray Planning
Proposal	Subdivision - 2 Lot Subdivision & Demolition of 2 x Sheds & 1 x Carport
Location	46 Gardiners Creek Road, St Marys

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 15th June, 2024 **until 5pm Friday 28th June, 2024.**

John Brown
GENERAL MANAGER

IMPORTANT NOTE:
 This plan was prepared as a proposed subdivision to accompany a subdivision application to the Clarence City Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. **The location of existing house and contours have been scaled off ListMap data and not from field survey.** This note is an integral part of this plan.



AMENDMENTS		
No.	Revision/Issue	Date
A	Setbacks and parking spaces added	18-03-24
B	Lot 2 driveway widened & shed to be removed	16-05-24



Unit G04 40 Mollie Street,
 HOBART TAS 7000
 P 03 6118 2030
 E admin@lccsurvey.com

Project Name and Address
**46 GARDINERS CREEK ROAD
 ST MARYS
 TAS 7215**

Drawing Title
PROPOSAL PLAN - EXISTING TITLE

Client
 IAN McDONALD
 CT.169321/1

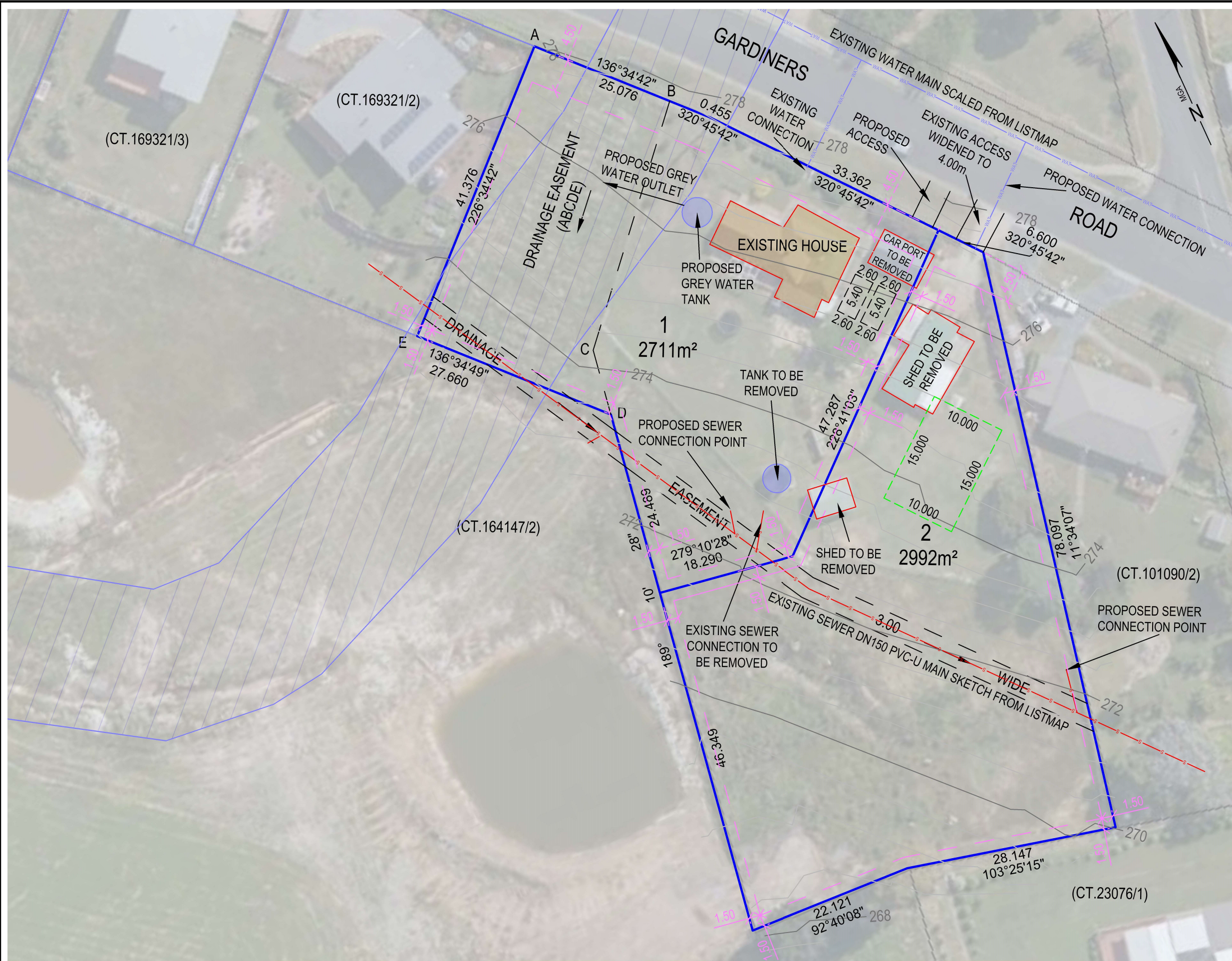
SCALE
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 1:500 at A3

Contour Interval
 0.500 m

Date
 19/12/23

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SHEET 1 of 2		FILE REF: 13737
DRAWN: LO	CHK'D: DC	Geocivil Ref: 1373720 AutoCAD Ref: 1373720 Horz: GDA2020 Vert: AHD



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ZONE - GENERAL RESIDENTIAL 8

OVERLAYS:

STORMWATER
 MANAGEMENT SPECIFIC
 AREA PLAN - SITE ENTIRETY

PRIORITY VEGETATION
 AREA - SITE ENTIRETY

BUSHFIRE-PRONE AREAS -
 SITE ENTIRETY

WATERWAY AND COSTAL
 PROTECTION AREA

SETBACK

15X10 BUILDING AREA

2.6m X 5.4m PARKING SPACE

AMENDMENTS		
No.	Revision/Issue	Date
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LEARY COX & CRIPPS
 LAND & ENGINEERING SURVEYORS

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Project Name and Address
**46 GARDINERS CREEK ROAD
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**PROPOSAL PLAN - PROPOSED
 SUBDIVISION**

Client
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FILE REF:
13737

SHEET 2 of 2

DRAWN LO
 CHKD DC

Geocivil Ref 1373720
 AutoCAD Ref 1373720
 DATUM Horz: GDA2020
 Vert: AHD



Town Planning compliance review advice For Mr Ian McDonald

46 Gardiners Creek Road, St Helens 7215

Proposal: Subdivision (1 lot and balance)

Stage 4.0 Compliance report for Council
Break O Day Local Provisions Schedule
General Residential zone

23 May 2024

Version 1.0



03 6288 8449
0439 342 696



danielle@grayplanning.com.au
224 Warwick St, West Hobart, Tas, 7000



grayplanning.com.au
ABN 99148920244

Gray Planning
224 Warwick Street
West Hobart TAS 7000

23 May 2024

Mr Ian McDonald
c/- 46 Gardiners Creek Road
St Marys TAS 7215

Dear Ian,

Thank you for considering Gray Planning to assist you with town planning assistance for a proposed subdivision development at your property at 46 Gardiners Creek Road at St Helens in the Break O Day municipality.

Please find attached a town planning report outlining subdivision standards for the applicable General Residential zone and applicable Planning Scheme overlays affect that the subject site and a response to each development standard against the proposal plan of subdivision prepared by your surveyors Leary Cox and Cripps, confirming compliance.

Should you have any questions about the content of the report, please do not hesitate to contact me on 0439 342 696.

Yours faithfully



Danielle Gray B.Env.Des. MTP. MPIA
Principal Consultant, Gray Planning



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1 Introduction

1.1 Purpose

The purpose of this report is to provide confirmation of compliance for the proposed development (subdivision) against triggered subdivision standards for the General Residential zone and applicable Planning Scheme for proposed subdivision of the subject site at 46 Gardiners Creek Road (title reference CT- 169321-1) at St Helens.

1.2 Copyright

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Last updated: 23 May 2024

Report Author: Danielle Gray

Version: 1.0



2 The subject site

2.1 Existing Site Development at the subject site

The subject site is 46 Creek Road at St Marys and is an ordinary lot with frontage to the north eastern 'frontage' boundary of the site which is determined to be the 'primary' (and sole) frontage.

The subject site contains a dwelling, which according to valuation information, dates from 2015.

The subject site measures 0.5703 hectares and is a lot that is located in an area mapped as being capable of being serviced by sewer, water and stormwater infrastructure.

The subject site also contains outbuildings including a garage measuring 60sqm and a car parking area measuring 28sqm.

The subject site contains an exotic garden around the house and mown pasture. There are no significant trees, no apparent native vegetation, no native vegetation communities or topographical features of note.

The area to the rear of the dwelling is adjacent to a dam located on the neighbouring property 7209 Esk Main Road (CT-164147/2). Based on site contours, it would appear the rear of the subject site drains toward this neighbouring property as there is a 10m elevation difference between properties, with the gradient falling down toward the west (away from the subject site at 46 Gardiners Creek Road).

The subject site is otherwise reasonably level with a gradient generally flatter than 1 in 5 when measured across the site.

The subject site is an irregular configuration with more than 65m of frontage onto Gardiners Creek Road.

The following compliance advice provided within this report provides a summary of applicable planning development standards as they relate to subdivision under the *Break O Day Local Provisions Schedule and the State Planning Provisions of the Tasmanian Planning Scheme*.





Figure.1. The subject site shown outlined with surrounding residential development to the east of the subject site. Source: TheLIST, sourced May 2024. No nominated scale.



Figure.2. The subject site shown outlined with 10m contours running through the subject site. Source: TheLIST, sourced May 2024. No nominated scale.



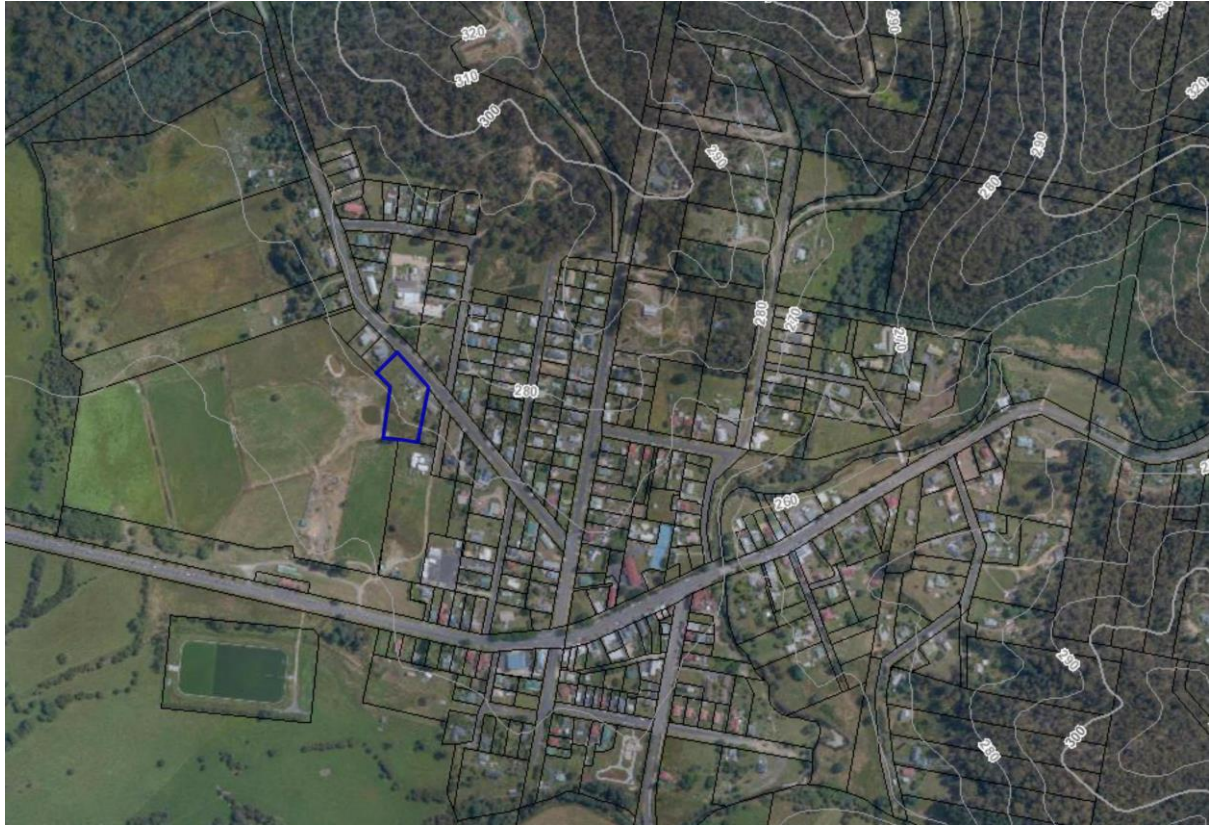


Figure.3. The subject site shown outlined within the township of St Marys. The subject site is one of the larger residential lots in the township. Source: TheLIST, sourced May 2024. No nominated scale.



