NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 11 Greens Road, Orielton

PROPOSED DEVELOPMENT:
TWO LOT SUBDIVISION

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 4th August 2025.**

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 4th August 2025.**

APPLICANT: **Leary, Cox And Cripps**

APPLICATION NO: **SA 2024 / 28 1**
DATE: **17 July 2025**

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

Full description of Proposal:	*Use:* Residential *Development:* Subdivision (2 Lot and Balance) *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ ----

Is all, or some the work already constructed:	No: ☑ Yes: ☐

Location of proposed works:	Street address: 11 Greens Road Suburb: Orielton Postcode: 7172 Certificate of Title(s) Volume: 116537 Folio: 3

Current Use of Site	Residential

Current Owner/s:	Name(s) STEPHEN VINCENT HARRIS

Is the Property on the Tasmanian Heritage Register?	No: ☑ Yes: ☐	*If yes, please provide written advice from Heritage Tasmania*
Is the proposal to be carried out in more than one stage?	No: ☐ Yes: ☑	*If yes, please clearly describe in plans*
Have any potentially contaminating uses been undertaken on the site?	No: ☑ Yes: ☐	*If yes, please complete the Additional Information for Non-Residential Use*
Is any vegetation proposed to be removed?	No: ☑ Yes: ☐	*If yes, please ensure plans clearly show area to be impacted*
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☑ Yes: ☐	*If yes, please complete the Council or Crown land section on page 3*
If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form https://www.sorell.tas.gov.au/services/engineering/		

SouthernPlanning

Bushfire Hazard Report

Cover photo: view to south from site frontage.

Two Lot and Balance Subdivision

11 Greens Road, Orielton

4 October 2024

Contents

Overview

Project Detail

Project: Two Lot and Balance Subdivision
Site Address: 11 Greens Road, Orielton
PID: 7741186
CT Reference: 116537/3
Client: Stephen Harris
Author: Adam Smee, Bushfire Hazard Practitioner
Accreditation No.: BFP-120
Scope of Accreditation: 1, 2, 3a, and 3b
Email: adam@southernplanning.com.au
Phone: 0404 439 402
Date: 4 October 2024
Version: v1.0

Executive Summary

This report considers the bushfire hazard posed to a proposed subdivision of the above property. The report concludes that this hazard is acceptable provided that the development proceeds in accordance with the attached recommendations.

Introduction

Purpose

The purpose of this report is to consider the bushfire hazard posed to a subdivision proposed on a site within a bushfire prone area.

Scope

This Report has been prepared in accordance with the Tasmania Fire Service (TFS) Chief Officer's Bushfire Hazard Advisory Note no.4 (version 4.0). This Advisory Note prescribes the Chief Officer's Approved Form for a Bushfire Hazard Management Plan and the required content for a Bushfire Hazard Report. The Advisory Note states that a Bushfire Hazard Report is:

An investigation and assessment of bushfire risk to establish the level of hazard exposure, vulnerability, and the required mitigation to achieve an acceptable level of residual risk.

The scope of the report therefore includes identification of the level of bushfire threat that would be posed to future development upon the lots in accordance with the Australian Standard for *Construction of Buildings in Bushfire Prone Areas AS3959:2018* (the Standard). The report considers the vulnerability to bushfires of the proposed development and options for mitigation measures to reduce this risk. These options include identification of the appropriate construction requirements for future development upon the lots within the Standard. The report identifies the appropriate bushfire hazard mitigation measures provided within the *Bushfire-Prone Areas Code* (the Code) of the relevant planning scheme. The report provides a conclusion regarding the residual risk that would remain to development from the bushfire if these mitigation measures are implemented.

Limitations

The report is limited to an assessment of the bushfire hazard posed to the proposed development as prescribed in the Standard and as required by the Code. The report is also limited to an assessment of the bushfire hazard posed to the development at the time of writing and does not allow for factors that may subsequently increase this hazard, such as significant vegetation regrowth. The report does not offer comment on the environmental impact of the proposed development, including that of any vegetation management required to implement any recommended bushfire hazard mitigation measures.

Disclaimer

Given the above scope and limitations, no responsibility is taken by the author for any loss arising as a result of any matter not considered in the Standard or the Code. Neither is any responsibility taken by the author for any loss arising as result of failure to comply with the recommendations made in this report. Attention is drawn to the Standard's foreword which states that it is:

Primarily concerned with improving the ability of buildings in designated bushfire-prone areas to better withstand attack from bushfire thus giving a measure or protection to the building occupants (until the fire front passes) as well to the building itself.

Compliance with the Standard does not guarantee that no loss of life or property will occur as a result of bushfire, as further stated in the Standard:

It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.

Attention is also drawn to current TFS advice which states that In Catastrophic Fire Danger Rating conditions:

Even very well-prepared buildings may not be safe. Residents in bushland areas should not plan to defend any building, regardless of any preparations they have made.

It should also be noted that the Fire Danger Index (FDI) prescribed for the design of buildings within bushfire prone areas in Tasmania is FDI50. However, please note that in extreme conditions the actual FDI may significantly exceed this figure and the bushfire protection measures identified in this report should not be relied upon in these situations.

The Author

The author is a qualified land use planner with over fifteen years' experience in local government; the majority spent working in planning in a rural context. The author has successfully completed the University of Technology Sydney's *Development and Building in Bushfire Prone Areas Short Course* and is accredited by the TFS to assess bushfire hazard and to certify Bushfire Hazard Management Plans for buildings or extensions and for subdivisions involving less than 10 lots.

Site Visit

A site visit was conducted on 20 September 2024.

Proposal

The proposal is to subdivide the subject property into three lots. Two of the lots (lots 1 and 2) would be similar in size and have a minimum area of 1ha. Lot 1 would have direct frontage to Greens Road while frontage for lot 2 would be provided by an access strip. Both lots 1 and 2 would contain vacant land. Proposed lot 3 would be a larger balance lot that would contain the dwelling on the site. This lot would have an area of approximately 3ha and have direct frontage to Greens Road. The subdivision would proceed in stages, with lot 1 (and balance) to be created first and then lots 2 and 3.

Access to the proposed lots would be via the existing driveway that currently provides access to the dwelling. The part of the driveway that would be shared by the lots would be widened and upgraded.

The development would rely upon on-site services, including on-site water supplies, as reticulated networks are not available in the area. The proposed development is not identified as a Vulnerable Use by the Bushfire Prone Areas Code.

Site Description

The site is a rural residential property within the Orielton locality. The property is rectangular in shape and has an area of approximately 5ha (please refer to the attached Folio Plan). The property has frontage to Greens Road on its southern boundary. The dwelling on the site is within the northern part of the property, close to its eastern boundary. There are also two large outbuildings within this part of the property. Trees and shrubs have been planted around the dwelling and along the property's western boundary to provide windbreaks but it is otherwise clear of standing vegetation.

