

Development Standards for Subdivision  
13.5.1 Rural Living - Area B  
A1-Lot areas comply with A1.  
A2-Does not comply-is subject to code 117. Does comply with P2.  
A3-Exception. Lot 2 is an internal Lot.  
A4-Does not comply. Does comply with P4.  
A5-Complies.

 Potential Dispersive Soils - Code 117.DIS

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 byNearmap (<https://apps.nearmap.com/>), © 2020 Nearmap, HERE  
Base data from the LIST ([www.thelist.tas.gov.au/](http://www.thelist.tas.gov.au/)), © State of Tasmania

E				
D				
C				
B				
A	Proposed boundary changed, detail survey contours added	MF	17-11-20	MF
REV	AMENDMENTS	DRAWN	DATE	APPR.

**OWNER:** GREGORY KEVIN EASTERMAN  
**TITLE REFERENCE:** C.T.143314/4  
**LOCATION:** 5 SUNNYVIEW PLACE  
HONEYWOOD

**Proposed Subdivision**

<b>Date:</b> 6-8-2020	<b>Reference:</b> EASGR01 11289-01
<b>Scale:</b> 1:1250 (A3)	<b>Municipality:</b> BRIGHTON



JMG Ref: 203150PH

23 November 2020

Patrick Carroll, Senior Planner  
Brighton Council  
1 Tivoli Road, Old Beach Tas 7017  
Via email - [admin@brighton.tas.gov.au](mailto:admin@brighton.tas.gov.au)

Dear Patrick,

**APPLICATION FOR SUBDIVISION PERMIT - SA 2020/00029, 5 Sunnyview Place, Honeywood**

Please refer to the following with regards to two 'request for additional information' (RFI) letters from Brighton Council, with the first received on 27 August 2020 and the second received on 10 September 2020.

The required additional information is addressed in sequence below.

**1. ITEM 1 - BUSHFIRE HAZARD MANAGEMENT**

A Bushfire Hazard Management Plan has been prepared and is currently being reviewed by the Tasmanian Fire Service (TFS). Once the review of it has been completed a copy will be provided to Brighton Council in response to the RFI.

**2. ITEM 2 - CONCEPT SERVICES PLAN**

Concept Servicing Plans to address the following requirements have been prepared and can be found in Attachment A:

- a. Contours showing AHD levels at 2m intervals or less;
- b. Natural drainage lines, watercourses on or adjacent to the site;
- c. The location, capacity of any existing services or easements on the site or connected to the site;
- d. Existing vehicle access to the site and adjoining sites;
- e. Proposed driveways within the site - including any connections to other driveways and how they are to be drained;
- f. Main utility service connection points and easements.

117 Harrington Street  
Hobart 7000  
Phone (03) 6231 2555  
Fax (03) 6231 1535  
[infohbt@jmg.net.au](mailto:infohbt@jmg.net.au)

49-51 Elizabeth Street  
Launceston 7250  
Phone (03) 6334 5548  
Fax (03) 6331 2954  
[infohbt@jmg.net.au](mailto:infohbt@jmg.net.au)

Johnstone McGee &  
Gandy Pty Ltd  
ABN 76 473 834 852  
ACN 009 547 139  
as trustee for Johnstone  
McGee & Gandy  
Unit Trust

[www.jmg.net.au](http://www.jmg.net.au)

### 3. ITEM 3 - FURTHER INFORMATION FOR LOT DESIGN (13.5.1)

An assessment against Clause 13.5.1 (Lot Design) follows.

#### 13.5.1 Lot Design

<p><b>Objective:</b></p> <p><i>To provide for new lots that:</i></p> <ul style="list-style-type: none"> <li><i>a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements;</i></li> <li><i>b) contain building areas which are suitable for residential development, located to avoid hazards and values and will not lead to land use conflict and fettering of resource development use on adjoining rural land;</i></li> <li><i>c) are not internal lots, except if the only reasonable way to provide for infill development in existing subdivided areas.</i></li> </ul>	
<p><b>A4</b></p> <p><i>No lot is an internal lot.</i></p>	<p><b>P4</b></p> <p><i>An internal lot must satisfy all of the following:</i></p> <ul style="list-style-type: none"> <li><i>a) access is from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;</i></li> <li><i>b) it is not reasonably possible to provide a new road to create a standard frontage lot;</i></li> <li><i>c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;</i></li> <li><i>d) the lot will contribute to the more efficient utilisation of rural living land;</i></li> <li><i>e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;</i></li> <li><i>f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</i></li> <li><i>g) passing bays are provided at appropriate distances along the access strip to service the likely future use of the lot;</i></li> <li><i>h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;</i></li> <li><i>i) a sealed driveway is provided on the access strip prior to the sealing of the final plan;</i></li> <li><i>j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.</i></li> </ul>

As both lots within the proposed subdivision are internal lots, the Acceptable Solution (A4) is not met. Therefore, an assessment against the Performance Criteria (P4) is as follows:

- As the lot to be subdivided is to the rear of other internal lots and lots with direct access to Sunnyview Place, such constraints mean that an internal lot configuration is the only reasonable option to efficiently utilise land, satisfying sub-clause (a);
- As the access driveway to the lot that is the subject of this application is placed between two other access driveways to other internal lots, creation of a standard frontage lot is not possible, satisfying sub-clause (b);
- The subdivision site is already an internal lot and as there is no alternative frontage for either of the lots due to their location being behind other internal lots, the proposal is considered the only reasonable way to subdivide the rear of an existing lot, satisfying sub-clause (c);
- As the subject site of this proposal is approximately twice the size of the rural living lots north of the subject site and the subdivision into two lots will improve efficient utilisation of rural living land, sub-clause (d) is considered to be furthered;
- Given the subject site is only to be subdivided to provide one additional lot and uses allowed within the 'Rural Living' zone (which the site is within) are of a nature that will not detract from the amenity of neighbouring land, subsequent development and use of the site will likely be in accordance with sub-clause (e);
- Within the proposed subdivision, lot 1 will have an access strip 6m wide and lot 2 will have a 6m wide Right of Way over lot 1's 6m wide access strip, as shown on the subdivision plans in Attachment B. This arrangement satisfies sub-clause (f); As the width of the access strip is 119m long, it has been considered against *Clause E6.7.3 'Vehicular Passing Areas Along an Access'* within the Development Standards of the Parking and Access Code. As the access strip width is 6m, it exceeds the minimum width requirement of 5.5m specified in the Clause. Furthermore, it will not require passing areas and the maximum interval requirements (of no more than 30 m along the access) are not applicable as the entirety of the access strip width is 6m. Sub-clause (g) is therefore considered to be satisfied;
- The 'lots' access strip is combined with no more than 3 others, satisfying sub-clause (h);
- A sealed driveway is provided on the access strip as shown on the updated subdivision plan attached in Attachment B;
- As the lot does not front any public open space or public rights of way, sub-clause (j) is not considered applicable.

On the basis of the above, the proposal is considered to satisfy the Performance Criteria (P4).



#### 4. ITEM 4 - TAS WATER FURTHER INFORMATION

The Concept Servicing Plans found in Attachment A display the water servicing requirements as outlined by TasWater in recent discussions with JMG. A new water meter is provided within the Sunnyview Place cul-de-sac head and the property connection extends down the shared driveway within a private services easement and into the proposed Lot 2.

We trust this satisfies Council's request however if further information or clarification is required with respect to this request, please contact me on 6231 2555 or at [planning@jmg.net.au](mailto:planning@jmg.net.au).

Yours faithfully

**JOHNSTONE MCGEE & GANDY PTY LTD**

A handwritten signature in black ink, reading 'G Priest', is positioned above the printed name.

**Gabrielle Priest  
TOWN PLANNER**

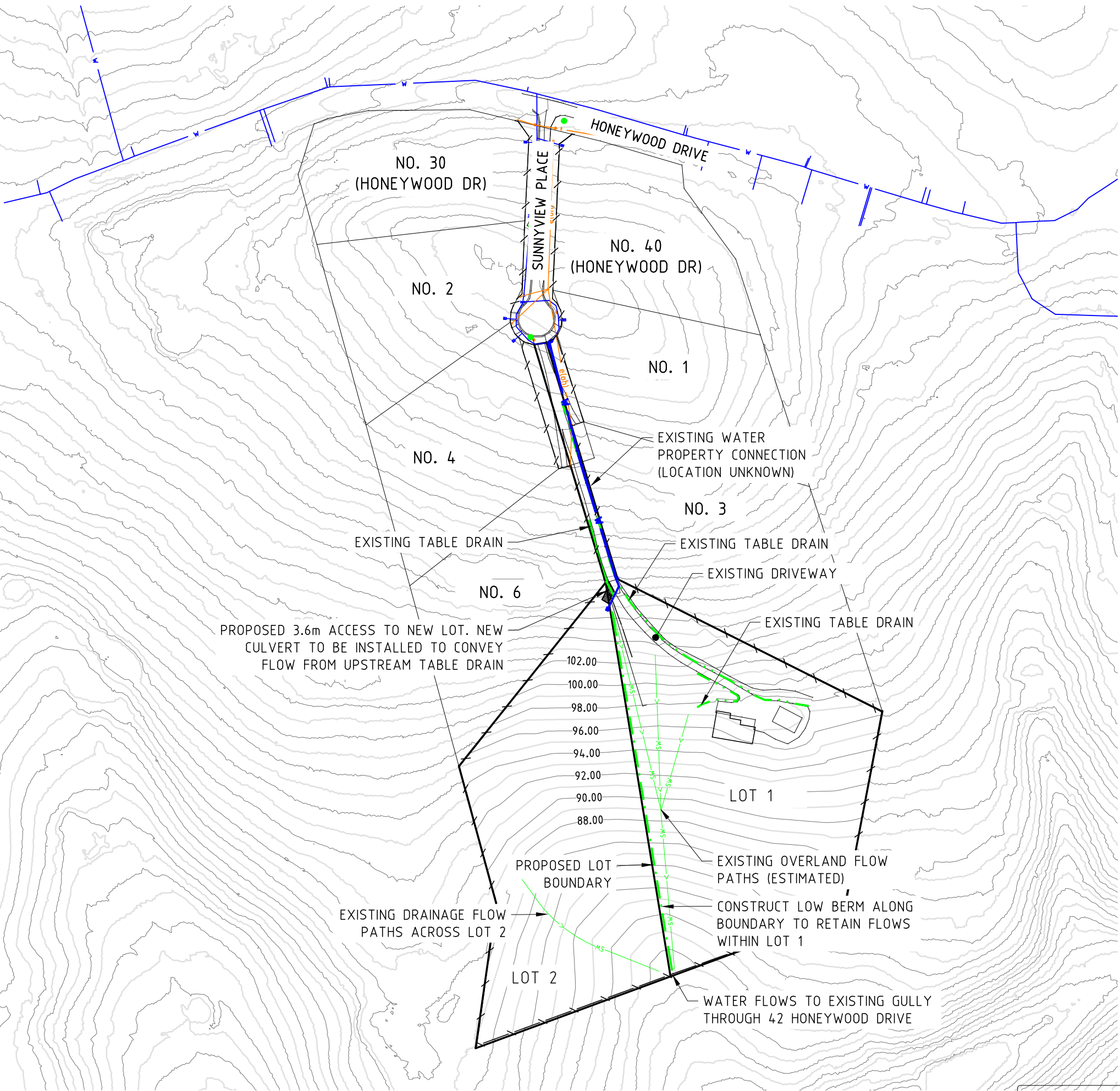


## **ATTACHMENT A**

---

### **Concept Services Plan**





P1	06.11.2020	FOR CLIENT REVIEW
REV	DATE	REMARK
SAFETY IN DESIGN REPORT		
In accordance with the Workplace Health & Safety Acts and Regulations JMG have considered the potential hazards and risks that are specific to this design.		
The following risks which are unique to this design have been identified:		NIL
This report does not relieve contractors from their responsibilities under the Act to identify, report, mitigate and manage all aspects of risk and safety.		



