Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

SA2025/022

LOCATION OF AFFECTED AREA

67 HONEYWOOD DRIVE, HONEYWOOD

DESCRIPTION OF DEVELOPMENT PROPOSAL

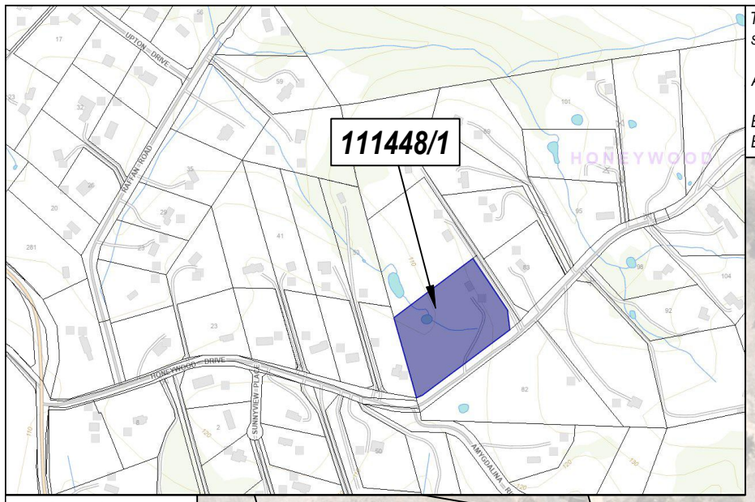
SUBDIVISION (2 LOTS)

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **24/09/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
Chief Executive Officer

SCAN ME

Brighton
going places



LOCATION PLAN

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

All measurements and areas are subject to the final survey.

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

Brighton
11.0 Rural Living Zone A
11.5 Development Standards for Subdivision

11.5.1 Lot Design
A1
(a)- Lot 1 complies - Min. 1500m²
(i)- All lots comply - Contain min. area of 10m x 15m w/ gradient < 1:5
a- All lots comply - All required setbacks
b- All lots comply - Clear of easements
(ii)- All existing buildings comply - All required setbacks

P1- Lot 2 complies - No more than 20% smaller than the applicable lot size (8000m²)

A2- All lots comply - Min. 40m frontage

A3- All lots comply - vehicular access directly from road

11.5.2 Roads
A1- Development complies - no new roads

11.6.3 Services
A1- All lots comply - TasWater Water supply services to be provided
A2- All lots comply - On-site Wastewater to be provided
A3- All lots comply - On-site Stormwater runoff to be provided

Proposed LAA (refer to Doyle Soil Report for further details)
Existing Wastewater system
Existing Dwelling
Existing Shed
Existing Water Meter
Proposed Water Meter
Existing Access
Proposed Access
Proposed LAA (refer to Doyle Soil Report for further details)
20m x 15m Min. compliance area
Min. Compliance Setbacks

1
8,835m²

2
1.122ha

76.06
93.47
74.83
94.38
29.92
1.45
13.11
80.93
48.93
71.87
101.05
25.25
6.70
3.22

HONEYWOOD DRIVE

Overlay Legend:

Bushfire-prone Area: Entire Site

Waterway and coastal protection area:

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A	Add existing and proposed wastewater system to plan	LH	29/08/25	LH

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

OWNER:	CHRISTIAN L. GRAUS & DONNA M. GRAUS
TITLE REFERENCE:	111448/1
LOCATION:	67 HONEYWOOD DRIVE, HONEYWOOD

Proposed Subdivision

Date: 12/05/2025	Reference: GRAUC01 16111-01
Scale: 1:1000 (A3)	Municipality: BRIGHTON

DOYLE SOIL CONSULTING

DISPERSIVE SOIL SITE ASSESSMENT

FOR PROPOSED SUBDIVISION

67 Honeywood Drive

Honeywood

July 2025

Amended August 2025

Doyle Soil Consulting: 6/76 Auburn Rd Kingston Beach -0488 080 455 robyn@doylesoilconsulting.com.au

Site Information

Client: Christian Graus

Address: 67 Honeywood Drive Honeywood (CT 111448/1)

Total Site Area: Approximately 2.043 ha

Date of inspection: 4/7/2025

Building type: Proposed subdivision into two lots, each capable of supporting a three-bedroom house

Services: Mains water and onsite wastewater

Planning Overlays: East Baskerville Dispersive Soils Specific Area Plan, Waterway and Coastal Protection areas around the creek.

Mapped Geology - Mineral Resources Tasmania 1:25 000 Richmond sheet: **Rqm** = Interbedded micaceous carbonaceous siltstone, shale and mudstone with notable thin beds of bioturbated silicified sandstone, and planar-bedded, ripple cross-laminated and cross-bedded quartzose and muddy quartzose sandstone.

Soil Depth: 0.7 – 1.4 m

Subsoil Drainage: Imperfectly drained

Drainage lines / water courses: Creek and dam on property

Vegetation: Pasture

Rainfall in previous 7 days: Approximately 2 mm

Slope: Approximately 9° to the South-Southwest

Site Assessment and Sample Testing

Site assessment completed to identify the soil material and underlying lithology on site. Site assessment and published geological information were integrated to complete a detailed soil dispersion assessment with reference to the DPIWE Dispersive Soil Management Technical Reference Manual.

- Two test hole (TH) cores:
    - TH1 with refusal at 1.4 m
    - TH2 with refusal at 0.7 m
- Emerson Dispersion testing completed on all clay soil horizons.

SOIL PROFILES – Test Hole 1

Depth (m)	Horizon	Description and field texture grade	USCS Class
0 – 0.25	A1	Very dark greyish brown (10YR 3/2) **Silty Light Clay,** strong coarse blocky structure, dry loose consistency.	**CL**
0.25 – 0.6	$B2_1$	Brown (7.5YR 4/2), **Fine Sandy Light Clay**, strong medium angular blocky structure, moist soft grading to slightly moist stiff consistency	**CL**
0.6 – 0.7	$B2_2$	Dark reddish brown (5YR 3/2), **Fine Sandy Light Clay,** medium fine platy structure, dry soft friable consistency	**CL**
0.7 – 1.4	$B2_3$	Dark reddish grey (5YR 4/2), **Fine Sandy Light Clay**, strong medium platy structure, dry stiff consistency	**CL**
1.4 – 1.45	Rw	Sandy mudstone bedrock. **Refusal.**	

SOIL PROFILES – Test Hole 2

Depth (m)	Horizon	Description and field texture grade	USCS Class
0 – 0.5	A1	Dark brown (7.5YR 3/3), **Loam,** weak fine polyhedral structure, slightly moist soft/loose consistency.	**ML**
0.5 – 0.7	$B2_1$	Brown (7.5YR 4/2), **Fine Sandy Light Clay**, strong medium angular blocky structure, moist soft grading to slightly moist stiff consistency **<u>Refusal on sandy mudstone bedrock</u>**	**CL**

Site and Soil Comments

The dispersive soil assessment report examines the property at 67 Honeywood Drive and the proposal for it to be subdivided (Appendix 2). The report also examined the surrounding area for evidence of potentially dispersive soils and their properties.

The natural soil profiles are formed from fine sandy clay colluvium derived from fine sandy and silty mudstone. The profiles are moderately shallow on the slopes (0.7 m) and moderately deep in the open depression/drainage line (1.4 m). The field textures of the soil profiles are dominated by fine sandy light clays, which are moderately to strongly structured, with moderate to high dispersion potential (Emerson classes 2(2) and 2(3)).

Figure 1: Photo and test hole locations on site.

Natural slope angles within the area of proposed subdivision are up to 10°, tapering to 2° in the natural drainage line (Figure 2). Signs of tunnel erosion are present on the local (5-10°) slopes, in the eastern corner of the property, and the roadside cutting to the SE of the property. Tunnelling in dispersive soils occurs on moderate to steep slopes (>10% / 5.5 °).

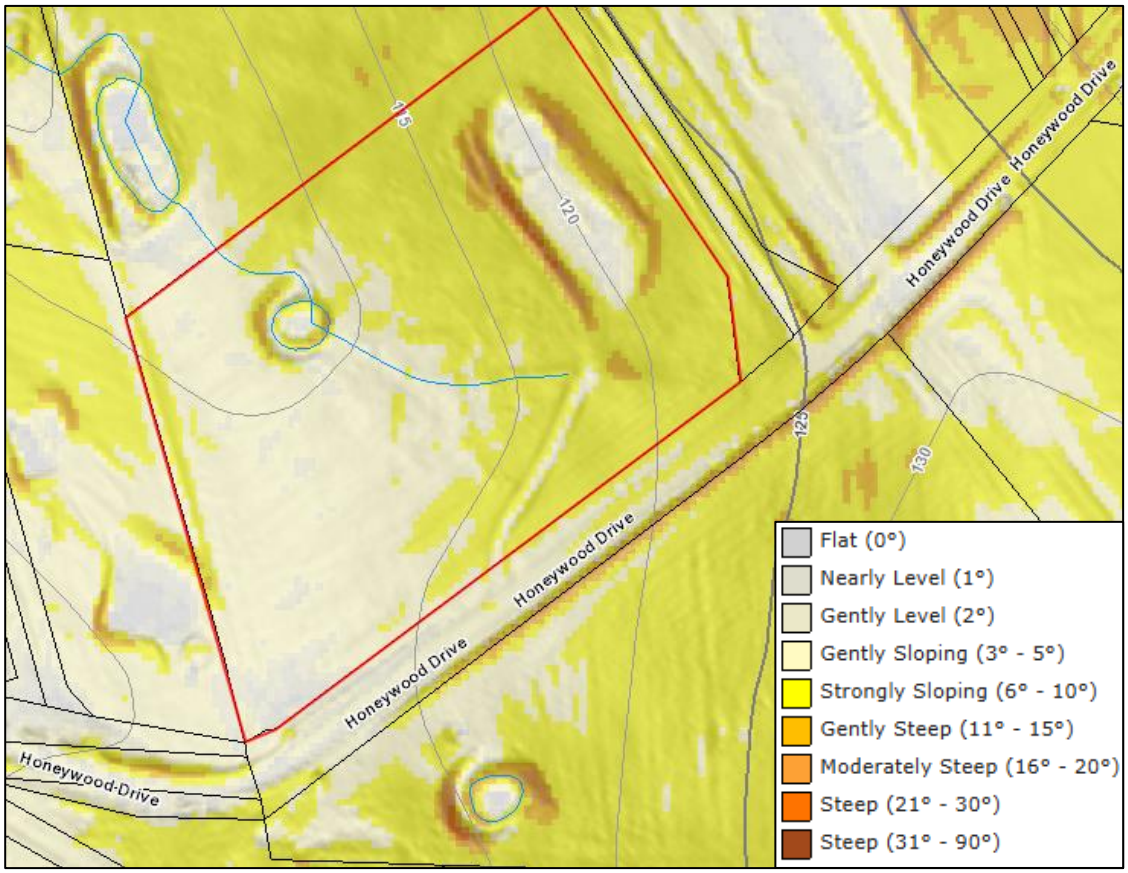


Figure 2: Slope map of the property. (generated using screenshots from LISTmap)

Photo 1: Shallow clay colluvial soil in the upper slopes as reveal in roadside cutting. Clip board is A4. Variably weathered sandy mudstone bedrock at 0.5 – 0.7 m depth

Photo 2 - 4: Collapsed tunnel erosion on northern slopes on the property.

Photos 5-7: Large 'pits' forming tunnel entry points on the eastern slopes on the property. 'Dribble' patterns on the inside walls of the tunnel pits are an indicator of highly to moderately dispersive soil.

Photos 8-10: evidence of active tunnel erosion and clay dispersion in the nearby roadside cutting. This tunnel runs across the top of the flat sandy mudstone bedrock. Dribble patterns on all exposed clay faces. Fine sandy sediment fan deposits in an open table drain. See Figure 1 for photo locations.

Photos 11-13: further evidence of active tunnel erosion in the near vicinity. Fine sandy sediment fan deposits in open table drain. See Figure 1 for photo locations

There are partially collapsed tunnels on the site (Photos 2-7). The activity of these tunnels is difficult to determine. Most have been turned into rabbit burrows. Active tunnels are present at multiple points in the nearby roadside cutting, evidenced by the recently ejected fine sandy

sediment fans shown in Photos 3 and 4. According to *Guidelines on the Management of Dispersive Soils* (DPIPWE, 2009) "By the time a spew hole has developed, considerable sub-surface erosion may have already occurred".

The existing surface diversion drain upslope of the house (Photo 6) is in good condition but would benefit from starting and grading from further upslope (NE). In its current form, run-on water is diverted NW, toward the existing collapsed tunnels, previously discussed – See Figure 2.