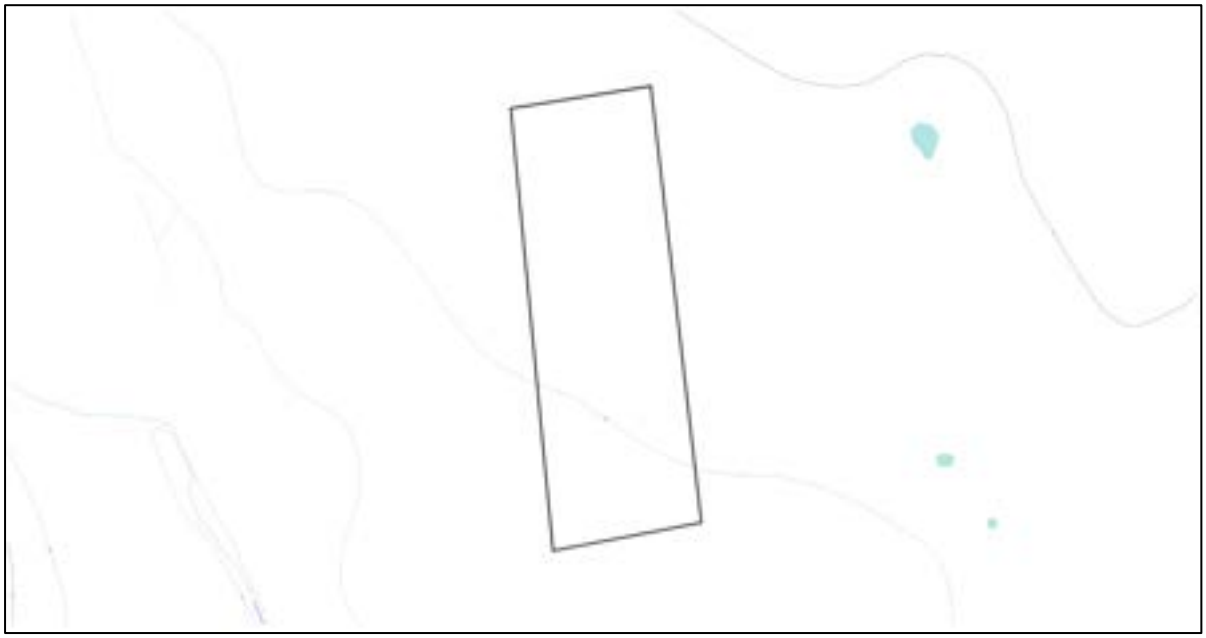
There is rural residential land to the east and north-east of the site with lot sizes similar to that proposed. Houses have been built upon this land and it is almost entirely clear of standing vegetation.

The adjoining land in the remaining directions is within larger lots that support both rural residential and agricultural use. This land has also been cleared of standing vegetation. The site is mapped within the Bushfire Prone Areas Overlay of the *Tasmanian Planning Scheme –Sorell*.

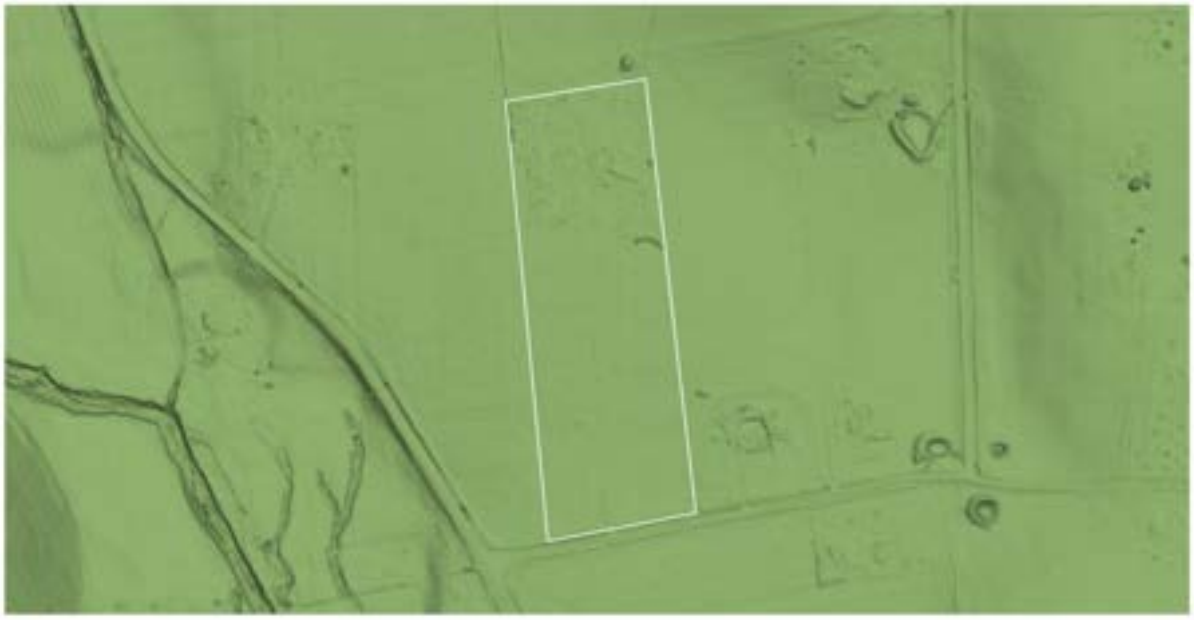
Aerial view of subject property (outlined in white) and surrounding land (source: ESRI accessed via LISTmap 26/9/2024).

Topography

The site and surrounding land are relatively flat as it is upon the floor of the broad valley that is followed by the Orielton Rivulet. The rivulet is approximately 160m to the west of the site at its closest point. The rivulet generally flows from north to south at this point so is also to the north-west and south-west of the site. The site is at a similar level as the land between it and the rivulet to the north-west as it occupies a similar position on the floor of the valley. The land to the west and south-west slopes gradually downward toward the rivulet. The land to the south of the site is lower on the floor of the valley so the land in this direction also slopes downward. The land slopes upward to the north and east as the land in these directions occupies higher positions within the valley.



Topographical relief (10m contours) of subject property (outlined in black) and surrounding land (source: LISTmap accessed 26/9/2024).



Hillshade relief of subject property (outlined in white) and surrounding land (source: LISTmap accessed 26/9/2024).

Site Assessment

Vegetation

As noted earlier, the only standing vegetation on and surrounding the site is limited to trees and shrubs planted as windbreaks. This vegetation cannot be excluded in accordance with sub-clause *2.2.3.2(d)* of the Australian Standard as it is contiguous with other, potentially bushfire prone vegetation. However, given the prevalence of cleared land surrounding the site, this limited standing vegetation is clearly not the predominant vegetation type. The predominant vegetation is mostly introduced grasses upon the generally rural land surrounding the site. Therefore, the vegetation surrounding the site is classified within the Group G Grassland classification in accordance with Table 2.3 of the Australian Standard.

Slope

As discussed earlier, the land to the south and west of the site slopes gradually downward away from the site. The effective slope in these directions is therefore downslope and less than 5°. The land to the north and east rises away from the site, so the effective slope in these directions is upslope and 0°.

Distances

The building areas proposed for each lot would be provided with adequate separation from surrounding bushfire prone vegetation within the respective lot boundaries.

Bushfire Attack Level

Table 2.4.4 within the Standard prescribes Bushfire Attack Levels for buildings in bushfire prone areas based upon the relevant Fire Danger Index, the distance from unmanaged vegetation, the type of bushfire prone vegetation, and the gradient beneath the vegetation. A BAL assessment must be based upon the highest BAL posed to a site. As demonstrated in the attached Hazard Management Areas Table, the Bushfire Attack Level posed to the building areas within the proposed lots would be either BAL12.5 (lots 1 and 2) or BAL19 (lot 3).