03 6288 8449
0439 342 696



danielle@grayplanning.com.au
224 Warwick St, West Hobart, Tas, 7000



grayplanning.com.au
ABN 99148920244



Figure.4. Zoom in of the subject site shown outlined. Source: TheLIST, sourced May 2024. No nominated scale.



03 6288 8449
0439 342 696



danielle@grayplanning.com.au
224 Warwick St, West Hobart, Tas, 7000



grayplanning.com.au
ABN 99148920244

3 The title for the subject site

3.1 Title for the subject site

The subject title reference is CT- 169321/1 with the subject site noted as measuring 0.5703 hectares in total site area.

A check of the title for the property revealed there is an applicable Schedule of Easements attached to the subject title.

However, there are no covenants to be considered. There is a covenant on the title, but this does not apply to the subject site as it applies only to lots 2, 3 and 4 (not lot 1 which is the subject site).

Additionally, there are no Part 5 Agreements registered to the title. There are also no building areas.

There is a drainage easement on the subject site in favour of the Council. The extent and location of this drainage easement is shown on the title plan (see Figure 6).

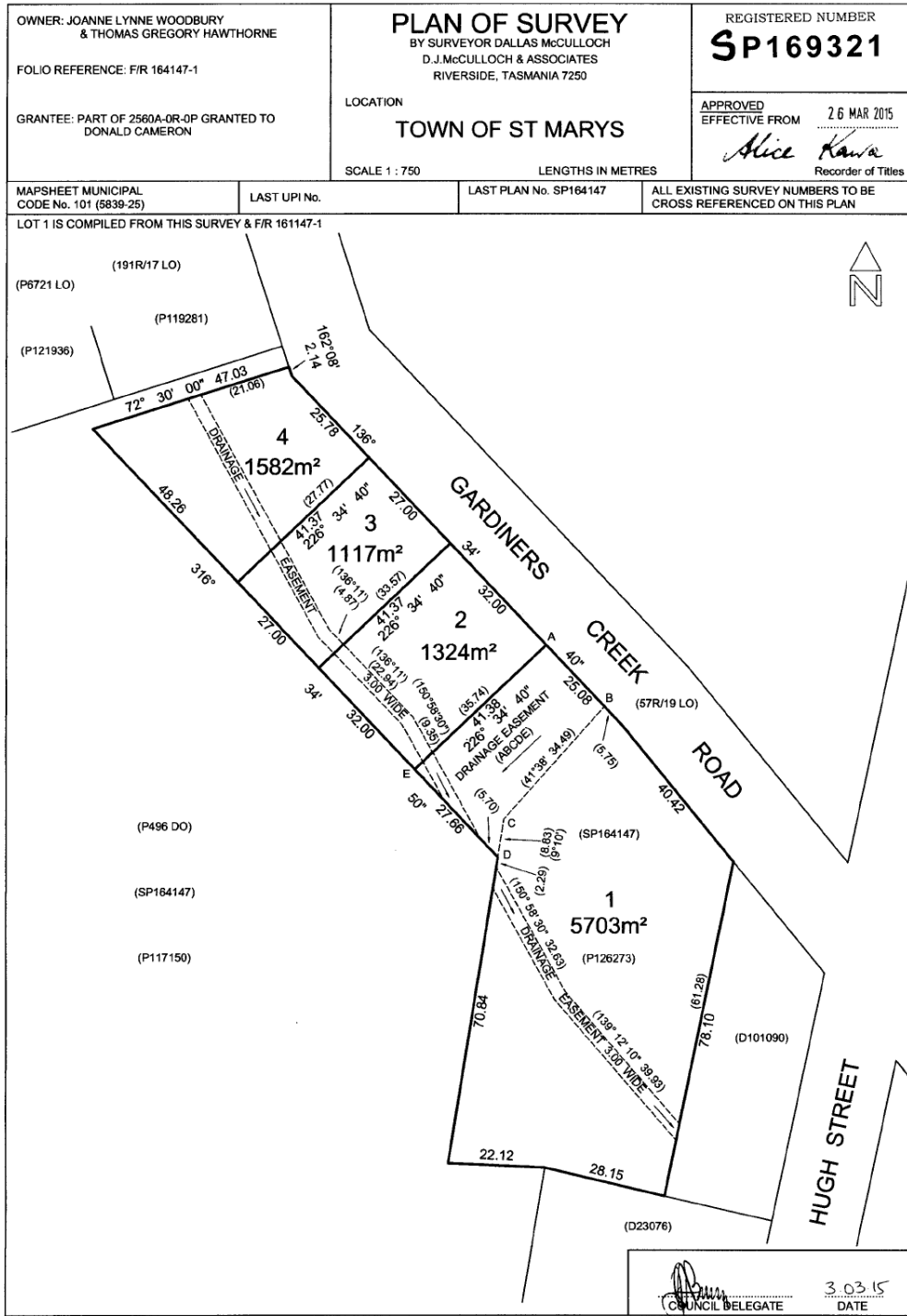
The title property report from TheList provides the following property information (which notes it is rated as a single dwelling only):

PREMIUM PROPERTY Information Report		
PROPERTY DETAILS - 46 GARDINERS CREEK RD ST MARYS		
Property Name:		
Land Use:	Residential - RURAL RESIDENTIAL (valuation purposes only)	
Improvements:	DWELLING	
Improvement Sizes (Top 3 by Size):	Improvement:	Area:
	DWELLING	125.0 square metres
	GARAGE	60.0 square metres
	CAR PARK	28.0 square metres
Number of Bedrooms:	2	
Construction Year of Main Building:	2015	
Roof Material:	Galvanised Iron	
Wall Material:	Weatherboard	
Land Area:	0.5703 hectares	
Title References:	169321/1	
Municipality:	BREAK O'DAY View Municipality Information Report	
Title owner:	169321/1 : IAN LESLIE MCDONALD	
Interested parties:	IAN LESLIE MCDONALD	
Postal address: (Interested Parties)	46 GARDINERS CREEK RD ST MARYS TAS 7215	

Figure.5. The subject site property report summary. Source: TheLIST, sourced March 2024.

The following Figure 6 is a copy of the title plan for the subject property.





Search Date: 23 May 2024 Search Time: 01:06 PM Volume Number: 169321 Revision Number: 01 Page 1 of 1

Figure.6. The subject site title plan for 46 Gardiners Creek Road with the subject site being lot 1 in the above title plan. Source: TheLIST, sourced May 2024.

4 Planning Scheme zone and mapped Code overlays

The following Figure 7 shows the Planning Scheme zoning of the subject site and following Figure 8 and Figure 9 and Figure 10 shows applicable Planning Scheme Code overlays.

Figure 11 shows the General Planning Scheme overlay that applies to the subject site.



Figure.7. The subject site is wholly contained within the General Residential zone (red) and adjacent to the Agriculture zone (brown) with the extent of the subject site being outlined. Source: TheList, sourced May 2024. No nominated scale



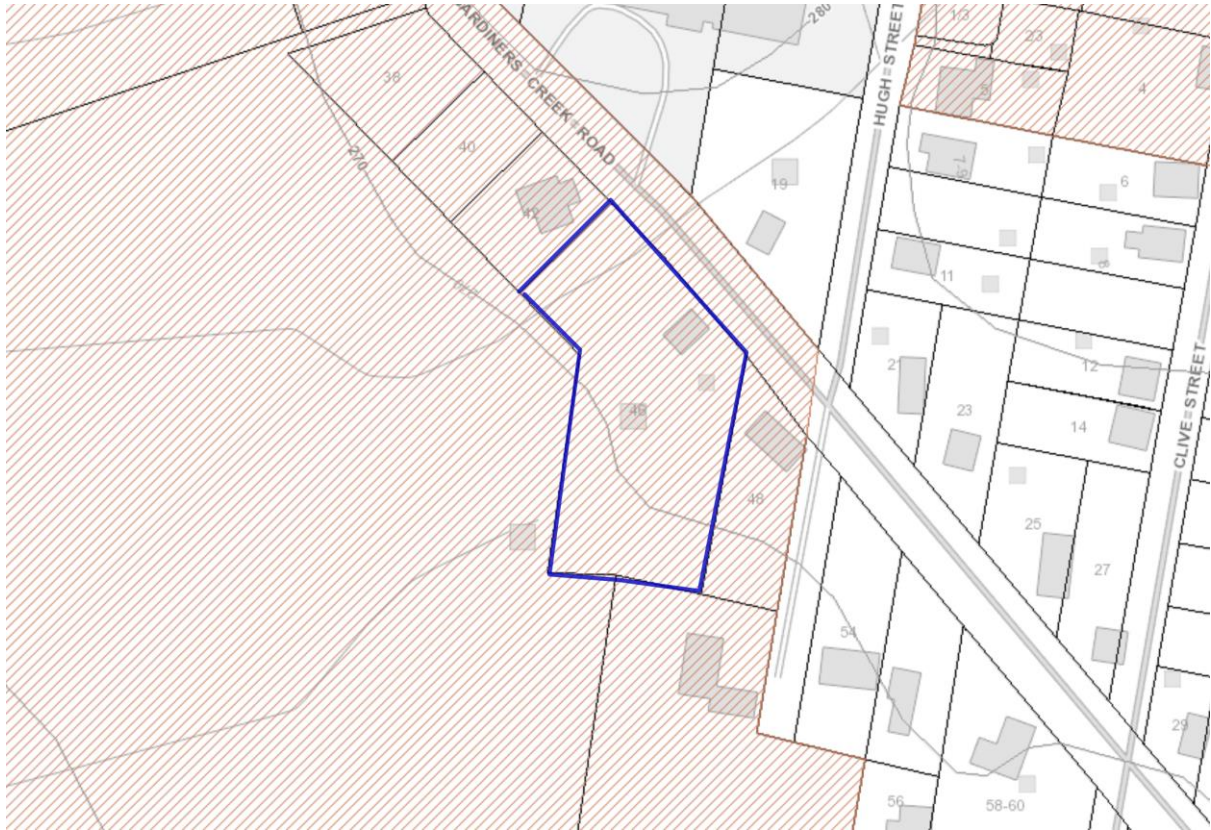


Figure.8. The subject site is wholly contained within the Bushfire Prone areas overlay (the subject site is outlined) which is highlighted in brown. Source: TheList, sourced May 2024. No nominated scale