Potential for dispersive soils

The Permian/Triassic sediments in SE Tasmania are known to produce soils with an excess of sodium ions on the cation exchange complex of clays, which can cause clay dispersion and tunnel erosion. Under some circumstances, the presence of dispersive soils can also lead to significant erosion, and in particular, extensive tunnel and open gully erosion. Based on the evidence found in the field, a desktop study and the lab test results (below), there is a moderate to high potential for erosion/property damage due to dispersive soil materials. Soil sampling and testing were undertaken to identify the level of the dispersive characteristics of the local sandy light clays. Results presented below. Noting the risk of tunnel erosion on this site is limited/mitigated by the generally shallow depths of the soil and the strength and competence of the underlying bedrock.

Soil sampling and testing

The local subsoils were tested for dispersion using the Emerson Aggregate Test (EAT). The class 2(3) indicates a high dispersion characteristic, and the class 2(2) indicates a moderate dispersion characteristic. As such, exposure to freshwater is likely to cause clay dispersion (and potentially rill and tunnel erosion). This is in line with the evidence of erosion caused by dispersion in the field. Photos of test results found in Appendix 1.

Sample	Depth /horizon	Visual sign	Class
1	0.0 – 0.25	Some dispersion (obvious milkiness < 50% of aggregate affected)	2(2)
1	0.25 – 0.7	Some dispersion (obvious milkiness < 50% of aggregate affected)	2(2)
1	0.7 – 1.4	Some dispersion (obvious milkiness > 50% of aggregate affected)	2(3)
2	0.5 – 0.7	Some dispersion (obvious milkiness < 50% of aggregate affected)	2(2)

Conclusions and recommendations

Our site investigation found clear evidence of clay dispersion and associated tunnel erosion on this block. This was evident as:

- older, possibly inactive, collapsed tunnels on upper slopes of the site.
- recently active tunnels (evidenced by fresh sediment fans) in the roadside cutting along Honeywood Drive to the Southeast of the site on similar landforms to the site.
- Laboratory tests found that all subsoil horizons were either moderately or highly dispersive.

There is a moderate to **high, almost certain, risk** posed by dispersive soils at the site. Noting the depth and extent of any tunnelling is limited by the shallow nature of most of the soils. This will significantly limit the gully erosion risk. To minimise the risks associated with dispersive soil to property and the environment, several recommendations (below) should be carried out/implemented.

Prior to subdivision, the following should be completed:

- The existing shallow tunnel systems should be collapsed and remediated. Remediation should be as follows: Excavate and/or collapsed material along all identified tunnel lines to the depth of the tunnel bases (shallow on this site). Excavation should also probe the areas where active tunnelling is occurring both up and downslope of the exposed collapsed areas. Re-compact the base of these trenches and backfill with non-dispersive topsoil mixed with 3 - 5 % gypsum by

mass. Mechanically repack (whacker-packer) to form tight soil/gypsum plugs. Finish proud of the surface to prevent water ingress, topsoil and vegetate with grass.

- Roof stormwater and run-off hard surfaces originating from the existing dwelling on the property should be (if not already) directed to the existing dam via the drainage line (refer to white arrow on Appendix plan – page 19). All surface swale drains to be topsoiled and grassed down with adequate scour protection and appropriate gentle slope.

- The onsite wastewater management system (OWMS) for the existing dwelling utilises in-ground absorption (i.e., trenches). Upgrades to the system to enable irrigation of appropriately treated effluent should occur. This, to spread treated the effluent over a much wider area and reduce constant and concentrated flow.

Further development at the site is at risk of causing tunnel erosion if not developed appropriately. Development at the site should employ practices to minimise the risk of causing additional erosion. A covenant should be placed on the new subdivided properties outlining specific construction techniques, infrastructure design and mitigation practices to be implemented to minimise the risk. Refer to Section 4 of *Dispersive Soils and Their Management: Technical Reference Manual* (Hardie, 2009). A covenant should stipulate:

- The exclusion of 'cut-and-fill' type excavations
- The recommended use of pier and post foundations
- Avoid or minimise the construction of trenches. Where trenches must be used, use *alternative trenching techniques* or repack with compacted non-dispersive soil, mixed with gypsum, topsoiled and revegetated (see Hardie, 2009).
- Exposed subsoils to be covered with topsoil and vegetated.
- The use of non-sodic/dispersive imported materials to build up the driveway's surface levels, rather than cutting into the slope. Use compacted granular materials, e.g., FCR.
- OWMS design is consistent with AS1547:2012 for highly dispersive soils.

- All stormwater developed on site to be directed to the existing dam using controlled flow, i.e. via PVC drainage pipe or a grassed open swale drain with gentle gradient.

If the recommendations, as presented both above in general terms, and below as they specifically relate to the East Baskerville Dispersive Soils Specific Area Plan, are followed then there is a **low residual risk** associated with dispersive subsoils and both tunnel and gully erosion occurring at 67 Honeywood Drive.

Rowan Mason
B.Agr.Sc.(Hons).
Soil Scientist

Robyn Doyle
B.Agr.Sc.
CPSS (Certified Prof Soil Scientist)
Soil Scientist and Wastewater Designer
Licence no. CC7149

To comply with the Brighton Local Planning Scheme section:

BRI-S7.8 Development Standards for Subdivision

BRI-S7.8.1 Subdivision on potential dispersive soils

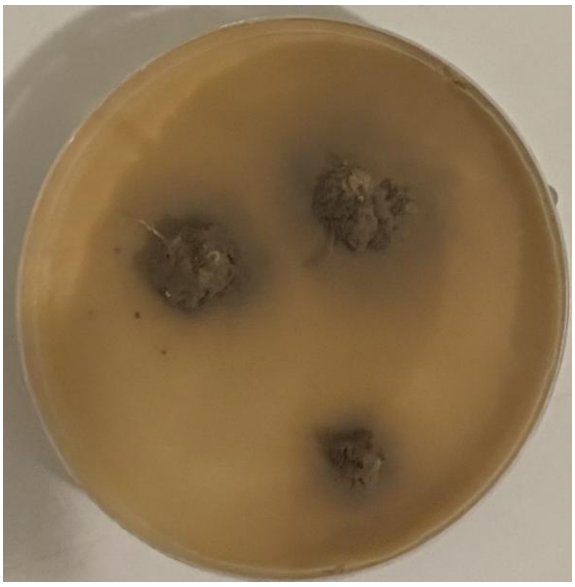
Objective:	That subdivision within an area of potentially dispersive soil minimises the potential for development to cause: (a) erosion; and (b) risk to property and the environment.

Performance Criteria:	**Comments:**
P1 Each lot, or a lot proposed in a plan of subdivision, must minimise the risks associated with dispersive soil to property and the environment, having regard to:	
(a) the dispersive potential of soils in the vicinity of proposed building areas, driveways, services and the development area generally;	Follow the recommendations made above on how to minimise the exposure of the clay subsoils along with the use of gypsum applications, compaction and topsoiling and re-vegetating of all exposed subsoils after construction completion.
(b) the potential of the subdivision to affect or be affected by erosion, including gully and tunnel erosion;	Follow recommendations made above on how future development should take place, with specific construction techniques to be avoided e.g., cut and fill, and alternatives proposed as outlined in 'Conclusions and Recommendations' section of this report.
(c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas and trenches, water storages, ponds, dams and disposal areas; (d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion;	Follow the recommendations made for improvement of existing OWMS infrastructure on site. As well that for all future potential developments. For stormwaters developed on site, use controlled flow (via pipe) to the existing dam on site. Also refer to the Wastewater Desing Report by Doyle Soil Consulting Complies **IF** the recommendations outlined in this report are followed this will minimise tunnel erosion risks, gully erosion is highly

(e) management measures that would reduce risk to an acceptable level; and the advice contained in a dispersive soil management plan.	unlikely due to the shallow soils and underlying bedrock. Our recommendations in the report above provide actions to be taken before the site can be subdivided, as well as the recommendation that a covenant be placed on the new subdivided properties outlining specific construction techniques, infrastructure design and mitigation practices to be implemented to minimise the risk. Understanding and detailed recommendations on the management of dispersive soils are to be found in Hardie (2009) by DPIPWE The level of tunnel and gully erosion risk is reduced to low **IF** subsoil management program outlined in this report is followed in full.