Bushfire-Prone Areas Code

Provision of Hazard Management Areas

C13.6.1 Subdivision: Provision of hazard management areas

The proposal complies with acceptable solution A1(b)(i) for the above clause as the attached proposed plan of subdivision shows all of the lots that are proposed within a bushfire prone area. The proposal complies with A1(b)(ii) and (iii) as the plan of subdivision shows building areas for each lot and hazard management areas between the building areas and bushfire prone vegetation equal to or greater than the separation distances required for BAL19 in *AS3959:2018*.

A1(b)(iv) is met as the attached BHMP also shows hazard management areas between the building areas and bushfire prone vegetation equal to or greater than the separation distances required for BAL19 in *AS3959:2018* and is certified by an accredited person. A1(c) is not relevant as HMA upon land external to the subdivision is not required.

Public and Fire Fighting Access

C13.6.2 Subdivision: Public and fire fighting access

The proposal complies with the acceptable solution A1(b) for this clause because the attached BHMP demonstrates that the property access to each proposed lot will comply with Table C13.2. Table C13.1 is not relevant as a new road is not proposed. Table C13.3 is not relevant as a fire trail is not proposed. As the property access length would be greater than 30m, access is required to a fire fighting water point, and access would be provided to three properties; property access to each lot must comply with the requirements in Row D of Table C13.2. Specifically, the following design and construction requirements apply to property access:

(a) all-weather construction;
(b) load capacity of at least 20t, including for 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 of less than 3 degrees (1:20 or 5%);
(g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
(h) curves with a minimum inner radius of 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 roads; 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.

In addition, passing bays of 2m additional carriageway width and 20m length must be provided every 100m.

The attached proposed subdivision plan shows that the existing access to the site would be upgraded from the access point on Greens Road to the body of lot 2. The proposed upgraded section of the access is likely to comply with the requirements of Table C13.2. The upgrade must have an all-weather construction, such as compacted gravel or similar, and have the required minimum width. The access does not cross a watercourse but does cross the roadside drain on Greens Road. The culvert over this drain should be checked to ensure that it has the required carrying capacity and replaced if necessary. The access would not pass through standing vegetation or other potential obstructions so would have the required minimum clearances. The access would be straight and relatively level so would not have any significant cross fall, dips, or curves. Given the gradual slope of the land, the upgraded access would comply with the required maximum gradient. Turning areas would be provided at the end of any driveways provided to future residential development upon lots 1 and 2. Indicative turning areas for each lot are shown on the attached BHMP. The subdivision plan indicates that the upgraded access would have a width of 5m. Therefore, a passing bay should be provided at approximately the mid-point of the upgraded section of the access.

The existing section of the driveway that would provide access to lot 3 is also considered to generally comply with the requirements of Table C13.2. While this section would not be upgraded, it currently has an all-weather surface of compacted gravel and is likely to have the required carrying capacity. This section of the access does not cross a watercourse or drain so does not include a bridge or culvert.

While the trafficable width of the driveway is approximately 3m, the carriageway width would be the required 4m once the shoulders on either side of the trafficable sections are taken into account. This section of access passes close to several trees, however, the required minimum clearances are achieved.

Given the gradual slope of the land, this section complies with the required maximum gradient and does contain any dips or significant cross fall. The end of this section includes a curve which complies with the required minimum inner radius. The access terminates in a loop that provides a turning area adjacent to the dwelling on the site. While this loop would not provide for fire fighting vehicle manoeuvring, the start of the loop may function as Y shaped turning area that would comply with the above requirements provided that it is widened as shown on the attached BHMP. As the access to lot 3 would extend for over 200m beyond the upgraded section of the access, a passing bay should also be provided at the mid-point of this part of the access.

Provision of Water Supply for Fire Fighting Purposes

C13.6.3 Subdivision: Provision of water supply for fire fighting purposes

The proposal complies with acceptable solution A2(b) for the above clause as an accredited person has certified that the attached plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table C13.5. The static water supply must comply with the following requirements:

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.

Static Water Supplies

A static water supply:

(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 3959-2018 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.

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;
(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.

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) *Water Supply Signage Guideline*, *version 1.0*, Tasmania Fire Service, February 2017.

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.

A static water supply for fire fighting would be provided for and future habitable development upon lots 1 and 2. The locations of indicative static water supplies for both lots are shown on the attached BHMP. A static water supply for fire fighting in accordance with the above requirements would be provided for lot 3, adjacent to the turning area at the end of the access.

Recommendations

The following bushfire hazard management and mitigation measures are required to achieve a tolerable level of residual risk for the proposed use and development.

Construction Requirements

1) Future residential development upon the lots must comply with the general construction requirements prescribed within Section 3 of the Australian Standard for the *Construction of Buildings in Bushfire Prone Areas AS3959:2018*.
2) Future residential development upon lots 1 and 2 must also comply with the specific requirements prescribed for a Bushfire Attack Level of BAL12.5 within Section 5 of the Australian Standard.
3) Future residential development upon lot 3 (including an addition to existing dwelling upon this lot) must also comply with the specific requirements prescribed for a Bushfire Attack Level of BAL19 within Section 6 of the Australian Standard.

Property Access

1) Property access to the proposed lots must comply with the property access requirements prescribed in Table C13.2 of the Bushfire Prone Areas Code (see the above section Public and Fire Fighting Access).
2) Property access must be provided in accordance with the relevant requirements of Table C13.2 to the boundary of lots 1 and 2 prior to the sealing of the title for these lots.
3) Property access must be provided to future residential development upon lots 1 and 2 in accordance with the relevant requirements of Table C13.2 and verified prior to occupancy.
4) Property access must be provided to the dwelling upon lot 3 in accordance with the relevant requirements of Table C13.2 and verified prior to the sealing of the title for this lot.

Water Supply for Fire Fighting

A water supply for fire fighting must be provided for each lot in accordance with the requirements prescribed in Table C13.4 of the Bushfire Prone Areas Code. Specifically:

1) a static water supply for fire fighting must be provided for lots 1 and 2 in accordance with the requirements prescribed in Table C13.5 of the Bushfire Prone Areas Code (see the above section Provision of Water Supply for Fire Fighting Purposes) and verified prior to occupancy of any future habitable development upon the respective lot.
2) a static water supply for fire fighting must be provided for lot 3 in accordance with the requirements prescribed in Table C13.5 of the Bushfire Prone Areas Code (see the above section Provision of Water Supply for Fire Fighting Purposes) and verified prior to the sealing of the title for this lot.

Hazard Management Areas

1) The HMA for lots 1 and 2 must be established and verified prior to occupancy of any future habitable development on the respective lot. The HMA for these lots is to be measured from the external walls of any future habitable development constructed upon the respective lot.
2) The HMA for lot 3 must be established and verified prior to the sealing of the title for this lot.
3) Hazard Management Areas (HMA) must be established substantially in accordance with the attached BHMP such that fuels are reduced sufficiently and other hazards are removed such that the fuels and other hazards do not significantly contribute to bushfire attack. The HMA must be maintained in such condition throughout the life of habitable development upon the lot.

Conclusion

The proposed use and development of the site would achieve and is likely to maintain a tolerable level of residual bushfire risk, for the future occupants of the lots and assets on the site and adjacent land, provided that the recommendations made above are implemented. Given the nature of the proposed development, it is considered unlikely to cause or contribute to the occurrence or intensification of bushfire on the site or on adjacent land. This conclusion is based upon:

i) the nature, intensity, and duration of the proposed use,
ii) the type, form, and duration of the proposed development,
iii) the above Bushfire Attack Level assessment, and,
iv) the nature of the above bushfire hazard mitigation measures recommended above.

