NOTICE OF PROPOSED DEVELOPMENT

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

SITE:
241 CARLTON BEACH ROAD, CARLTON

PROPOSED DEVELOPMENT:
SECONDARY DWELLING

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 1st September 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 1st September 2025.**

APPLICATION NO: **5.2025.103.1**
DATE: **15 AUGUST 2025**

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

Full description of Proposal:	*Use:* Extra rooms for family *Development:* Ancillary dwelling *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 200,000

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

Location of proposed works:	Street address: 241 Carlton Beach Rd Suburb: Carlton Postcode: 7173 Certificate of Title(s) Volume: 73754 Folio: 4

Current Use of Site	Dwelling

Current Owner/s:	Name(s) Elroy Bremond, Katherine Ashbridge, Margaret Morrison

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/		

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

Declarations and acknowledgements
• I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. • I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. • I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. • I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application. • I/we declare that the information in this application is true and correct. *Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.*
• I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.
• Where the General Manager's consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature: ..... Date: 24/04/2025

Crown or General Manager Land Owner Consent
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*). Please note: • If General Manager consent if required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au • If the application involves Crown land you will also need a letter of consent. • Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____

Sorell Council
Development Application: 5.2025.103.1 - Development Application - 241 Carlton Beach Road, Carlton - P1.pdf
Plans Reference: P1
Date Received: 24/04/2025

Signature of General Manager, Minister or Delegate:	Signature: ..... Date: .....

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
73754	4
EDITION	DATE OF ISSUE
6	15-Nov-2013

SEARCH DATE : 20-Mar-2025
SEARCH TIME : 10.18 AM

DESCRIPTION OF LAND

Parish of FORCETT, Land District of PEMBROKE
Lot 4 on Diagram 73754 (formerly being 375-6D)
Derivation : Part of 547 acres Gtd to T Macdowell
Prior CT 2056/33

SCHEDULE 1

M371377 TRANSFER to KJELL-ANDRES BRENNEMO Registered 07-May-2012 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
A97816 FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

D 375/6

REGISTERED NUMBER
73754

DIAGRAM FROM ACTUAL SURVEY

COUNTY OF PEMBROKE
PARISH OF FORCETT

No. OF APPLICATION
M.A. Newberry Ow. (918-37 c.t.)

Scale 1 Chain to an inch

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM

Part of 547ac. Grtd. to Thos. MacDonell

(D.17092)
M.A. Newberry Owr.
(SP.113639)
(SP.108943)
(514/18D.)
(427/6D)
(D.17118)
(375/7D)
(SP.974)
(408/24D)
(SP.11232)
(411/36D)
(323/35D)
(408/20D)
(416/10D.)
(514/16D.)

ROAD
90·9
CARLTON LINKS
WIDE BEACH
ROAD
M.A. Newberry Owr.

1 30 5/10P. R.A. Dart & Anr. (C.T.978/6)
2 24 1/10P. J.J. Mitchell (C.T.978/5)
3 24 1/10P. R.A. Dart & Anr. (C.T.978/6)
4 24 2/10P. R.A. Dart & Anrs. (C.T.978/6)

Approved 11/9/58

To be filled in by Surveyor.
Date of Instructions
Survey commenced
Survey finished } 1·12·56
Error of close 1 in 5827

Office examination.
Plotted by GCI
Examined as to boundaries
Mathematically checked GCI
Entered on Card by L.P.Mc.

Dated this 3rd day of December, 1956

I, David Alan Brikes of Taroona
Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2, dated 3rd July, 1946.

D A Brikes
Authorised Surveyor.

Kate Ashbridge
241 Carlton Beach Road
Carlton, TAS 7173
[redacted]
14 April 2025

To Whom It May Concern,

Re: Planning Proposal for Second Auxiliary Dwelling at 241 Carlton Beach Road, Carlton

I am writing to formally submit a planning proposal for the construction of a second auxiliary dwelling at my residential property located at 241 Carlton Beach Road, Carlton, Tasmania.

The proposed development is intended to provide additional accommodation for extended. The new dwelling has been carefully designed to be in keeping with the existing character of the area, with consideration given to privacy, amenity, access, and environmental impact.

Included with this application are the following supporting documents:

- Site plan and floor plan of the proposed dwelling
- Wastewater Management System Assessment Report
- Site Investigation Report
- Certificate of title
- Completed application form
- Bushfire assessment

I understand that council will assess the application in line with the Tasmanian Planning Scheme and any relevant local provisions. I am happy to provide additional information or meet with council officers should further clarification be needed.

Thank you for considering this application. I look forward to your review and am hopeful for a positive outcome.

Kind regards,

Kate Ashbridge

SITE INVESTIGATION REPORT

AS 2870 SITE CLASSIFICATION &
AS 4055 WIND LOADS FOR HOUSING

CLIENT:
KATE ASHBRIDGE

PROJECT ADDRESS:
241 CARLTON BEACH ROAD
CARLTON 7173

PROPOSED DEVELOPMENT:
RESIDENTIAL DWELLING (ANCILLARY)

FILE NUMBER:
H3014

DATE:
10 APRIL 2025

HED CONSULTING
UNIT 2, 1 LIVERPOOL ST, HOBART 7000
P 03 6146 0334 E info@hed-consulting.com.au

1. Executive Summary

The subject land is located at 241 Carlton Beach Road, Carlton. The development proposal includes the construction of a single residential dwelling. The site investigation has been conducted in accordance with AS2870:2011 *Residential slabs and footings* and AS4055-2021 *Wind Load for housing*. A summary of the report is detailed within the table below.