**Engineers & Planners**

**Johnstone McGee & Gandy Pty. Ltd.**

ACN 009 547 139 ABN 76 473 834 852

117 Harrington Street, Hobart, Tas (03) 6231 2555  
49-51 Elizabeth Street, Launceston, Tas (03) 6334 5548  
www.jmg.net.au infohbt@jmg.net.au infohbt@jmg.net.au

PROJECT  
**5 SUNNYVIEW PLACE,  
HONEYWOOD  
SUBDIVISION**

TITLE  
**OVERALL SITE PLAN**

Accepted Discipline Head (Discipline Head)	Date	
Accepted Team Leader (Team Leader)	Date	
Approved Group Manager (Group Manager)	Date	
This document must be signed "Approved" by JMG to authorise it for use. JMG accept no liability whatsoever for unauthorised or unlicensed use.		
SCALES @ A3	DESIGNED BY	DRAWN BY
	CJM	RWH
1:2000	PLOT DATE	10/11/2020

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check Architects & other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. JMG accepts no responsibility for dimensional information scaled or digitally derived from this document.

PLOT DETAILS CIVIL3D BASE.DWG

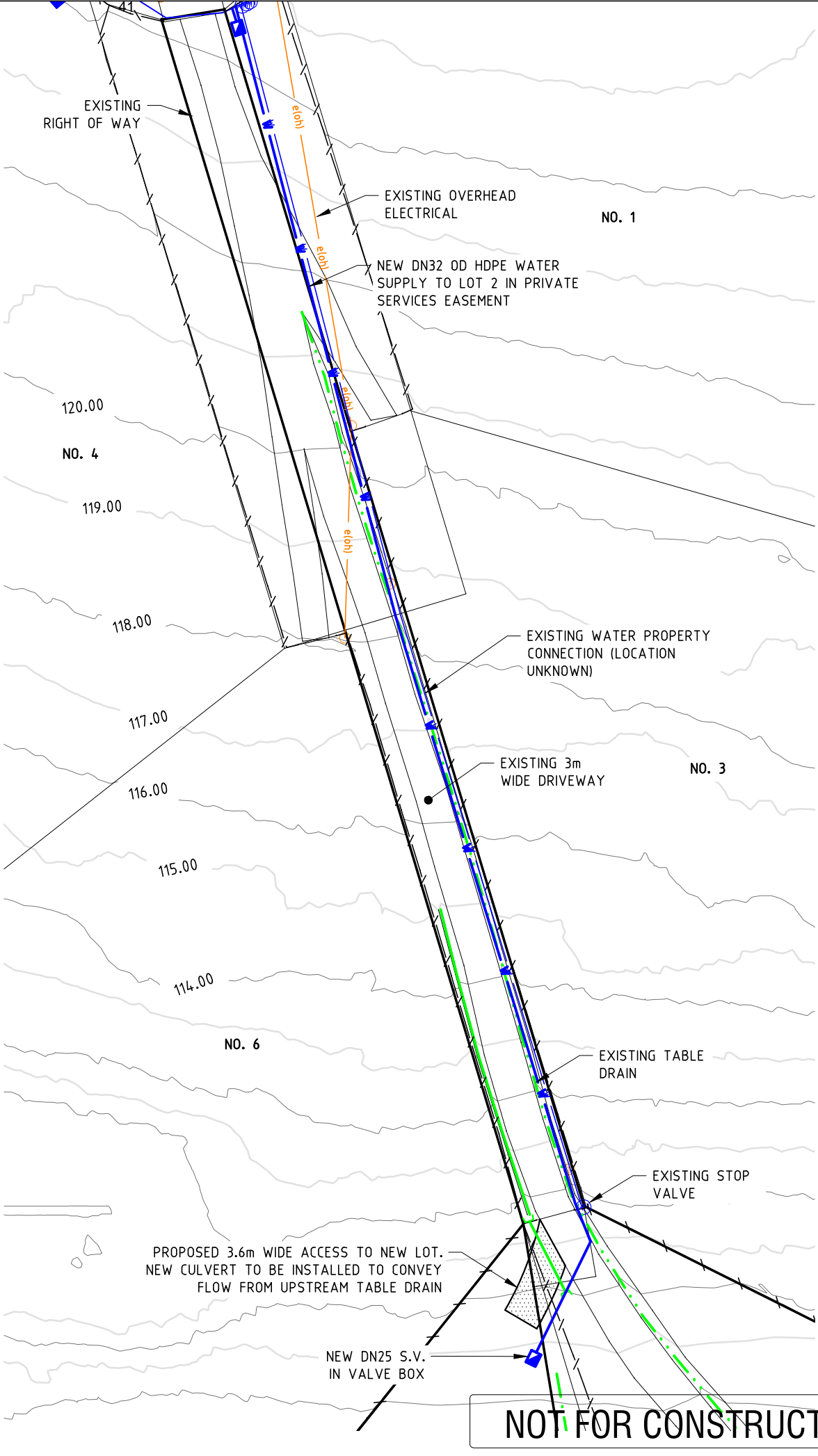
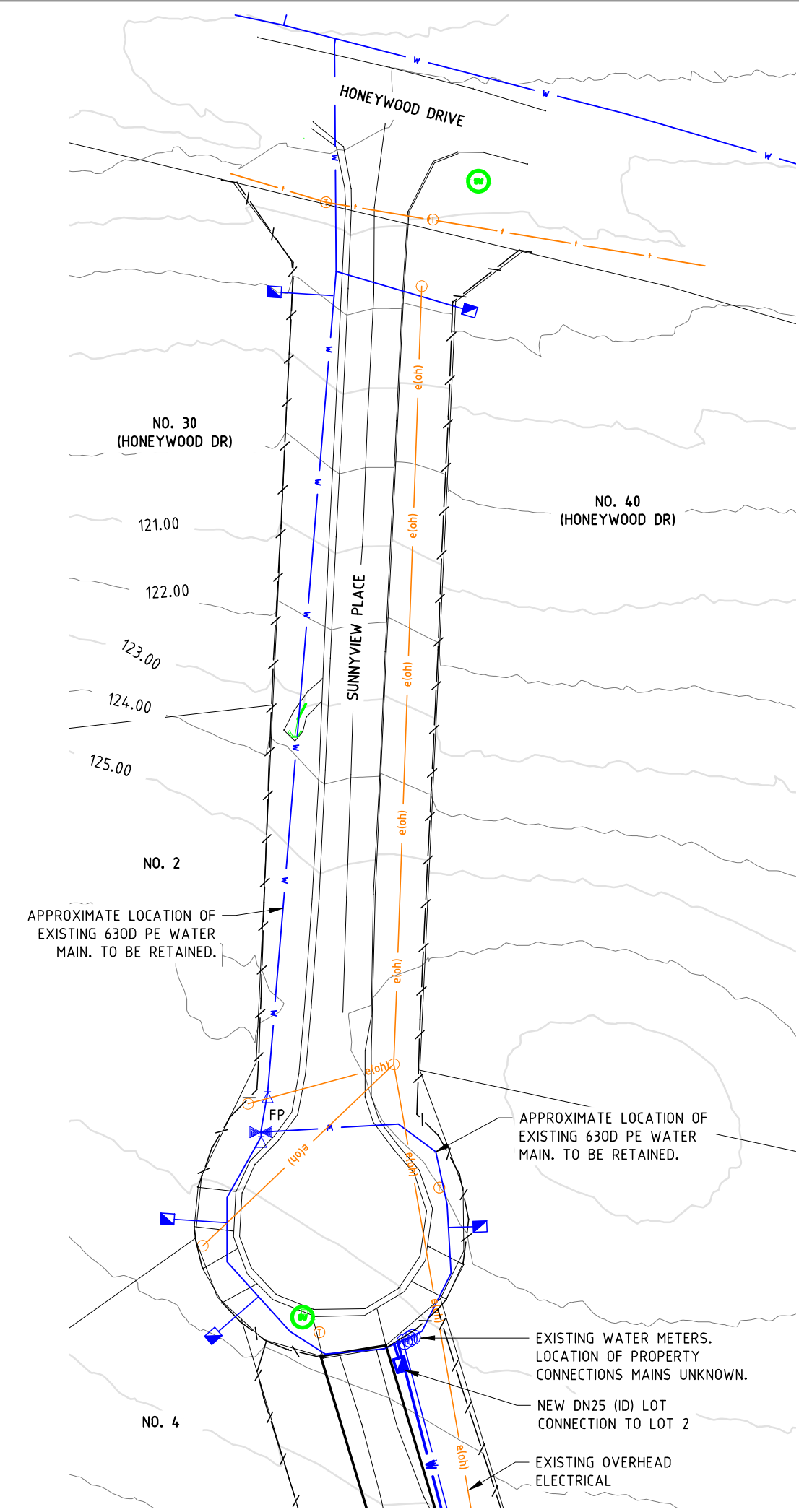
PROJECT NO. **J203150PH**

DWG NO.	REVISION
<b>C01</b>	<b>P1</b>

Copyright © All rights reserved. This drawing and its intellectual content remains the intellectual property of JOHNSTONE MCGEE & GANDY PTY LTD (JMG). The recipient client is licensed to use this drawing for its commissioned purpose subject to authorisation per note above. Unlicensed use is prohibited. Unlicensed parties may not copy, reproduce or retransmit or amend this document or any part of this document without JMG's prior written permission. Amendment of this document is prohibited by any party other than JMG. JMG reserve the right to revoke the licence for use of this document.

NOT FOR CONSTRUCTION





P1	06.11.2020	FOR CLIENT REVIEW
REV	DATE	REMARK
SAFETY IN DESIGN REPORT		
In accordance with the Workplace Health & Safety Acts and Regulations JMG have considered the potential hazards and risks that are specific to this design.		
The following risks which are unique to this design have been identified:		NIL
This report does not relieve contractors from their responsibilities under the Act to identify, report, mitigate and manage all aspects of risk and safety.		

**JMG**  
Engineers & Planners

**Johnstone McGee & Gandy Pty. Ltd.**  
ACN 009 547 139      ABN 76 473 834 852  
117 Harrington Street, Hobart, Tas      (03) 6231 2555  
49-51 Elizabeth Street, Launceston, Tas      (03) 6334 5548  
www.jmg.net.au    infohbt@jmg.net.au    infohlt@jmg.net.au

PROJECT  
**5 SUNNYVIEW PLACE,  
HONEYWOOD  
SUBDIVISION**

TITLE  
**ROAD, DRIVEWAY & DETAILED  
SERVICES PLAN**

Accepted Discipline Head (Discipline Head)	Date
Accepted Team Leader (Team Leader)	Date
Approved Group Manager (Group Manager)	Date
This document must be signed "Approved" by JMG to authorise it for use. JMG accept no liability whatsoever for unauthorised or unlicensed use.	

SCALES @ A3	DESIGNED BY	DRAWN BY
	CJM	RWH
1:500	PLOT DATE	10/11/2020

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check Architects & other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. JMG accepts no responsibility for dimensional information scaled or digitally derived from this document.