In accordance with clause 3(5) of the *Director's Determination - Bushfire Hazard Areas*, a building surveyor may rely upon a BAL assessment that formed part of a BHMP prepared at the time of subdivision. Therefore, the attached BHMP may be relied upon for building compliance purposes for up to six years from the date of this report. A copy of the plan should be provided to any future owners of the proposed lots.

ADAM SMEE
BUSHFIRE HAZARD PRACTITIONER (BFP-120)

Appendix (1) Site Folio plan

Note: subject property is lot 3 on the above plan.

Appendix (2) Hazard Management Areas Table

Lot 1 Building Area and Lot 2 Building Area

	North	East	South	West
Vegetation Type:	Group G Grassland			
Relationship to site:	Upslope	Upslope	Downslope	Downslope
Effective slope:	0°	0°	>0° to 5°	>0° to 5°
Minimum separation distance available*:	14m	14m	16m	16m
Assessed BAL:	BAL12.5	BAL12.5	BAL12.5	BAL12.5
Proposed BAL:	**BAL12.5**			
HMA required^:	14m	14m	16m	16m

Notes: *to lot boundary, HMA required to be measured from the external walls of any future habitable development built upon the lots.

Lot 3 Building Area

	North	East	South	West
Vegetation Type:	Group G Grassland			
Relationship to site:	Upslope	Upslope	Downslope	Downslope
Effective slope:	0°	0°	>0° to 5°	>0° to 5°
Minimum separation distance available*:	38m	10m	11m	68m
Assessed BAL:	BAL12.5	BAL19	BAL19	BAL12.5
Proposed BAL:	**BAL19**			
HMA required^:	10m	10m	11m	11m

Notes: *to lot boundary, HMA required to be measured from the external walls of any future habitable development built upon the lot.

Appendix (3) Site Photos

Lot 1 Building Area

Photo 1: view to south-west from site frontage.

Photo 2: view to south-east from site frontage.

Photo 3: view to ESE of building area.

Photo 4: view to east of building area.

Photo 5: view to north-east from building area.

Photo 6: view to north from building area.

Photo 7: view to north-west from proposed access to lot 1.

Photo 8: view to west from proposed access to lot 1.

Photo 9: view to south-west from proposed access to lot 1.

Lot 2 Building Area

Photo 10: view to north of building area.

Photo 11: view to north-east from building area.

Photo 12: view to east from building area.

Photo 13: view to south-east of building area.

Photo 14: view to south from building area.

Photo 15: view to south-west from proposed access to lot 2.

Photo 16: view to west from proposed access to lot 2.

Photo 17: view to north-west from proposed access to lot 2.

Lot 3 Building Area

Photo 18: view to south-east from building area.

Photo 19: view to east from building area.

Photo 20: view to north-east from building area.

Photo 21: view to north from the site's northern boundary.

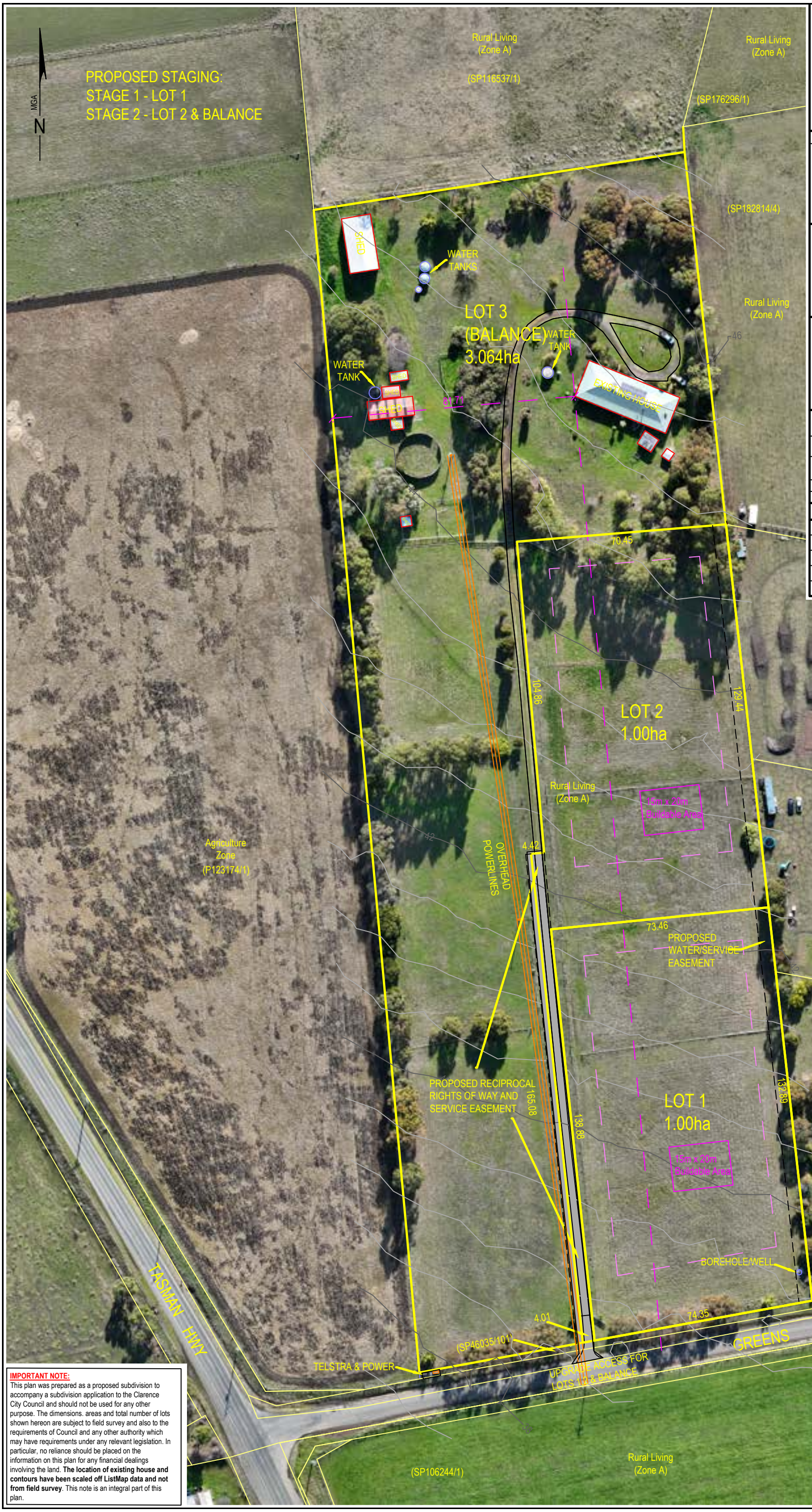
Photo 22: view to north-west from the site's northern boundary.

Photo 23: view to west from building area.

Photo 24: view to SWW from building area.

Photo 25: view SSW from building area.