Analysis	Observations / Results
Site classification	**P (due to the presence of erodible soils and low bearing capacity soils)**
Surface movement (y_s) range:	**0-20mm**
Geology:	**Sand, gravel and mud of alluvial, lacustrine and littoral origin.**
Refusal depth:	**>3m**
Estimated soil bearing capacity:	**0m – 1.5m depth: <50 kPa** **1.5m – 2.5m depth: >50 - <100 kPa** **2.5m – 3m depth: >100 kPa**
Modified Emerson Crumb test:	**Non - dispersive**
Wind classification:	**N3**

2. Client Information and Site Location

	Information
Client name:	**Kate Ashbridge**
Site address:	**241 Carlton Beach Road Carlton**
Property ID:	**5910580**
Title Reference:	**81466/2**

3. Site information

Site information	Results
Size of development:	Single dwelling (ancillary)
Services available:	Power & telecommunications
Zoning:	Low Density Residential
Tenure:	Private Freehold
Permit Authority:	Sorell Council
Planning Overlays:	Bushfire Prone Areas & Airport obstacle limitation area[1]

4. Site visit

Site investigation	Observations / Results
Date of site investigation:	8/4/2025
Slope:	28-32%
Aspect:	North-east
Rainfall:	6.8mm (preceding two weeks)[2]
Drainage:	Well draining
Vegetation:	Native pigface, tussock grass & she oak tree
Erosion:	No existing erosion was observed

[1] Tasmanian Planning Scheme 2015
[2] Bureau of Meteorology, http://www.bom.gov.au, Daily Rainfall Hobart Airport

5. Soil Profile

A bore hole was conducted within the proposed building footprint. Bore hole BH01 revealed deep sand soil profile. Upper 1.5m of soil profile partially collapsing. The soil profile and location of the bore hole is shown in the appendix of this report. No groundwater was intercepted. A 9Kg Dynamic Cone Penetrometer (DCP) test was also conducted to establish the estimated bearing capacity of the soil.

6. Site Stability

The site exhibits no signs of significant erosion or land instability. Proposed building works will strip the site of vegetation and increase the risk of erosion. Care should be taken to re-vegetate the site after the construction phase to limit the potential for erosion.

Earthworks shall comply with AS3798-2007 Guidelines on earthworks for commercial and residential developments.

7. AS2870 Site Classification

The site is classified as: P (due to the presence of erodible soils and low bearing capacity soils).

The natural soil profile has 0-20 mm y_s surface movement.

All footings to be bedded / piered to competent material at a minimum 3m depth.

The location of the existing onsite wastewater / stormwater absorption trenches is unknown. Existing trenches should be located and be well clear of the proposed building footprint.

8. AS4055 Wind Classification

The site is classified as per AS4055 – 2021 Wind loads for housing.

Site information	Results
Geographic region:	**A**
Terrain Category:	**1**
Topographic classification:	**T0**
Shielding:	**NS**
Wind Classification:	**N3**
Wind Speed ($V_{h,u}$):	**50m/s**

9. General notes and limitations

Site Investigation:

Site investigation conducted in accordance with the requirements of clause 2.4 of AS2870:2011. The aim of a site investigation is to obtain information about the soil at the location of the intended building(s). The location of bore holes are based on information supplied from the client and other any other location that is deemed necessary by HED Consulting to provide an accurate report. The investigation only applies to this part of the site and the results and recommendations of this report should not be used for any other part of the site.

HED Consulting aims to provide an accurate report at the time of the investigation however natural variations in soil characteristics and depth can occur over short distances. Soil conditions can also vary over time due to climatic events or earthworks. For example, the bearing capacity of clay soils can vary due to the seasonal climatic events. HED Consulting accepts no responsibility for soil conditions that are different to what was inspected at the time of the investigation. If the soil conditions encountered vary to the results of this report HED Consulting should be contacted for advice. As per clause 2.5.2 of AS2870:2011 the site may require to be re-classified if a cut exceeds 500mm or depth of fill would result in a P classification (when the earthworks were not known at the time of investigation).

Soil testing:

Soil samples (when collected) are tested in accordance with AS1289.7.1.1 – 2003 *Soil reactivity tests-determination of the shrinkage index of a soil-shrink swell index.* Soil testing is not required for all sites due to previous testing of similar material and/or using professional opinion. Bearing capacity of soil is based on field testing with accordance to clause 6.1.7 of AS1726:2017 and / or pocket penetrometer and / or DCP method. Bearing capacity of clays can vary seasonally. Clay can lose strength with high moisture content and increase in strength when clay dries. Bearing capacity results are estimated and are valid for the time of the investigation only. Emersion testing is conducted in accordance with Dispersive Soils and their Management, Technical Reference Manual, Marcus Hardie – 2009. This test reveals whether a clay is dispersive or not.