PLOT DETAILS	CIVIL3D BASE.DWG
PROJECT NO.	<b>J203150PH</b>
DWG NO.	<b>C02</b>
REVISION	<b>P1</b>

Copyright © All rights reserved. This drawing and its intellectual content remains the intellectual property of JOHNSTONE MCGEE & GANDY PTY LTD (JMG). The recipient client is licensed to use this drawing for its commissioned purpose subject to authorisation per note above. Unlicensed use is prohibited. Unlicensed parties may not copy, reproduce or retransmit or amend this document or any part of this document without JMG's prior written permission. Amendment of this document is prohibited by any party other than JMG. JMG reserve the right to revoke the licence for use of this document.

## **ATTACHMENT B**

---

### **Subdivision Plans**



ROGERSON

& BIRCH

SURVEYORS

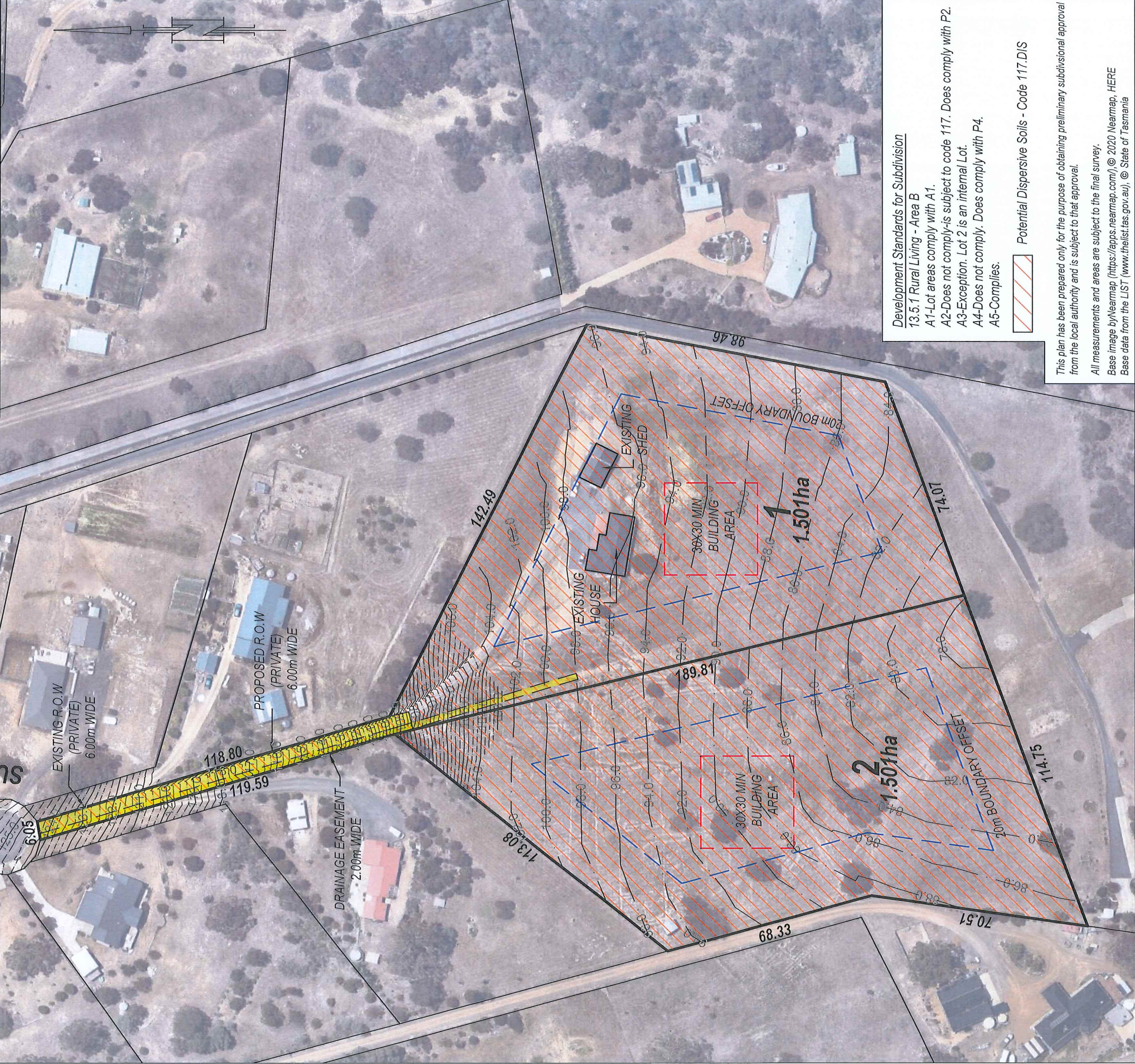
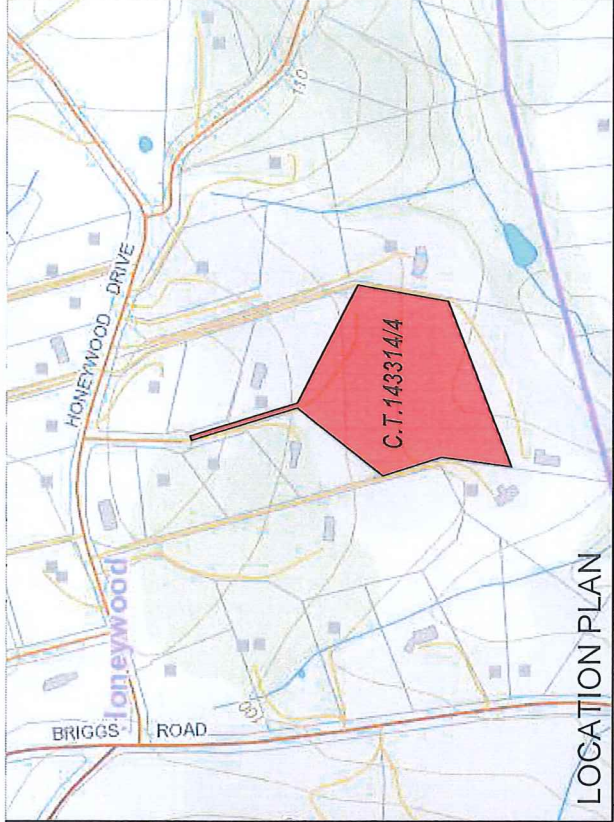
UNIT 1, 2 KENNEDY DRIVE

CAMBRIDGE 7170

PHONE: (03)6248 5898

EMAIL: admin@rbsurveyors.com

WEB: www.rbsurveyors.com



Development Standards for Subdivision  
13.5.1 Rural Living - Area B  
A1-Lot areas comply with A1.  
A2-Does not comply-is subject to code 117. Does comply with P2.  
A3-Exception. Lot 2 is an internal Lot.  
A4-Does not comply. Does comply with P4.  
A5-Complies.

Potential Dispersive Soils - Code 117.DIS

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 byNearmap (<https://apps.nearmap.com/>) © 2020 Nearmap, HERE  
Base data from the LIST ([www.thelist.tas.gov.au/](http://www.thelist.tas.gov.au/)), © State of Tasmania

E						<div>OWNER: GREGORY KEVIN EASTERMAN</div> <div>TITLE REFERENCE: C.T.143314/4</div> <div>LOCATION: 5 SUNNYVIEW PLACE HONEYWOOD</div>	<div>Date: 6-8-2020</div> <div>Scale: 1:1250 (A3)</div>	<div>Reference: EASGR01</div> <div>Municipality: BRIGHTON</div>	<div>Proposed Subdivision</div>
D									
C									
B									
A	Proposed boundary changed, detail survey contours added	MF	17-11-20	MF					
REV	AMENDMENTS	DRAWN	DATE	APPR.					



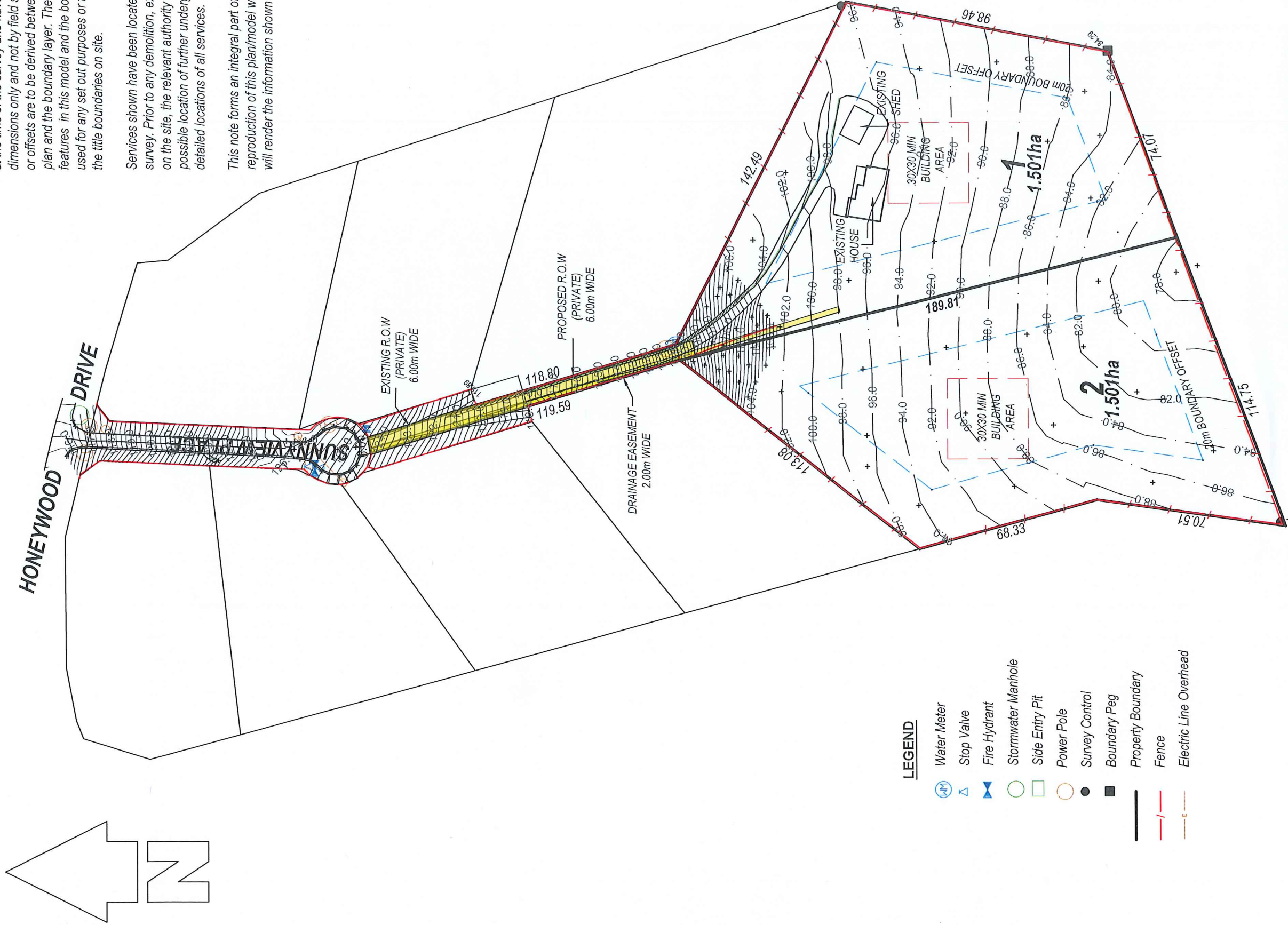
**NOTES:**

This plan and associated digital model is prepared for Greg Easterman from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.

Services shown have been located where visible by field survey. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.