Appendix (4) Proposed Subdivision Plans



LEARYCOX&CRIPPS
LAND & ENGINEERING SURVEYORS
Unit G04 40 Molle Street, HOBART TAS 7000
P 03 6118 2030
E admin@lccsurvey.com

Project Name and Address

11 GREENS ROAD
ORIELTON
TAS 7172

Drawing Title

PROPOSED SUBDIVISION

Client

STEPHEN HARRIS
CT.116537/3

SCALE

0 10 25 35 50
1:1250 at A3

Contour Interval	0.500 m	*FILE REF:*	14057
Date	09 / 08 / 24		
SHEET	2 of 2	*Geocivil Ref* / *AutoCAD Ref*	1405720 / 1405720
DRAWN	LO/DC	*DATUM* Horz:	GDA2020
CHK'D	DC	Vert:	AHD

AMENDMENTS

No.	Revision/Issue	Date

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

SITE ZONE: 11 RURAL LIVING ZONE A

NEIGHBOURING ZONE: 21 AGRICULTURE

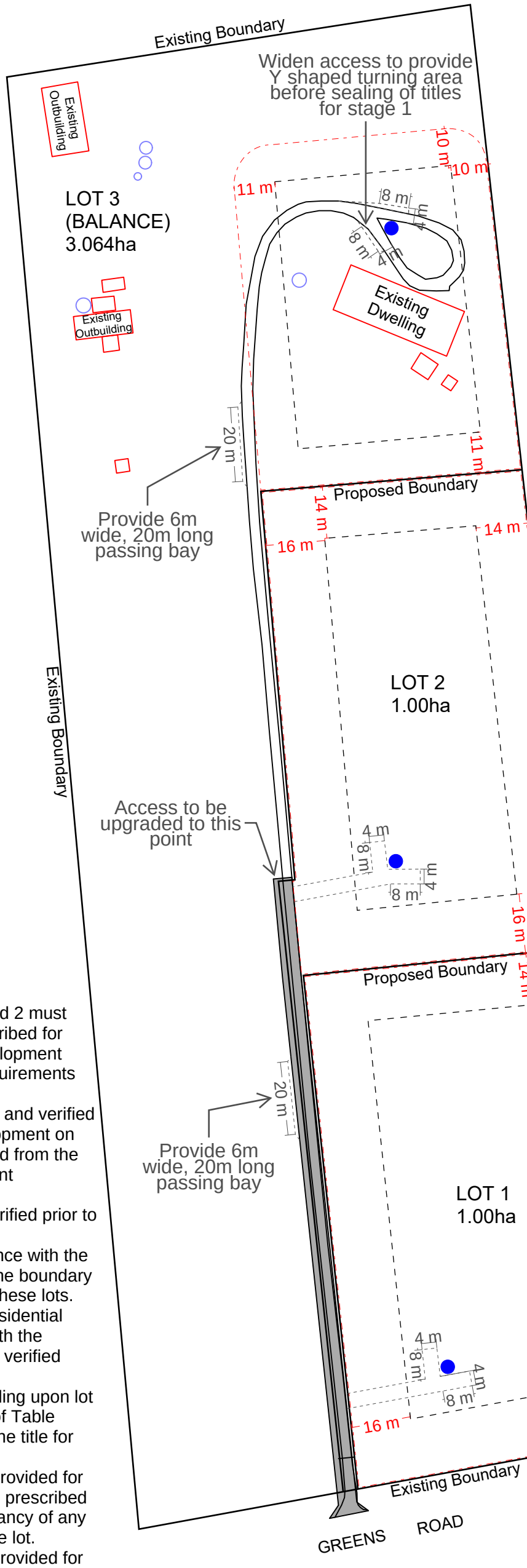
SITE OVERLAYS:

BUSHFIRE-PRONE AREAS - SITE ENTIRETY

SAFEGUARDING OF AIRPORTS CODE, AIRPORT OBSTACLE LIMITATION AREA

Appendix (5) Bushfire Hazard Management Plan

PROPOSED STAGING:
STAGE 1 - LOT 1
STAGE 2 - LOT 2 & BALANCE



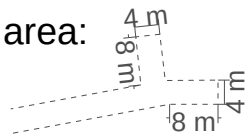
Key

Indicative location of static fire fighting water supply: ●

Building Areas:

Hazard Management Areas:

Indicative turning area:



Notes:
1) Future residential development upon lots 1 and 2 must comply with the construction requirements prescribed for BAL12.5, AS3959:2018. Future residential development upon lot 3 must comply with the construction requirements prescribed for BAL19, AS3959:2018.
2) The HMA for lots 1 and 2 must be established and verified prior to occupancy of any future habitable development on the lot. The HMA for these lots is to be measured from the external walls of any future habitable development constructed upon the lot.
3) The HMA for lot 3 must be established and verified prior to the sealing of the title for this lot.
4) Property access must be provided in accordance with the relevant requirements of Table C13.2 BPAC to the boundary of lots 1 and 2 prior to the sealing of the title for these lots.
5) Property access must be provided to future residential development upon lots 1 and 2 in accordance with the relevant requirements of Table C13.2 BPAC and verified prior to occupancy.
6) Property access must be provided to the dwelling upon lot 3 in accordance with the relevant requirements of Table C13.2 BPAC and verified prior to the sealing of the title for this lot.
7) a static water supply for fire fighting must be provided for lots 1 and 2 in accordance with the requirements prescribed in Table C13.5 BPAC and verified prior to occupancy of any future habitable development upon the respective lot.
8) a static water supply for fire fighting must be provided for lot 3 in accordance with the requirements prescribed in Table C13.5 BPAC and verified prior to the sealing of the title for this lot.
9) The final design for property access and the location of static water supplies for fire fighting will be determined as part of the design of future development upon lots 1and 2.

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P 0404 402 439
E adam@southernplanning.com.au

Project Name and Address

11 GREENS ROAD
ORIELTON
TAS 7172

Drawing Title

PROPOSED SUBDIVISION

Client

STEPHEN HARRIS
CT.116537/3

SCALE

0 10 25 35 50
1:1250 at A3

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:	11 Greens Road, Orielton
Certificate of Title / PID:	116537/3, 7741186

2. Proposed Use or Development

Description of proposed Use and Development:	Two Lot and Balance Subdivision
Applicable Planning Scheme:	*Tasmanian Planning Scheme – Sorell*

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report	Adam Smee Southern Planning	4/10/2024	V1.0
Proposed Subdivision Plan	Leary, Cox, and Cripps Land and Engineering Surveyors	9/8/2024	

[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)	Insufficient increase in risk

☐	**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	Emergency management strategy
☐	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

☐	**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	Emergency management strategy
☐	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

☒	**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)	Insufficient increase in risk
☒	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)	Consent for Part 5 Agreement

☒	**E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.2 P1 / C13.6.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☒	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)	Insufficient increase in risk
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	Adam Smee	**Phone No:**	0404 439 402
Postal Address:	22 Jerrim Place, Kingston Beach	**Email Address:**	adam@southernplanning.com.au
Accreditation No:	BFP–120	**Scope:**	1, 2, 3a, and 3b

6. Certification

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

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

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

Signed:
certifier

Name: Adam Smee
Southern Planning

Date: 4/10/2024

Certificate Number: PC SP2024-4

(for Practitioner Use only)

LEARYCOX&CRIPPS
LAND & ENGINEERING SURVEYORS
Unit G04 40 Molle Street, HOBART TAS 7000
P 03 6118 2030
E admin@lccsurvey.com

Project Name and Address

11 GREENS ROAD
ORIELTON
TAS 7172

Sorell Council
Development Application: 7.2024.28.1 - 11 Greens Road, Orielton.pdf
Plans Reference:P1
Date Received: 11/11/2024