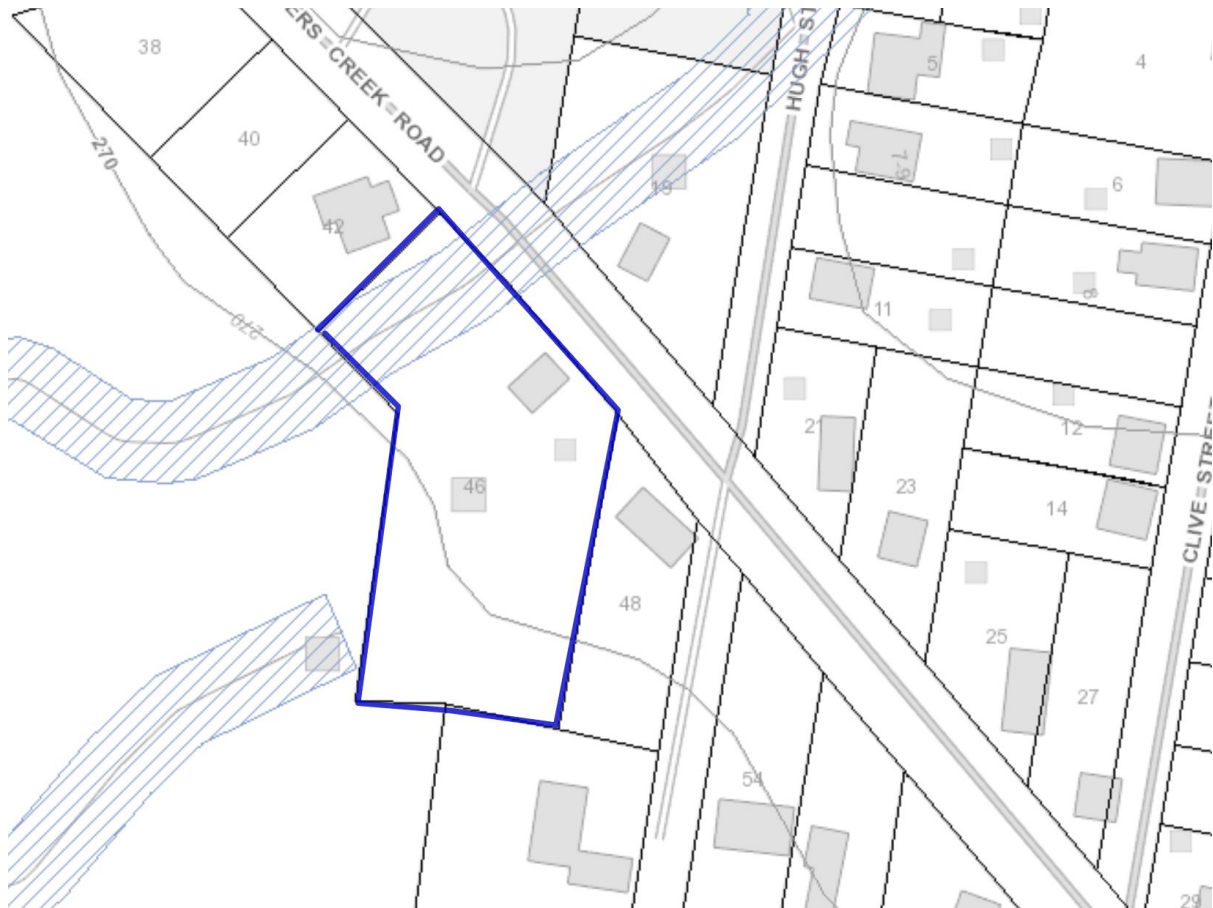


Figure.9. The subject site (shown outlined) is also partially contained within a Waterway and Coastal Protection Area overlay (highlighted in blue). Source: TheList, sourced May 2024. No nominated scale





Figure.10. The subject site (shown outlined) is also wholly contained within a Priority Vegetation Area overlay (highlighted in green). Source: TheList, sourced May 2024. No nominated scale

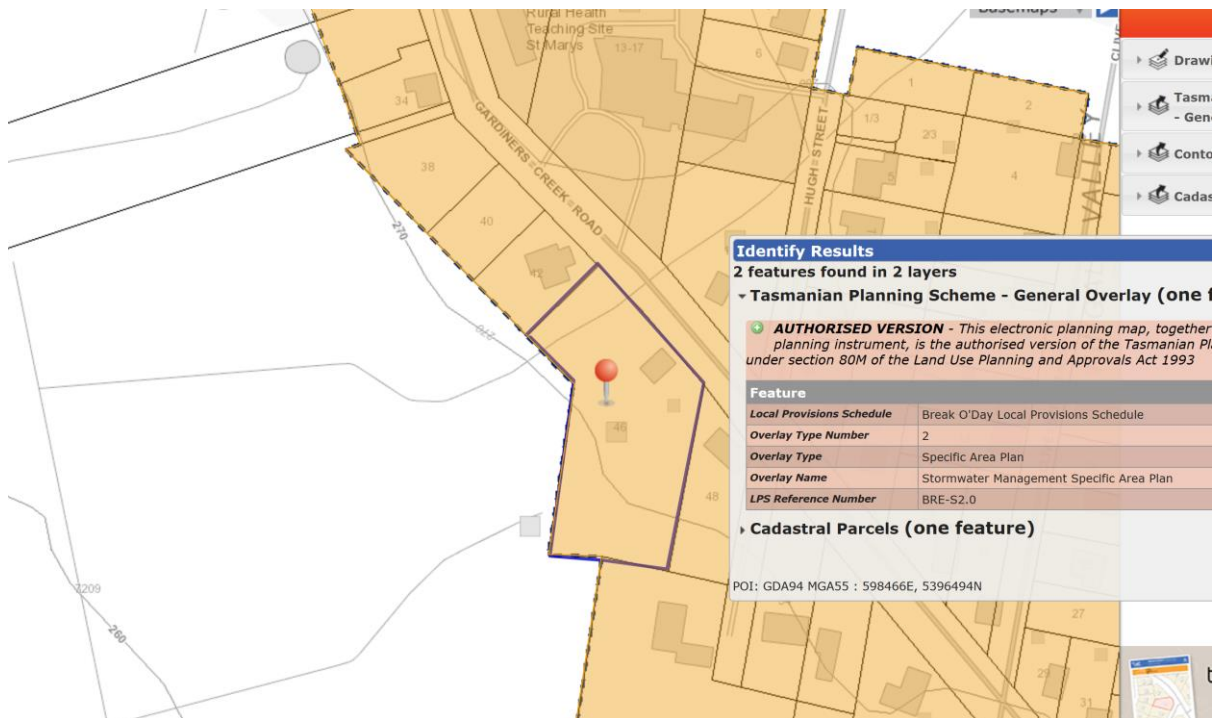


Figure.11. The subject site (shown outlined) is also wholly contained within a Stormwater Management Specific Area Plan overlay (highlighted in orange). Source: TheList, sourced May 2024. No nominated scale



5 The proposed subdivision

The following proposal plan has been prepared by Leary Cox and Cripps surveyors:

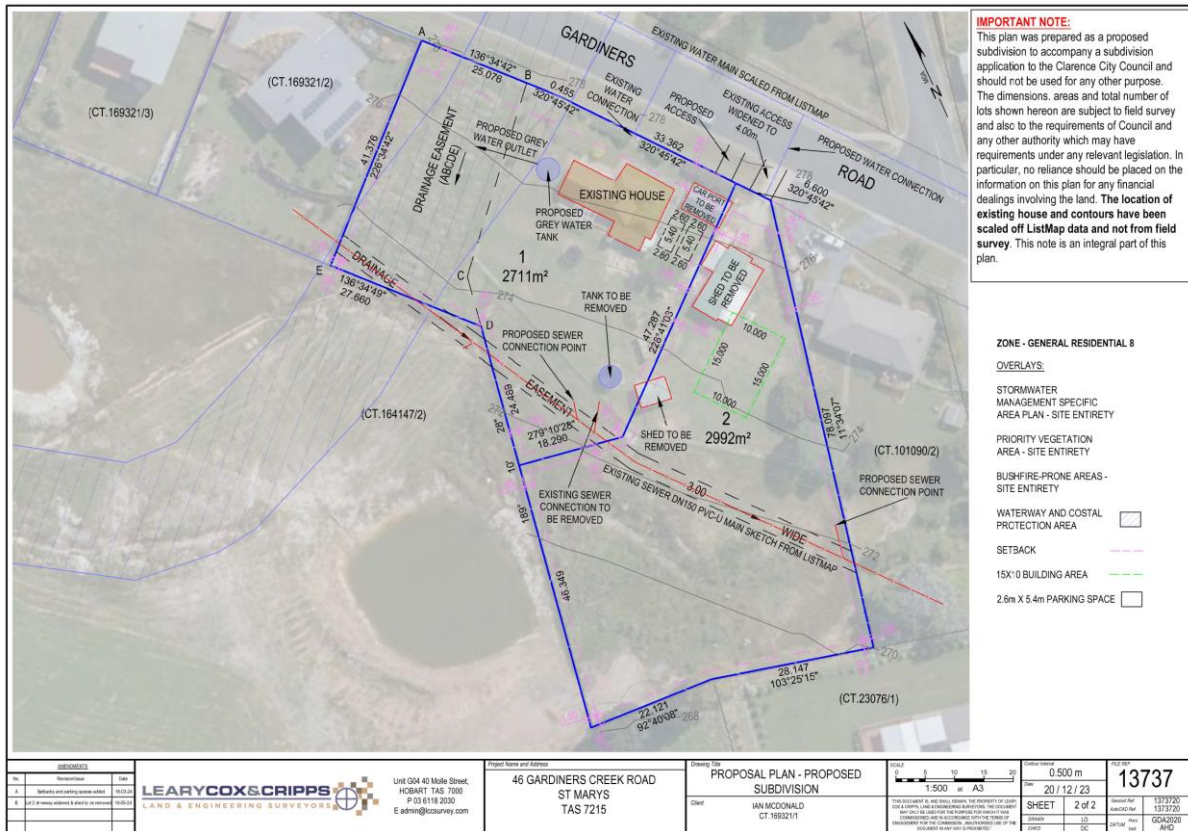


Figure.12. Proposed draft subdivision of 1 lot and balance at the subject site as provided by the project surveyor. Source: Leary Cox and Cripps, May 2024. Not to any nominated scale.

6 Applicable Planning Scheme Zone Development Standards for subdivision

The subject site is zoned General Residential under the *Break O Day Local Provisions Schedule* (the 'Planning Scheme').

The standards for subdivision in the General Residential zone are contained under Part 8.6 of the Planning Scheme and form part of the State Planning Provisions (SPPs).

6.1 General Residential zone standards for Subdivision

The potential for a proposed subdivision is discussed below in relation to the relevant development standards for subdivision contained within the Scheme as follows:

8.6 Development Standards for Subdivision in the General Residential zone

8.6.1 Lot Design

Objective:	
<i>That each lot:</i>	
<p>(a) has an area and dimensions appropriate for use and development in the zone;</p> <p>(b) is provided with appropriate access to a road;</p> <p>(c) contains areas which are suitable for development appropriate to the zone purpose,</p> <p>(d) is orientated to provide solar access for future dwellings</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p><i>Each lot, or a lot proposed in a plan of subdivision, must:</i></p> <p>(a) have an area of not less than 450m² and:</p> <p>(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:</p> <p>a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</p>	<p>P1</p> <p><i>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</i></p> <p>(a) the relevant requirements for development of buildings on the lots;</p> <p>(b) the intended location of buildings on the lots;</p> <p>(c) the topography of the site;</p>



<p><i>b. easements or other title restrictions that limit or restrict development; and</i></p> <p><i>(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2;</i></p> <p><i>(b) be required for public use by the Crown, a council or a State authority;</i></p> <p><i>(c) be required for the provision of Utilities; or</i></p> <p><i>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone</i></p>	<p><i>(d) the presence of any natural hazards;</i></p> <p><i>(e) adequate provision of private open space;</i></p> <p><i>and</i></p> <p><i>(f) the pattern of development existing on established properties in the area</i></p>
--	--

Response to A1 Acceptable Solution:

Each lot created in the General Residential zone would have to show on a plan that they are each capable of containing a rectangular building envelope to the specified standard of 10m x 15m that also meets the minimum boundary setback requirements for the zone (1.5m from side boundaries, 1.5m from rear boundary and 4.5m from a road frontage). This has been shown by the surveyor. Compliant dimensions of this envelope and setbacks to boundaries are included in the plan as lodged to Council.

The slope of the land is such that a proposal could be within the acceptable solution standard of having a gradient no more than 1 in 5.

The Acceptable Solution requires that no title restrictions such as easements and restrictive covenants are to affect the land. There are easements (drainage easement) on the subject site title as outlined under title investigations in this report.

Each lot created in the General Residential zone would have to be no less than 450sqm. The prevailing lot size on the surrounding area typically has lots around 700-1000sqm in area and therefore the layout depicted in Figure 12 complies with both lots well exceeding 450sqm being proposed.

The proposed plan of subdivision in Figure 12 also complies with a(i) as each proposed lot is able to contain a 10m x 15m minimum area that can be located 4.5m from the frontage (for internal lots) and 1.5m from side and rear boundaries.



Response to P1 Performance Criteria:

At 2992sqm, the proposed new vacant lot portion zoned General Residential 1 is nearly 6 times larger than the minimum lot size for the zone (450sqm) while the remaining General Residential zoned balance is 2711sqm in area (that contains the dwelling).

Outbuildings are proposed to be removed as noted on the proposal plan.

The garage building on the new vacant lot will be demolished as part of the proposal. The carport adjacent to the house will also be demolished to ensure it does not encroach onto the new lot 2.

Future development comprising a single dwelling would have no issues with being able to comply with development standards for buildings in the General Residential zone given the very large area proposed for the new vacant lot.