**LEGEND**

- Water Meter
- Stop Valve
- Fire Hydrant
- Stormwater Manhole
- Side Entry Pit
- Power Pole
- Survey Control
- Boundary Peg
- Property Boundary
- Fence
- Electric Line Overhead

O.SP.K  
@ RL 86.82

Client Reference Number:  
N/A

HORIZONTAL DATUM is GDA2020, Coordinates are Plane  
Coordinate Origin: O.SP.K  
E 523926.301 N 5268754.717 PER RTK GPS

E							<i>Contour &amp; Detail Plan</i>	FOR: GREG EASTERMAN	LOCATION: 5 SUNNYVIEW PLACE, HONEYWOOD
D									
C									
B									
A	Proposed boundary changed		MF	17-11-20	MF				
REV	AMENDMENTS		DRAWN	DATE	APPR.				



# **BUSHFIRE HAZARD REPORT**

*Proposed 2 Lot Subdivision*

*Address: 5 Sunnyview Place, Honeywood TAS 7017*

Title Reference: C.T.143314/4



Prepared by James Rogerson, Provisional Bushfire Hazard Practitioner  
(BFP-P)

VERSION – 01

Date: 30/10/2020

## Contents

2 INTRODUCTION .....	3
2.1 Background.....	3
2.2 Scope .....	3
2.3 Scope of BFP Accreditation .....	3
2.4 Limitations.....	4
2.5 Proposal.....	4
3 PRE-FIELD ASSESSMENT .....	4
3.1 Site Details.....	4
3.2 TasVeg 3.0 .....	6
4 SITE ASSESSMENT .....	7
4.1 Bushfire Hazard Assessment .....	7
4.2 Vegetation and Effective Slope .....	7
4.2 Bushfire Attack Level (BAL) .....	11
5 BUSHFIRE PROTECTION MEASURES.....	13
5.1 Hazard Management Areas (HMA) .....	13
5.2 Public and Fire Fighting Access .....	14
5.3 Water Supply for Fire Fighting .....	16
5.4 Construction Standards.....	18
6 STATUTORY COMPLIANCE .....	19
7 CONCLUSTION & RECOMMENDATIONS .....	20
8 REFERENCES .....	20
9 APPENDIX A – SITE PHOTOS.....	21
10 APPENDIX B – SUBDIVISION PROPOSAL PLAN .....	25
11 APPENDIX C – BUSHFIRE HAZARD MANAGEMENT PLAN .....	26
12 APPENDIX D – PLANNING CERTIFICATE .....	27

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



## 2 INTRODUCTION

### 2.1 Background

This Bushfire Hazard Report and associated Bushfire Hazard Management Plan (BHMP) has been prepared by James Rogerson of Rogerson and Birch Surveyors on behalf of the proponent to form part of supporting documentation for the proposed two lot subdivision of 5 Sunnyview Place, Honeywood.

Under the Brighton Interim Planning Scheme 2015, E1.0 Bushfire-Prone Areas Code and Planning Directive 5.1 (PD5.1). 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 PD5.1.

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

### 2.2 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, the Guidelines for Development in Bushfire-Prone Areas (Tasmanian Fire Service or TFS) and Planning Directive 5.1.
- Subdivision Proposal Plan (Appendix B)
- Bushfire Hazard Management Plan (Appendix C)
- Planning Certificate (Appendix D)

### 2.3 Scope of BFP Accreditation

I, James Rogerson am a provisionally accredited Bushfire Practitioner (BFP-P) to assess bushfire hazard 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.

## 2.4 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.

## 2.5 Proposal

The proposal is the subdivision of the current title C.T.143314/4 into 2 resultant titles.

Lot 1 –Contains an existing class 1a dwelling, a class10a shed and all weather driveway with a proposed approximate area of 1.501ha

Lot 2 – Is vacant and comprising of the remainder of the current title with a proposed approximate area of 1.501ha. Lot 2 will have benefit over a ROW for the access off Sunnyview Place.

## 3 PRE-FIELD ASSESSMENT

### 3.1 Site Details

Table 1

<b>Owner Name(s)</b>	Gregory Kevin Easterman
<b>Location</b>	5 Sunnyview Place, Honeywood TAS 7017
<b>Title Reference</b>	C.T.143314/4
<b>Property ID</b>	2595685
<b>Municipality</b>	Brighton
<b>Zoning</b>	13.0 Rural Living
<b>Planning Overlays</b>	117.DIS – Potential Dispersive Soils, 117.FRE – Bushfire Prone Areas
<b>Water Supply for Firefighting</b>	The property is serviced by reticulated water
<b>Public Access</b>	Access to the property is off Sunnyview Place, via Honeywood Drive
<b>Fire History</b>	There was a bushfire in and surrounding the site in 1966-1967 fire season
<b>Existing Development</b>	Class 1a dwelling, class10a shed and all-weather driveway.



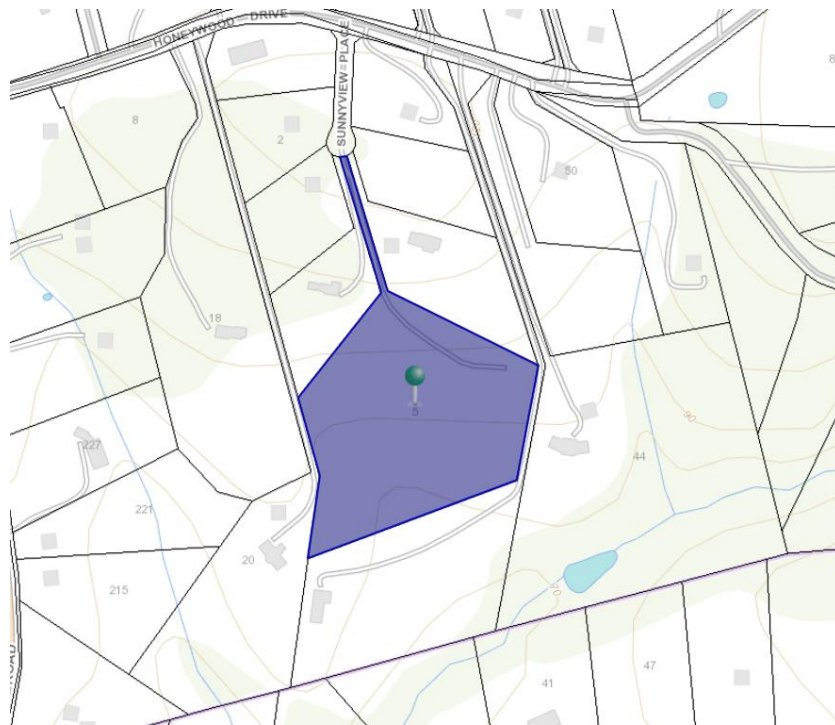


Figure 1 Location of subject site. Source: The LIST, © State of Tasmania

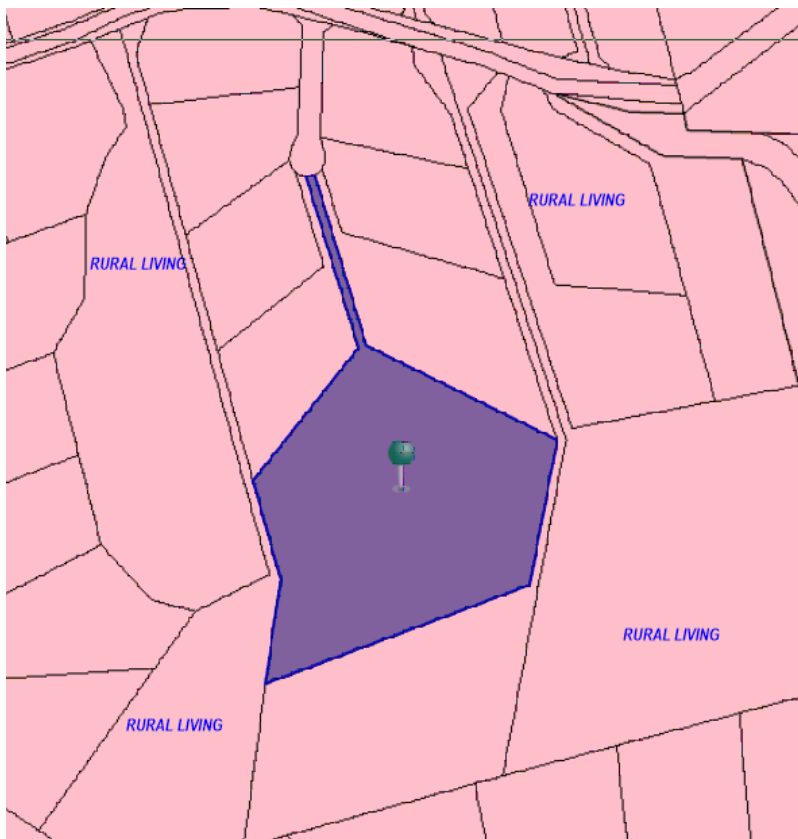


Figure 2 Planning Scheme Zoning of site and surrounding properties (subject site in blue) Source: The LIST, © State of Tasmania

### 3.2 TasVeg 4.0

There is one classified vegetation community on the subject site, there is also two other communities on the surrounding land and parcels. 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.

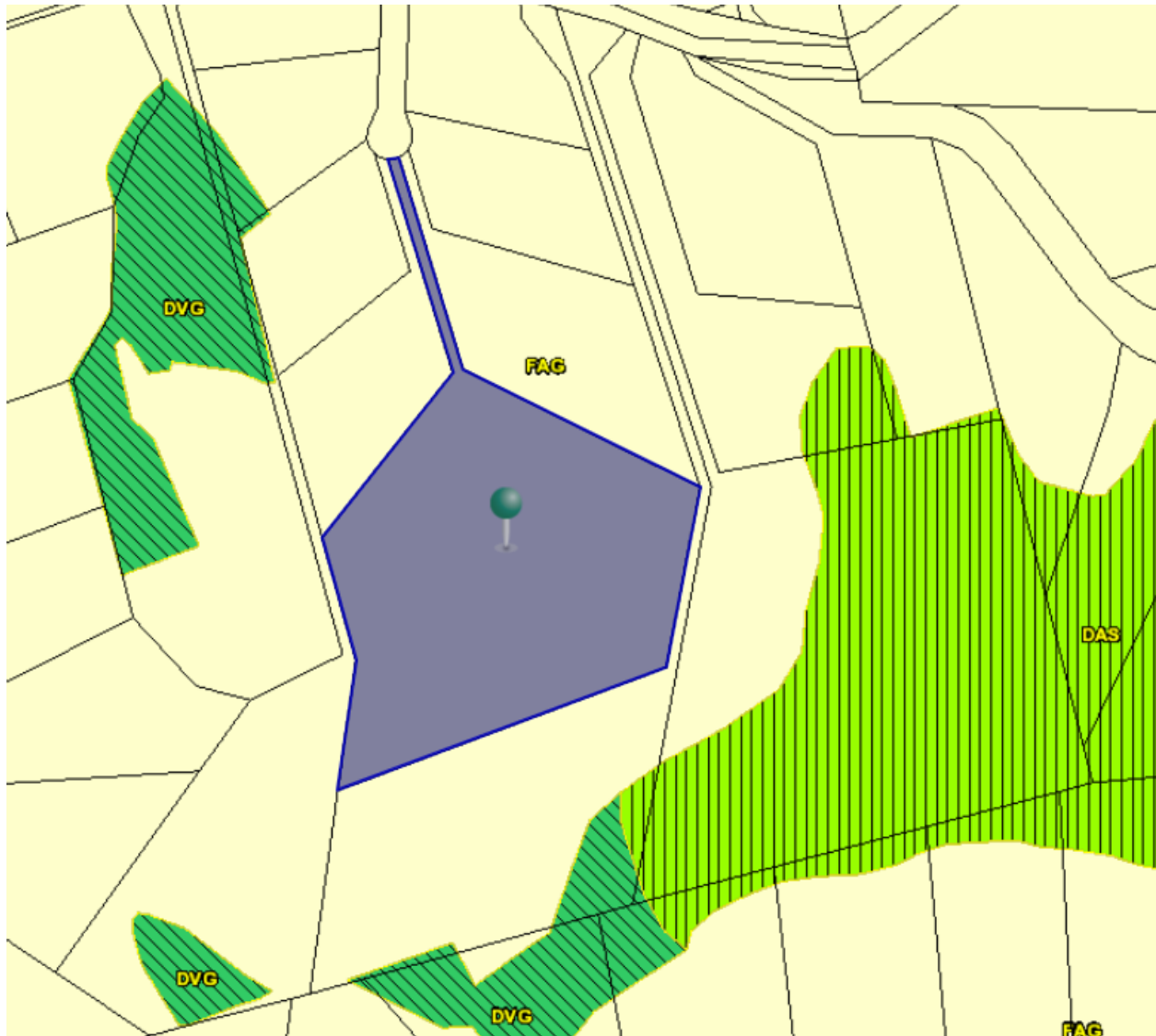


Figure 3 TASVEG4.0 communities on subject site and surrounding land. FAG – Agricultural land, DVG – Eucalyptus viminalis grassy forest and woodland, DAS – Eucalyptus amygdalina forest and woodland on sandstone.