APPENDIX 1 – Dispersion Test

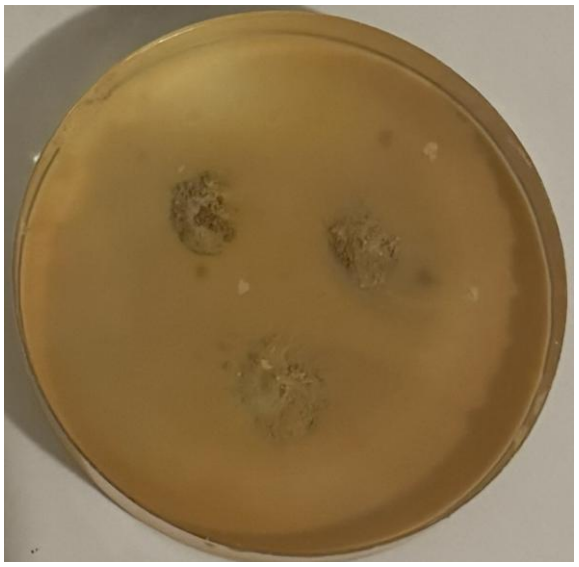
Test Hole 1	Depth: A1 horizon



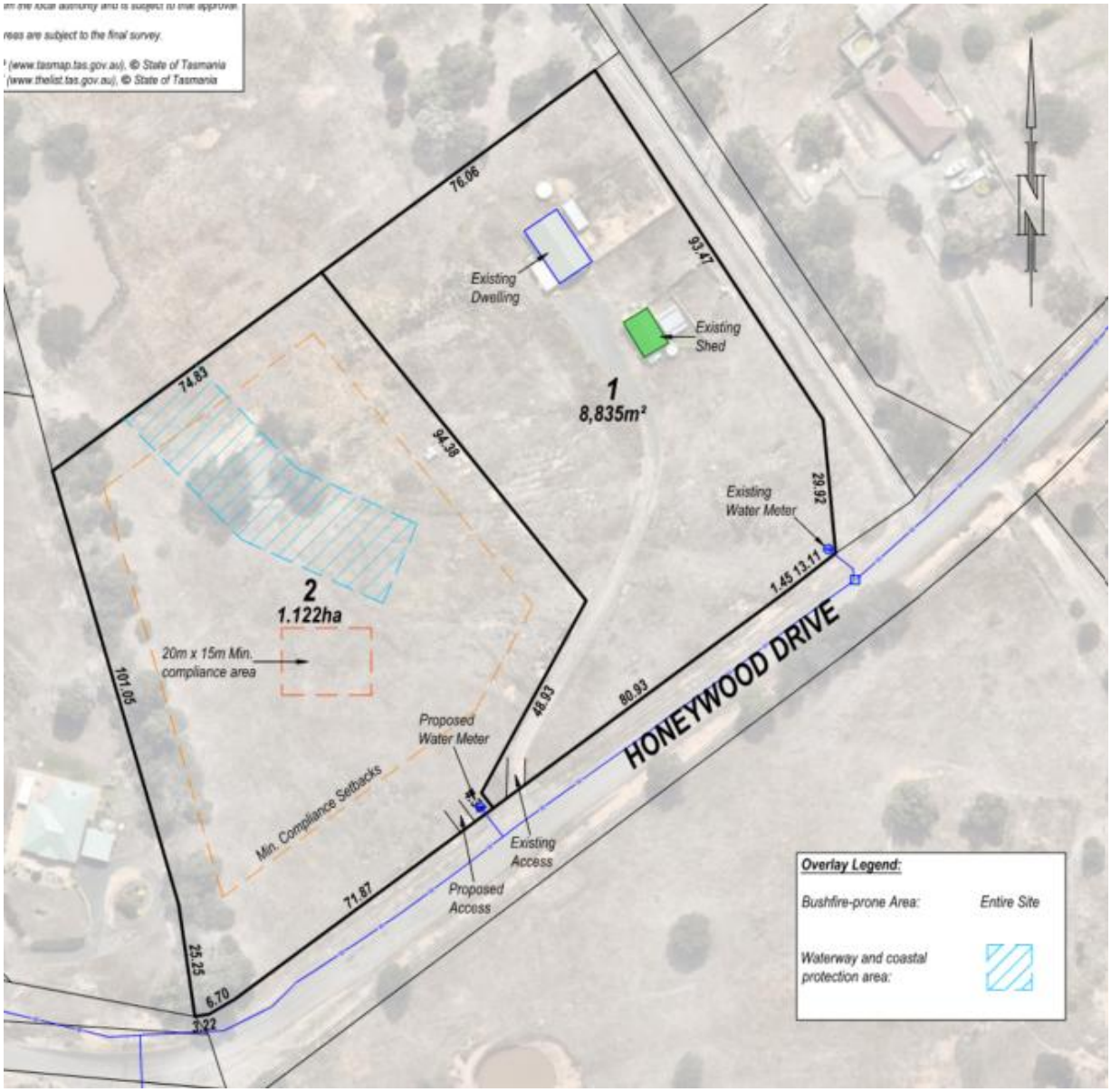
Test Hole 1	Depth: $B2_1$ horizon

Test Hole 1	Depth: $B3_2$ horizon

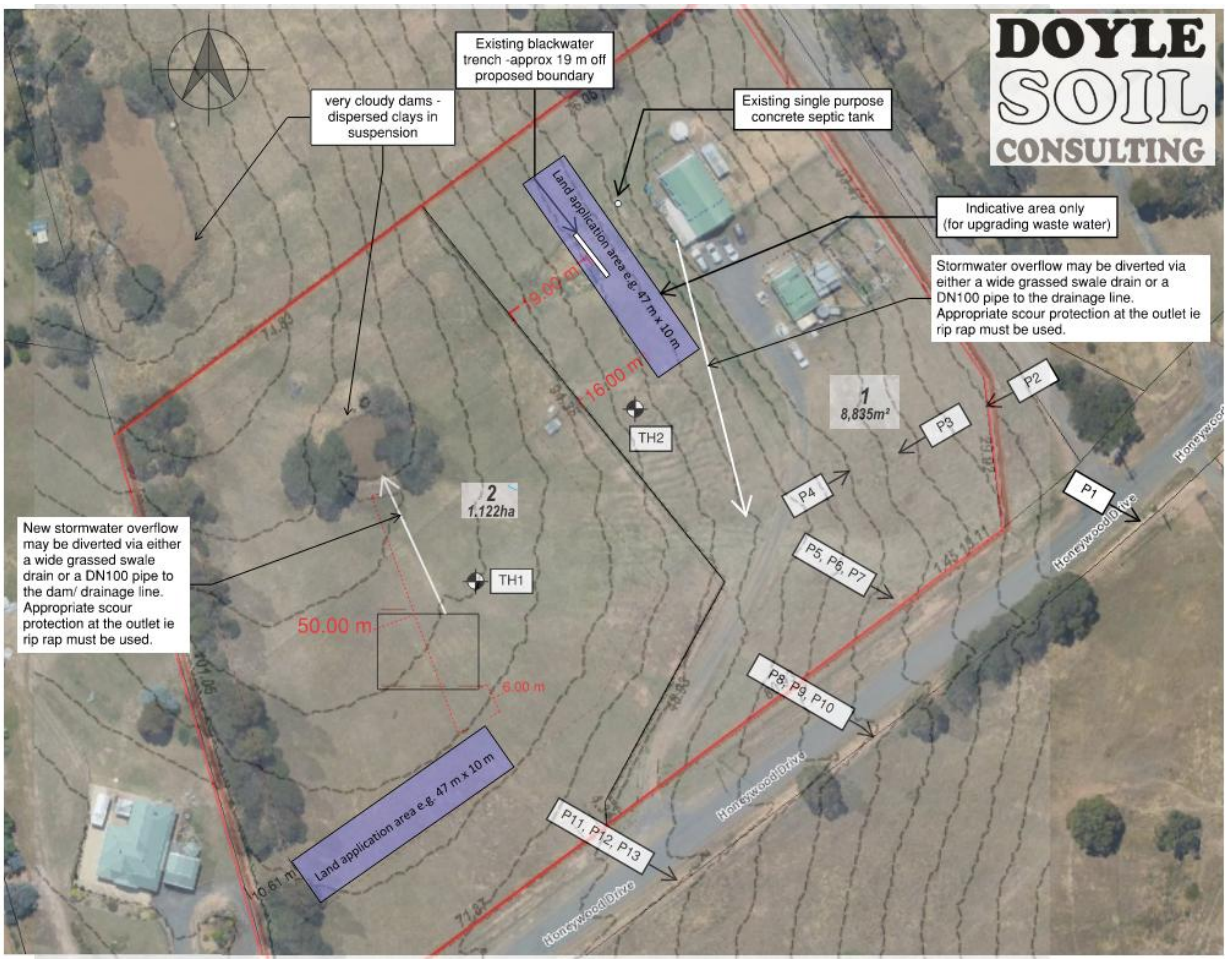
Test Hole 2	Depth: B2 horizon



APPENDIX 2 – Proposed Subdivision



Credit: Rogerson & Birch



Proposed subdivision showing the suggested wastewater LAA and stormwater swale drains to dam and to the drainage depression.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Rogerson & Birch Surveyors *Owner name*

Unit 1, 2 Kennedy Drive *Address*

Cambridge TAS 7170 *Suburb/postcode*

Qualified person details:

Qualified person: Robyn Doyle

Address: 6/76 Auburn Rd

Kingston Beach 7050

Phone No: 0488 080 455

Fax No:

Licence No: N/A

Email address: robyn@doylesoilconsulting.com.au

Qualifications and Insurance details: Soil Scientist,
Certified Professional Soil Scientist (CPSS)
Professional Indemnity cover –

About Underwriting -Lloyd's of London
ENG 21 000305

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Site and Soil Classification
Dispersive Soil Assessments

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

Details of work:

Address: 67 Honeywood Drive

Honeywood TAS 7017

Lot No: 1

Certificate of title No: 111448/1

The assessable item related to this certificate: Site and soil classification

(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: Dispersive soil assessment

(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: X

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	The attached Dispersive Soil Assessment Report for the address detailed above in, 'Details of Work'. .
Relevant calculations:	Refer to above report.
References:	AS1726-2017 Geotechnical site investigations

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

Site classification for dispersive soils

Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alterations to foundation conditions as a result of earthworks, drainage condition changes or variations in site maintenance.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		1784	21/07/2025

DOYLE SOIL CONSULTING

ONSITE WASTEWATER ASSESSMENT

For Proposed Subdivision

67 Honeywood Drive

Honeywood

July 2025

Updated August 2025

Doyle Soil Consulting: 6/76 Auburn Rd Kingston Beach 7050 – 0488 080 455 – robyn@doylesoilconsulting.com.au

SITE INFORMATION

Client: Christian Graus

Address: 67 Honeywood Drive Honeywood (CT 111448/1)

Site Area: proposed Lot 1 = 0.88 ha. Proposed Lot 2 = 1.22 ha.

Date of inspection: 4/7/2025

Building type: Proposed subdivision into two lots, Assessment for a three-bedroom house on the new lot (Lot 2)

Services: Mains water and onsite wastewater

Planning Overlays: East Baskerville Dispersive Soils Specific Area Plan, Waterway and Coastal Protection Area.

Mapped Geology - Mineral Resources Tasmania 1:25 000 Richmond sheet: **Rqm** = Interbedded micaceous carbonaceous siltstone, shale and mudstone with notable thin beds of bioturbated silicified sandstone, and planar-bedded, ripple cross-laminated and cross-bedded quartzose and muddy quartzose sandstone.

Soil Depth: 0.7 – 1.4 m

Subsoil Drainage: moderately well drained

Drainage lines / water courses: Creek and dam on property

Vegetation: Pasture

Rainfall in previous 7 days: Approximately 2 mm

Slope: Approximately 5 - 9° to the west and south-southwest

SITE ASSESSMENT AND SAMPLE TESTING

Site and soil assessment in accordance with AS1547-2012 *Onsite domestic wastewater assessment and design*, and the State Planning Scheme 11.5 -Development Standards for Subdivisions -Rural Living.

Emerson Dispersion test on subsoils.

Test holes were dug using a Christie Post Driver Soil Sampling Kit, comprising CHPD78 Christie Post Driver with Soil Sampling Tube (50 mm OD x 1600/2100 mm).

BACKGROUND

Doyle soil consulting has been engaged by Christian Graus to assess the capability of the proposed lots for onsite wastewater management. The proposed subdivision of the site into two residential lots - see Figure 1. Capability is based on a design hydraulic load from a typical three-bedroom house with reticulated water supply. This report has been amended to include the Brighton Councils request for more information about the stormwater overflow from the existing buildings. This report accompanies the Doyle Soil Dispersion Assessment Report.

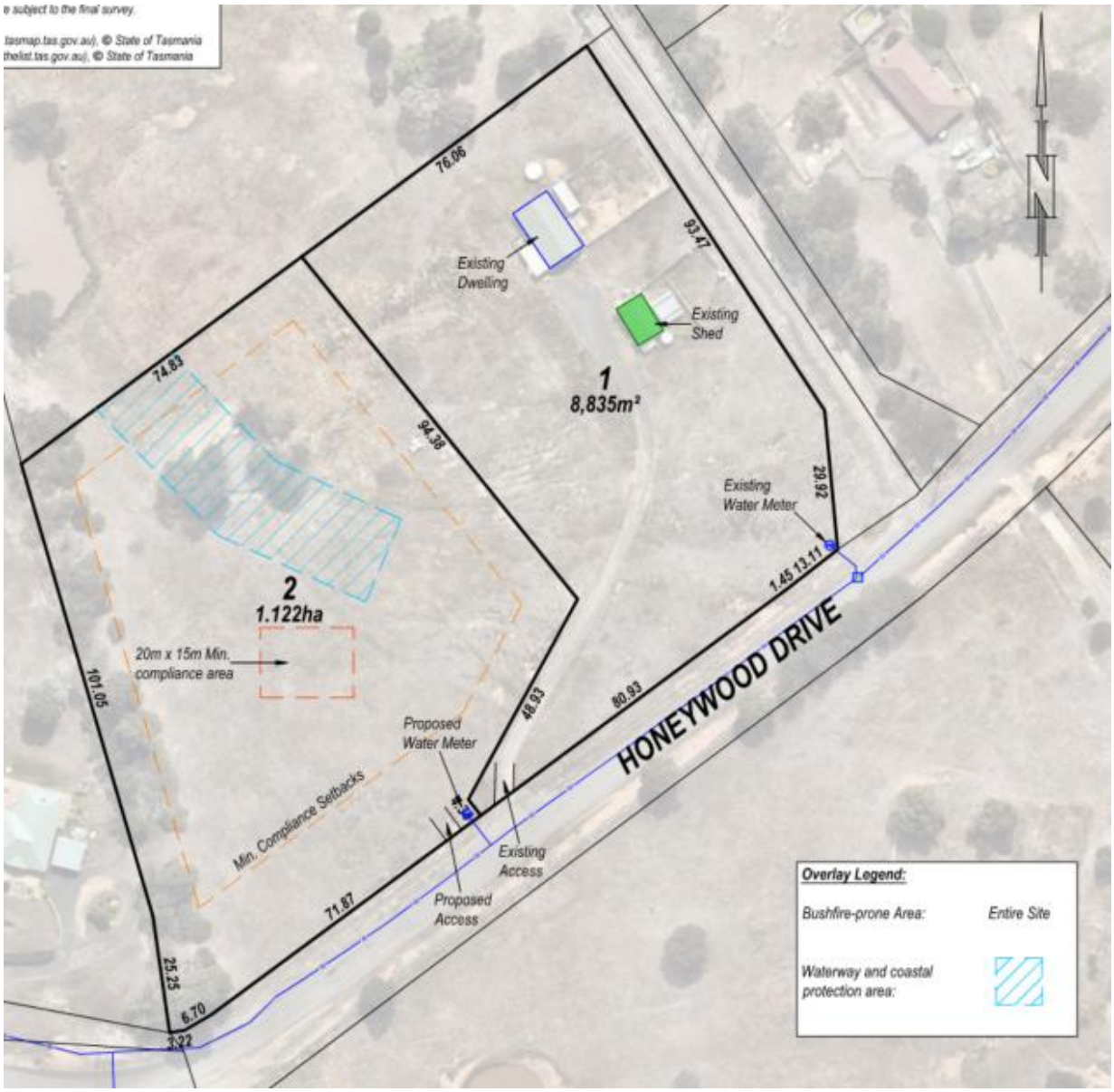


Figure 1: Proposed subdivision at 67 Honeywood Drive, Honeywood. Site plan credit: Rogerson & Birch.

To comply with P2 of Section 11.5.3 of the TPS (Tasmanian Planning Scheme) - Development Standards for Subdivision in a Rural Living Zone - Services.