The only identified natural hazard of relevance is that the subject site is mapped as being bushfire hazard prone. A BHMP and bushfire risk and management assessment has been also undertaken and lodged as part of the planning application.

There is also a Priority Vegetation Area overlay which is curious given the subject site does not contain any native vegetation or remnant native habitat. A Natural Values assessment has not been provided at the time of lodgement as no native vegetation is present on the subject site and no vegetation clearance is required.

In terms of the existing pattern of development on established properties in the surrounding area, there is a reasonably consistent pattern of development comprising 700-1000sqm residential lots.

It is considered that the proposal in Figure 12 is considered compliant against the P1 Performance Criteria.

A2

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.

P2

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:

- (a) the width of frontage proposed, if any;*
- (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;*
- (c) the topography of the site;*
- (d) the functionality and useability of the*



	<p><i>frontage;</i></p> <p><i>(e) the ability to manoeuvre vehicles on the site; and</i></p> <p><i>(f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.</i></p>
--	---

Response to A2 Acceptable Solution:

All lots would have to have at least a 3.6m frontage to the road. The proposed lot 1 containing the existing dwelling takes up the bulk of frontage due to the location of the existing dwelling. This frontage is around 55m+ and easily complies. The proposed frontage for the new vacant lot 2 is 6.6m and requires discretion under the P2 Performance Criteria.

Response to P2 Performance Criteria:

In terms of P2(a), the frontage proposed for the new vacant lot is 6.6m. This is considered appropriate for future intended development of a single dwelling.

In terms of P2(b), no other lots will use this proposed frontage or access, just the new vacant lot.

In terms of P2(c), The topography along the frontage and well into the subject site is generally level with excellent sight distances along Gardiners Creek Road.

In terms of P2(d), the functionality and accessibility of the frontage and new access proposed is excellent and complies with recommendations in the bushfire assessment and BHMP.

In terms of P2(e), The size of the proposed new vacant lot at 2992sqm will readily enable on site manoeuvring to enable cars to leave in a forward direction.

In terms of P2(f), the proposed new lot is an ordinary lot fronting directly onto Gardiners Creek Road and is compatible with the pattern along Gardiners Creek Road which generally comprises single dwellings on lots up to 1000sqm with frontage and access directly onto the road fronting boundary.

The proposed frontage further complies with the absolute minimum of 3.6m minimum width.



<p>A3</p> <p><i>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</i></p>	<p>P3</p> <p><i>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</i></p> <ul style="list-style-type: none"> <i>(a) the topography of the site;</i> <i>(b) the distance between the lot or building area and the carriageway;</i> <i>(c) the nature of the road and the traffic;</i> <i>(d) the anticipated nature of vehicles likely to access the site; and</i> <i>(e) the ability for emergency services to access the site.</i>
<p>Response to A3 Acceptable Solution:</p> <p>The proposed plan of subdivision indicates vehicular accesses on the proposed plan of subdivision for both lots.</p> <p>This has been indicated on the proposal plan shown in Figure 12 by the client's land surveyor. A new access will be provided for the existing dwelling to be located on lot 1 while the proposed new vacant lot 2 will use the existing access which is to be widened to a minimum of 4m as per the recommendations in the submitted bushfire hazard management plan (BHMP).</p> <p>Council ultimately has to be satisfied with respect to the proposed location of any new accesses, but it is considered that the accesses as shown on the proposal are reasonable, in keeping with the pattern of development in the surrounding area and are located where sight distances are level and excellent in both directions.</p>	



<p>A4</p> <p><i>Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.</i></p>	<p>P4</p> <p><i>Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to:</i></p> <ul style="list-style-type: none"> <i>(a) the size, shape and orientation of the lots;</i> <i>(b) the topography of the site;</i> <i>(c) the extent of overshadowing from adjoining properties;</i> <i>(d) any development on the site;</i> <i>(e) the location of roads and access to lots;</i> <p><i>and</i></p> <ul style="list-style-type: none"> <i>(f) the existing pattern of subdivision in the area.</i>
<p>Response to A4 Acceptable Solution:</p> <p>This clause does not apply as it states that it applies to subdivisions with lots to a new road. As no new roads would be proposed, the clause is not considered to be applicable.</p>	



The following clauses are also applicable to subdivision proposals in the General Residential zone with respect to roads and services.

8.6.2 Roads

Objective:	
<i>That the arrangement of new roads within a subdivision provides for:</i>	
<p>(a) <i>safe, convenient and efficient connections to assist accessibility and mobility of the community;</i></p> <p>(b) <i>the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and</i></p> <p>(c) <i>the efficient ultimate subdivision of the entirety of the land and of surrounding land.</i></p>	
A1	P1
<i>The subdivision includes no new road.</i>	<p><i>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</i></p> <p>(a) <i>any road network plan adopted by the council;</i></p> <p>(b) <i>the existing and proposed road hierarchy;</i></p> <p>(c) <i>the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential;</i></p> <p>(d) <i>maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</i></p> <p>(e) <i>minimising the travel distance between key destinations such as shops and services and public transport routes;</i></p> <p>(f) <i>access to public transport;</i></p> <p>(g) <i>the efficient and safe movement of pedestrians, cyclists and public transport;</i></p> <p>(h) <i>the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016;</i></p> <p>(i) <i>the topography of the site; and</i></p>



	<i>(j) the future subdivision potential of any balance lots on adjoining or adjacent land.</i>
<p>Response to A1 Acceptable Solution:</p> <p>A proposal would not include a new road, and therefore would meet the A1 Acceptable Solution.</p>	

8.6.3 Services

Objective:	
<i>That the subdivision of land provides services for the future use and development of the land.</i>	
<p>A1</p> <p><i>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.</i></p>	<p>P1</p> <p><i>A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to:</i></p> <p><i>(a) flow rates;</i></p> <p><i>(b) the quality of potable water;</i></p> <p><i>(c) any existing or proposed infrastructure to provide the water service and its location;</i></p> <p><i>(d) the topography of the site; and</i></p> <p><i>(e) any advice from a regulated entity.</i></p>
<p>Response:</p> <p>The proposed subdivision is within an area fully serviced by reticulated water as confirmed by mapping on TheList.</p> <p>The proposal is able to provide a connection to such services and can comply with the requirements of the Acceptable Solution for potable water supply.</p>	



<p>A2</p> <p><i>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.</i></p>	<p>P2</p> <p><i>No performance criteria.</i></p>
<p>Response:</p> <p>Similarly, to the reticulated water situation, fully reticulated sewerage infrastructure is available for the subject site as confirmed by mapping on TheList and the proposed subdivision is able to be fully connected to existing sewer services.</p>	
<p>A3</p> <p><i>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</i></p>	<p>P3</p> <p><i>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</i></p> <ul style="list-style-type: none"> <i>(a) the size of the lot;</i> <i>(b) topography of the site;</i> <i>(c) soil conditions;</i> <i>(d) any existing buildings on the site;</i> <i>(e) any area of the site covered by impervious surfaces; and</i> <i>(f) any watercourse on the land.</i>
<p>Response:</p> <p>The proposal would need to demonstrate that all lots facilitate stormwater connection by gravity to Gardiners Creek Road for existing stormwater services.</p> <p>This can be provided upon specific request from Council’s development engineer.</p>	

It is noted that the client’s surveyor has shown proposed connection points on the proposal plan shown in Figure 12.



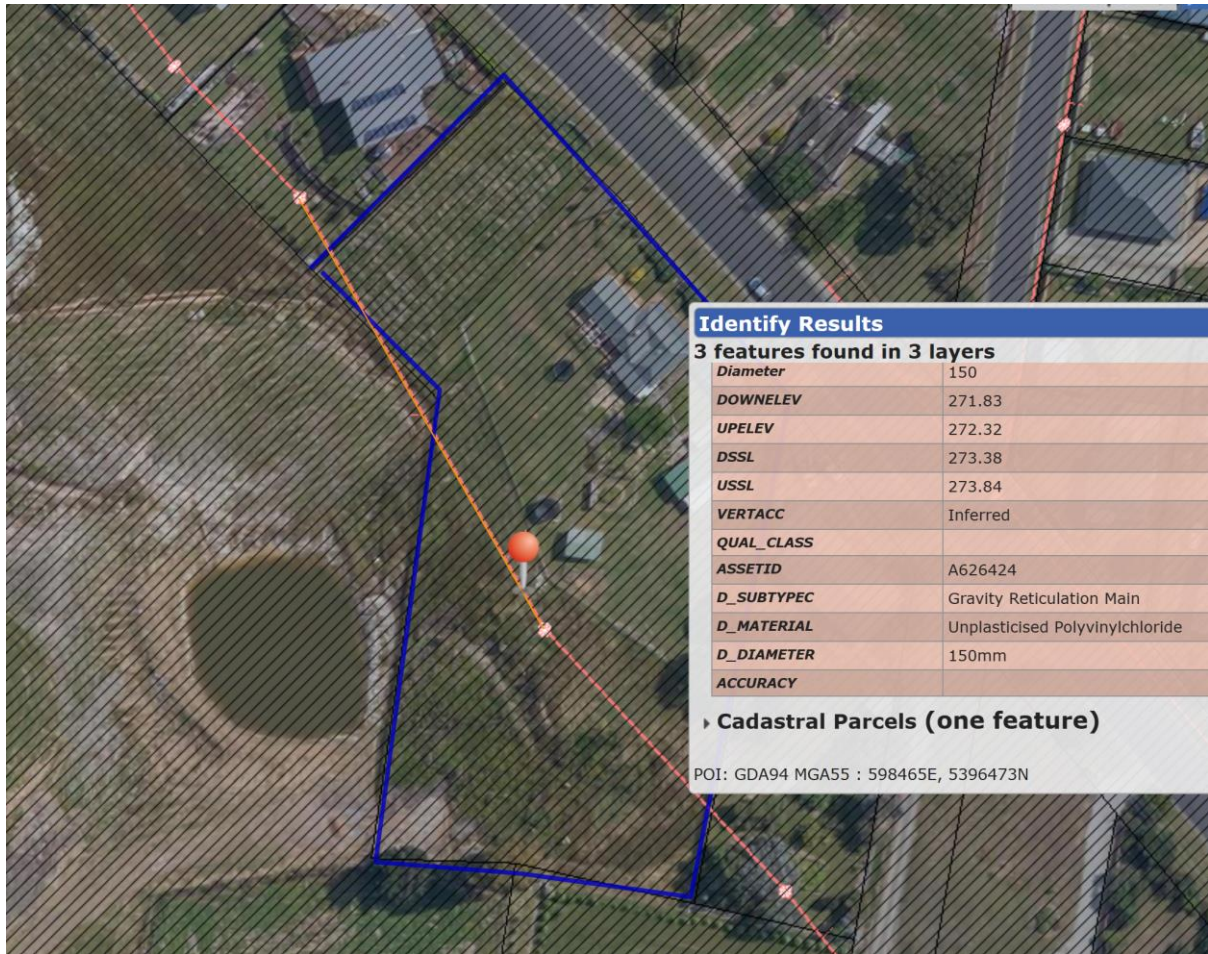


Figure.13. Location of existing services and detail with respect to the subject site (shown outlined). The mapped servicing within the site is a Gravity Reticulation Main 150mm in diameter and PVC material. Source: TheList, sourced May 2024. No nominated scale.



7 Applicable Planning Scheme General overlays

The subject site was checked for General Planning Scheme overlays.

There is one General overlay relevant to the subject site and this has been shown in Figure 11 this report.

The subject site is wholly contained within a Stormwater Management Specific Area Plan overlay. This triggers consideration of BRE-S2.0 Stormwater Management Specific Area Plan.

This has been discussed below in terms of implications to the proposed subdivision.

The Stormwater Management Specific Area Plan as it is included in the Break O Day Local Provisions Schedule is as follows:



BRE-S2.0 Stormwater Management Specific Area Plan

BRE-S2.1 Plan Purpose

The purpose of the Stormwater Management Specific Area Plan is:

- BRE-S2.1.1 That stormwater quality and quantity is managed to protect natural assets, infrastructure and property.

BRE-S2.2 Application of this Plan

- BRE-S2.2.1 The specific area plan applies to the area of land designated as Stormwater Management Specific Area Plan on the overlay maps.