## 4 SITE ASSESSMENT

The site assessment was conducted by James Rogerson (BFP-P) on the 23<sup>rd</sup> October 2020.

### 4.1 Bushfire Hazard Assessment

E1.3.1 Bushfire Prone Areas Code and Planning Directive 5.1 (PD5.1) 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 Brighton Interim Planning Scheme 2015 and the subject site is within 100m of an area of bushfire-prone vegetation equal or greater than 1ha. And there is bushfire-prone vegetation inside the site. Therefore, this proposed subdivision is within a bushfire-prone area as per the Brighton Valley Interim Planning Scheme 2015.

For the purposes of the BAL Assessment, vegetation within 100m of the proposed subdivision site were 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 primary bushfire threat to the subdivision is from the unmanaged grassland within and adjacent to the site.

Further bushfire threat is from woodland to the east/south-east of the site which borders a creek.

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

### 4.2 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 SITE**

The site at present contains an existing class 1a dwellings in addition to existing class10a shed and all-weather gravel driveway which is providing site access off the cul-de-sac on Sunnyview Place. The subject site is a large internal rural property 3.002ha in area. Across the parcel the land is sloping downhill from end of the access strip in a south direction. There is a small gully within the proposed lot 2. Land directly surrounding the dwelling is well maintained and predominately used as private open space, as such the land is classified as LOW THREAT in accordance with Section 2.2.3.2 (e) (f) of AS3959-2018. The remainder of the property (excluding the land directly surrounding the house) is grassed. Although, the grass appears well maintained by the owner and local wildlife, with the size of the area and current minimum use of the land it has the potential to become a bushfire threat and is therefore classed as GROUP G GRASSLAND in accordance with Table 2.6 of AS3959-2018. Refer to figure 4 (page 10) below for slope angles within the site.

## **NORTH OF THE SITE**

To the north of the site upslope are the other developed properties of the current subdivision. These properties are all large rural lots with existing development comprising of dwellings, sheds and bitumen/concrete/gravel driveways. The land directly surrounding the dwelling is well maintained and used as private open space and is classed as LOW THREAT per Section 2.2.3.2 (e) (f) of AS3959-2018. The remainder of the properties is grassed. Although the grass appears well maintained by the owner and local wildlife, due to the size and minimum land use it has the potential be a bushfire threat therefore classing this as GROUP G GRASSLAND in accordance with Table 2.6 of AS3959-2018. There are some small patches of standing eucalyptus vegetation within these properties also.

## **EAST OF THE SITE**

East of the site across slope are again large rural properties with existing development. The property closet to the east boundary of the subject site is 44 Honeywood Dr. Existing development on this property comprises of a class 1a dwelling various class 10 sheds and bitumen/gravel driveway. This property is an internal lot and is separated to the subject site by a maintained bitumen access for the property to the south. The land directly surrounding the dwelling is well maintained and used as private open space and is classed as LOW THREAT per Section 2.2.3.2 (e) (f) of AS3959-2018. Along the west boundary of this property is a long strip of eucalyptus trees with a clear understory and is classed as GROUP B WOODLAND in accordance with Table 2.6 of AS3959-2018. Further from the dwelling is grassed. This grass is well managed by owners and local wildlife regularly and being the only grassed area on the property it is used often and therefore classed as LOW THREAT per Section 2.2.3.2 (e) (f) of AS3959-2018. The remainder of the property is covered by eucalyptus trees classed as GROUP B WOODLAND per Table 2.6 of AS3959-2018. A creek and small dam are present in the south of this lot. The other property to the east of the subject site is 46 Honeywood Dr. This property is

an internal vacant lot with the majority of this lot being grassed and therefore is classed as GROUP G GRASSLAND Per Table 2.6 of AS3959-2018.

In the SE corner of this lot is a small patch of eucalyptus trees classed as GROUP B WOODLAND per Table 2.6 of AS3959-2018. This patch of trees is part of the woodland classed fuel on the property to the south (44 Honeywood Dr).

## **SOUTH OF THE SITE**

South of the site downslope  $>5^{\circ}$  -  $10^{\circ}$  is 42 Honeywood Dr. This property is a large developed rural internal lot accessed by the above mentioned bitumen access. Existing development within this property comprises of an existing class 1a dwelling, class 10a shed and bitumen/concrete driveway. The land directly surrounding the dwelling and shed is well maintained and used as private open space and is classed as LOW THREAT per Section 2.2.3.2 (e) (f) of AS3959-2018. The majority of the remainder of the lot is grassed. Although the grass appears well maintained by the owner and local wildlife, due to the size and minimum land use it has the potential be a bushfire threat therefore classing this as GROUP G GRASSLAND in accordance with Table 2.6 of AS3959-2018. In the SE corner of this lot is a small patch of eucalyptus trees classed as GROUP B WOODLAND per Table 2.6 of AS3959-2018. This patch of trees is part of the woodland classed fuel on the property to the east (44 Honeywood Dr).

## **WEST OF THE SITE**

West of the subject site across slope/upslope are two large developed rural properties. The north most of these properties is 18 Honeywood Drive, with existing development comprising of an existing class 1a dwelling, various class 10a sheds and gravel driveway. The land directly surrounding the dwelling is well maintained and used as private open space and is classed as LOW THREAT per Section 2.2.3.2 (e) (f) of AS3959-2018. The southern half of this lot (closest to the subject site) is grassed. Although the grass appears well maintained by the owner and local wildlife, due to the size and minimum land use it has the potential be a bushfire threat therefore classing this as GROUP G GRASSLAND in accordance with Table 2.6 of AS3959-2018. The remainder of the property (excluding a strip of managed land under a power line) has eucalyptus trees classed as GROUP B WOODLAND in accordance with Table 2.6 of AS3959-2018. The south most of these properties is 20 Honeywood Drive. This property is an internal lot with existing development comprising of an existing class 1a dwelling, various class 10a sheds and gravel driveway. The land directly surrounding the dwelling and shed is well maintained and used as private open space and is classed as LOW THREAT per Section 2.2.3.2 (e) (f) of AS3959-2018. The majority of the remainder of the lot is grassed. Although the grass appears well maintained by the owner and local wildlife, due to the size and minimum land use it has the potential be a bushfire threat therefore classing this as GROUP G GRASSLAND in accordance with Table 2.6 of AS3959-2018. At the south boundary of this lot is a small patch of eucalyptus trees classed as GROUP B WOODLAND per Table 2.6 of AS3959-2018.

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

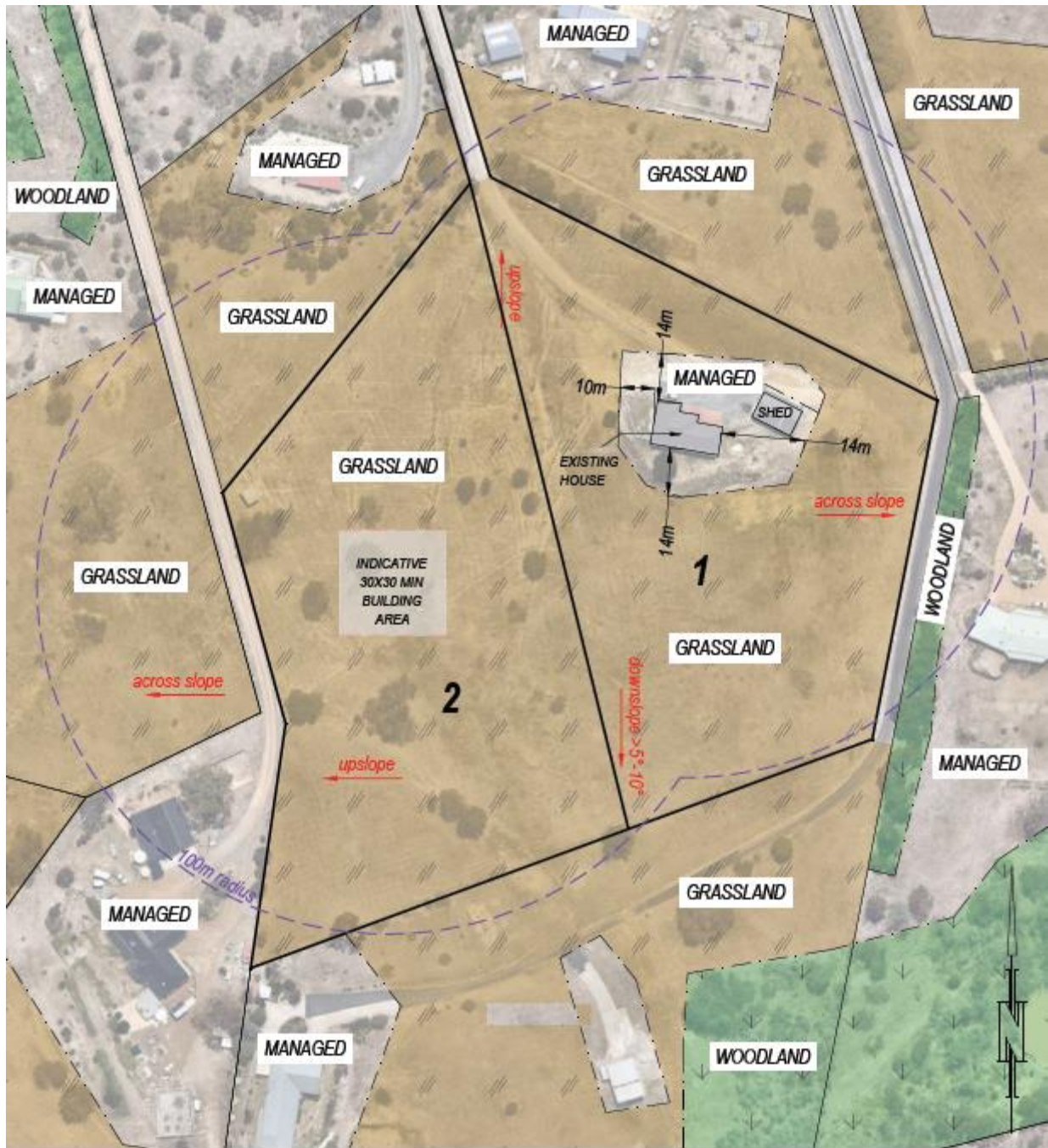


Figure 4 classified vegetation (within 100m of site) and existing separation from bushfire-prone vegetation (not to scale)



## 4.2 Bushfire Attack Level (BAL)

Table 2 BAL rating for each lot and required separation distances

LOT 1 – EXISTING DWELLING				
DIRECTION OF SLOPE	NORTH	EAST	SOUTH	WEST
Vegetation Classification	MANAGED GRASSLAND	MANAGED GRASSLAND WOODLAND	MANAGED GRASSLAND	MANAGED GRASSLAND
Existing Horizontal distance to classified vegetation	14m	24m (G) 65m (B)	14m	10m
Effective Slope under vegetation	Upslope	Across slope	Downslope >5°-10°	Across slope
Exemption*				
Current BAL value for each side of the site	BAL-12.5	BAL-12.5	BAL-19	BAL-19
Separation distances to achieve BAL-19	10m	10m	13m	10m
Separation distances to achieve BAL-12.5	14m	14m	19m	14m

LOT 2 – VACANT				
DIRECTION OF SLOPE	NORTH	EAST	SOUTH	WEST
Vegetation Classification	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAND
Existing Horizontal distance to classified vegetation	0m	0m	0m	0m
Effective Slope under vegetation	Upslope	Across slope	Downslope >5°-10°	Upslope/Across slope
Exemption*				
Current BAL value for each side of the site	FZ	FZ	FZ	FZ
Separation distances to achieve BAL-19	10m	10m	13m	10m
Separation distances to achieve BAL-12.5	14m	14m	19m	14m

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

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

NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100mm).