Drawing Title

EXISTING TITLE ARRANGEMENT

Client

STEPHEN HARRIS
CT.116537/3

SCALE

0 10 25 35 50
1:1250 at A3

Contour Interval	0.500 m	*FILE REF:*	14057
Date	29 / 07 / 24		
SHEET	1 of 2	*Geocivil Ref* / *AutoCAD Ref*	1405720 / 1405720
DRAWN	LO/DC	*DATUM* Horz:	GDA2020
CHK'D	DC	Vert:	AHD

AMENDMENTS

No.	Revision/Issue	Date

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

SITE ZONE: 11 RURAL LIVING ZONE A

NEIGHBOURING ZONE: 21 AGRICULTURE

SITE OVERLAYS:

BUSHFIRE-PRONE AREAS - SITE ENTIRETY

SAFEGUARDING OF AIRPORTS CODE, AIRPORT OBSTACLE LIMITATION AREA

PROPOSED STAGING:
STAGE 1 - LOT 1
STAGE 2 - LOT 2 & BALANCE

MGA
N

Rural Living (Zone A)
(SP116537/1)
Rural Living (Zone A)
(SP176296/1)
(SP182814/4)
Rural Living (Zone A)

103.74
22.36
24.98
SHED
WATER TANKS
PROPOSED Y SHAPED TURNING AREA (PER THE BUSHFIRE HAZARD REPORT)
LOT 3 (BALANCE) 3.064ha
WATER TANK
WATER TANK
SHED
SHED
67.71
EXISTING HOUSE
125.80
46
10.66
PROPOSED 6X20 PASSING BAY (PER THE BUSHFIRE HAZARD REPORT)
32.1
70.45
104.86
129.44
LOT 2 1.00ha
15m x 20m Buildable Area
(SP182814/3)
Rural Living (Zone A)
Rural Living (Zone A)
365.12
42
OVERHEAD POWERLINES
4.42
PROPOSED Y SHAPED TURNING AREA (PER THE BUSHFIRE HAZARD REPORT)
73.46
PROPOSED WATER/SERVICE EASEMENT
(SP182814/2)
Rural Living (Zone A)
Agriculture Zone (P123174/1)
PROPOSED 6X20 PASSING BAY (PER THE BUSHFIRE HAZARD REPORT)
PROPOSED RECIPROCAL RIGHTS OF WAY AND SERVICE EASEMENT
165.08
138.88
LOT 1 1.00ha
132.89
15m x 20m Buildable Area
PROPOSED Y SHAPED TURNING AREA (PER THE BUSHFIRE HAZARD REPORT)
Rural Living (Zone A)
40
(SP182814/1)
BOREHOLE/WELL
TASMAN HWY
4.01
74.35
(SP46035/101) 55.81
TELSTRA & POWER
UPGRADE ACCESS FOR LOTS 1,2 & BALANCE
GREENS ROAD
(SP106244/2)
(SP106244/1)
Rural Living (Zone A)

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SAFEGUARDING OF AIRPORTS CODE, AIRPORT OBSTACLE LIMITATION AREA

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E admin@lccsurvey.com

Project Name and Address

11 GREENS ROAD
ORIELTON
TAS 7172

Drawing Title

PROPOSED SUBDIVISION

Client

STEPHEN HARRIS
CT.116537/3

Sorell Council
Development Application: 7.2024.28.1 - 11 Greens Road, Orielton.pdf
Plans Reference:P1
Date Received: 11/11/2024

SCALE

0 10 25 35 50
1:1250 at A3

Contour Interval	0.500 m
Date	09 / 08 / 24
SHEET	2 of 2
DRAWN	LO/DC
CHK'D	DC

FILE REF: 14057

Geocivil Ref	1405720
AutoCAD Ref	1405720
DATUM Horz:	GDA2020
Vert:	AHD

AMENDMENTS

No.	Revision/Issue	Date
1	Updates Per the BHR	06-11-2024

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Contour Interval	0.500 m	*FILE REF:*	14057
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DRAWN	LO/DC	*DATUM* Horz:	GDA2020
CHK'D	DC	Vert:	AHD

AMENDMENTS

No.	Revision/Issue	Date

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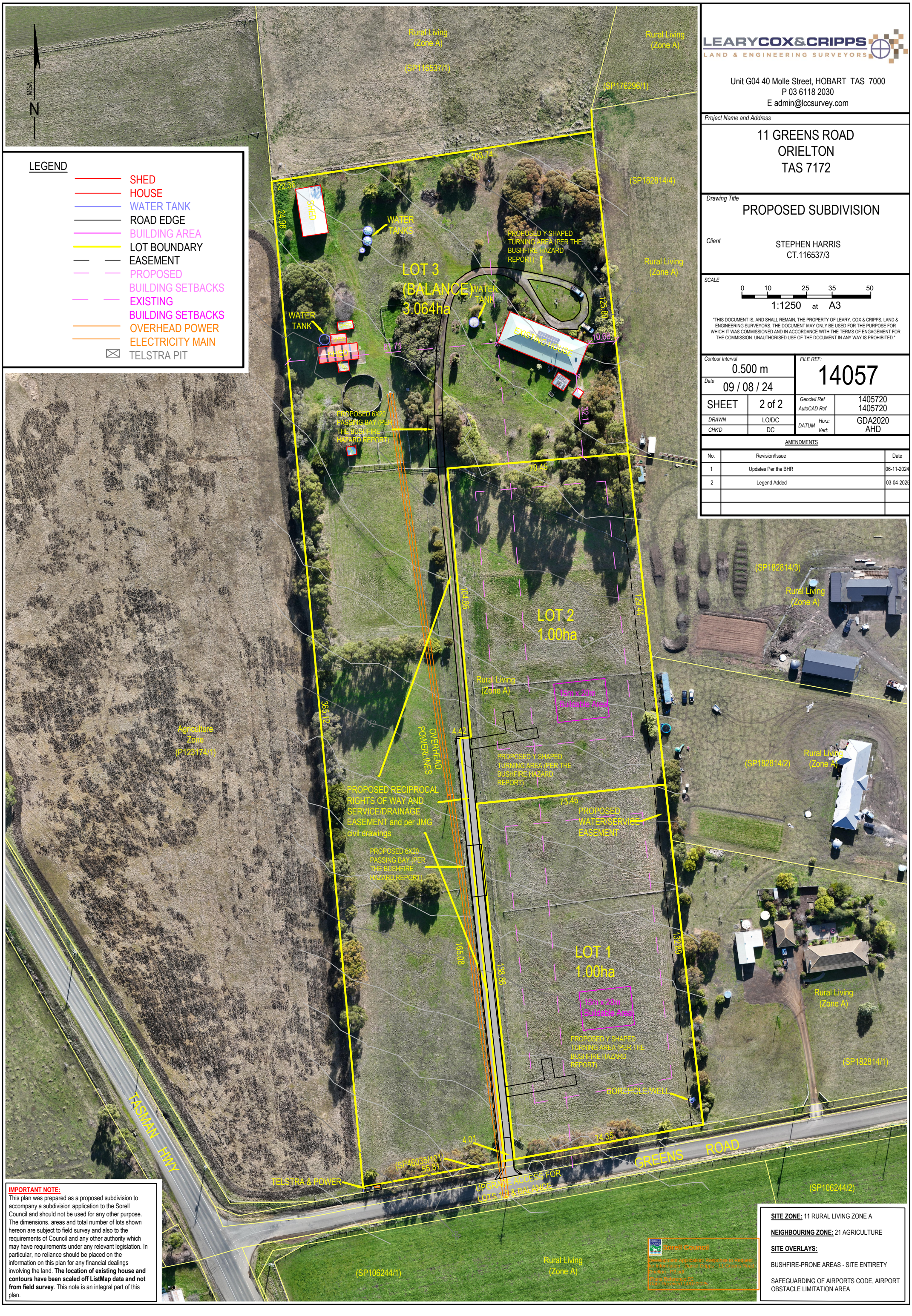
SAFEGUARDING OF AIRPORTS CODE, AIRPORT OBSTACLE LIMITATION AREA