- BRE-S2.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of:

- (a) General Residential Zone;
- (b) Low Density Residential Zone;
- (c) Village Zone;
- (d) Local Business Zone;
- (e) General Business Zone;
- (f) General Industrial Zone; and
- (g) Community Purpose Zone,

as specified in the relevant provision.

BRE-S2.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

BRE-S2.4 Definition of Terms

This sub-clause is not used in this specific area plan.

BRE-S2.5 Use Table

This sub-clause is not used in this specific area plan.

BRE-S2.6 Use Standards

This sub-clause is not used in this specific area plan.



Tasmanian Planning Scheme - Break O'Day LPS

BRE-S2.7 Development Standards for Buildings and Works**BRE-S2.7.1 Stormwater management**

This clause is in addition to:

- (a) General Residential Zone - clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-Dwellings
- (b) Low Density Residential Zone - clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-Dwellings;
- (c) Village Zone - clause 12.4 Development Standards for Building and Works;
- (d) Local Business Zone - clause 14.4 Development Standards for Building and Works;
- (e) General Business Zone - clause 15.4 Development Standards for Building and Works;
- (f) General Industrial Zone - clause 19.4 Development Standards for Building and Works; and
- (g) Community Purpose Zone - clause 27.4 Development Standards for Building and Works.

Objective:	That development provides for adequate stormwater management.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Development must be:</p> <ul style="list-style-type: none"> (a) capable of connecting to the public stormwater system; or (b) permitted by the General Manager to discharge stormwater to a system other than the public stormwater system. 	<p>P1</p> <p>Development must be capable of accommodating an on-site stormwater management system adequate for the development, having regard to:</p> <ul style="list-style-type: none"> (c) topography of the site; (d) the size and shape of the site; (e) soil conditions; (f) any existing buildings and any constraints imposed by existing development on the site; (g) any area of the site covered by impervious surfaces; (h) any watercourses on the land; (i) stormwater quality and quantity management targets identified in the State Stormwater Strategy 2010; and (j) any advice from a suitably qualified person on the seasonal water table at the site, risks of inundation, land instability or coastal erosion.

BRE-S2.8 Development Standards for Subdivision

This sub-clause is not used in this specific area plan.

BRE-S2.9 Tables

This sub-clause is not used in this specific area plan.



BRE-Table C11.1 Coastal Inundation Hazard Bands AHD Levels

Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100
Ansons Bay	1	1.8	2.5	2.2
Beaumaris	1	1.8	2.5	2.2
Binalong Bay	1	1.8	2.5	2.2
Douglas River	0.9	1.8	2.5	2.2
Falmouth	1	1.8	2.5	2.2
Four Mile Creek	0.9	1.8	2.5	2.2
Scamander	1	1.8	2.5	2.2
Seymour	1	1.8	2.5	2.2
St Helens	1	1.8	2.5	2.2
Stieglitz	1	1.8	2.5	2.2
The Gardens	1	1.8	2.5	2.2
Upper Scamander	1	1.8	2.5	2.2
All other localities	1	1.8	2.5	2.2

BRE-Applied, Adopted or Incorporated Documents

Document Title	Publication Details	Relevant Clause in the LPS
<i>Practice Note Guideline for Landslide Risk Management 2007</i>	Australian Geomechanics Society Landslide Taskforce, Landslide Practice Note Working Group	BRE-P1.6.5 P1
<i>State Stormwater Strategy 2010</i>	DPIPWE, 2010	BRE-S2.7.1

There are no specific clauses that apply to subdivision under this Specific Area Plan (SAP).

The proposal for subdivision may however be classed as 'development' and clause BRE-S2.7.1 may be applied by Council.

If applied by Council, they may require a stormwater management plan as part of the planning application. This can be provided upon a request by Council.



8 Planning Scheme Code overlays that apply to the subject site

The subject site was checked for Planning Scheme overlays.

There are three Code overlays relevant to the subject site and these have been shown in Figures 8, 9 and 10 of this report.

These figures shown the subject site is wholly covered in a Bushfire Prone Area overlay.

The subject site is also wholly covered by a Priority Vegetation Area overlay.

A small far western portion is affected by a Waterway and Coastal Protection Area overlay.

These are discussed in more detail overleaf against Codes.



9 Planning Scheme Codes

C1.0 Signage Code

This Code applies to new signage and is therefore not applicable to a proposed subdivision.

C2.0 Parking and Sustainable Transport Code

This Code would be relevant to a new lot containing an existing use. The proposal would have to note that the existing dwelling will retain sufficient land for 2 off street parking spaces.

The existing dwelling would be able to retain 2 off street car parking spaces entirely unaffected by a proposed subdivision given the size of available land.

The proposal plan prepared by the client's surveyor indicates 2 off street parking spaces adjacent to the dwelling that are compliant with Australian Standards for off street residential parking.

C3.0 Road and Railway Assets Code

The proposed new lot would use the existing access onto Gardiners Creek Road Road where sight distances appear to be unimpeded in both directions.

Any new accesses would need to be nominated on the proposal plan. This has been undertaken by the client's surveyor who has duly indicated a new access for the proposed lot 1 which contains the existing dwelling. This proposed new access location enjoys unimpeded sight distances in both directions, on a level topography.

C4.0 Electricity Transmission Infrastructure Protection Code

This Code is not relevant as it is for development and new works in an Electricity Transmission Corridor, a Communications Station Buffer Area or a Substation Facility Buffer Area.



C5.0 Telecommunications Code

This Code is not relevant as it is for development involving telecommunications.

C6.0 Local Historic Heritage Code

This Code does not apply as the subject site is not within a Heritage Precinct and is not an individually listed Heritage Place on the Planning Scheme.

C7.0 Natural Assets Code

This Code will not apply as while the subject site and surrounding area are mapped within an overlay comprising a Waterway and Coastal Protection Area and also a Priority Vegetation Area overlay, no works are proposed in the mapped Waterway and Coastal Protection Area. Furthermore the subject site is covered with pasture and some exotic planting immediately around the existing dwelling. The subject site does not contain any native vegetation and would not require any vegetation removal of vegetation covered by an overlay.

The subject site is not in a Coastal Refugia Area.

The following exemptions apply for this Code:



C7.4 Use or Development Exempt from this Code

C7.4.1 The following use or development is exempt from this code:

- (a) works by or on behalf of the Crown, State authority, or council to remedy an unacceptable risk to public or private safety or to mitigate or prevent environmental harm;
- (b) development assessed as a Level 2 Activity;
- (c) clearance of native vegetation within a priority vegetation area,
 - (i) on existing pasture or crop production land; or
 - (ii) if the vegetation is within a private garden, public garden or park, national park, or within State-reserved land or a council reserve, provided the native vegetation is not protected by legislation, a permit condition, an agreement made under section 71 of the Act, or a covenant;
- (d) forest practices or forest operations in accordance with a forest practices plan certified under the *Forest Practices Act 1985*, unless for the construction of a building or the carrying out of any associated development;
- (e) works by or on behalf of the Crown, State authority, or council for the protection of a water supply, watercourse, lake, wetland, or tidal waters or coastal assets as part of an endorsed or approved management plan;
- (f) coastal protection works by or on behalf of the Crown, State authority, or council that have been designed by a suitably qualified person; and
- (g) consolidation of lots.

Any required vegetation removal for bushfire management purposes (as required by the Bushfire Prone Areas Code) would fall under C7.4.1(c)(ii) – in that the vegetation required to be removed was located within a private garden and does not contain any native species

C8.0 Scenic Protection Code

This Code does not apply as the subject site is not mapped as being within a scenic protection area or tourist road corridor.



C9.0 Attenuation Code

None of the uses or activities listed in Tables C9.1 and C9.2 have been identified on the subject site or surrounding area.

The proposal is for subdivision, not use or any activity. The subject site is not located in any known attenuation areas.

Therefore, it would appear this Code is not relevant.

C10.0 Coastal Erosion Hazard Code

The subject site is inland and not in a mapped coastal area and therefore this Code is not applicable.

C11.0 Coastal Inundation Hazard Code

The subject site is inland and not in a mapped coastal area and therefore this Code is not applicable.

C12.0 Flood Prone Areas Code

This Code will not apply as the subject site as while the subject site has small areas mapped as being flood prone, no new works are proposed in these areas and the main body of the proposed new lot is entirely free of any mapped overlay areas.



C13.0 Bushfire Prone Areas Code

The subject site is in an area mapped with an overlay as being a bushfire prone area and therefore this Code will apply.

The subdivision application being submitted to Council for approval of the proposed subdivision includes a Bushfire Hazard Management Plan that endorses the proposed plan of subdivision.

No hazard management area encroaches outside the title boundaries of the subject site.



03 6288 8449
0439 342 696



danielle@grayplanning.com.au
224 Warwick St, West Hobart, Tas, 7000



grayplanning.com.au
ABN 99148920244

C14.0 Potentially Contaminated Land Code

This Code will only apply if the subject site has had any one of the following activities undertaken on it at any point (noting that none of the uses listed below are known to have occurred at the subject site):

Table C14.2 Potentially Contaminating Activities

Potentially Contaminating Activity	Potentially Contaminating Activity
Acid / alkali plant and formulation	Mineral processing
Ammunition manufacture and usage (e.g. shooting ranges)	Mine sites involving waste rock or tailings deposits
Asbestos production, handling or disposal	Oil or gas production or refining
Asphalt/bitumen manufacturing	Paint manufacture and formulation
Battery manufacturing or recycling	Pesticide manufacture and formulation
Boat/ship building, marinas, slip ways and associated boat yards	Petroleum product or oil storage
Boiler or kiln usage	Pharmaceutical manufacture and formulation
Chemical manufacture and formulation (e.g. fertilisers, paints, pesticides, photography, plastics, solvents)	Power stations
Commercial engine and machinery repair sites	Printing
Drum conditioning works	Radio-active material usage (e.g. hospitals)
Dry cleaning establishments	Railway yards
Electrical transformers	Scrap yards and recycling facilities
Ethanol production plants	Sewage treatment plants
Explosives industries	Sheep and cattle dips
Fertiliser manufacturing plants	Sites of fires involving hazardous materials, including firefighting foam use
Fill material imported onto a site from a potentially contaminated source	Sites of incidents involving release of hazardous materials
Foundry operations	Spray painting industries
Gas works	Spray storage and mixing sites (e.g. for orchards)
Herbicide manufacture	Tanning and associated trades
Industrial activities involving hazardous chemicals in significant quantities	Textile operations
Iron and steel works	Tyre manufacturing and retreading works



Landfill sites, including on-site waste disposal and refuse pits	Wood preservation and storage or cutting of treated timber
Metal smelting, refining or finishing	Wool scouring
Metal treatments (e.g. electroplating) and abrasive blasting	

C15.0 Landslip Hazard Code

This Code does not apply as the subject site is not mapped with any overlay as having any landslip hazard.

C16.0 Safeguarding of Airports Code

This Code does not apply as the subject site is not within an airport noise exposure area shown on any prescribed planning scheme map and does not involve any development in airspace.



Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

46 Gardiners Creek Road, St Marys



Prepared for (Client)

Ian McDonald

46 Gardiners Creek Road

ST MARYS TAS 7215

Assessed & Prepared by

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

PO Box 2108 LAUNCESTON TAS 7250

Mobile: 0409 284 422

Version 1

1 May 2024

Job No: RGA-B2522

Executive Summary

The proposed development at 46 Gardiners Creek Road, St Marys, is subject to bushfire threat. A bushfire attack under extreme fire weather conditions is likely to subject buildings at this site to considerable radiant heat, ember attack along with wind and smoke.

The site requires bushfire protection measures to protect the buildings and people that may be on site during a bushfire.

These measures include provision of hazard management areas in close proximity to the buildings, implementation of safe egress routes, establishment of a water supply and construction of buildings as described in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas.

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Schedule 1 – Bushfire Report

1.0 Introduction

The Bushfire Attack Level (BAL) Report and Bushfire Hazard Management Plan (BHMP) has been prepared for submission with a Planning Permit Application under the *Land Use Planning and Approvals Act 1993; Bushfire-Prone Areas Code* and/or a Building Permit Application under the *Building Act 2016 & Regulations 2016*.

The Bushfire Attack Level (BAL) is established taking into account the type and density of vegetation within 100 metres of the proposed building site and the slope of the land; using the simplified method in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas; and includes:

- The type and density of vegetation on the site,
- Relationship of that vegetation to the slope and topography of the land,
- Orientation and predominant fire risk,
- Other features attributing to bushfire risk.