The BAL level will also be classified as BAL-LOW if Grassland fuel is <50m from the site for any effective slope per Table 2.6 of AS3959-2018.

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 <sup>2</sup>	Increasing ember attack and windborne debris, radiant heat between 12.5 kW/m <sup>2</sup> and 19 kW/m <sup>2</sup>	Increasing ember attack and windborne debris, radiant heat between 19kW/m <sup>2</sup> and 29 kW/m <sup>2</sup>	Increasing ember attack and windborne debris, radiant heat between 29 kW/m <sup>2</sup> and 40 kW/m <sup>2</sup> . Exposure to flames from fire front likely	Direct Exposure to flames, radiant heat and embers from the fire front

## 5 BUSHFIRE PROTECTION MEASURES

### 5.1 Hazard Management Areas (HMA)

Hazard Management Area is *“the area between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for fire fighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of bushfire.”* (Tasmania Planning Commission, 2017).

#### Compliance:

Building areas of all lots require a Hazard Management Area to be established and maintained between the bushfire vegetation and the area at distance equal to, or greater than specified for the BAL table 2.6 of AS3959-2018.

At present the existing dwelling on all lot 1 has separation distances compliant with a BAL-19 rating. Lot 1 can also achieve a BAL rating of BAL-12.5 with some requisite fuel removal to the south and west aspects. Lot 2 does not have separation distances compliant with a BAL-19 rating. All aspects need to be able to reach a BAL-19 rating to be compliant with E1.6.1 A1 (b). All aspects are currently BAL-FZ for lot 2’s building area. A BAL-19 HMA for lot 2 can be achieved with some on-site vegetation clearing to reach the required separation distances specified in the BAL table 2.6 of AS3959-2018. Requisite fuel removal that needs to occur for the balance to establish their HMA’s must happen prior to sealing of titles.

The land directly surrounding the existing dwelling on lot 1 needs to be kept in a minimal fuel condition as it is presently and needs to continue to do so in perpetual.

The minimum separation distances for each lot are as stated below. Due to existing land use within lot 1 minimum separation distances may already be achieved.

LOT 1 – Separation Distances (Existing Dwelling)				
Aspect	North	East	South	West
BAL-19	10m	10m	13m	10m
BAL-12.5	14m	14m	19m	14m

LOT 2 – Separation Distances (Vacant)				
Aspect	North	East	South	West
BAL-19	10m	10m	13m	10m
BAL-12.5	14m	14m	19m	14m

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

## 5.2 Public and Fire Fighting Access

### Public Access

The proposed subdivision fronts Sunnyview Place, via Honeywood Drive. Sunnyview Place is a sealed bitumen road which terminates with a cul-de-sac and is maintained by the Brighton Council. Sunnyview Place has a typical carriageway width of 5m.

No upgrades required to Sunnyview Place.

### Property Access

#### Current Conditions:

The existing access off Sunnyview Place is an all-weather gravel driveway. The initial strip of this access is within 3 ROW's benefitting lots 3, 4 and 5 on the current title for a length of 60m. The remainder of the initial access strip is to be shared with a ROW to benefit proposed lot 2. This portion is approx. 66m. The remainder of the existing access belong solely to lot 1 with an approx. length of 90m to the parking area. The approx. total length of the existing access is 216m with a typical width of 3m-4m. There is adequate room for a hammerhead "Y" turning area for lot 1.

There is no current access for lot 2 off the existing access.



Figure 5 Site entrance off Sunnyview PI (ROW's) (photo taken just off the end of the cul-de-sac)



Figure 6 Lot 1's solely owned access

### **Compliance:**

#### Lot 1

Access to the building area for lot 1 is greater than 200m and therefore must comply with the relevant standards described in table 3 below. As the initial part of the access is servicing 3 or more properties, passing bays of 2m additional carriageway width and 20m length must be provided every 100m. The passing bays must be developed prior to certificate of title being issued.

#### Lot 2

Access to the building area for lot 2 is greater than 200m and therefore must comply with the relevant standards described in table 3 below. As the initial part of the access is servicing 3 or more properties, passing bays of 2m additional carriageway width and 20m length must be provided every 100m. The passing bays must be developed prior to certificate of title being issued.

The required clearances for the access' need to be maintained.



Table 2

Access Standards: (access length than 200m)

As per E.1.6.2 and Table E2 (C) of PD5.1

- 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.

Access is provided to 3 or more properties then passing bays of 2m additional carriageway width and 20m length provided every 100m.

## 5.3 Water Supply for Fire Fighting

### Current Conditions:

The building areas are serviced by reticulated water. However, the closest existing fire hydrant is to the north of the site in the cul-de-sac of Sunnyview Place. This hydrant exceeds the maximum hose lay length (120m) of a fire appliance. Distance from the hydrant to the furthest part of the existing dwelling on lot 1 is approx. 250m. The distance from the hydrant to the rear of the proposed building area on the balance is approx. 270m.

Note: the above mentioned fire hydrant is not currently shown on *The LIST Map*.

### **Compliance:**

All lots must be provided with a firefighting water supply that meet the requirements for Acceptable Solution A2 of section E:1.6.3 of PD5.1. Firefighting water supply requirements must be provided prior to occupancy of future dwellings or in the case of existing buildings before the issue of titles. Static water supply requirements are as below in table 4.

Table 4 – Requirements for Static Water Supply E1.6.3 A2 E5

A. <u>Distance between building area to be protected and water supply</u>
<ul style="list-style-type: none"> <li>a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and</li> <li>b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area</li> </ul>
B. <u>Static Water supplies</u>
<ul style="list-style-type: none"> <li>a) may have a remotely located offtake connected to the static water supply;</li> <li>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;</li> <li>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;</li> <li>d) must be metal, concrete or lagged by non-combustible materials if above ground; and</li> <li>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"> <li>(i) metal;</li> <li>(ii) non-combustible material; or</li> <li>(iii) fibre-cement a minimum of 6mm thickness.</li> </ul> </li> </ul>
C. <u>Fittings, pipework and accessories (including stands and tank supports)</u>
Fittings and pipework associated with a fire fighting water point for a static water supply must:
<ul style="list-style-type: none"> <li>(a) have a minimum nominal internal diameter of 50mm;</li> <li>(b) be fitted with a valve with a minimum nominal internal diameter of 50mm;</li> <li>(c) be metal or lagged by non-combustible materials if above ground;</li> <li>(d) if buried, have a minimum depth of 300mm [S1];</li> <li>(e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;</li> <li>(f) ensure the coupling is accessible and available for connection at all times;</li> <li>(g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);</li> <li>(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</li> <li>(i) if a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> <li>(i) visible;</li> <li>(ii) accessible to allow connection by fire fighting equipment;</li> <li>(iii) at a working height of 450 – 600mm above ground level; and</li> <li>(iv) protected from possible damage, including damage by vehicles.</li> </ul> </li> </ul>
D. <u>Signage for static water connections</u>
The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:



- a) comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or
- b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.

E. Hardstand

A hardstand area for fire appliances must be:

- a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
- b) no closer than 6m from the building area to be protected;
- c) a minimum width of 3m constructed to the same standard as the carriageway; and
- d) connected to the property access by a carriageway equivalent to the standard of the property access.



Figure 7 Existing fire hydrant (not shown on *The LIST Map*)

## 5.4 Construction Standards

All future habitable buildings within the specified building areas or additions to existing dwellings on each lot must be designed and constructed to the minimum BAL ratings specified in the Bushfire Hazard Management Plan (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-12.5 and BAL-19 building setback lines on the BHMP defines the minimum setbacks for habitable buildings.

Future class10a buildings within 6m of a Class 1a must be constructed to the same BAL as the dwelling.

## 6 STATUTORY COMPLIANCE

The applicable bushfire requirements are specified in Planning Directive 5.1 – Bushfire-Prone Areas Code.

Clause	Compliance
<b>E1.4 Use or development exempt from this code</b>	N/A
<b>E1.5 Use Standards</b>	
<b>E1.5.1 Vulnerable Uses</b>	N/A
<b>E1.5.2 Hazardous Uses</b>	N/A
<b>E1.5 Development Standards for Subdivision</b>	
<b>E1.6.1 Provision of Hazard Management Areas.</b>	<p>To comply with the Acceptable Solution A1, the proposed plan of subdivision must;</p> <ul style="list-style-type: none"> <li>• Show building areas for each lot; and</li> <li>• 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>.</li> </ul> <p>The proposed BHMP indicates that the proposed buildings area on lot 1 can accommodate a BAL rating of BAL-12.5. The proposed building area on the balance can achieve a BAL-19 rating with some on-site vegetation clearing to reach the required separation distances specified in the BAL table 2.6 of AS3959-2018. Vegetation clearing for the balance to reach BAL-12.5 and BAL-19 must be done prior to sealing of titles.</p> <p>Subject to the compliance with the BHMP the proposal satisfy the Acceptable Solution.</p>
<b>E1.6.2 Public and firefighting access; A1</b>	<p>Access length to the existing dwelling is greater than 200m. and therefore must meet the requirements outlined in section 5.2 of the report.</p> <p>Access length to the building area lot2 is greater than 200m and therefore must meet the requirements outlined in section 5.2 of the report.</p> <p>Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution.</p>
<b>E1.6.3 A1- b) Provision of water supply for firefighting purposes.</b>	<p>Both lots must comply with static water supply requirements (as outlined in section 5.3).</p> <p>Subject to the implementation of static water supply requirements outlined in Section 5.3 &amp; BHMP being implemented, the proposal complies with the clause</p>



## 7 CONCLUSION & RECOMMENDATIONS

The proposed subdivision is endorsed that each lot can meet the requirements of PD5.1, E1.0 Bushfire-prone Areas Code for a maximum BAL rating of BAL-12.5 for lot 1 and BAL-19 for lot 2. Providing compliance with measures outlined in the BHMP (Appendix C) and sections 5 & 6 of this report.