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Geocivil Ref	1405720
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DATUM Horz:	GDA2020
Vert:	AHD

AMENDMENTS

No.	Revision/Issue	Date
1	Updates Per the BHR	06-11-2024
2	Legend Added	03-04-2025

IMPORTANT NOTE:
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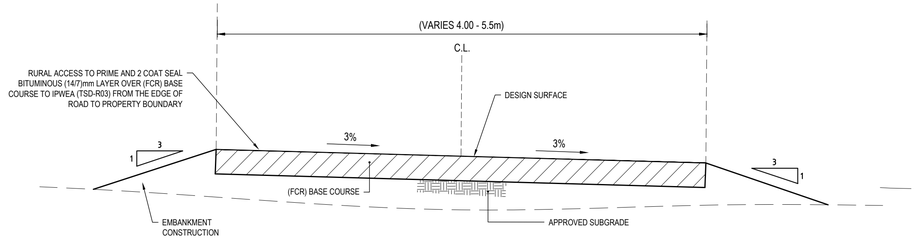
SITE OVERLAYS:

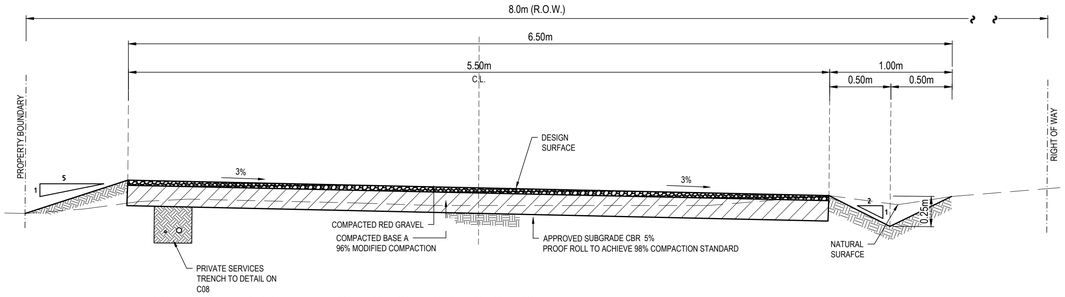
BUSHFIRE-PRONE AREAS - SITE ENTIRETY

SAFEGUARDING OF AIRPORTS CODE, AIRPORT OBSTACLE LIMITATION AREA



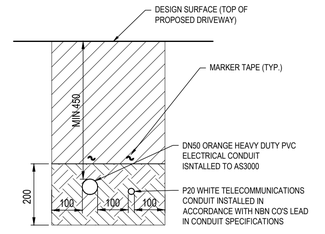
TYPICAL SEALED DRIVEWAY FROM EDGE ROAD TO PROPERTY BOUNDARY

SCALE: 1:25



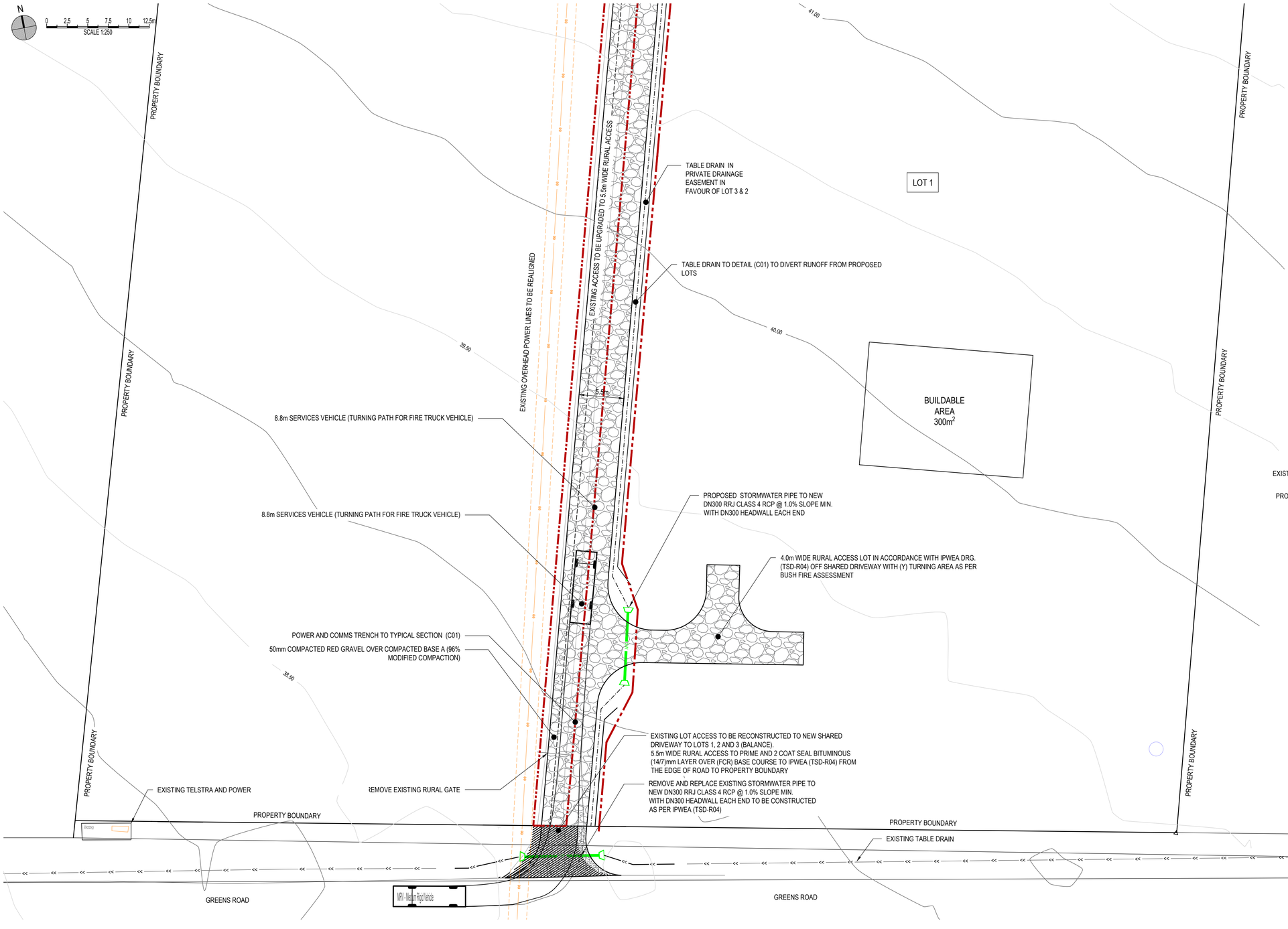
TYPICAL UNSEALED DRIVEWAY FROM LOT BOUNDARY TO LOT ACCESS

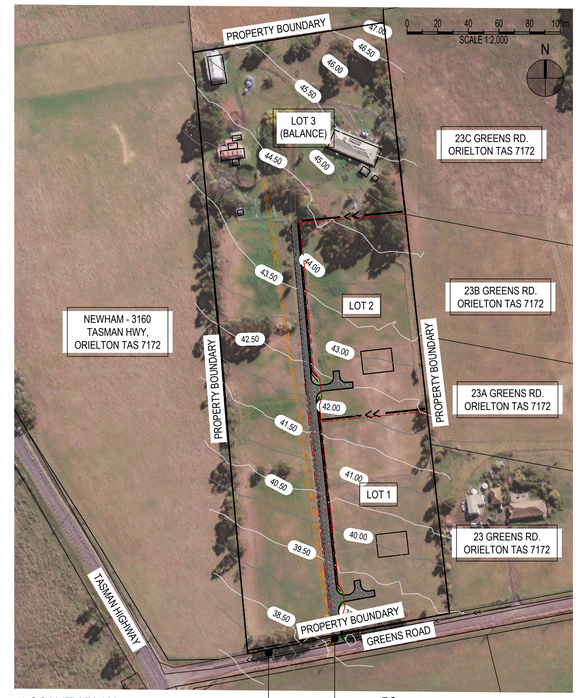
SCALE: 1:25



TYPICAL PRIVATE SERVICES TRENCH

SCALE: 1:10





LOCALITY PLAN

SCALE: 1:2000

EXISTING LOT 1 ACCESS TO BE RECONSTRUCTED TO C01 PLAN

PROPOSED ACCESS TO LOTS 2, 3 & 4 (BALANCE) TO C01 PLAN

Sorell Council
Development Application: Response to Request for Information - Daniel Cripps - 11 Greens Road, Orielton TAS
Planning Reference:DA
Date Received:14/07/2025

REV	DATE	REMARK
P2	02.05.2025	FOR CLIENT REVIEW
P1	01.05.2025	FOR CLIENT REVIEW

SAFETY IN DESIGN REPORT PER WHS REGULATIONS

The following risks which are unique to this design have been identified:	NIL

This report does not relieve contractors from their responsibilities under the Act to identify, report, mitigate and manage all aspects of risk and safety.

JOHNSTONE McGEE & GANDY PTY LTD

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Ground Floor, 73 Paterson Street, Launceston (03) 6334 5548
www.jmg.net.au infohbt@jmg.net.au infoltn@jmg.net.au

PROJECT

11 GREENS ROAD, ORIELTON
SUBDIVISON PLAN

TITLE

CIVIL DRAWINGS
GENERAL ARRANGEMENT
(SHEET 1)

Accepted MJR (Discipline Head)	Date
Accepted CAG (Team Leader)	Date
Approved CJM (Principal)	Date

This document must be signed "Approved" by JMG to authorise it for use. JMG accept no liability whatsoever for unauthorised or unlicensed use.

SCALES @ A1	DESIGNED BY	DRAWN BY
1:250	CAG	CAG
	PLOT DATE	02/05/2025

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

PLOT DETAILS CIVIL_3D.DWG

PROJECT NO. J250142CS

DWG NO. C01

REVISION P2

N

0 2.5 5 7.5 10 12.5m
SCALE 1:250

PROPERTY BOUNDARY

EXISTING OVERHEAD POWER LINES TO BE REALIGNED

EXISTING ACCESS TO BE UPGRADED TO 4.0m WIDE RURAL ACCESS

42.50

TABLE DRAIN IN PRIVATE DRAINAGE EASEMENT IN FAVOUR OF LOT 3

LOT 2

43.00

PROPOSED STORMWATER PIPE TO NEW DN300 RRJ CLASS 4 RCP @ 1.0% SLOPE MIN. WITH DN300 HEADWALL EACH END