Building maintenance notes:

The building foundations shall be designed by an engineer. The builder must ensure that good site drainage is provided during the construction phase. Soil drains shall be constructed before excavation of the footings. Roof water should be diverted away from the footing as soon as the roof is constructed by using temporary pipes if necessary.

The long-term performance of the building is dependent upon satisfactory ongoing maintenance by the owner. The builder and owner should obtain a copy of the notes contained within the CSIRO – Building Technology Services, Foundation Maintenance and Footing Performance. A copy of this manual can be purchased from CSIRO Publishing, http://www.publish.csiro.au. Earthworks shall comply with AS3798-2007 Guidelines on Earthworks for commercial and residential developments.

10. Appendix

10.1 Bore hole log

See attached.

10.2 Site plan

See attached.

10.3 Form 55

See attached.

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Bore hole No.

BH01

Page 1 of 2

Engineering Log - Bore hole

Project Number : H3014

Client:	Kate Ashbridge	Date:	8/04/2025
Project Address:	241 Carlton Beach Road Carlton	Borehole Location:	See site plan
Logged By:	J Hepper	Drilling Method:	55mm Sitech Auger

Drilling Information									*Observation / Notes*
Method	DCP Blows/100mm	Water	Depth (mm)	Group Symbol	Material Description: Colour, Structural, Fraction, Plasticity, Bedding, Additional	Moisture Condition	Consistency / Relative Density	Insitu testing (Est. KPa)	Structure and Additional Observations
	<1		100	SP	SAND, fine grained, brown - grey, trace roots, trace rootlets, brown - grey partially collapsing.	D	L	<50	
	<1		200						
	1		300						
	1		400	SP	SAND, fine grained, brown, partially collapsing	D	L	<50	
	1		500						
	1		600						
	1		700						
	2		800						
	2		900						
	2		1000						
	2		1100						
	2		1200	SP	SAND, medium grained, brown	M	L	<50	
	2		1300						
	3		1400						
	2		1500						
	3		1600	SP	As above	M	MD	>50 - <100	
	3		1700						
	4		1800						
	4		1900						
	6		2000						
					Auger terminated at required depth				

Drilling Method
HA - Hand Auger
E - Excavator
WB - Wash Boring

Water
Level
Inflow
Partial Loss

Support
C- Casing

Sample and Tests
U - Undisturbed Sample
D - Disturbed Sample
PP - Pocket Penetrometer
DCP - Dynamic Cone Penetration Test
SPT - Standard Penetration Test
SV - Shear Vane Test

Classification Symbols and Soil Description
Based on Unified Soil Classification System and in accordance with AS1726

Moisture Condition
W -Wet
M - Moist
D - Dry

Consistency / Relative Density
VS - Very Soft
S - Soft
F - Firm
St - Stiff
Vst - Very Stiff
H - Hard
Fr - Friable
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Engineering Log - Bore hole

Project Number : H3014

Client:	Kate Ashbridge	Date:	8/04/2025
Project Address:	241 Carlton Beach Road Carlton	Borehole Location:	See site plan
Logged By:	J Hepper	Drilling Method:	9Kg DCP

Drilling Information									*Observation / Notes*
Method	DCP Blows/100mm	Water	Depth (mm)	Group Symbol	Material Description: Colour, Structural, Fraction, Plasticity, Bedding, Additional	Moisture Condition	Consistency / Relative Density	Insitu testing (Est. KPa)	Structure and Additional Observations
	5		2100						
	4		2200						
	5		2300						
	6		2400						
	5		2500						
	6		2600					>100	
	7		2700						
	7		2800						
	7		2900						
	6		3000						