### Recommendations:

- The HMA's within the subdivision be applied in accordance with section 5.1 of this report and the BHMP (Appendix C) prior to the issue of titles.
- Requisite fuel removal for lot 2 in order to establish the BAL-19 HMA must be done prior to the issue of titles.
- Brighton Council condition the planning approval on the compliance with the BHMP (Appendix C).
- Static water supply, hardstand and turning head area for lot 1 needs to be installed prior to sealing of titles.

## 8 REFERENCES

Department of Primary Industries and Water, The LIST, viewed OCT/NOV 2020, [www.thelist.tas.gov.au](http://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, *Sorell Interim Planning Scheme 2015*, viewed OCT/NOV 2020, [www.iplan.tas.gov.au](http://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>

## 9 APPENDIX A – SITE PHOTOS



Figure 8 Grassland fuel to the north of the existing dwelling and managed land (existing dwelling) in the background



Figure 9 Grassland (foreground) & woodland (background) to the east





Figure 10 Grassland fuel to the south



Figure 11 Grassland fuel to the west





Figure 12 View of proposed building area on lot 2 (looking S, SW)



Figure 13 Existing house, managed land & “Y” hammerhead on lot 1





Figure 14 View of proposed lot 2 (looking S, SW)



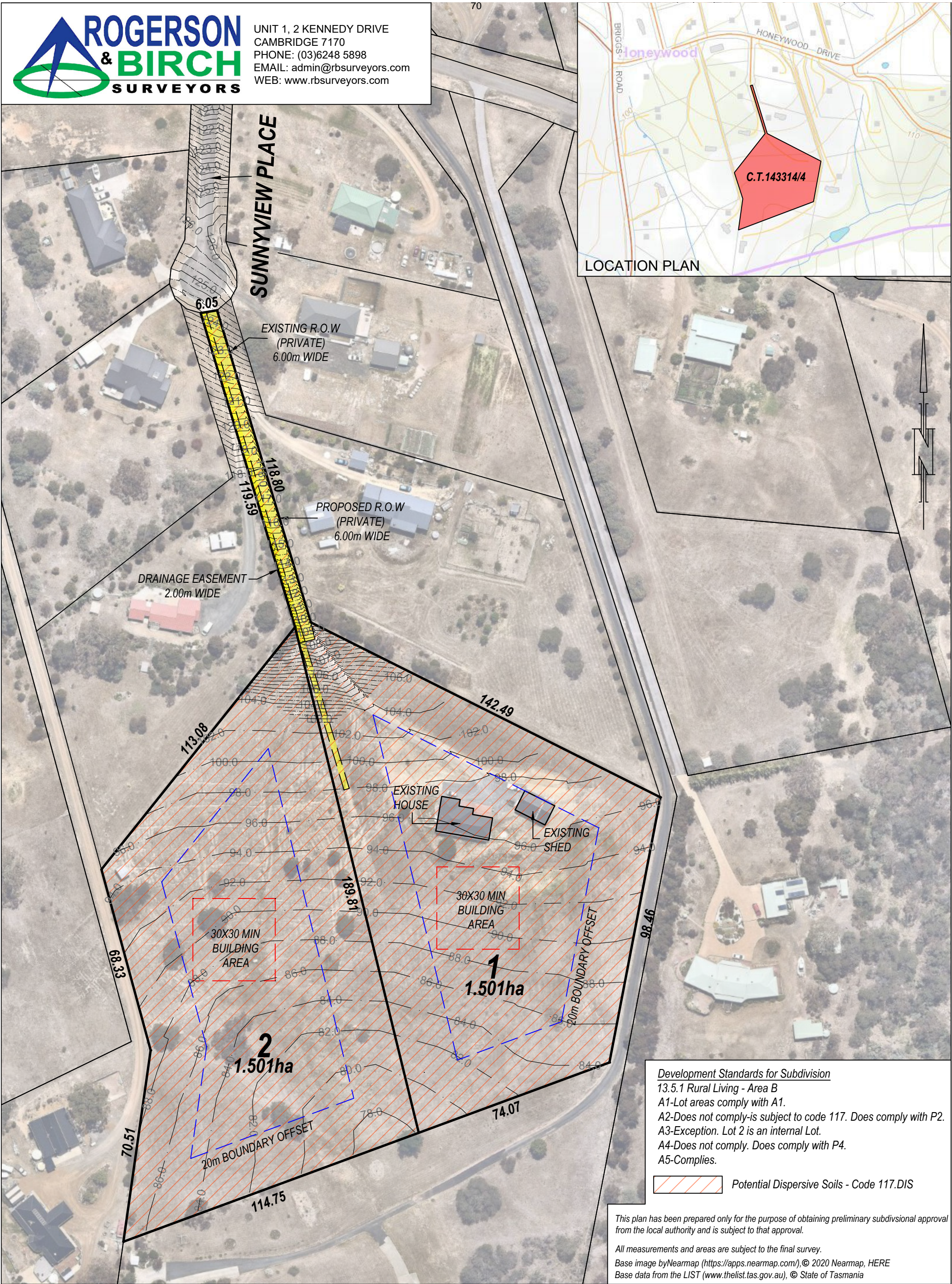
Figure 15 Broader view of lot 1 (looking SE)





## 10 APPENDIX B – SUBDIVISION PROPOSAL PLAN









## 11 APPENDIX C – BUSHFIRE HAZARD MANAGEMENT PLAN




**Tom O'Connor**  
**Planning & Assessment Officer**  
*On behalf of Chief Officer,*  
*Tasmania Fire Service*


**SUNNYVIEW  
PLACE**



UNIT 1, 2 KENNEDY DRIVE  
CAMBRIDGE 7170  
PHONE: (03)6248 5898  
EMAIL: [admin@blcsurveyors.com.au](mailto:admin@blcsurveyors.com.au)  
WEB: [www.rbsurveyors.com](http://www.rbsurveyors.com)

# BUSHFIRE HAZARD MANAGEMENT PLAN

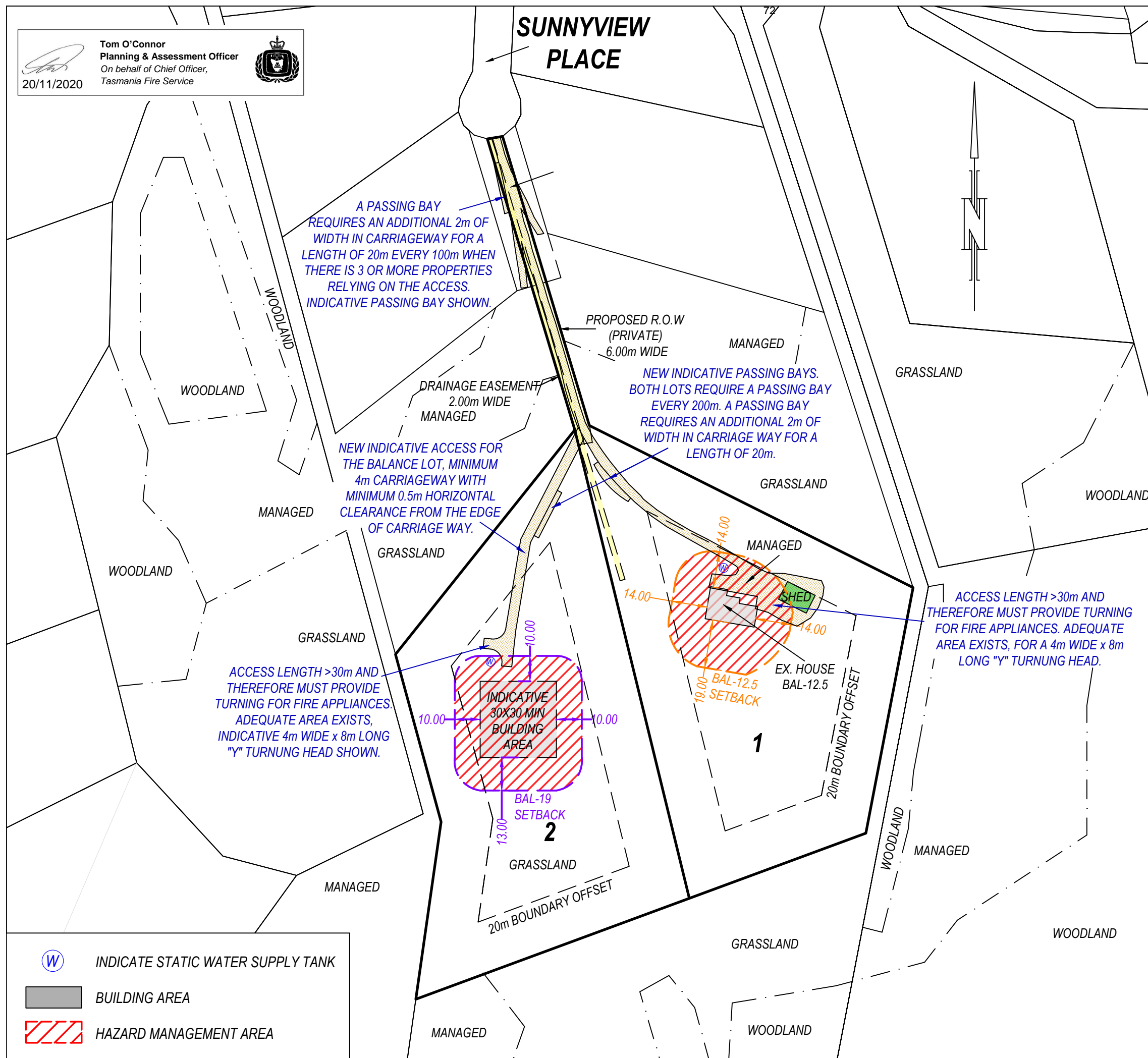
LOCATION:	5 Sunnyview Place, Honeywood 7017
TITLE REFERENCE:	C.T.143314/4
PROPERTY ID:	2595685
MUNICIPALITY:	Brighton
DATE:	4th November 2020 (v1)
SCALE: 1:1,500 @ A3	REFERENCE: EASGR01

## REQUIREMENTS

1. **HAZARD MANAGEMENT AREAS (HMA)**
  - 1.1. HMA to be established to distances indicated on this plan and as set out in Section 5.1 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 BHMA.
  - 1.6. Fine fuels (leaves bark, twigs) should be removed from the ground periodically (per-fire season) and all grasses or pastures must be kept short (<100 mm).
2. **CONSTRUCTION STANDARDS**
  - 2.1. Future dwellings or additions to existing 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
  - 2.3. Siting of building outside the specified building areas will require further assessment.
3. **PUBLIC AND FIRE-FIGHTING ACCESS REQUIREMENTS**
  - 3.1. Access to all lots must comply with the design and construction requirements specified in Section 5.2 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 5.3 if the Bushfire Report.