On completion of assessment, a Bushfire Attack Level (BAL) is established which has a direct reference to the construction methods and techniques to be undertaken on the buildings and for the preparation of a Bushfire Hazard Management Plan (BHMP).

1.1 Scope

This report was commissioned to identify the Bushfire Attack Level for the existing property. ALL comment, advice and fire suppression measures are in relation to compliance with *Bushfire-Prone Areas Code* of the Tasmanian Planning Scheme – Break O’Day, the National Construction Code and Australian Standards, *AS 3959-2018, Construction of buildings in bushfire-prone areas*.

1.2 Limitations

The inspection has been undertaken and report provided on the understanding that:-

1. The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

No action or reliance is to be placed on this report; other than for which it was commissioned.

1.3 Proposal

The proposal is for the development of a 2 Lot Subdivision.

2.0 Site Description for Proposal (Bushfire Context)

2.1 Locality Plan

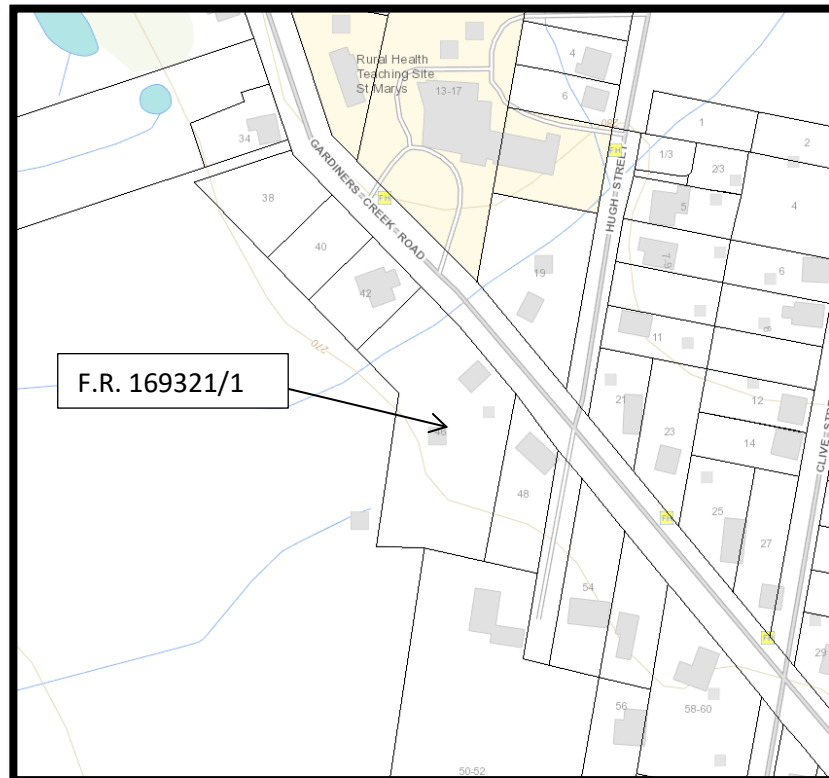


Figure 1: Location Plan of 46 Gardiners Creek Road, St Marys

2.2 Site Details

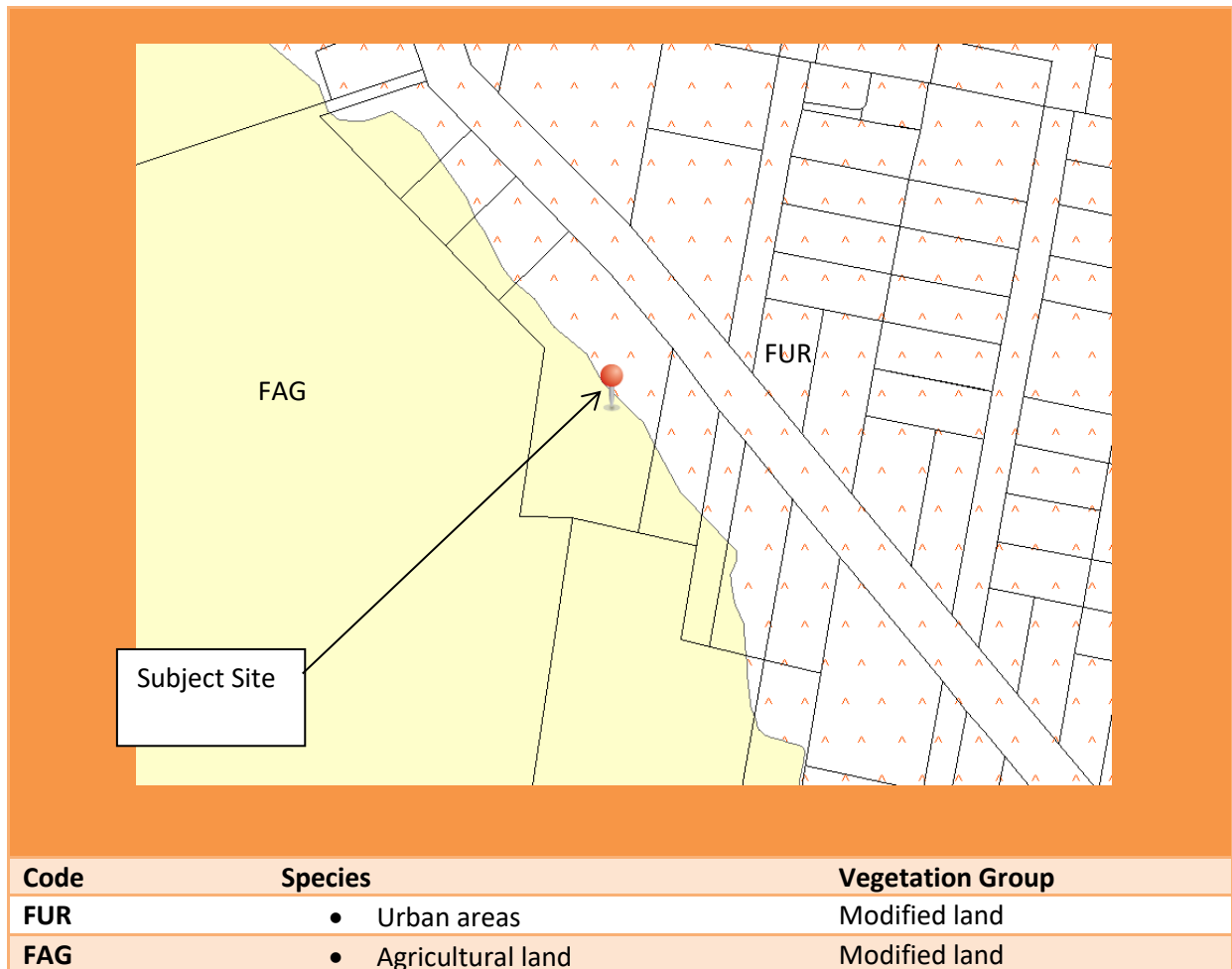
Property Address	46 Gardiners Creek Road, St Marys
Certificate of Title	Volume 169321 Folio 1
Owner	Ian Leslie McDonald
Existing Use	Dwelling
Type of Proposed Work	2 Lot Subdivision
Water Supply	On-site for fire fighting (Lot 2), TasWater Reticulated Supply (Lot 1)
Road Access	Gardiners Creek Road

3.0 Bushfire Site Assessment

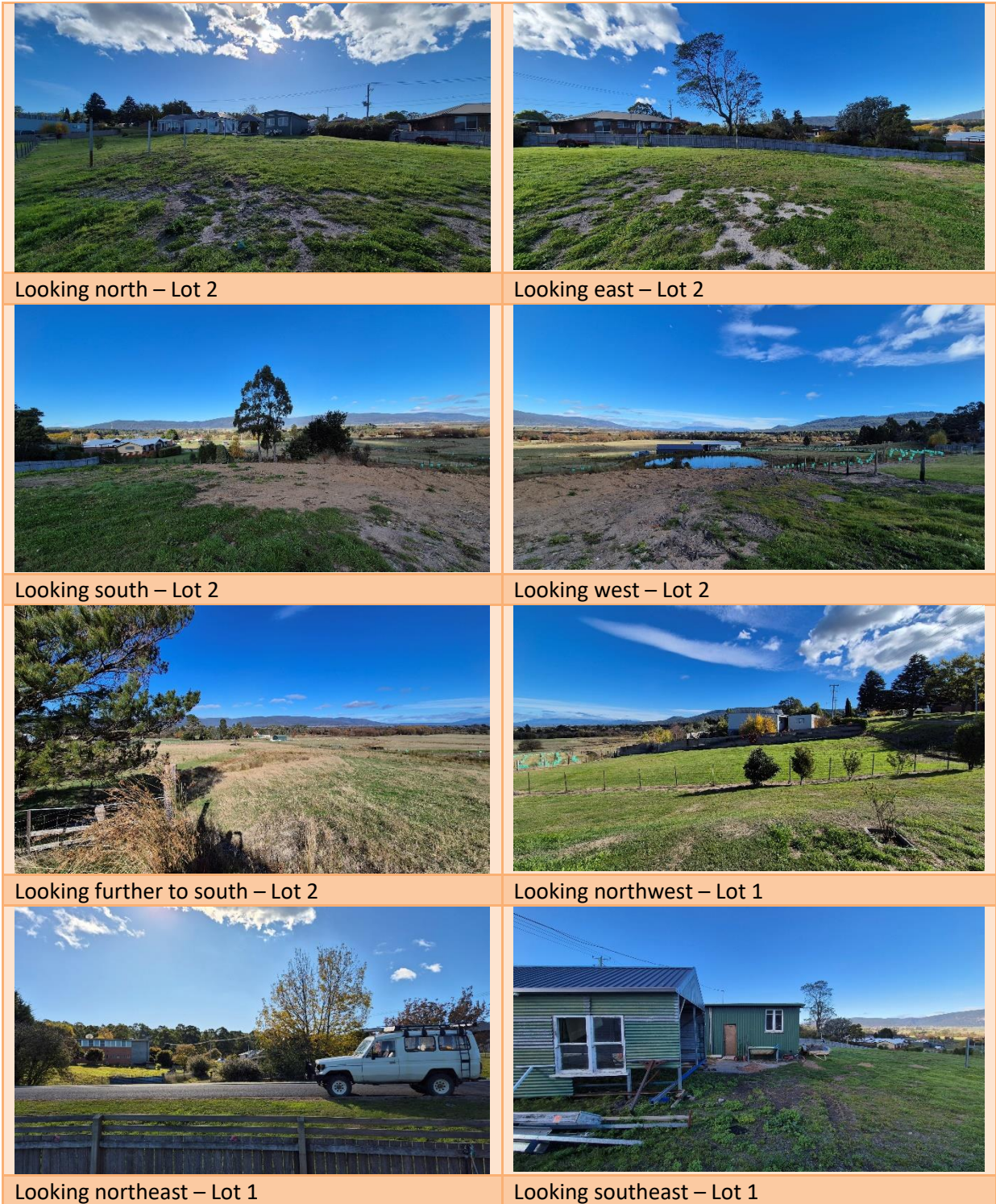
3.1 Vegetation Analysis

3.1.1 TasVeg Classification

Reference to Tasmanian Vegetation Monitoring & Mapping Program (TASVEG) indicates the land in and around the property is generally comprising of varying vegetation types including:



3.1.2 Site & Vegetation Photos





Looking southwest – Lot 1



Existing access – Lot 2 (approx. 3.6m wide)



Proposed access location – Lot 1



Existing fire plug



Existing fire plug



Existing fire plug

3.2 BAL Assessment – Subdivision

The Acceptable Solution in Clause 13.6.1, C13.0 Bushfire-Prone Areas Code requires all lots within the proposed subdivision to demonstrate that each lot can achieve a Hazard Management Area between the bushfire vegetation and each building on the lot with distances equal to or greater than those specified in Table 2.6 of AS3959-2018 Construction of Buildings in Bushfire Prone Areas for **BAL 12.5/19 (Lot 1 and Lot 2)**.