Drilling Method
HA - Hand Auger
E - Excavator
WB - Wash Boring

Water
Level
Inflow
Partial Loss

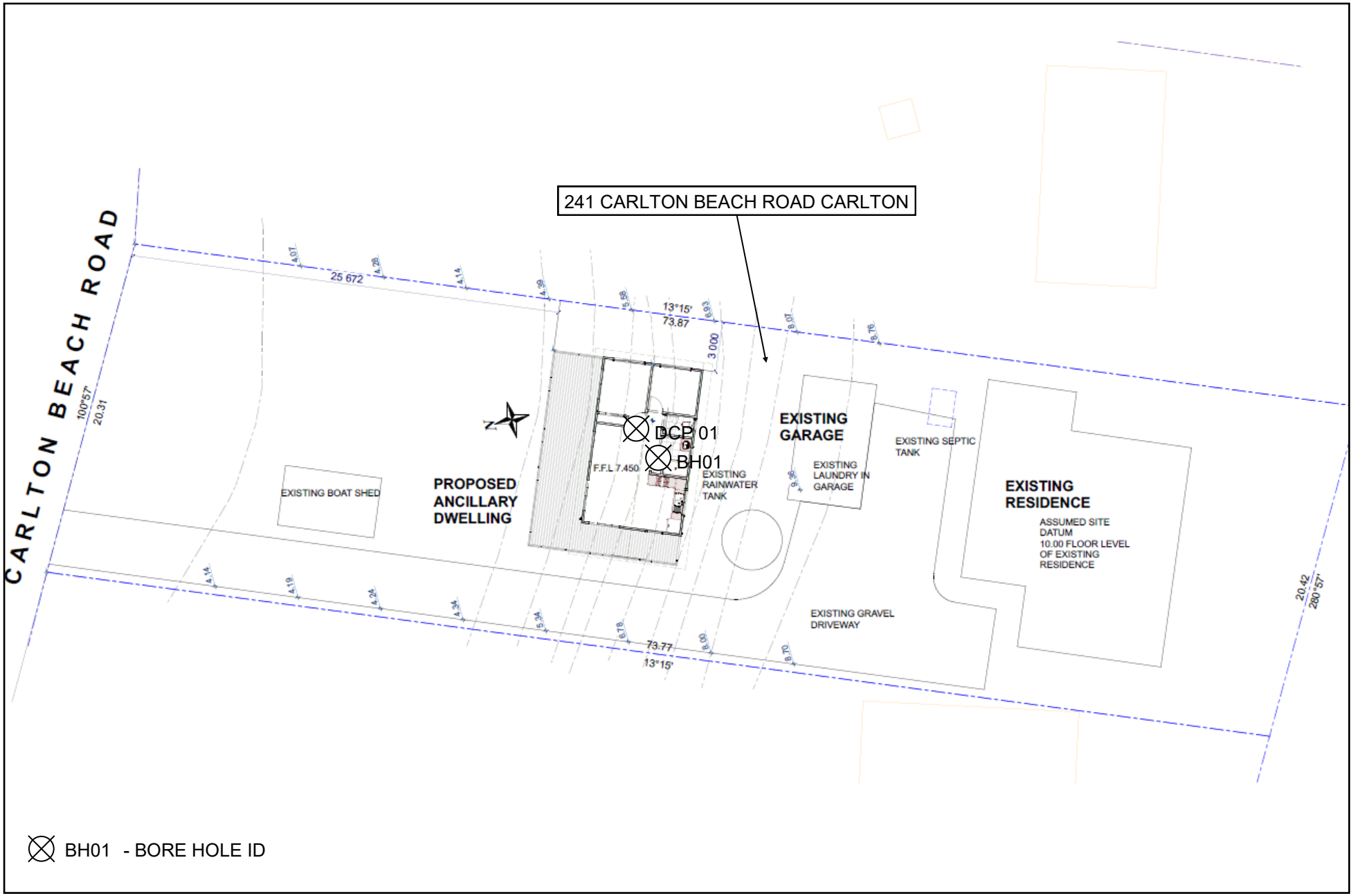
Support
C- Casing

Sample and Tests
U - Undisturbed Sample
D - Disturbed Sample
PP - Pocket Penetrometer
DCP - Dynamic Cone Penetration Test
SPT - Standard Penetration Test
SV - Shear Vane Test

Classification Symbols and Soil Description
Based on Unified Soil Classification System and in accordance with AS1726

Moisture Condition
W -Wet
M - Moist
D - Dry

Consistency / Relative Density
VS - Very Soft
S - Soft
F - Firm
St - Stiff
Vst - Very Stiff
H - Hard
Fr - Friable
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense


241 CARLTON BEACH ROAD CARLTON
CARLTON BEACH ROAD
25 672
100°57'
20.31
13°15'
73.87
3 000
DCP 01
BH01
F.F.L 7.450
PROPOSED ANCILLARY DWELLING
EXISTING BOAT SHED
EXISTING RAINWATER TANK
EXISTING GARAGE
EXISTING LAUNDRY IN GARAGE
EXISTING SEPTIC TANK
EXISTING RESIDENCE
ASSUMED SITE DATUM
10.00 FLOOR LEVEL OF EXISTING RESIDENCE
EXISTING GRAVEL DRIVEWAY
73.77
13°15'
20.42
280°57'
BH01 - BORE HOLE ID

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: KATE ASHBRIDGE *Owner /Agent*

C/- damascka@msn.com *Address*

Suburb/postcode

Qualified person details:

Qualified person: JOE HEPPER

Address: UNIT 2, 1 LIVERPOOL STREET

HOBART 7000

Licence No: NA

Phone No: 03 6146 0334

Fax No:

Email address: info@hed-consulting.com.au

Qualifications and Insurance details: BSc. major in geology
ABOUT UNDERWRITING
PN: ENG 20 000459

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

Speciality area of expertise: Foundation classification in accordance with AS2870

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

Details of work:

Address: 241 CARLTON BEACH ROAD

CARLTON 7173

Lot No: 2

Certificate of title No: 81466

The assessable item related to this certificate: Geo – technical assessment

(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: Foundation classification – AS2870

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

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

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

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	AS2870 Site Classification and AS4055 Wind Classification dated 10 April 2025.
Relevant calculations:	
References:	AS2870 – 2011, AS4055 – 2021

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

Foundation and wind classification

Scope and/or Limitations

Existing onsite wastewater and stormwater trenches to be located to ensure they won't have a adverse impact on the footings.