BUILDABLE AREA 300m^2

4.0m WIDE RURAL ACCESS LOT IN ACCORDANCE WITH IPWEA DRG. (TSD-R04) OFF SHARED DRIVEWAY WITH (Y) TURNING AREA AS PER BUSH FIRE ASSESSMENT

TABLE DRAIN TO DETAIL (C01) TO DIVERT RUNOFF FROM PROPOSED LOTS

CUTOFF DRAIN TO DIVERT OVERLAND FLOW TO SHARED DRIVEWAY ACCESS

41.50

POWER AND COMMS TRENCH TO TYPICAL SECTION (C01)

50mm COMPACTED RED GRAVEL OVER COMPACTED BASE A (96% MODIFIED COMPACTION)

LOT 1

40.50

41.00

REV	DATE	REMARK
P1	01.05.2025	FOR CLIENT REVIEW

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PROJECT
11 GREENS ROAD, ORIELTON
SUBDIVISON PLAN

TITLE
CIVIL DRAWINGS
GENERAL ARRANGEMENT
(SHEET 2)

Accepted MJR (Discipline Head)	Date
Accepted CAG (Team Leader)	Date
Approved CJM (Principal)	Date

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SCALES @ A1	DESIGNED BY	DRAWN BY
1:250	CAG	CAG
	PLOT DATE	02/05/2025

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PLOT DETAILS CIVIL_3D.DWG

PROJECT NO. J250142CS

DWG NO. C02

REVISION P2

N

0 2.5 5 7.5 10 12.5m
SCALE 1:250

PROPERTY BOUNDARY

PROPERTY BOUNDARY

EXISTING SHED

EXISTING OVERHEAD POWER LINES TO BE REALIGNED

EXISTING OVERHEAD POWER LINES TO BE REALIGNED

EXISTING PROPERTY

LOT 3
(BALANCE)

CUTOFF DRAIN TO DIVERT OVERLAND FLOW TO SHARED DRIVEWAY ACCESS

PROPERTY BOUNDARY

PRIVATE DRAINAGE EASEMENT IN FAVOUR OF LOT 3

EXISTING ACCESS TO BE UPGRADED TO 4.0m WIDE RURAL ACCESS

PROPERTY BOUNDARY

44.50

45.00

44.00

43.50

POWER AND COMMS TRENCH TO TYPICAL SECTION (C01)

50mm COMPACTED RED GRAVEL OVER COMPACTED BASE A (96% MODIFIED COMPACTION)

TABLE DRAIN TO DETAIL (C01) TO DIVERT RUNOFF FROM PROPOSED LOTS

LOT 2

EXISTING ACCESS TO BE UPGRADED TO 4.0m WIDE RURAL ACCESS

EXISTING OVERHEAD POWER LINES TO BE REALIGNED

PROPERTY BOUNDARY

PROPERTY BOUNDARY

42.50

43.00

Sorell Council
Development Application: Response to Request for Information - Daniel Cripps - 11 Greens Road, Orielton - P2.pdf
Plans Reference:P2
Date Received:14/07/2025

REV	DATE	REMARK
P1	01.05.2025	FOR CLIENT REVIEW

SAFETY IN DESIGN REPORT PER WHS REGULATIONS

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PROJECT
11 GREENS ROAD, ORIELTON
SUBDIVISON PLAN

TITLE
CIVIL DRAWINGS
GENERAL ARRANGEMENT
(SHEET 3)

Accepted MJR (Discipline Head)	Date
Accepted CAG (Team Leader)	Date
Approved CJM (Prinicpal)	Date

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SCALES @ A1	DESIGNED BY	DRAWN BY
1:250	CAG	CAG
	PLOT DATE	02/05/2025

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PLOT DETAILS CIVIL_3D.DWG

PROJECT NO. J250142CS

DWG NO. C03

REVISION P2