Lot 1

Vegetation classification AS3959	North <input type="checkbox"/> North-East <input checked="" type="checkbox"/>	South <input type="checkbox"/> South-West <input checked="" type="checkbox"/>	East <input type="checkbox"/> South-East <input checked="" type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input checked="" type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland - West
	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land
Effective slope (degrees)	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0° - NW
	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5° - West
	<input type="checkbox"/> >5-10°	<input checked="" type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Distance to classified vegetation	>100m managed	Subject site managed Grassland at #7209 Esk Man Road	>100m managed	NW - >100m managed W – #7209 Esk Man Road grassland
REQUIRED Distance to classified vegetation for BAL 19	N/a	13-<19m	N/a	W – 11-<16m
REQUIRED Distance to classified vegetation for BAL 12.5	N/a	19-<50m	N/a	W – 16-<50m

Lot 2

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land
Effective slope (degrees)	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°
	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Distance to classified vegetation	>100m managed	Grassland at #7209 Esk Man Road, Managed min. 47m at #50-52 Gardiners Creek Rd	>100m managed	Grassland at #7209 Esk Man Road
REQUIRED Distance to classified vegetation for BAL 19	N/a	11-<16m from #7209 Esk Man Road	N/a	11-<16m
REQUIRED Distance to classified vegetation for BAL 12.5	N/a	16-<50m from #7209 Esk Man Road	N/a	16-<50m

3.3 Outbuildings

Not applicable – to be removed.

3.4 Road Access

Roads are to be constructed to provide vehicle access to the site to assist firefighting and emergency personnel to defend the building or evacuate occupants; and provide access at all times to the water supply for firefighting purposes on the building site.

Private access roads are to be maintained from the entrance to the property cross over with the public road through to the buildings on the site.

<p>Lot 2 - (new/existing)</p>	<p>Private access driveways are to be <u>constructed / maintained</u> from the entrance of the property cross over at the public road through to any future habitable building and on-site dedicated firefighting water supply. Private access roads are to be maintained to a standard not less than specified in Table C13.2B. <i>Note: Crossover to be widened prior to Final Plan of Survey being sealed by Council to 4.0m.</i></p>
<p>Lot 1 (new)</p>	<p>Private access driveways are to be <u>maintained</u> from the entrance of the property cross over at the public road through existing dwelling. Private access roads are to be maintained to a standard not less than specified in Table C13.2A.</p>

Table C13.2A: Standards for Property Access

There is no specified design and construction requirements for property access length less than 30m; or access is not required for a fire appliance to access a fire fighting water point.

Table C13.2B: Standards for Property Access

The following design and construction requirements apply to property access length is 30 metres or greater or access for a fire appliance to a fire fighting point:

- (a) All weather construction;
- (b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- (c) Minimum carriageway width of 4 metres;
- (d) Minimum vertical clearance of 4 metres;
- (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- (f) Cross falls of less than 3 degrees (1:20 or 5%);
- (g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- (h) Curves with a minimum inner radius of 10 metres;

- (i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- (j) Terminate with a turning area for fire appliances provided by one of the following:
 - i) A turning circle with a minimum inner radius of 10 metres;
 - ii) A property access encircling the building; or
 - iii) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.

3.5 Water Supply

A building that is constructed in a designated bushfire prone area must provide access at all times to a sufficient supply of water for firefighting purposes on the building site.

The exterior elements of a habitable building in a designated Bushfire prone area must be within reach of a 120m long hose (reticulated) or 90m long hose (static) (lay) connected to –

- (i) A fire hydrant system designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA Edition 2.0; or
- (ii) A stored water supply in a water tank, swimming pool, dam or lake available for fire fighting at all times which has the capacity of at least 10,000L for each separate building area to be protected.

Lot 2– Static Water Supply (new)	<p>On-site water supply is required for any new habitable building as greater than 120m hose lay to furthest part of a dwelling from a hydrant.</p> <p>A water tank of at least 10,000 litres per building area to be protected and above ground pipes and fittings used for a stored water supply must be of non-rusting, non-combustible, non-heat-deforming materials and must be situated more than 6m from a building area to be protected.</p>
Lot 1 – Reticulated Water Supply (existing)	The existing dwelling on Lot 1 is compliant with Table C13.4, being within 120m of a hydrant.

It should be recognised that although water supply as specified above may be in compliance with the requirements of the Building Code of Australia, the supply may not be adequate for all firefighting situations.

Table C13.5: Static Water Supply for Fire Fighting

Column 1	Column 2
Element	Requirement
A. Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> (a) The building area to be protected must be located within 90 metres 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.</p>	<p>Static Water Supplies</p>	<p>A static water supply:</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 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (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 AS 3959-2018 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 6mm thickness.
<p>C.</p>	<p>Fittings, pipework and accessories (including stands and tank supports)</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 diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) If a remote offtake is installed, ensure the offtake is in a position that is: <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 from vehicles.
<p>D.</p>	<p>Signage for static water connections</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 comply</p>

		with: (a) water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or (b) <i>Water Supply Signage Guideline</i> , version 1.0, Tasmanian Fire Service, February 2017.
E.	Hardstand	A hardstand area for fire appliances must be provided: (1) 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); (2) No closer than 6m from the building area to be protected; (3) a minimum width of 3m constructed to the same standard as the carriageway; and (4) Connected to the property access by a carriageway equivalent to the standard of the property access.

4.0 Bushfire-Prone Areas Code Assessment Criteria

Assessment has been completed below to demonstrate the BAL and BHMP have been developed in compliance with the Acceptable Solutions and/or the Performance Criteria as specified in the Bushfire-Prone Areas Code.

C13.4 – Exemptions – Not applicable.

C13.6 Development Standards for Subdivision

C13.6.1 Provision of hazard management areas

		Comments
<input checked="" type="checkbox"/>	A1 (a) & (b)	Specified distances for Hazard Management Areas for BAL 12.5/19 (Lot 1 and Lot 2), as specified on the plan are in accordance with AS3959. The Hazard Management Area for Lot 1 and Lot 2 (whole of both lots) shall be maintained prior to the Council sealing the final plan of survey. The proposal complies.
<input type="checkbox"/>	P1	

C13.6.2 Public and fire fighting access

		Comments
<input type="checkbox"/>	A1 (a)	Not applicable.
<input checked="" type="checkbox"/>	A1 (b)	The private driveway to Lot 1 is accordance with Table C13.2A. The private driveway to Lot 2 will be constructed/maintained in accordance with Table C13.2B at the time of future habitable building. Access is required to on-site dedicated firefighting water supply and where greater than 30m. <i>Note: Existing crossover is to be widened to 4.0m prior to Council sealing Final Plan.</i>
<input type="checkbox"/>	P1	
<input checked="" type="checkbox"/>	A2	Not applicable.

<input type="checkbox"/>	P2	No PC	
C13.6.3 Provision of water supply for fire fighting purposes			
Comments			
<input checked="" type="checkbox"/>	A1	(a) (b)	Not applicable The existing dwelling on Lot 1 is located within 120m hose lay of existing fire plug in Gardiners Creek Road. The acceptable solution is achieved.
<input type="checkbox"/>	P1	No PC	
<input checked="" type="checkbox"/>	A2	(a) (b)	Not applicable. Any new habitable building on Lot 2, at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.
<input type="checkbox"/>	A2	(c)	Not applicable.
<input type="checkbox"/>	P2	No PC	

5.0 Layout Options

Not relevant to this proposal.

6.0 Other Planning Provisions

Not relevant to this proposal.

7.0 Conclusions and Recommendations

Mitigation from bushfire is dependent on the careful management of the site by maintaining reduced fuel loads within the hazard management areas and within the site generally and to provide sources of water supply dedicated for firefighting purposes and the construction and maintenance of a safe egress route.

The site has been assessed as demonstrating a building area that have the dimensions equal to or greater than the separation distance required for BAL 12.5/19 (Lots 1 & 2) in Table 2.6 of AS 3959 – 2018 Construction of Buildings in Bushfire Prone Areas.

Access

The private driveway to Lot 1 shall be maintained into perpetuity in accordance with Table C13.2A.

The private driveway within Lot 2 will be constructed in accordance with Table C13.2B at the time of future habitable building. *Note: The existing crossover (Lot 2) is not to standard and must be widened to 4.0m in width prior to Council sealing the Final Plan of Survey.*

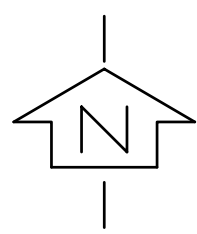
Water Supplies

Any new habitable building on Lot 2 at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.


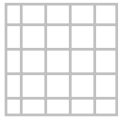
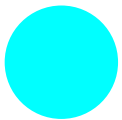



Fuel Managed Areas

Hazard Management Areas as detailed within the plan shall be constructed and maintained as detailed in Schedule 2. For Lot 1 and Lot 2, Hazard Management Area (whole of lots) is to be maintained prior to the final plan of survey being sealed by Council and must be managed into perpetuity.

Schedule 2 – Bushfire Hazard Management Plan



LEGEND

-  INDICATIVE 15m X 10m DWELLING
-  HAZARD MANAGEMENT AREA
-  PROPOSED STATIC WATER SUPPLY (SUGGESTED LOCATION)
-  INDICATIVE BAL - 19 BUILDABLE AREA
-  INDICATIVE BAL - 12.5 BUILDABLE AREA
-  EXISTING DWELLING

NOTES

- PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C13.2A (LOT 1) / C13.2B (LOT 2) - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.4/C13.5 - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- HABITABLE BUILDINGS MUST BE FULLY CONSTRUCTED TO BAL-19 IF ANY FACADE IS WITHIN THE BAL-19 BUILDING AREA
- THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B2522, R.GREEN, 1 MAY 2024
- THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - BREAK O'DAY (EFFECTIVE 23 AUGUST 2023)



Form 55

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Owner /Agent
 Address
 Suburb/postcode^a

Form **55**

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

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

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –
- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

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

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

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

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan (Rebecca Green & Associates, 1 May 2024, Version 1, Job No. RGA-B2522)
Relevant	N/A
References:	<i>Tasmanian Planning Scheme – Break O’Day, Bushfire-Prone Areas Code Australian Standard 3959-2018</i>

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

1. Assessment of the site Bushfire Attack Level (to Australian Standard 3959-2018)
2. Bushfire Hazard Management Plan showing BAL-12.5/19 (Lot 1 and Lot 2).

Scope and/or Limitations

Scope

This report and certification was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with *Tasmanian Planning Scheme – Break O’Day, Bushfire-Prone Areas Code C13.0*, the *Building Act 2016 & Regulations 2016*, *National Construction Code* and *Australian Standard 3959-2018, Construction of buildings in bushfire-prone areas*.


Limitations

The assessment has been undertaken and report provided on the understanding that:-

1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this certificate.
2. The report only identifies the size, volume and status of vegetation at the time the inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.
4. No assurance is given or inferred for the health, safety or amenity of the general public, individuals or occupants in the event of a Bushfire.
5. No warranty is offered or inferred for any buildings constructed on the property in the event of a Bushfire.

No action or reliance is to be placed on this certificate or report; other than for which it was commissioned.

I certify the matters described in this certificate.