Footings to be piered to a minimum depth of 3m. Footings to inspected by engineer prior to pour.

Limitations as per section 9.0 of site investigation report dated 10 April 2025.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:	JOE HEPPER	H3014	10/4/2025

SITE INVESTIGATION REPORT

ON-SITE WASTEWATER MANAGEMENT SYSTEM ASSESSMENT REPORT

CLIENT:
KATE ASHBRIDGE

PROJECT ADDRESS:
241 CARLTON BEACH ROAD
CARLTON 7173

PROPOSED DEVELOPMENT:
OWMS FOR THREE - BEDROOM MAIN DWELLING AND TWO – BEDROOM ANCILLARY DWELLING

FILE NUMBER:
H3014

DATE:
17 APRIL 2025

HED CONSULTING
UNIT 2, 1 LIVERPOOL STREET, HOBART 7000
03 6146 0334 info@hed-consulting.com.au

HED CONSULTING

1. Executive Summary

The subject land is located at 241 Carlton Beach Road, Carlton. The development proposal includes the construction of a two – bedroom ancillary dwelling. A new Onsite Wastewater Management System (OWMS) shall be installed for the existing main and proposed ancillary dwellings. The site investigation has been conducted in accordance with AS1547:2012 *On-site domestic-wastewater management.* A summary of the report is detailed within the table below.

Analysis	Observations / Results
Soil category:	**1**
Estimated permeability:	**3m/day**
Long Term Acceptance Rate:	**20mm/day**
Geology:	**Sand, gravel and mud of alluvial, lacustrine and littoral origin**
Refusal depth:	**>2m**
Modified Emerson Crumb test:	**Non - dispersive**
Type of OWMS:	**Dual – purpose septic tank & absorption beds**
Land application area required:	**54m^2 (total wetted area)**

2. Client and Site Location

	Information
Client name:	**Kate Ashbridge**
Site address:	**241 Carlton Beach Road, Carlton**
Property ID:	**5910580**
Title Reference:	**81466/2**

3. Site information

Site information	Results
Size of development:	**Existing three – bedroom main dwelling & two – bedroom ancillary dwelling**
Services available:	**Power & telecommunications**
Zoning:	**Low Density Residential**
Tenure:	**Private freehold**
Permit Authority:	**Sorell Council**
Planning Overlays:	**Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan – See attached development response to this specific plan.** **Airport obstacle limitation area & Bushfire-prone area – The proposed OWMS does not conflict with the requirements of the overlay / code.** **Flood-prone areas – The proposed OWMS is not within this overlay.** **Medium coastal erosion hazard band – The proposed OWMS is not within this overlay.**

4. Site visit

Site investigation	Observations / Results
Date of site investigation:	**8/4/2025**
Slope:	**3-8%**
Aspect:	**North - east**
Rainfall:	**6.8mm (preceding two weeks)[1]**
Drainage:	**Well draining**
Vegetation	**Grass and isolated shrubs**
Erosion:	**None**

5. Soil Profile

Bore holes were conducted to gather information on the soil characteristics and depth to limiting layer. The below soil profile is typical of the bore holes conducted at the land application area.

BH03 & BH04

Soil depth (mm)	Soil Description	Soil Category
0-200	Brown – grey SAND fine – grained, trace rootlets, dry, loose.	1 – GRAVELS AND SANDS
200-1100	Brown SAND medium grained, moist, loose to medium dense.	1 – GRAVELS AND SANDS
1100-1900+	Brown – grey SAND, orange mottling at 1.5m depth, moist to wet, water table measured at 1.9m depth.	1 – GRAVELS AND SNADS

[1] **Bureau of Meteorology, http://www.bom.gov.au, Daily Rainfall Hobart Airport East.**

The soil is classed as soil category 1 – Gravels and sands for purposes of AS1547:2012. A long - term acceptance rate (LTAR) of 20mm/day has been adopted. Borehole localities are provided in the appendix of this report.

6. Wastewater Load & Total Wetted Area Required

The wastewater load is calculated from AS1547:2012.

Number of bedroom(s):	5
Number of people:	9
Individual wastewater load:	120 (tank water supply)
Total wastewater load:	1080L/day
Long term acceptance rate:	20mm/day (primary treated)
Total wetted area required:	54m^2

7. Site limitations and risks

The attached 'Trench3.0'program site capability and environment sensitivity reports detail several factors and risks associated with onsite wastewater disposal. Alerts will be flagged when some factors are 'high risk.' These factors need to be addressed and decreased to a tolerable risk by implementing design risk reduction measures. These measures are detailed in the text box of both reports and may be expanded upon further in this report.

The main limitation of the site is the water table at a minimum depth of 1.5m and the presence of a flood prone overlay. These limitations can be overcome by installing raised absorption beds and not installing within the flood prone overlay.

8. Onsite wastewater management system

Existing septic tank

Existing septic tank shall be de-commissioned as per Sorell Council guidelines. All wastewater to be diverted into the OWMS as shown below.

Primary treatment (Min. 4000L dual – purpose septic tank)

All wastewater from the dwelling shall be gravity – fed to a minimum of a 4000-litre dual – purpose septic tank. This is the 'working capacity' not total volume.