Acceptable Solution (A1)	**Comments**
Each lot, or a lot proposed in a plan of subdivision, excluding public open space, a riparian or littoral reserve or Utilities, must: (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.	Complies Non-compliance
Acceptable Solution (A2)	**Comments**
Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must: (a) be connected to a reticulated sewerage system; or (b) be connected to a reticulated sewerage system if the frontage of each lot is within 30m of a reticulated sewerage system and can be connected by gravity feed.	Non-compliance -the nearest reticulated sewer system is more than 1 km away. Non-compliance therefore P2 must be addressed

Performance Criteria (P2)	Comments
Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.	The property is zoned Rural Living Zone A. This report demonstrates that adequate area exists on each of the proposed lots (1 & 2) to accommodate a *suitable* onsite wastewater system (OWMS), which addresses all *identified* site and soil constraints. Note: A more detailed site and soil evaluation and OWMS design is required for the *new* lot. The OWMS from the existing dwelling on (proposed) Lot 1 is a split greywater/blackwater system. The blackwater trench is failing. Under current standards, the system is not suitable for the site/ soil conditions and should be upgraded as a condition of this subdivision.

SITE AND SOIL COMMENTS

The natural soil profiles are formed from minor windblown sands over clayey colluvium derived from fine sandy Permian/Triassic mudstone. The profiles are moderately deep with refusal occurring at approximately 0.7 m on the steeper slopes of (proposed) Lot 1, and refusal at 1.4 m in the gentle slopes within the drainage depression on (proposed) Lot 2.

The field textures of the soil profile are dominated by clay, which is moderately to strongly structured with medium to high dispersion characteristics. The site is affected by tunnel erosion due to the dispersive nature of the soils. Per AS1547- 2012, the soils shall be treated as Category 6 materials due to their dispersive nature.

Natural slope angles within the area of the proposed subdivision vary between approximately 10° and 2°. The majority of proposed Lot 2 is within a wide-open depression/drainage line, with a dam on site.

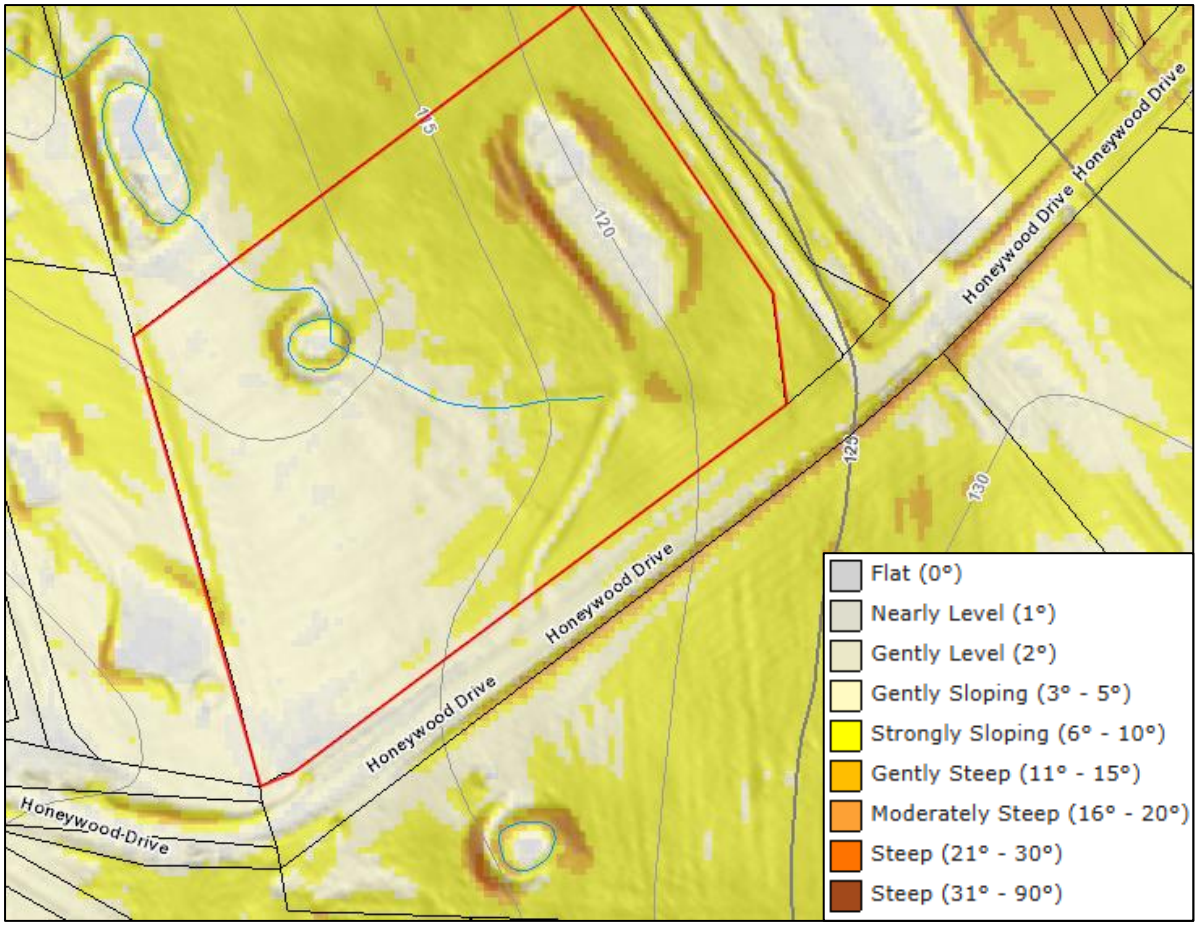


Figure 2: Slope map of the current property (#67 Honeywood Drive). (generated using screenshots from LISTmap)

SOIL PROFILES – Test Hole 1

Depth (m)	Horizon	Description and field texture grade	Soil Category
0 – 0.25	A1	Very dark greyish brown (10YR 3/2) **Silty Light Clay,** strong coarse blocky structure, dry loose consistency. **Moderately dispersive.**	**6**
0.25 – 0.6	$B2_1$	Brown (7.5YR 4/2), **Fine Sandy Light Clay**, strong medium angular blocky structure, moist soft grading to slightly moist stiff consistency. **Moderately dispersive.**	**6**
0.6 – 0.7	$B2_2$	Dark reddish brown (5YR 3/2), **Fine Sandy Light Clay,** medium fine platy structure, dry soft friable consistency	**5**
0.7 – 1.4	$B2_3$	Dark reddish grey (5YR 4/2), **Fine Sandy Light Clay**, strong medium platy structure, dry stiff consistency. **Highly dispersive.**	**6**
@1.4	R	**Refusal on mudstone bedrock**	

PROFILES – Test Hole 2

Depth (m)	Horizon	Description and field texture grade	Soil Category
0 – 0.5	A1	Dark brown (7.5YR 3/3) **Loam,** weak fine polyhedral structure, slightly moist, soft/loose consistency.	**3**
0.5 – 0.7	$B2_1$	Brown (7.5YR 4/2), **Fine Sandy Light Clay**, strong medium angular blocky structure, moist soft grading to slightly moist stiff consistency. **Moderately dispersive.** **Refusal on mudstone bedrock**	**6**

NUTRIENT BALANCE AND SUSTAINABLE WASTEWATER APPLICATION

The dispersive soils assessment for the site (separate report) found a moderate risk associated with dispersive clay soils. Collapsed tunnels (from soil dispersion) are evident at multiple locations across the site. Testing of aggregate stability (Modified Emerson Test – results below) found some level of dispersion in all soil horizons, including some highly dispersive layers (Class 2(3)).

Sample	Depth (m)	Visual sign	Class
1	0.0 – 0.25	Some dispersion (obvious milkiness < 50% of aggregate affected)	2(2)
1	0.25 – 0.7	Some dispersion (obvious milkiness < 50% of aggregate affected)	2(2)
1	0.7 – 1.4	Some dispersion (obvious milkiness > 50% of aggregate affected)	2(3)
2	0.5 – 0.7	Some dispersion (obvious milkiness < 50% of aggregate affected)	2(2)

These soils have a moderately high cation exchange capacity (CEC), estimated to be in the order of 8 - 12 meq/100 g, meaning additional (positively charged) soil nutrients from treated effluent will be moderately well bound to soil particles.

SITE SUMMARY

The total land area is 0.88 ha. The development application is for the subdivision to create one new lot (Lot 2) of 1.12 ha and the balance Lot 1 of 0.88 ha (refer to attached subdivision plan). The division of land has been proposed due to the existing fence line. There is town water supply; however, onsite wastewater management is required.

The capability of the proposed new lot to support a typical residential dwelling and on-site wastewater disposal must be evaluated to ensure environmental values are maintained.

The natural soil profiles are formed from windblown sands over clayey colluvium derived from fine sandy mudstone. The profiles are moderately shallow on the slopes (0.7 m) and moderately deep in the open depression/drainage line (1.4 m). The field textures of the soil profile are

dominated by fine sandy light clays, which are moderately to strongly structured, with moderate to high dispersion characteristics (Emerson classes 2(2) and 2(3)). Soil erosion due to dispersive clays is also extensive on site.

HYDROLOGICAL BALANCE AND WASTEWATER DISPOSAL

Per Table L1 of AS1547-2012, moderately-highly dispersive soils are considered category 6 materials and are not suitable for land application via in-ground absorption methods (i.e., trenches / beds). Secondary treatment via an Aerated Wastewater Treatment System (AWTS) with, tertiary, disinfection is recommended so that land application may be via irrigation.

Irrigation results in low/no disturbance to the dispersive subsoil and utilises lower soil loading rates. Per Table M2 of AS1547-2012 a 20% reduction in the normal design irrigation rate (DIR) is recommended on slopes > 10% / 5.7°.

For purposes of this report, the adopted DIR for the soil is a conservative 1.6 mm/day, and a minimum land application area (LAA) of 470 m^2 is required (for a three-bedroom dwelling).

The estimated maximum linear loading rate (LLR) for the soil/site is approximately 34 L/m/day (per Table 2.2 of *Designing and Installing, Sydney Catchment Authority Current Recommended Practice*). The dimensions of the new LAA's should therefore result in a LLR significantly lower than this to ensure that all effluent applied to the soil remains subsurface. A LAA with dimensions 47 m x 10 m results in a LLR of 16 L/m/day. Figure 3 shows the described LAA located on each proposed lot with minimum setback distances applied.

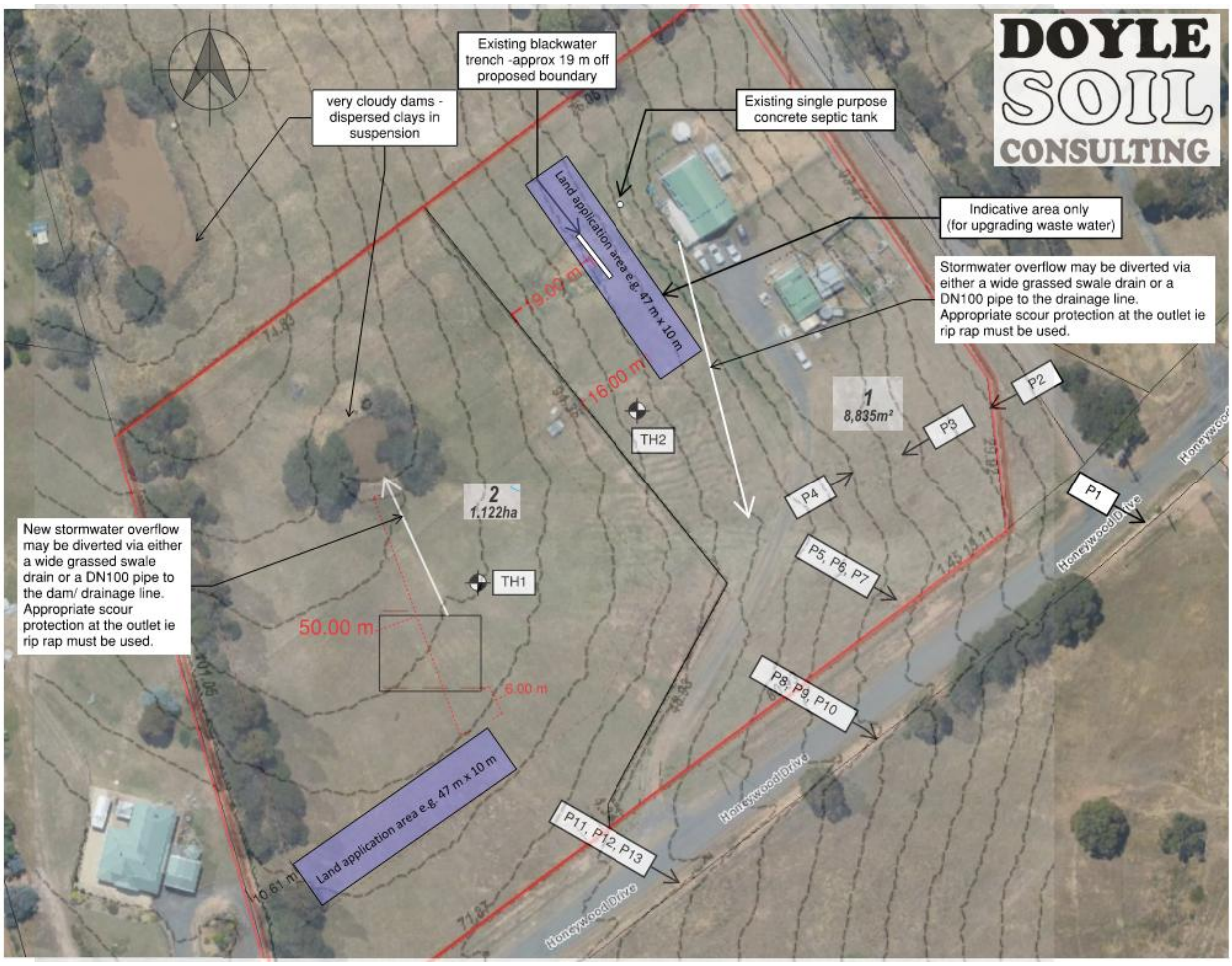


Figure 3: Site plan showing nominal locations for suitably sized LAAs at proposed Lots 1 & 2, using AWTS and irrigation. Min. setbacks distances to downslope boundaries indicated.