Qualified person:	<i>Signed:</i> 	<i>Certificate No:</i> RG-088/2024	<i>Date:</i> 1 May 2024
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Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code

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:

46 Gardiners Creek Road, St Marys

Certificate of Title / PID:

F.R. 169321/1, PID3357259

2. Proposed Use or Development

Description of proposed Use and Development:

2 Lot Subdivision

Applicable Planning Scheme:

Tasmanian Planning Scheme – Break O’Day

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Proposal Plan – Proposed Subdivision Ref: 13737, Sheet 2 of 2	Leary Cox & Cripps Land & Engineering Surveyors	18-03-24	A
Bushfire Hazard Assessment Report	Rebecca Green	1 May 2024	1
Bushfire Hazard Management Plan	Rebecca Green	1 May 2024	1

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)	Insufficient increase in risk

<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	Emergency management strategy
<input type="checkbox"/> E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<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	Emergency management strategy
<input type="checkbox"/> E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input checked="" 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)	Insufficient increase in risk
<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') <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by</i>

		<i>Rebecca Green & Associates, 1 May 2024 demonstrating BAL 12.5/19 for Lots 1 & 2.</i>
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" 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	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 1 May 2024.</i>

<input checked="" 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)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 1 May 2024 – Lot 1.</i>
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 1 May 2024 – Lot 2.</i>
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:

Rebecca Green

Phone No:

0409 284 422

Postal Address:

PO Box 2108
Launceston, Tas 7250

Email Address:

admin@rgassociates.com.au

Accreditation No:

BFP – 116

Scope:

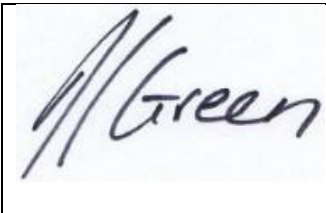
1, 2, 3A, 3B, 3C

6. Certification

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

- Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name:

Rebecca Green

Date:

1 May 2024

Certificate
Number:

RGA-029/2024

(for Practitioner Use only)

Attachment 2 – AS3959-2018 Construction Requirements

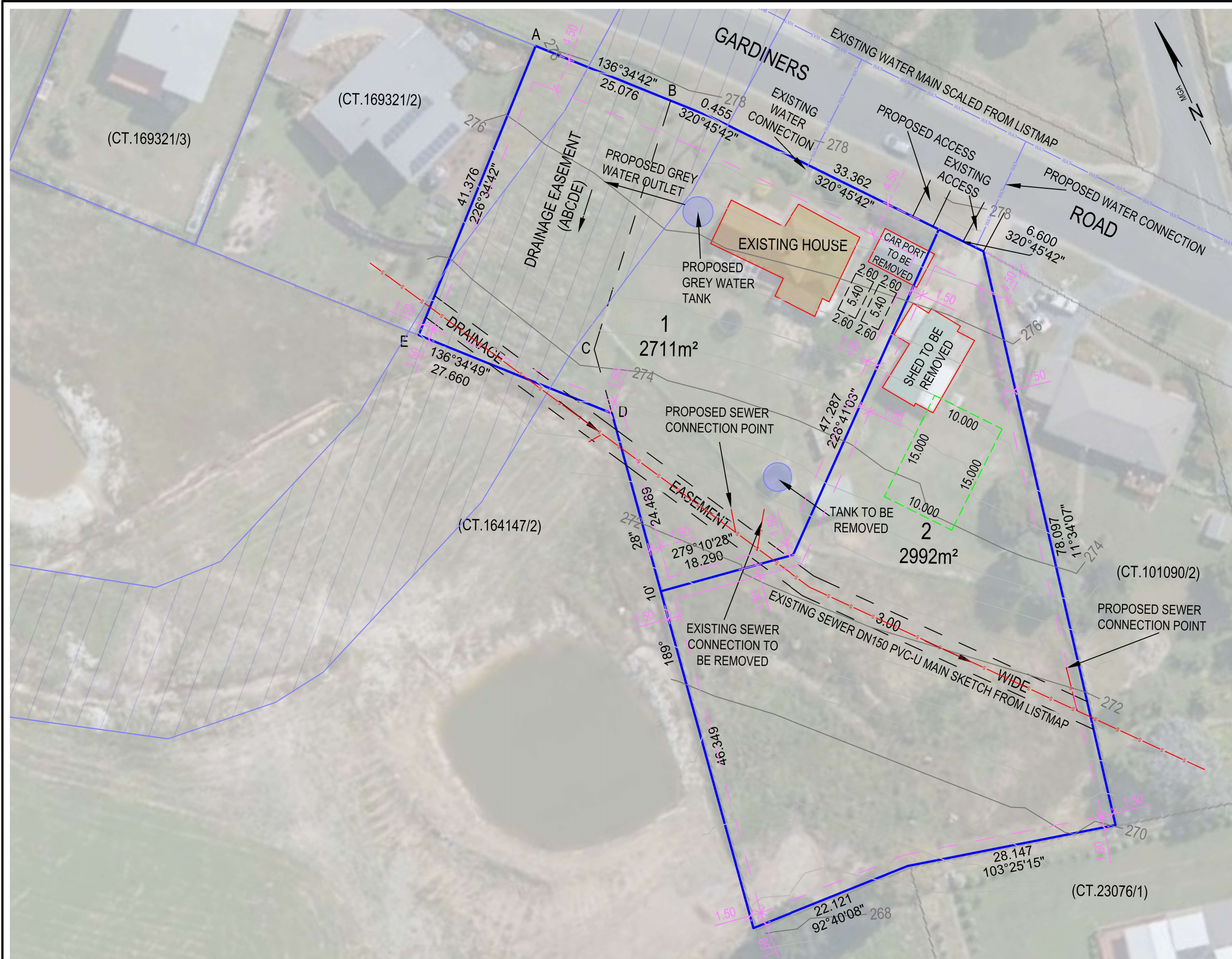


	BAL—LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL –FZ (FLAMEZONE)
SUBFLOOR SUPPORTS	No special construction requirements	No special construction requirements	Enclosure by external wall or by steel, bronze or aluminium mesh	Enclosure by external wall or by steel, bronze or aluminium mesh. Non-combustible or naturally fire resistant timber supports where the subfloor is unenclosed	If enclosed by external wall refer below “External Walls” section in table or non-combustible sub-floor supports, or tested for bushfire resistance to AS1530.8.1	Enclosure by external wall or non-combustible with an FRL of 30/-/- or to be tested for bushfire resistance to AS1530.8.2
FLOORS	No special construction requirements	No special construction requirements	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground or enclosure by external wall or protection of underside with a non-combustible material such as fibre cement sheet or be non-combustible or to be tested for bushfire resistance to AS1530.8.1	Concrete slab on ground or enclosure by external wall or an FRL of 30/30/30 or protection of underside 30 minute incipient spread of fire system or to be tested for bushfire resistance to AS1530.8.2
EXTERNAL WALLS	No special construction requirements	As for BAL-19	Parts less than 400mm above ground or decks etc to be of non-combustible material, 6mm fibre cement clad or bushfire resistant/ naturally fire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed, or steel framed walls sarked on the outside and clad with 6mm fibre cement sheeting or steel sheeting or bushfire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed, or steel framed walls sarked on the outside and clad with 9mm fibre cement sheeting or steel or to be tested for bushfire resistance to AS1530.8.1	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) with a minimum thickness of 90mm or a FRL of -/30/30 when tested from outside or to be tested for bushfire resistance to AS1530.8.2
EXTERNAL WINDOWS	No special construction requirements	4mm grade A Safety Glass of glass blocks within 400m of ground, deck etc with Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber	5mm toughened glass or glass bricks within 400mm of the ground, deck etc with openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber. Above 400mm annealed glass can be used with all glass screened	5mm toughened glass with openable portion screened and frame of metal or metal reinforced PVC-U, or bushfire resistant timber and portion within 400mm of ground, deck, screen etc screened	6mm toughened glass. Fixed and openable portion screened with steel or bronze mesh	Protected by bushfire shutter or FRL of -/30/- and openable portion screened with steel or bronze mesh or be tested for bushfire resistance to AS1530.8.2
EXTERNAL DOORS	No special construction requirements	As for BAL-19 except that door framing can be naturally fire resistant (high density) timber	Screened with steel, bronze or aluminium mesh or glazed with 5mm toughened glass, non-combustible or 35mm solid timber for 400mm above threshold, metal or bushfire resistant timber framed for 400mm above ground, decking etc. tight-fitting with weather strips at base	Screened with steel, bronze or aluminium mesh or non-combustible, or 35mm solid timber for 400mm above threshold. Metal or bushfire resistant timber framed tight-fitting with weather strips at base	Non-combustible or 35mm solid timber, screened with steel or bronze mesh, metal framed, tight-fitting with weather strips at base	Protected by bushfire shutter or tight-fitting with weather strips at base and a FRL of -/30/-
ROOFS	No special construction requirements	As for BAL-19 (including roof to be fully sarked)	Non-combustible covering, roof/wall junctions sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked.	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked and no roof mounted evaporative coolers	Roof with FRL of 30/30/30 or tested for bushfire resistance to AS1530.8.2. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. No roof mounted evaporative coolers
VERANDAS DECKS ETC.	No special construction requirements	As for BAL-19	Enclosed sub floor space—no special requirements for materials except within 400mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300mm horizontally and 400mm vertically from a glazed element	Enclosed sub floor space or non-combustible or bushfire resistant timber supports. Decking to be non-combustible or bushfire resistant timbers	Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible	Enclosed sub floor space or non-combustible supports. Decking to have no gaps and be non-combustible

Please note: The information in the table is a summary of the construction requirements in the AS3959-2018 standard and is not intended as a design or construction guide. You should consult the standard for the full technical details.

Attachment 3 – Proposal Plan

**Leary Cox & Cripps
Land & Engineering Surveyors**



IMPORTANT NOTE:
 This plan was prepared as a proposed subdivision to accompany a subdivision application to the Clarence City Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. **The location of existing house and contours have been scaled off ListMap data and not from field survey.** This note is an integral part of this plan.

ZONE - GENERAL RESIDENTIAL 8

OVERLAYS:

STORMWATER
 MANAGEMENT SPECIFIC
 AREA PLAN - SITE ENTIRETY

PRIORITY VEGETATION
 AREA - SITE ENTIRETY

BUSHFIRE-PRONE AREAS -
 SITE ENTIRETY

WATERWAY AND COSTAL
 PROTECTION AREA

SETBACK

15X10 BUILDING AREA

2.6m X 5.4m PARKING SPACE

AMENDMENTS		
No.	Revision/Issue	Date
A	Setbacks and parking spaces added	18-03-24



Unit G04 40 Mollie Street,
 HOBART TAS 7000
 P 03 6118 2030
 E admin@lccsurvey.com

Project Name and Address
**46 GARDINERS CREEK ROAD
 ST MARYS
 TAS 7215**

Drawing Title
**PROPOSAL PLAN - PROPOSED
 SUBDIVISION**

Client
 IAN MCDONALD
 CT.169321/1

SCALE
 0 5 10 15 20
 1:500 at A3

THIS DOCUMENT IS, AND SHALL REMAIN, THE PROPERTY OF LEARY, COX & CRIPPS, LAND & ENGINEERING SURVEYORS. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THE DOCUMENT IN ANY WAY IS PROHIBITED.

Contour Interval
 0.500 m

Date
 20 / 12 / 23

SHEET
 2 of 2

DRAWN
 LO

CHK'D
 DC

FILE REF:
13737

GeoCivil Ref
 1373720

AutoCAD Ref
 1373720

DATUM
 GDA2020

Horz:
 AHD

Vert:
 AHD

Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline

10,000 LITRE DOMESTIC FIREFIGHTING STATIC WATER INDICATOR SIGN

SIGN WIDTH TO BE 3 X LETTER HEIGHT

300 MM MINIMUM

CIRCULAR BAND THICKNESS TO BE
0.15 TIMES LETTER HEIGHT

MINIMUM 15 MM

SIGN HEIGHT TO BE 3 X LETTER HEIGHT

300 MM MINIMUM

LETTER HEIGHT (H)
MINIMUM 100MM

MINIMUM 100 MM

200MM MINIMUM

LETTERING TO BE UPPERCASE AND NOT LESS THAN 100MM IN HEIGHT

INSIDE DIAMETER OF CIRCULAR BAND TO BE 2 TIMES LETTER HEIGHT

SIGN SIZE DIMENSIONS
3 X LETTER HEIGHT HIGH AND 3 X LETTER HEIGHT WIDE.

THICKNESS OF CIRCULAR BAND TO BE 0.15 TIMES LETTER HEIGHT

TEXT STYLE TO BE IN ACCORDANCE WITH AS1744.2015, SERIES F

SIGN TO BE IN FADE RESISTING MATERIAL WITH WHITE REFLECTIVE LETTERING AND CIRCLE ON A RED BACKGROUND

RED TO BE R-13 SIGNAL RED COLOUR CODE 1795U

WHITE SUBSTRATE COLOUR TO BE PMS 186C

SIGN TO BE CONSTRUCTED FROM UV STABILIZED, NON FLAMMABLE AND NON HEAT DEFORMING MATERIAL

SIGN TO BE PERMANENTLY FIXED

CIRCLE INNER DIAMETER
2 X LETTER HEIGHT



Tasmania Fire Service

References

- (a) Tasmanian Planning Commission 2021, *Tasmanian Planning Scheme – Break O’Day (Effective 23 August 2023)*, C13.0 Bushfire-Prone Areas Code, Tasmania.
- (b) Australian Standards, AS 3959-2018, *Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney NSW.
- (c) Resource Management & Conservation Division of the Department Primary Industry & Water September 2006, TASVEG, *Tasmanian Vegetation Map*, Tasmania.
- (d) Tasmanian Government, Land Information System Tasmania, www.thelist.tas.gov.au