Land application area

The primary treated wastewater shall be gravity fed to the land application area. This area shall consist of 54m^2 of total wetted area. This can be achieved by installing a single raised absorption bed with a length of 7.5m and width of 7.2m.

Minimum setbacks of the land application area shown below:

Upslope & cross gradient property boundary:	1.5m
Down slope property boundary:	5.5m
Down slope surface water:	30m
Buildings:	3m

A further minimum area of 54m^2 shall be a 'reserve' area. Refer to attached construction notes, drawings, and site plan for further information.

The bed shall be installed when the weather is fine. The excavator should be fitted with 'raker teeth' and excavated in small sections to avoid compaction.

If rain is forecast cover any open parts of the bed. Always excavate perpendicular to the line of fall (parallel to contours) and make sure inverts are level.

9. OMWS Designer Inspection

The OWMS must be inspected by the designer to issue an OWMS Installation Certificate. This inspection is a requirement of the plumbing permit issued by the permit authority. Please email info@hed-consulting.com.au or phone 03 6146 0334 before works begin on the OWMS to arrange a date and time for the inspection.

10. Operation & Maintenance Guidelines

This OWMS has been assessed to perform in accordance with the attached loading certificate. Regular maintenance is essential for the long-term performance of any OWMS. Maintenance guidelines are shown below. This is not a complete list and other maintenance guidelines should be sought from the manufacturer and the permit authority.

Primary treatment (Septic tank)

- Septic tank must be protected from vehicle traffic to avoid damage.
- Kitchen waste such as grease and fats shall be removed and disposed of into a bin before washing.
- Install sink waste plugs to keep out possible solids entering the OWMS.
- Do not install a garbage grinder.
- Do not dispose of hygiene products into the OWMS.
- Use bio – degradable soaps and low – phosphorus cleaning products.
- Do not put powerful bleachers, chemicals, and paint into the OWMS.
- Try and space out water usage as much as possible to avoid peaks loading.
- Septic tank to be pumped out / de-sludged at a maximum of every 3-5 years.
- The pump well shall be a minimum storage capacity of 1200 litres. Pump shall have a Min. 3m/Static Hd.

Land application area (Secondary treatment)

- Land application area to be protected from all vehicle traffic (including ride – on mowers) and regular foot traffic (no paths).
- Access to the land application area shall be discouraged. The land application area is not to be used as a play area for children.
- The reserve area (if required) shall not be built upon and access to this area shall also be discouraged.

11. Report limitations

Site Investigation:

Site investigations are conducted in accordance with clause 2.4 of AS1547:2012. The aim of a site investigation is to obtain information about the soil at the location of the proposed land application area. The location of the bore holes is based on information supplied from the client and where is deemed necessary by HED Consulting. The investigation only applies to this part of the site and the results and recommendations of this report should not be used for any other part of the site.

Soil testing:

Soil samples are collected and tested in accordance with Appendix E of AS1547:2012. Emersion testing is conducted in accordance with Dispersive Soils and their Management, Technical Reference Manual, Marcus Hardie – 2009. This test reveals whether clay is dispersive or not. The test is not always accurate however it is recognized as a reliable and quick way to test for dispersion.

Wastewater load:

The report is based on wastewater load as per the attached loading certificate. HED Consulting accepts no responsibility for the performance of the OWMS if the wastewater load exceeds the amount shown on the loading certificate.

12. Appendix

12.1 OWMS Construction Notes

Primary treatment (Septic tank)

- The septic tank shall be buried with the opening accessible at the natural surface.
- The tank shall also be placed in a location where vehicular access is possible for desludging / pump out purposes.
- The septic tank opening shall be easily accessible for inspection and maintenance requirements.

- The septic tank shall be sealed to prevent stormwater intrusion.
- The septic tank shall have a minimum working volume of 4000 litres.

Land application area (LAA)

The raised absorption bed has been designed to comply with the performance requirements of AS/NZS147:2012.

- The LAA shall be kept clear of all traffic (including people).
- The LAA shall be prepared by removing tree vegetation and turf and backfilling any holes with sandy topsoil.
- Basal area to be ripped parallel to contours.
- Construction of the absorption bed shall be done when the weather is fine, and the soil is relatively dry.
- The base of the bed shall be made flat.
- The bed shall be installed as per the attached diagram and at the location as per the attached site plan.
- SITE INSPECTION STAGE – The pipework of the modified bed shall be inspected by the designer before the bed is backfilled with sandy topsoil.
- Topsoil must be good quality with some organic matter to promote vegetation growth.
- Fast growing, shallow root vegetation with a high transpiration capacity shall be planted in the topsoil and the area down slope of the bed.
- A list of suitable vegetation is provided with this report. Your council and local nursery can also advise on suitable plants.

12.2 OWMS Trench Reports, Construction Diagrams, Site Plan, Compliance with OWMS Guidelines & Risk Assessment

See attached.

12.3 OWMS Loading Certificate

See attached.

12.4 Form 55 (Site and Soil Evaluation) & Form 35 (OWMS Design)

See attached.