Hydrological balance is calculated using Trench^{TM}, with climate data from BOM Bridgewater weather station, and a design hydraulic loading rate of 750 L/day (three-bedroom home with mains water supply).

SUMMARY OF SITE CONSTRAINTS & SITE STRENGTHS

Site constraints (to be addressed by suitably designed OWMS):

- Moderate (5 - 9°) slope angles
- Dispersive light clay (Cat. 6) subsoils
- Moderately shallow soil profiles – bedrock at 0.7 – 1.4 m
- Waterway and Coastal Protection Areas overlay around the creek and dam
- Maximum linear loading rate (LLR) of approx. 34 L/m/day

Site strengths: (to be exploited by suitably designed OWMS):

- Large areas available
- Low average annual rainfall (518 mm/annum at Bridgewater BOM station)
- Mod-high pan evaporation (1323 mm/annum at HBA BOM station)
- Sufficient soil depth to achieve vertical setback to bedrock with secondary treatment and irrigation.

WASTEWATER LAND APPLICATION AREA SETBACKS

Required setback from foundations: 6 m

Required setback from downslope surface water: 40 m

Required setback from downslope boundary: 6.5 m

Required setback from upslope and side boundaries: 1.5 m

Required vertical setback to bedrock: 0.5 m below the LAA (Table R1 of AS1547-2012)

WASTEWATER CLASSIFICATION AND DESIGN

According to AS1547-2012, the soil is **category 6** (Light Clay -dispersive).

Secondary treatment is recommended.

Wastewater loading: 5 persons @ 150 L/day (mains) - 750 L/day.

Design Loading Rate: 1.6 mm/day for LAA.

Total minimum Land Application Area required: 470 m^2.

Stormwater Recommendations

The stormwater will require designs sensitive to dispersive soils. The existing house does not appear to have a stormwater management system, and the stormwater overflow runs down the bank. This will need to be managed to reduce the risk of soil erosion, and wide grassed swale drains running around the contour towards the drainage line is recommended. Rip rap may be used strategically to slow any water flow.

Surface flow of water is safer than via subsoil infrastructure, which may leak and thus lead to clay dispersion and tunnelling. This may be managed through installing gently sloping grassed swale drains, to take any stormwater overflow. These should be directed towards the natural drainage line on each of the proposed lots. Care must be taken to slow the flow of water, and to ensure no scouring of soil occurs, i.e. through the use of rip rap and vegetation.

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

P3	**Comments**
P3 Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to: (a) the need to minimise impacts on water quality; and (b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.	This report recommends the use of wide grassed swale drains to allow gentle runoff of any stormwater overflow towards the natural drainage line that passes through both lots and feeds into the dam on Lot 2. This water would have ended up moving to the low parts of the landscape so by installing wide grassed swale drains running around the contour to ensure the slope angle is low, as per Appendix 2, with the strategic use of riprap if required to slow the flow of water, will help prevent erosion of the soil. This will require good grass coverage and will need to be maintained and monitored.

CONCLUSIONS AND RECOMMENDATIONS

The proposed subdivision complies with P2 of Section 11.5.3 and P3 of C7 6.1 of the State Planning Scheme. The proposed lots 1 and 2 can accommodate the recommended OWMS, and the stormwater can be managed..

There is no current stormwater overflow management and this will require upgrading. The wastewater system on the parent block is failing and requires replacement. The house is currently serviced by a single-purpose septic tank and black water trench, which is failing. The greywater is being manually spread via a pump well and hose, which is non-compliant.

Figure 4:Green vegetated area shows location of the blackwater trench

These required upgrades will not impact the proposed subdivision boundary as there is adequate land available on Lot 1 for the system to be upgraded to current standards. We have shown the area that would be required for a typical three-bedroom house, as the house size is unknown. There may also be room on Lot 1 up behind the house for the LAA to run along the top boundary.

Secondary treatment with an AWTS and land application by subsurface irrigation is recommended at both lots to address the site constraints identified herein. For a three-bedroom dwelling, a minimum LAA of 470 m^2 is required with a minimum length dimension of 47 m, installed along the contour. LAAs should be protected from surface and subsurface water run-on or located outside of natural drainage depressions identified in Figures 2 & 3.

Note: Site-specific OWMS design, with reference to a more detailed site and soil evaluation, is required for development of the new lot.

Robyn Doyle
B.Agr.Sc.
Soil Scientist and Wastewater Designer
Licence no. CC7149

Rowan Mason
B.Agr.Sc.(hons)
Soil Scientist

APPENDIX 1 – TRENCH™

Doyle Soil Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Assessment for	Christian Graus	Assess. Date	21-Jul-25
		Ref. No.	
Assessed site(s)	67 Honeywood Drive Honeywood	Site(s) inspected	4-Jul-25
Local authority	Brighton Council	Assessed by	R Doyle

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 750 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 250

Sullage volume (L/day) = 500

Total nitrogen (kg/year) generated by wastewater = 5.5

Total phosphorus (kg/year) generated by wastewater = 1.4

Climatic assumptions for site (Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	38	38	35	40	37	45	40	44	43	49	45	46
Adopted rainfall (R, mm)	38	38	35	40	37	45	40	44	43	49	45	46
Retained rain (Rr, mm)	32	34	32	36	34	41	36	40	39	44	40	41
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	137	120	91	61	41	27	30	43	63	91	103	130
Evapotr. less rain (mm)	**104**	**86**	**60**	**25**	**8**	**-13**	**-6**	**4**	**24**	**47**	**63**	**89**

Annual evapotranspiration less retained rain (mm) = 488

Soil characterisitics

Texture = Light Clay (Dispersive) Category = 6 Thick. (m) = 1

Adopted permeability (m/day) = 0.06 Adopted LTAR (L/sq m/day) = 2 Min depth (m) to water = 3

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In a package treatment plant
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	None
The preferred type of above-ground secondary treatment:	Trickle irrigation
Site modifications or specific designs:	Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	
Width (m) =	
Depth (m) =	
Total disposal area (sq m) required =	470
comprising a Primary Area (sq m) of:	470
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The calculated DIR for the category 6 soil is 1.6 mm/day and an irrigation area of 470 sq m is required. Therefore the system should have the capacity to cope with predicted climatic and loading events.

Doyle Soil Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Assessment for	Christian Graus	Assess. Date	21-Jul-25
		Ref. No.	
Assessed site(s)	67 Honeywood Drive Honeywood	Site(s) inspected	4-Jul-25
Local authority	Brighton Council	Assessed by	R Doyle

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Expected design area	sq m	1,000		Moderate		
	Density of disposal systems	/sq km	20		Moderate		
	Slope angle	degrees	5		Very low		
	Slope form	Straight simple			Low		
	Surface drainage	Mod. good			Low		
	Flood potential	Site floods 1 in 75-100 yrs			Low		
	Heavy rain events	Rare			Low		
A	Aspect (Southern hemi.)	Faces SE or SW			High		
	Frequency of strong winds	Common			Low		
	Wastewater volume	L/day	750		Moderate		
	SAR of septic tank effluent		1.0		Low		
	SAR of sullage		2.5		Moderate		
	Soil thickness	m	1.0		Low		
A	Depth to bedrock	m	1.0		High		
	Surface rock outcrop	%					Factor not assessed
	Cobbles in soil	%					Factor not assessed
	Soil pH		6.0		Low		
	Soil bulk density	gm/cub. cm	1.4		Very low		
AA	Soil dispersion	Emerson No.	2		Very high		
	Adopted permeability	m/day	0.06		Low		
AA	Long Term Accept. Rate	L/day/sq m	2		Very high		

To enter comments, click on the line below 'Comments' . (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The site is only suitable for onsite wastewater disposal via an AWTS and irrigation. There is a very large area available.The site is limited by the dispersive clay clay subsoils therefore the irrigation must be installed using appropriate measures to ensure the soil is not disturbed to the effect that tunneling starts.

Doyle Soil Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Assessment for	Christian Graus	Assess. Date	21-Jul-25
		Ref. No.	
Assessed site(s)	67 Honeywood Drive Honeywood	Site(s) inspected	4-Jul-25
Local authority	Brighton Council	Assessed by	R Doyle

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

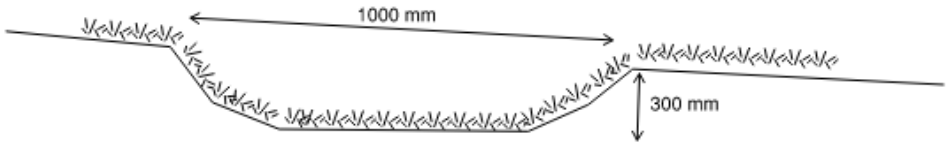
Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Cation exchange capacity	mmol/100g	100		Low		
	Phos. adsorp. capacity	kg/cub m	0.7		Moderate		
	Annual rainfall excess	mm	-488		Very low		
	Min. depth to water table	m	3		Very low		
	Annual nutrient load	kg	6.8		Low		
	G'water environ. value	Agric non-sensit			Low		
	Min. separation dist. required	m	10		Low		
	Risk to adjacent bores						Factor not assessed
	Surf. water env. value	Agric non-sensit			Low		
AA	Dist. to nearest surface water	m	50		Very high		
AA	Dist. to nearest other feature	m	6		Very high		
	Risk of slope instability	Very low			Very low		
	Distance to landslip	m	1000		Very low		

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

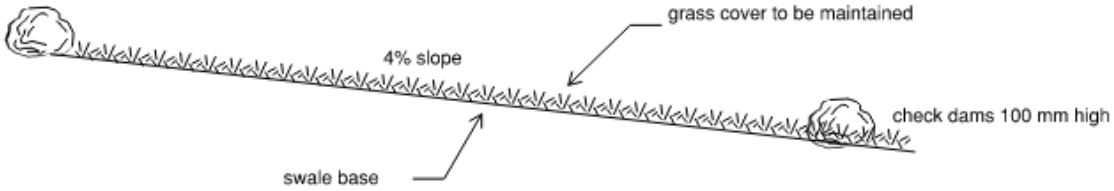
Comments

There will be a low environmental risk if dispersive soil is managed appropriately, as thre is a large available area and the distance to the dowslope boundary means a very low risk of off-site movement.

APPENDIX 2 – SWALE DRAINS



Cross-section



Check dams are typically low level (e.g. 100mm) rock weirs or driveway crossings that are constructed across the base of a swale. A rule of thumb for locating check dams is for the crest of a downstream check dam should be at 4% grade from 100 mm below the toe of an upstream check dam

Reference: Water Sensitive Urban Design Engineering Procedures for Stormwater Management in Tasmania 2012. Derwent Estuary Program

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Rogerson & Birch Surveyors *Owner name*

Unit 1, 2 Kennedy Drive *Address*

Cambridge TAS 7170 *Suburb/postcode*

Qualified person details:

Qualified person: Robyn Doyle

Address: 6/76 Auburn Rd

Kingston Beach 7050

Phone No: 0488 080 455

Fax No:

Licence No: N/A

Email address: robyn@doylesoilconsulting.com.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS)
Professional Indemnity cover –

About Underwriting -Lloyd's of London
ENG 21 000305

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Site and Soil evaluation and land application system design

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

Details of work:

Address: 67 Honeywood Drive

Honeywood TAS 7017

Lot No: 1

Certificate of title No: 111448/1

The assessable item related to this certificate: Onsite wastewater management -Site evaluation and soil classification for onsite wastewater management capability

Including
Characterisation of wastewater and predicted hydraulic loadings
Selection of land application area
Determination of design loading rate

(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: On-site wastewater management - Site and soil evaluation

(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: X

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	AS/NZS 1547-2012 On-Site Domestic Wastewater Management
Relevant calculations:	
References:	AS1547-2012 On-Site Domestic Wastewater Management Directors Guidelines for On-Site wastewater Management Systems - CBOS -2017

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

Site and soil evaluation

Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earthworks, drainage condition changes or variations in site maintenance.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		1784-1	21/07/2025

BUSHFIRE ASSESSMENT REPORT

Proposed Subdivision (2 lots)

Address: 67 Honeywood Drive, Honeywood TAS 7017

Title Reference: C.T.111448/1

Prepared by James Rogerson (of *JR Bushfire Assessments*), Bushfire Hazard Practitioner (BFP-161)
VERSION – 1.0
Date: 29/05/2025

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

INTRODUCTION

1.1 Background

This Bushfire Assessment Report and associated Bushfire Hazard Management Plan (BHMP) has been prepared by James Rogerson of *JR Bushfire Assessments* (for Rogerson and Birch Surveyors) on behalf of the proponent to form part of supporting documentation for the proposed subdivision of two lots at 67 Honeywood Drive, Honeywood. Under the Tasmanian Planning Scheme – Brighton (TPS) and C13.0 Bushfire-Prone Areas Code it is a requirement that a subdivision application within a bushfire-prone area must accomplish a minimum Bushfire Attack Level (BAL) rating of BAL-19 for all future dwellings on newly formed allotments. This report also includes an associated BHMP which is also a requirement under C13.0.