This plan is to be read in conjunction with the preceding *Bushfire Hazard Report "Proposed 2 Lot Subdivision 5 Sunnyview Place, Honeywood TAS 7017 dated 30/10/2020.*

**BHMP BY JAMES ROGERSON**  
**PROVISIONALLY ACCREDITED BUSHFIRE PRACTITIONER**  
**(BFP-P), SCOPE: 1, 2, 3A, 3B**





## 12 APPENDIX D – PLANNING CERTIFICATE

## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

#### 1. Land to which certificate applies

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

**Street address:**

5 Sunnyview Place, Honeywood TAS 7017

**Certificate of Title / PID:**

C.T. 143314/4 PID:2595685

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

SUBDIVISION OF C.T.143314 INTO 2 RESULTANT TITLES

**Applicable Planning Scheme:**

Brighton Interim Planning Scheme, 2015

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
SUBDIVISION PROPOSAL PLAN	ROGERSON & BIRCH SURVEYORS	17/11/2020	11289-01
BUSHFIRE HAZARD REPORT – 5 SUNNYVIEW PLACE, HONEYWOOD	JAMES ROGERSON – ROGERSON & BIRCH SURVEYORS	30/10/2020	01
BUSHFIRE HAZARD MANGAEMENT PLAN– 5 SUNNYVIEW PLACE, HONEYWOOD	JAMES ROGERSON – ROGERSON & BIRCH SURVEYORS	04/11/2020	01

<sup>1</sup> 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"/>	<b>E1.4 / C13.4 – Use or development exempt from this Code</b>	
	<b>Compliance test</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	

<input type="checkbox"/>	<b>E1.5.1 / C13.5.1 – Vulnerable Uses</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<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"/>	<b>E1.5.2 / C13.5.2 – Hazardous Uses</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<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"/>	<b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<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)	

<input type="checkbox"/>	<b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<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"/>	<b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<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 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: JAMES@RBSURVEYORS.COM

Accreditation No: BFP – P

Scope: 1, 2, 3A, 3B

## 6. Certification

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

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

Signed:  
certifier




Name:

JAMES ROGERSON


Date: 20/11/2020

Certificate  
Number:

(for Practitioner Use only)

  
20/11/2020

Tom O'Connor  
Planning & Assessment Officer  
On behalf of Chief Officer,  
Tasmania Fire Service





20 Jan 2021

Patrick Carroll, Senior Planner

Brighton council

1 Tivoli Road, Old beach TAS 7017

Dear Patrick

Application for subdivision Permit- SA 2020/00029, 5 Sunnyview place Honeywood

Please refer to the following with regards to one 'request for additional information' (RFI) letters from Brighton council received on the 15<sup>th</sup> of December.

The required additional information is addressed in sequence below

1. Confines of the access strip

The driveway, passing bay, services and drainage can be provided within the confines of the access strip for reasons below

- a. The owners of the neighbouring property at 6 Sunnyview place have given their consent to a passing bay of 20m by 2m to be constructed on their property on the existing right of way area and before the 6m wide access strip. A completed planning application form and certificate of title is attached to this email.
- b. As the passing bay will not be constructed within the 6m wide access strip there will be no issue with constructing a 4m wide drive allowing 500mm clearance to either fence and allowing 500mm for drainage. Services will be run below the driveway.

2. Dispersive soils management report

A Dispersive soils management plan to address the following requirements has been prepared and can be found attached to this email.

- a. The dispersive potential of soils in the vicinity of the proposed development
- b. The potential for the development to cause or contribute to gully or tunnel erosion
- c. An analysis of the level of risk to the development and the level of risk to users of the development
- d. Proposed management measures to reduce risk to an acceptable level where necessary

I trust this satisfies council further request however if further information is required with respect to this request please contact me on 0434496792.

Yours faithfully

Greg Easterman

## **DISPERSIVE SOIL ASSESSMENT**

**5 Sunnyview Place**

**Honeywood**

**January 2021**



GEO-ENVIRONMENTAL  

---

S O L U T I O N S

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

## Introduction

**Client:** Greg Eastman  
**Date of inspection:** 15/01/21  
**Location:** 5 Sunnyview Place, Honeywood  
**Land description:** Approx 2.99 ha  
**Building type:** Proposed two-lot subdivision  
**Investigation:** Hand Auger  
**Inspected by:** G McDonald

## Background information

**Map:** Mineral Resources Tasmania 1:25 000 Richmond Sheet 5226  
**Rock type:** Triassic interbedded sedimentary rocks.  
**Soil depth:** Approx. 1.20m.  
**Planning overlays:** Potential Dispersive Soils.  
**Local meteorology:** Annual rainfall approx. 520 mm.  
**Local services:** Mains water with on-site wastewater disposal required.

## Site conditions

**Slope and aspect:** Moderate slope approx. 10-12° to the south.  
**Site drainage:** Moderate fall to the south.  
**Vegetation:** Mixed pasture and native flora.  
**Weather conditions:** Cloudy approx. 11.4 mm rainfall received in preceding 7 days.  
**Ground surface:** Moist surface conditions.

## Investigation

A number of auger holes were completed to identify the distribution of, and variation in soil materials on the site. Representative auger holes were drilled on site at the proposed two lot sub-division location and chosen for testing and classification according to AS2870-2011 AS1298.3.8.1-2017.



## Profile Summary

Profile Depth (m)	Horizon	Description
0.00 – 0.20	A1	Greyish Brown <b>SILTY SAND (SM)</b> , slightly moist, medium dense consistency, disturbed appearance gradual boundary to
0.20 – 1.00	B2	Pale Yellowish Brown and Grey <b>SILTY CLAY (CI) with minor sand</b> , sub-angular blocky structure, slightly moist very stiff consistency, medium plasticity, gradual boundary to
1.00 – 1.20	C	<b>MUDSTONE</b> , Extremely weathered, recovered as Grey and Yellowish Brown <b>Silty GRAVEL</b> : low strength, refusal on bedrock.

## Soil profile notes

The soils on site are developing on Triassic-aged sedimentary bedrocks and feature weak sandy surface horizons overlying silty clay.

## Dispersive Soil Assessment

The dispersive soil assessment of the property takes into account the proposed construction area.

### Potential for dispersive soils

The site has been identified as an area subject to a tunnel erosion hazard according to *'Dispersive Soils and Their Management: Technical Reference Manual'*. This is due to the soils present on site that developed from Triassic sediments that contain considerable fine sand/silt content and medium plasticity clays. Triassic sediments in the local area known to produce soils with an excess of sodium on the soil exchange complex, which can cause soil dispersion. Under some circumstances the presence of dispersive soils can also lead to significant erosion, and in particular tunnel erosion.

Based upon field survey of the property, extensive visible tunnel or gully erosion was identified. A soil sampling program was undertaken to identify the presence of dispersive soils in the proposed development areas.

### **Soil sampling and testing**

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

The soil was found to be moderately dispersive Class 2(2) – <50% of the aggregate affected. All construction on site should refer to the DPIWE management of dispersive soils publication.

All construction on site should refer to the DPIWE management of dispersive soils publication. It is recommended that construction be planned and executed in accordance with recommendations for dispersive soils. In particular, it is recommended that the dispersive soils not to be utilised as structural fill in the proposed construction areas unless adequately treated and compacted. Careful water management is also required to ensure water does not pond on the soil surface and excess water is excluded from bare exposed soil soils as well as the natural drainage depression.

Based upon the test results there is a moderate risk of soil dispersion and erosion on the site, and as such a number of specific recommendations have been made in the following sections.

### **Management Recommendations**

A number of site and soil management measures are recommended for development on the site.

All proposed earthworks and excavations at the site must be managed by:

- Applying a geofabric, jute mesh or similar material to the exposed batters of any cutting on site and revegetating the slope;
- Applying a surface layer of at least 50mm of suitable crushed rock/gravel to driveway surfaces (and any proposed house pad), with adequate compaction to ensure a relatively impervious surface to maintain site surface stability; and
- Vegetation on any fill batters must be established and maintained, if any bare area of soil on the batter develops then it must be top-dressed with suitable topsoil and additional vegetation planted.

- Use of any excavated material on site as structural fill must ensure adequate treatment and compaction:
  - All soil must be treated with gypsum at a rate of  $1\text{kg/m}^2$  and compacted in no more than 150mm thick layers;
  - The base and finished surface of the fill pad must also be treated with gypsum at the same rate; and
  - The compaction and treatment must be supervised and approved by a suitably qualified person.

The risk of erosion and tunnel erosion associated with construction must be minimised by:

- Any new water, power, or other service trenches within the property must ensure recommendations for dispersive soils are followed:
  - If buried the trench must be backfilled in layers of no more than 200mm with clay with 5% by weight gypsum added (the clay must be sufficiently moist to allow good compaction); and
  - The trench must be finished with at least 150mm depth of non-dispersive suitable topsoil and finished to a level at least 75mm above natural ground to allow for possible settlement.
- Vegetation cover must be maintained wherever possible on the property;
- Drainage of any site cut must not employ conventional rock drain construction, it must adhere to recommendations for dispersive soils (unless founded entirely in rock)
- All excavation works on site should be monitored for signs of soil dispersion and remedial action taken as required – in particular any excavated soil from the construction area is not recommended for reuse on site in landscaping unless it is appropriately treated with gypsum, compacted, and capped with topsoil



## Conclusions

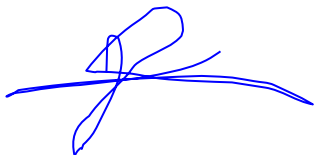
There is a moderate risk associated with dispersive soils and potential erosion on the site should the management recommendations not be followed.

All exposed soils on cut/fill batters must be covered with topsoil and seeded with well suited pasture species to avoid rainwater, runoff, surface water flows from intercepting exposed subsoils.

A number of site management recommendations have been made in this report and further information can also be found in the publication “Dispersive soils and their management – Technical manual” (DPIWE Tas 2009).

**Provided all the recommendations in this management report are adhered** to the development represents a low risk and it is concluded to be compliant with D13.4.3P4 and E21.7.1P1 of the Brighton interim planning scheme.

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



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

**Appendix 1– Soil test results**

# Laboratory Test Results

**Sample Submitted By:** G McDonald**Date Submitted:** 15/1/21**Sample Identification:** 2 samples – 5 Sunnyview Place, Honeywood**Soil to be tested:** Emerson soil dispersion test**Result:**

Sample	Texture	Emerson class	Description
Sample 1	Clay	Class 2:2	<50% dispersion
Sample 2	Clay	Class 2:2	<50% dispersion

Notes: The samples from the development area showed moderate dispersion affecting less than 50% of the aggregate.

**Sample Tested by:** J Cumming

15/1/21

## Submission to Planning Authority Notice

Council Planning Permit No.	SA 2020 / 00029	Council notice date	27/08/2020
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2020/01316-BTN	Date of response	10/12/2020
TasWater Contact	Phil Papps	Phone No.	0474 931 272
<b>Response issued to</b>			
Council name	BRIGHTON COUNCIL		
Contact details	development@brighton.tas.gov.au		
<b>Development details</b>			
Address	5 SUNNYVIEW PL, HONEYWOOD	Property ID (PID)	2595685
Description of development	Subdivision - 2 lots		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Rogerson & Birch	Plan of Subdivision / 11289-01	A	17/11/2020
JMG	Services Plan / C02	P1	06/11/2020
<b>Conditions</b>			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.</li> <li>2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.</li> <li>3. Prior to use of the development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol> <p><b>FINAL PLANS, EASEMENTS &amp; ENDORSEMENTS</b></p> <ol style="list-style-type: none"> <li>4. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made. <i>Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.</i></li> <li>5. The Plan of Survey must include a private service easement over the proposed private water pipe located on Lot 1, servicing Lot 2. The easement must benefit Lot 2 and burden Lot 1.</li> </ol> <p><b>DEVELOPMENT ASSESSMENT FEES</b></p> <ol style="list-style-type: none"> <li>6. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 and a Consent to Register a Legal Document fee of \$149.20 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.</li> </ol>			



The payment is required within 30 days of the issue of an invoice by TasWater.

## Advice

### General

For information on TasWater development standards, please visit  
<http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

### Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

The location of this infrastructure as shown on the GIS is indicative only.

(a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.

Further information can be obtained from TasWater


(b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit [www.taswater.com.au/Development/Service-location](http://www.taswater.com.au/Development/Service-location) for a list of companies

(c) TasWater will locate residential water stop taps free of charge.

## Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

### Authorised by



**Jason Taylor**

Development Assessment Manager

## TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au