HED Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Onsite Wastewater Management Assessement

Assessment for	Kate Ashbridge C/- Scott Hill	Assess. Date	17-Apr-25
	damascka@msn.com	Ref. No.	H3014
Assessed site(s)	241 Carlton Beach Road Carlton 7173	Site(s) inspected	8-Apr-25
Local authority	Sorell Council	Assessed by	J Hepper

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 = 1,080 (using a method independent of the no. of bedrooms)

Septic tank wastewater volume (L/day) = 360

Sullage volume (L/day) = 720

Total nitrogen (kg/year) generated by wastewater = 9.2

Total phosphorus (kg/year) generated by wastewater = 4.6

Climatic assumptions for site (Evapotranspiration estimated using mean max. daily temperatures)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	40	35	36	40	37	34	41	47	40	47	44	52
Adopted rainfall (R, mm)	44	38	39	44	40	37	45	51	44	51	48	57
Retained rain (Rr, mm)	40	34	35	40	36	33	41	46	40	46	43	51
Max. daily temp. (deg. C)	22	22	21	18	15	13	12	13	15	17	19	20
Evapotrans (ET, mm)	82	69	66	53	43	47	45	48	54	63	68	74
Evapotr. less rain (mm)	**42**	**35**	**31**	**13**	**7**	**14**	**4**	**2**	**14**	**17**	**25**	**23**

Annual evapotranspiration less retained rain (mm) = 228

Soil characterisitics

Texture = Sand Category = 1 Thick. (m) = 2

Adopted permeability (m/day) = 3 Adopted LTAR (L/sq m/day) = 20 Min depth (m) to water = 1.5

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 dual purpose septic tank(s)
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	Trench(es)
The preferred type of above-ground secondary treatment:	None
Site modifications or specific designs:	Are needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	7
Width (m) =	7.25
Depth (m) =	0.25
Total disposal area (sq m) required =	110
comprising a Primary Area (sq m) of:	54
and a Secondary (backup) Area (sq m) of:	54

Sufficient area is available on site

Comments

The existing three bedroom / five people main dwelling and two bedroom / four people ancillary dweling will require a minimum total wetted area of 54m^2. A rasied absorption bed has been proposed.

HED Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Onsite Wastewater Management Assessement

Assessment for	Kate Ashbridge C/- Scott Hill	Assess. Date	17-Apr-25
	damascka@msn.com	Ref. No.	H3014
Assessed site(s)	241 Carlton Beach Road Carlton 7173	Site(s) inspected	8-Apr-25
Local authority	Sorell Council	Assessed by	J Hepper

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	1,490	High	Low		
	Density of disposal systems	/sq km	80	High	Very high	Moderate	Other factors lessen impact
	Slope angle	degrees	2	V. high	Very low		
	Slope form	Straight simple		V. high	Low		
	Surface drainage	Good		Mod.	Very low		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		Mod.	Moderate		
	Aspect (Southern hemi.)	Faces N		V. high	Very low		
	Frequency of strong winds	Infrequent		High	Moderate		
	Wastewater volume	L/day	1,080	High	High	Moderate	Other factors lessen impact
	SAR of septic tank effluent		1.6	Mod.	Low		
	SAR of sullage		2.8	High	Moderate		
	Soil thickness	m	2.0	High	Very low		
	Depth to bedrock	m	3.0	V. high	Very low		
	Surface rock outcrop	%	0	High	Very low		
	Cobbles in soil	%	0	High	Very low		
	Soil pH		6.0	Mod.	Low		
	Soil bulk density	gm/cub. cm	1.6	Mod.	Moderate		
	Soil dispersion	Emerson No.	8	Mod.	Very low		
	Adopted permeability	m/day	3	Mod.	Very high	Moderate	Other factors lessen impact
	Long Term Accept. Rate	L/day/sq m	20	Mod.	Low		

Comments

Wastewater to be treated to acceptable level within the property boundaries. Wastewater volume is based on a three bedroom / five people main dwelling and a two bedroom / four people ancillary dwelling. Elevated permeability due to deep sandy soil profile.

HED Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Onsite Wastewater Management Assessement

Assessment for	Kate Ashbridge C/- Scott Hill	Assess. Date	17-Apr-25
	damascka@msn.com	Ref. No.	H3014
Assessed site(s)	241 Carlton Beach Road Carlton 7173	Site(s) inspected	8-Apr-25
Local authority	Sorell Council	Assessed by	J Hepper

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	15	Mod.	Very high	Moderate	Other factors lessen impact
	Phos. adsorp. capacity	kg/cub m	0.2	Mod.	High	Moderate	Other factors lessen impact
	Annual rainfall excess	mm	-228	High	Very low		
	Min. depth to water table	m	1.5	Mod.	Moderate		
	Annual nutrient load	kg	13.8	High	Moderate		
	G'water environ. value	Agric sensit/dom irrig		Mod.	Moderate		
	Min. separation dist. required	m	2	High	Very low		
	Risk to adjacent bores	Very low		Mod.	Very low		
	Surf. water env. value	Recreational		Mod.	High	Moderate	Other factors lessen impact
	Dist. to nearest surface water	m	250	High	Moderate		
	Dist. to nearest other feature	m	12	High	High	Moderate	Other factors lessen impact
	Risk of slope instability	Very low		High	Very low		
	Distance to landslip	m	200	Mod.	Low		

Comments

The soil has a low cation exchange and phosphorus adsorption capacity. The planting of vegetation will enhance nutrient uptake. 'Trench 3.0' indicates a viral die-off distance of 1m thus distance to nearest surface water and nearest other feature (down slope property boundary) is deemed acceptable.