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

1.2 Scope

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

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

1.3 Scope of BFP Accreditation

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

1.4 Limitations

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

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

1.5 Proposal

The proposal is for the subdivision of the current title C.T.111448/1 into 2 new resultant titles. See proposal plan (Appendix B).

2 PRE-FIELD ASSESSMENT

2.1 Site Details

Table 1

Owner Name(s)	C. L. & D. M. Graus
Location	67 Honeywood Drive, Honeywood TAS 7017
Title Reference	C.T.111448/1
Property ID	1521107
Municipality	Brighton
Zoning	11 Rual Living Zone A
Planning Overlays	13 – Bushfire-prone Areas Code and 7 Natural Assets Code
Water Supply for Firefighting	The property is serviced by reticulated water. A hydrant exists outside the easternmost corner of the property.
Public Access	Access to the development is off Honeywood Drive.
Fire History	Record fires within and surrounding the property from 1966-1967.
Existing Development	Existing Class 1a dwelling, Class 10a sheds and all-weather gravel driveway.

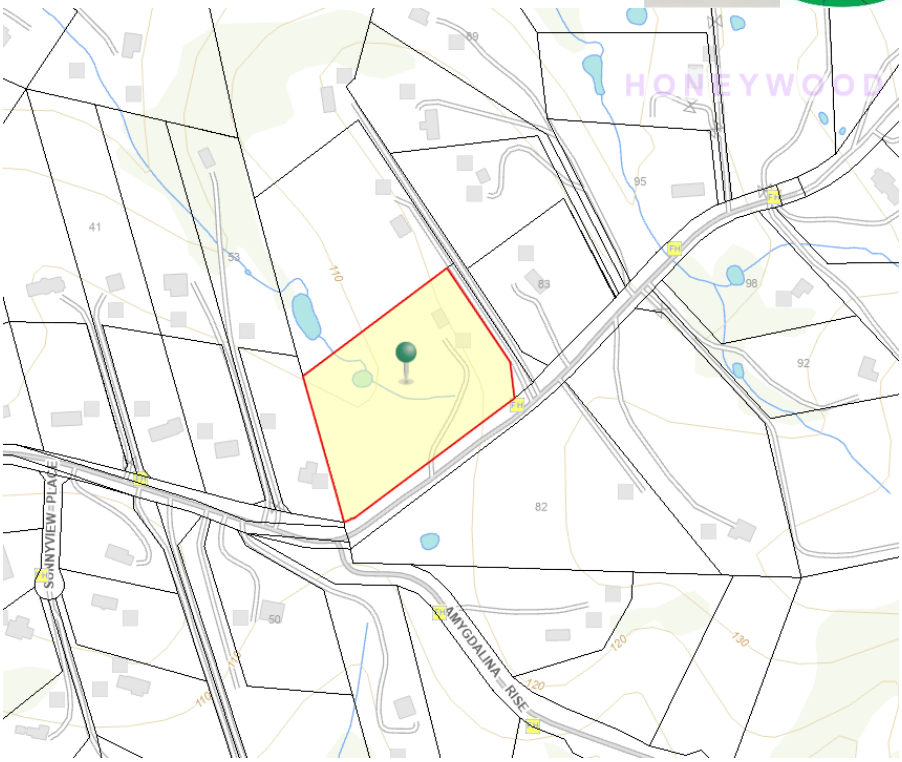


Figure 1 - Location of subject site and nearby hydrants. Source: The LIST, © State of Tasmania

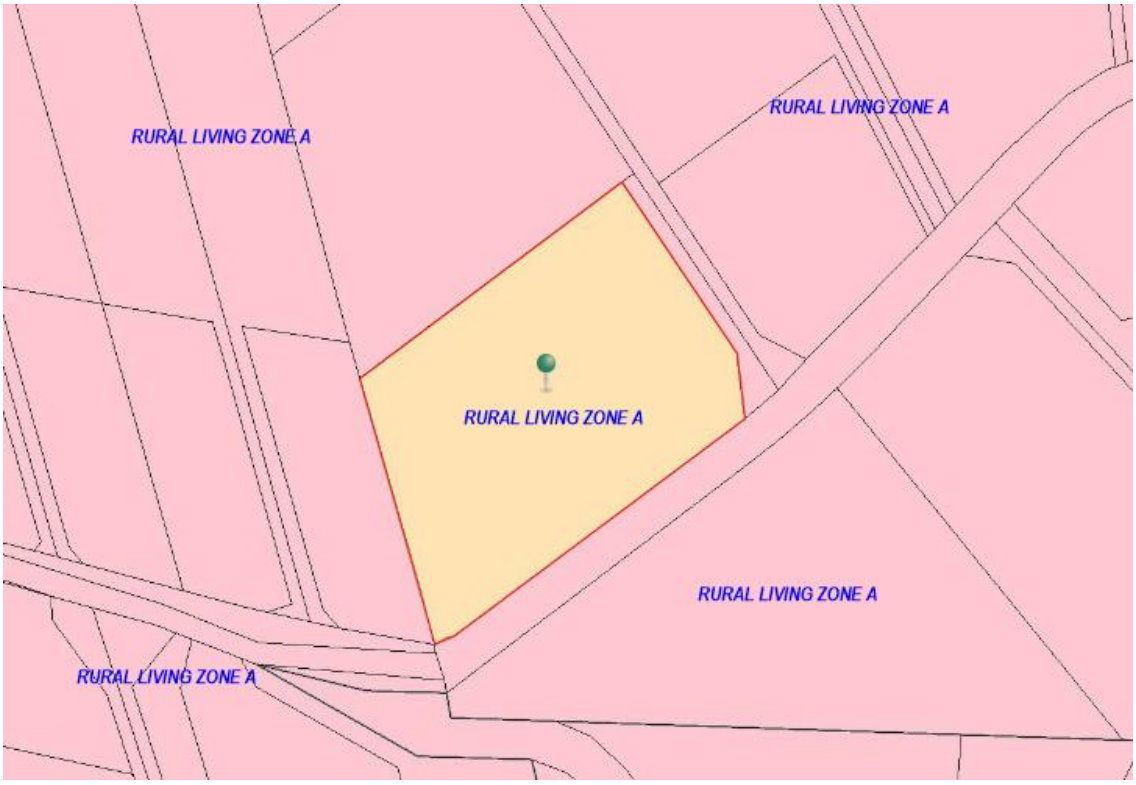


Figure 2 - Planning Scheme Zoning of site and surrounding properties. Source: The LIST, © State of Tasmania

2.2 TASVEG Live

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

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

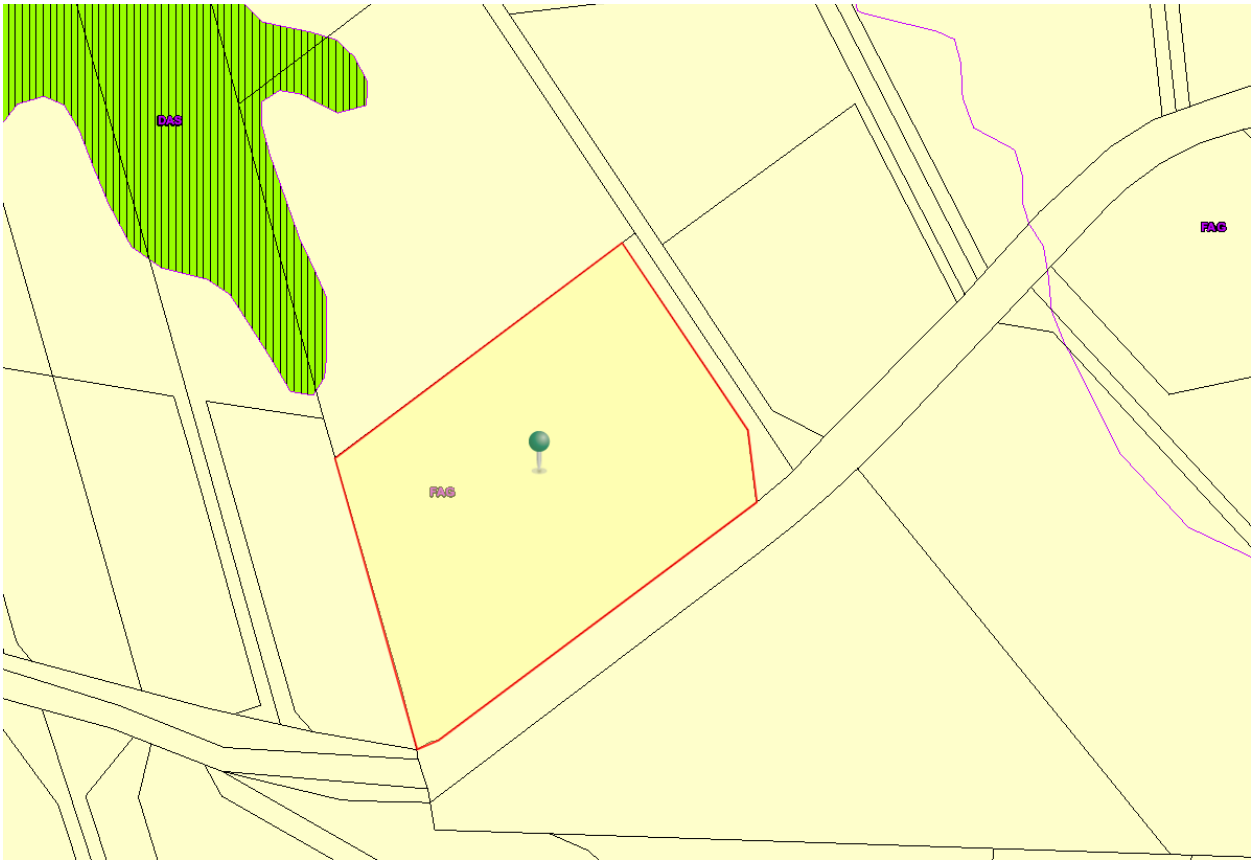


Figure 3 – TASVEG Live communities on subject site and surrounding land. FAG – Agricultural land & DAS – Eucalyptus amygdalina forest and woodland on sandstone.

3 SITE ASSESSMENT

The site assessment was conducted by James Rogerson (BFP-161) on the 17th of May 2025.

3.1 Bushfire Hazard Assessment

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

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

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

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

BUSHFIRE THREAT DIRECTION

The Bushfire threat to this development is from the **GRASSLAND FUEL** within the property. Additional threats are also from Grassland in all aspects surrounding the property.

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

3.2 Vegetation and Effective Slope

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

WITHIN THE TITLE BOUNDARY (BDY) & PROPERTY DESCRIPTION

The property is a medium sized, developed, Rural Living Zone A zoned property that is located at the central area of the suburb Honeywood. The property is accessed via Honeywood Drive, off Briggs Road. The property is oriented southwest-northeast and is located on the north side of the road. The property is rectangular in shape. The property is surrounded by developed residential blocks all zoned Rural Living Zone A. The terrain within the property is gentle, sloping towards the west. The property hosts an existing Class 1a dwelling, in addition to Class 10a sheds, all-weather gravel driveway, and gardens (See Figure 4 for slopes).

The land directly surrounding the dwelling and shed is used as private open space (POS) and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The remainder of the property is grassed, appearing unmanaged due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

NORTHEAST OF THE TITLE BDY

To the northeast of the property (upslope) is 83 Honeywood Drive. This property is a medium-sized, developed, Rural Living Zone A zoned property, that consists of a Class 1a dwelling, Class 10a shed, low-cut lawns, cultivated gardens and all-weather gravel driveways. The land directly surrounding the dwellings and sheds is used as POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018.

The remainder of this property is grass, appearing in an unmanaged condition due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

SOUTHEAST OF THE TITLE BDY

To the southeast of the property (upslope) there are various medium-sized, developed, Rural Living Zone properties that consist of Class 1a dwellings, Class 10a sheds, low-cut lawns, cultivated gardens and all-weather gravel driveways. The land directly surrounding the dwellings and sheds is used as POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018.

The remainder of these properties is grassed, appearing in an unmanaged condition due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

SOUTHWEST OF THE TITLE BDY

To the southwest of the property boundary (upslope) is various medium-sized, developed, Rural Living Zone zoned properties that consist of Class 1a dwellings, Class 10a sheds, low-cut lawns, cultivated gardens and all-weather gravel driveways. The land directly surrounding the dwellings and sheds is used as POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018.

The remainder of these properties is grassed, appearing in an unmanaged condition due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

NORTHWEST OF THE TITLE BDY

To the southwest of the property boundary (upslope/across slope) is a medium-sized, developed, Rural Living Zone zoned property that consists of a Class 1a dwelling, Class 10a shed, low-cut lawns, cultivated gardens and all-weather gravel driveways. The land directly surrounding the dwellings and sheds is used as POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018.

The remainder of this property is grass, appearing in an unmanaged condition due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

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

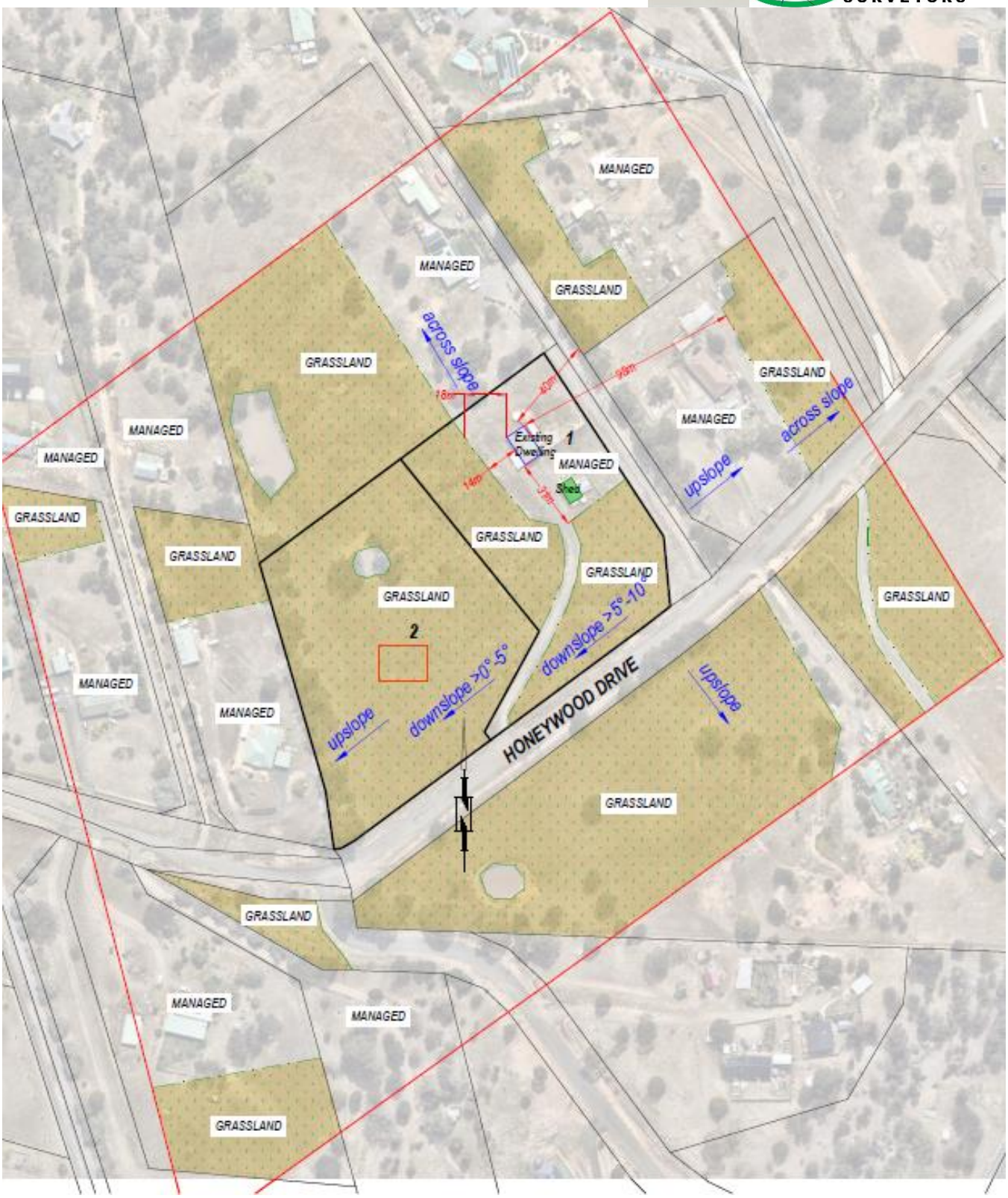


Figure 4 classified vegetation (within 100m of site) and existing separation from bushfire-prone vegetation (not to scale)

3.3 Bushfire Attack Level (BAL)

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

LOT 1 – EXISTING DWELLING (existing separation)				
DIRECTION OF SLOPE	**NE**	**SE**	**SW**	**NW**
Vegetation Classification	MANAGED GRASSLAND	MANAGED GRASSLAND	MANAGED GRASSLAND	MANAGED LOW THREAT
Existing Horizontal distance to classified vegetation	40m & 98m (G)	31m-85m (G)	14m-100m (G)	N/A
Effective Slope under vegetation	Upslope	Across & upslope	Downslope <0°-5° & >5°-10°	Across slope
Exemption				
Current BAL value for each side of the site	BAL-12.5	BAL-12.5	BAL-19	BAL-LOW
Separation distances to achieve BAL-19	10m	10m	13m	N/A
Separation distances to achieve BAL-12.5	14m	14m	19m	N/A
Current BAL rating	**BAL-19**			

LOT 2 – VACANT (Indicative Building Area)				
DIRECTION OF SLOPE	**N**	**E**	**S**	**W**
Vegetation Classification	GRASSLAND	GRASSLAND MANAGED	GRASSLAND MANAGED	GRASSLAND MANAGED
Existing Horizontal distance to classified vegetation	0m (G)	0m-80m (G)	0m (G)	0m-38m (G)
Effective Slope under vegetation	Across slope	Upslope	Across & upslope	Downslope >0°-5° & upslope
Exemption				
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	10m	10m	10m	11m
Separation distances to achieve BAL-12.5	14m	14m	14m	16m
Current BAL rating	**BAL-FZ**			

3.4 Definition of BAL-LOW

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

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

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

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

Due to some existing developed and managed land, some separations distances are already achieved.

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

BAL ratings are as stated below:

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

4 BUSHFIRE PROTECTION MEASURES

4.1 Hazard Management Areas (HMA)

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

Compliance to C13.6.1

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

Due to the sizes of both lots, only the building areas are to be used as an HMA.

The HMA for Lot 1 is to be implemented prior to sealing of titles and prior to occupancy of a future habitable dwelling for Lot 2.

Minimum separation distances for each lot are stated below.

LOT 1 – Separation Distances (Existing Dwelling)				
Aspect	**NE**	**SE**	**SW**	**NW**
BAL-19	10m	10m	13m	N/A
BAL-12.5	14m	14m	19m	N/A

LOT 2 – Separation Distances (Indicative Building Area)				
Aspect	**N**	**E**	**S**	**W**
BAL-19	10m	10m	10m	11m
BAL-12.5	14m	14m	14m	16m

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

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

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

4.2 Public and Fire Fighting Access

Public Access

The proposed development fronts Honeywood Drive. The road is a public road; it is bitumen sealed and is maintained by the Council. Honeywood Drive has a nominal carriageway width of 6.5m.
No upgrades are required to the public road and the public road complies with public access road requirements.

Property Access

Current Conditions:

Lot 1

Existing access to Lot 1 is via an all-weather driveway which runs perpendicularly off the road, heads northeast, bends to the northwest and terminates adjacent to the dwelling. The total length of the driveway is approximately 120m, with a nominal carriageway width of 3.5m.

Lot 2

There is currently no constructed access to Lot 2.

Figure 5 – Existing access to Lot 1

Compliance to C13.6.2

Lot 1

Access to the existing dwelling within lot 1 is >30m but <200m. However, Lot 1 does not require access for a fire appliance. Therefore, there are no design and construction requirements, and Lot 1 will comply with the Acceptable Solution A1 and C13.6.2.

It is recommended that a small single gate is installed on the front boundary fence adjacent to the hydrant for fire-fighting access with a hose.

Lot 2

Access to the building area within Lot 2 is >30m, but <200. As this access will be greater than 120m (hose lay) from the nearest hydrant, the access must be designed and constructed to the requirements of the Acceptable Solution A1 and C13.6.2 Table C13.2 (B).

The requirements of Table C13.2 (B) are outlined below in Table 3.

Access for Lot 2 must be constructed prior to occupancy of a future habitable dwelling.

Table 3 – Access Standards per Table C13.2 (B)

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

As per Table 13.2 (B) of the Code.

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.

Passing bays of 3m additional carriageway width and 20m length must be provided every 100m.

4.3 Water Supply for Fire Fighting

Current Conditions:

Site assessment confirmed the property is serviced by reticulated water. A hydrant exists on Honeywood Drive outside the easternmost corner of the property.

Figure 6 – Existing hydrant

Compliance to C13.6.3

Lot 1

The dwelling within Lot 1 is within 120m (hose lay) of a hydrant and are therefore compliant with C13.6.3 A1 (b) and Table C13.4.

It is recommended that a small single gate is installed on the front boundary fence adjacent to the hydrant for fire-fighting access with a hose.

Lot 2

The building within Lot 2 is >120m (hose lay) of a hydrant. Therefore, Lot 2 must install a 10,000L static water supply tank per C13.6.3 A2 (b) and Table C13.5. The tank must be installed prior to occupancy of a future habitable dwelling.

The requirements of Table C13.5 are outlined below in Table 4.

Table 4 – Static Water Supply per Table C13.5

Requirements for Static Water Supply C13.6.3 and Table C13.5

A. Distance between building area to be protected and water supply
   a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and
   b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area

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

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

(a) have a minimum nominal internal diameter of 50mm;
(b) be fitted with a valve with a minimum nominal internal diameter of 50mm;
(c) be metal or lagged by non-combustible materials if above ground;
(d) if buried, have a minimum depth of 300mm [S1];
(e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;
(f) ensure the coupling is accessible and available for connection at all times;
(g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
(h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
(i) if a remote offtake is installed, ensure the offtake is in a position that is:
    (i) visible;
    (ii) accessible to allow connection by fire fighting equipment;
    (iii) at a working height of 450 – 600mm above ground level; and
    (iv) protected from possible damage, including damage by vehicles.

D. Signage for static water connections

The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:

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

E. Hardstand

A hardstand area for fire appliances must be:

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

4.4 Construction Standards

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

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

5 STATUTORY COMPLIANCE

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

Clause	Compliance
C13.4 Use or development exempt from this code	N/A
C13.5 Use Standards	
C13.5.1 Vulnerable Uses	N/A
C13.5.2 Hazardous Uses	N/A
C13.6 Development Standards for Subdivision	
C13.6.1 Provision of Hazard Management Areas.	To comply with the Acceptable Solution A1, the proposed plan of subdivision must; • Show building areas for each lot; and • Show hazard management areas between these building areas and that of the bushfire vegetation with the separation distances required for BAL 19 in Table 2.6 of *Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas.* The BHMP demonstrates that both lots can accommodate a minimum BAL rating of **BAL-19 for both lots** The HMA for Lot 1 to be implemented prior to sealing of titles and prior to occupancy of future habitable dwellings for Lot 2. Subject to the compliance with the BHMP the proposal will satisfy the Acceptable Solution C13.6.1(A1)
C13.6.2 Public and firefighting access; A1	The BHMP (through reference to section 4 of this report) specifies requirements for private accesses are consistent with Table C13.2. Access to Lot 1 is >30m, <200 and access is not required for a fire appliance. Access to Lot 2 will be >30m but <200m, and access will be required for a fire appliance and must comply with Table C13.2 (B). Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.2(A1).
C13.6.3 A2 Provision of water supply for firefighting purposes.	The building areas within Lot 1 is within 120m (hose lay) of a hydrant. Therefore, compliant with C.13.6.3. Building area within Lot 2 is further then 120m (hose lay) from a hydrant and therefore Lot 2 must comply to Table C13.5. Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.3

6 CONCLUSION & RECOMMENDATIONS

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

Recommendations:

- The HMA within Lot 1 to be implemented prior to sealing of titles and prior to occupancy of a future habitable dwelling for Lot 2 per section 4.1 of this report and the BHMP (Appendix C).
- Access and static water tank for Lot 2 to be constructed/installed prior to occupancy of future habitable dwellings.
- A small single gate is installed on the front boundary fence adjacent to the hydrant for fire-fighting access with a hose. This will eliminate the need to jump the fence to have the hose-lay remain <120m.
- Brighton Council condition the planning approval on the compliance with the BHMP (as per Appendix C).

7 REFERENCES

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

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

Tasmanian Planning Commission, 2015, *Tasmanian Planning Scheme – Brighton* viewed May/June 2025, www.iplan.tas.gov.au

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

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

8 APPENDIX A – SITE PHOTOS

Figure 7 – Grassland fuel within Lot 1, view facing SW

Figure 8 – Grassland fuel within Lot 2, view facing SE

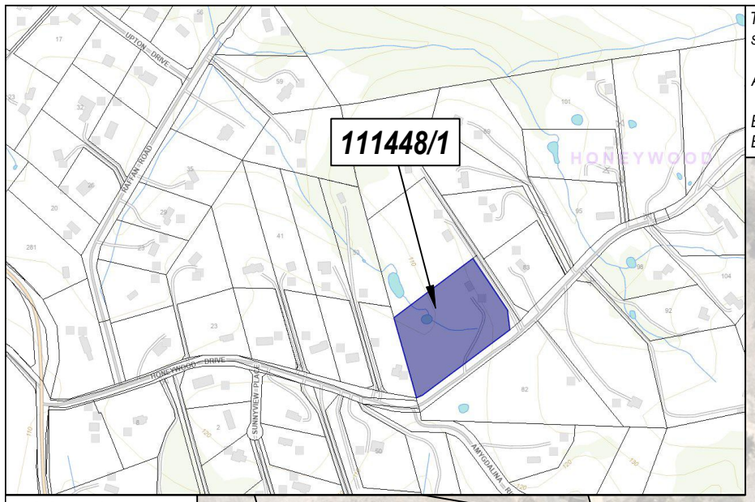
Figure 9 – Grassland fuel northwest of the property, view facing NW

Figure 10 – Existing dwelling & managed land within Lot 1, view facing NW

Figure 11 – Existing dwelling & managed land, SW of the site, view facing S, SW

Figure 12 – Existing dwelling & managed land NE of the property, view facing NE

9 APPENDIX B – SUBDIVISION PROPOSAL PLAN



LOCATION PLAN

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

All measurements and areas are subject to the final survey.

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

Brighton
11.0 Rural Living Zone A
11.5 Development Standards for Subdivision

11.5.1 Lot Design
A1
(a)- Lot 1 complies - Min. 1500m²
(i)- All lots comply - Contain min. area of 10m x 15m w/ gradient < 1:5
a- All lots comply - All required setbacks
b- All lots comply - Clear of easements
(ii)- All existing buildings comply - All required setbacks

P1- Lot 2 complies - No more than 20% smaller than the applicable lot size (8000m²)

A2- All lots comply - Min. 40m frontage

A3- All lots comply - vehicular access directly from road

11.5.2 Roads
A1- Development complies - no new roads

11.6.3 Services
A1- All lots comply - TasWater Water supply services to be provided
A2- All lots comply - On-site Wastewater to be provided
A3- All lots comply - On-site Stormwater runoff to be provided

76.06
93.47
74.83
94.38
101.05
25.25
6.70
3.22
71.87
4.34
48.93
80.93
29.92
1.45
13.11

Existing Dwelling
Existing Shed
Existing Water Meter
Existing Access
Proposed Access
20m x 15m Min. compliance area
Min. Compliance Setbacks

1
8,835m²

2
1.122ha

HONEYWOOD DRIVE

Overlay Legend:

Bushfire-prone Area: *Entire Site*

Waterway and coastal protection area:

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

ROGERSON & BIRCH SURVEYORS
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OWNER: *CHRISTIAN L. GRAUS & DONNA M. GRAUS*
TITLE REFERENCE: *111448/1*
LOCATION: *67 HONEYWOOD DRIVE,* ***HONEYWOOD***

Proposed Subdivision

Date: *12/05/2025*
Reference: ***GRAUC01*** *16111-01*
Scale: *1:1000 (A3)*
Municipality: *BRIGHTON*

10 APPENDIX C – BUSHFIRE HAZARD MANAGEMENT PLAN

BAL rating for both lots is BAL-19

- *HMA for Lot 1 to be implemented prior to sealing of titles.*
- *HMA for Lot 2 to be implemented prior to occupancy of a future habitable dwelling.*
- *Turning head for Lot 1 to be constructed prior to sealing of titles.*
- *Access and static water supply tank for Lot 2 to be constructed/installed prior to occupancy of a future habitable dwelling.*
- *See additional notes on the plan below re: gate & Lot 2 building area.*

0m 25m 50m 75m 100m

1:1,000

LEGEND

- *BAL 19 HAZARD MANAGEMENT AREA*
- *BUILDNG AREA BAL-19*
- *EXISTING ACCESS*
- *INDICATIVE ACCESS*
- *INDICATIVE STATIC WATER TANK*

BAL-19 building area around dwelling

(20m) (24.2m) 10m 10m (24m) 10m 13m

Existing Dwelling

Shed

1

BAL-19 building area 20m X 15m (per survey proposal plan)

2

10m 11m 10m 10m

W

Building area for Lot 2 is indicative and can be varied in location as long as the HMA offstes are fully contained within Lot 2.

EXISTING FIRE HYDRANT, EXISTING DWELLING (LOT 1) WITHIN 120m (HOSE LAY) OF THE WATER POINT

FH

It is recommended a small single gate is installed here on the front boundary fence, to allow easy access for fire-fighting from the hydrant.

DRIVE

HONEYWOOD

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

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BUSHFIRE HAZARD MANAGEMENT PLAN

LOCATION:	67 Honeywood Drive, Honeywood TAS 7017
TITLE REFERENCE:	C.T.111448/1
PROPERTY ID:	1521107
MUNICIPALITY:	Brighton
DATE:	5th of June 2025 (v1.0)
SCALE: 1:1000 @ A3	REFERENCE: GRAUC01

REQUIREMENTS

1. HAZARD MANAGEMENT AREAS (HMA)
   - 1.1. HMA to be established to distances indicated on this plan and as set out in Section 4.1 of the Bushfire Hazard Report.
   - 1.2. Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future dwellings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of wind borne sparks and embers reaching buildings; and to halt or check direct flame attack.
   - 1.3. Some trees can be retained provided there is horizontal separation between the canopies; and low branches are removed to create vertical separation between the ground and the canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.
   - 1.4. No trees to overhang houses to prevent branches or leaves from falling on the building.
   - 1.5. Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
   - 1.6. Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).
2. CONSTRUCTION STANDARDS
   - 2.1. Future dwellings within the specified building areas to be designed and constructed to BAL ratings shown on this plan in accordance with AS3959:2018 at the time of building approval
   - 2.2. Future outbuildings within 6m of a class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.
3. PUBLIC AND FIRE-FIGHTING ACCESS REQUIREMENTS
   - 3.1. Access to all lots must comply with the design and construction requirements specified in Section 4.2 of the Bush Fire Report.
4. RETICULATED & STATIC WATER SUPPLY
   - 4.1 The reticulated & static water supply must be;
     - Consistent with the specifications outlined in section 4.3 of the Bushfire Report.

This plan is to be read in conjunction with the preceding *Bushfire Assessment Report "Proposed Subdivision (2 lots) 67 Honeywood Drive, Honeywood" dated 29/05/2025.*

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

11 APPENDIX D – PLANNING CERTIFICATE

BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies

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

Street address:	**67 Honeywood Drive, Honeywood TAS 7017**
Certificate of Title / PID:	**C.T.111448/1 / 1521107**

2. Proposed Use or Development

Description of proposed Use and Development:	**SUBDIVISION (2 LOTS) OF C.T.111448/1**
Applicable Planning Scheme:	**Tasmanian Planning Scheme - Brighton**

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
SUBDIVISION PROPOSAL PLAN	ROGERSON & BIRCH SURVEYORS	12/05/2025	01
BUSHFIRE HAZARD REPORT – 67 HONEYWOOD DRIVE, HONEYWOOD	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	29/05/2025	1.0
BUSHFIRE HAZARD MANGAEMENT PLAN– 67 HONEYWOOD DRIVE, HONEYWOOD	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	05/06/2025	1.0

[1] This document is the approved form of certification for this purpose and must not be altered from its original form.

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

☐	**E1.4 / C13.4 – Use or development exempt from this Code**	
	Compliance test	**Compliance Requirement**
☐	E1.4(a) / C13.4.1(a)	

☐	**E1.5.1 / C13.5.1 – Vulnerable Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.1 P1 / C13.5.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.1 A2 / C13.5.1 A2	
☐	E1.5.1 A3 / C13.5.1 A2	

☐	**E1.5.2 / C13.5.2 – Hazardous Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.2 P1 / C13.5.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.2 A2 / C13.5.2 A2	
☐	E1.5.2 A3 / C13.5.2 A3	

☐	**E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.1 P1 / C13.6.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')

☐	E1.6.1 A1(c) / C13.6.1 A1(c)	

☐	**E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.2 P1 / C13.6.2 P1	
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

☐	**E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	
☒	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply (Lot 1) complies with the relevant Table.
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply (Lot 2) complies with the relevant Table.
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	

5. Bushfire Hazard Practitioner

Name:	JAMES ROGERSON	**Phone No:**	0488372283
Postal Address:	UNIT 1-2 KENNEDY DRIVE, CAMBRIDGE PARK	**Email Address:**	JR.BUSHFIREASSESSMENTS@GMAIL.COM
Accreditation No:	BFP – 161	**Scope:**	1, 2, 3B

6. Certification

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

☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

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

Signed:
certifier

JRogerson

Name: JAMES ROGERSON **Date:** 5/6/2025

Certificate Number: 161

(for Practitioner Use only)

Submission to Planning Authority Notice

Application details

Council Planning Permit No.	SA 2025/022
Council notice date	16/06/2025
TasWater Reference No.	TWDA 2025/00663-BTN
Date of response	23/06/2025
TasWater Contact	Huong Pham
Phone No.	0427 471 748

Response issued to

Council name	BRIGHTON COUNCIL
Contact details	development@brighton.tas.gov.au
Development details	
Address	67 HONEYWOOD DR, HONEYWOOD
Property ID (PID)	1521107
Description of development	2 Lot Subdivision

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Rogerson & Birch Surveyors	GRAUC01 sheet 16111-01	N/A	12/05/2025

Conditions

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connection 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.
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.
3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

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.

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.

DEVELOPER CHARGES

5. Prior to TasWater issuing a Consent to Register a Legal Document, the applicant or landowner as the case may be, must pay a developer charge totalling $1,757.00 to TasWater for water infrastructure for 1.00 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

DEVELOPMENT ASSESSMENT FEES

6. The applicant or landowner as the case may be, must pay a development assessment fee of $242.85 and a Consent to Register a Legal Document fee of $256.99 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

   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
https://www.taswater.com.au/building-and-development/technical-standards
For application forms please visit
https://www.taswater.com.au/building-and-development/development-application-form

Important Notice Regarding Plumbing Plans and Associated Costs

The SPAN includes references to documents submitted as part of the application. These plans are acceptable for planning purposes only and are subject to further detailed assessment and review during the next stage of the development proposal.
TasWater's assessment staff will ensure that the design contains sufficient detail to assess compliance with relevant codes and regulations. Additionally, the plans must be clear enough for a TasWater contractor to carry out any water or sewerage-related work.
Depending on the nature of the project, your application may require Building and/or Plumbing permits or could be exempt from these requirements. Regardless, TasWater's assessment process and associated time are recoverable through an assessment fee.
Please be aware that your consultant may need to make revisions to their documentation to ensure the details are fit for construction. Any costs associated with updating these plans should be discussed directly with your consultant.

Developer Charges

For information on Developer Charges please visit the following webpage -
https://www.taswater.com.au/building-and-development/developer-charges

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.

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 https://www.taswater.com.au/building-and-development/service-locations for a list of companies.
c. Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

NOTE: In accordance with the WATER AND SEWERAGE INDUSTRY ACT 2008 – SECT 56ZB A regulated entity may charge a person for the reasonable cost of –
(a) a meter; and
(b) installing a meter.

Declaration

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