PLAN LAYOUT

SCALE 1:50 @ A3

DISTRIBUTION PIPEWORK:

40MM DIA UPVC PIPE (LATERALS). WITH 5MM DIA PERFORATIONS TO BE DRILLED INTO TOP OF EACH PIPE AT 25OMM CENTRES.

HALF 90/100MM UPVC PIPE TO BE PLACED OVER TOP OF EACH LATERAL.

5MM PERFORATION TO BE DRILLED INTO BASE OF EACH LATERAL (AT EACH END)

ALL PIPEWORK TO BE LEVEL USING A LASER LEVEL

1200MM LATERAL SPACINGS BETWEEN THE LATERALS

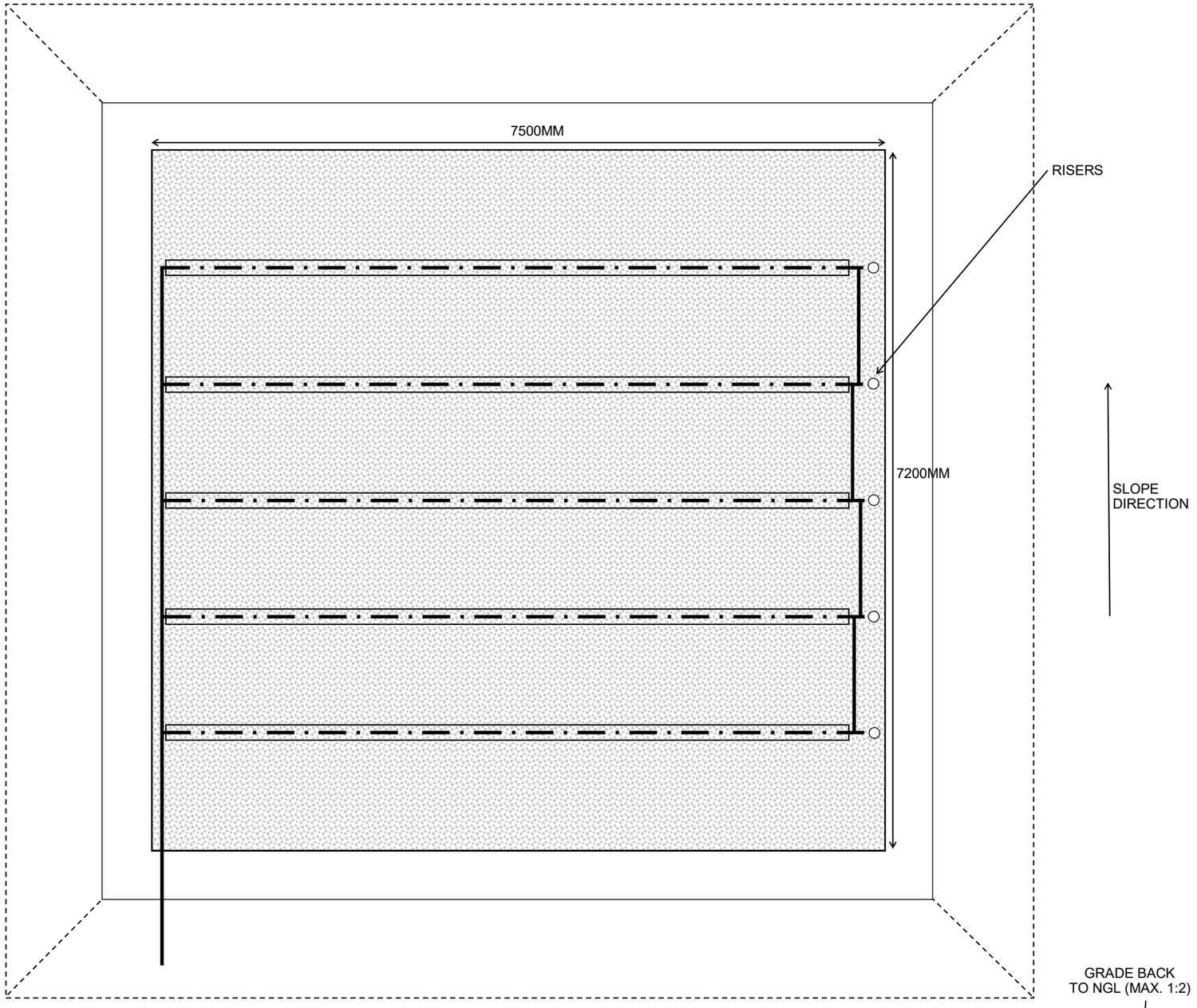
KEY:

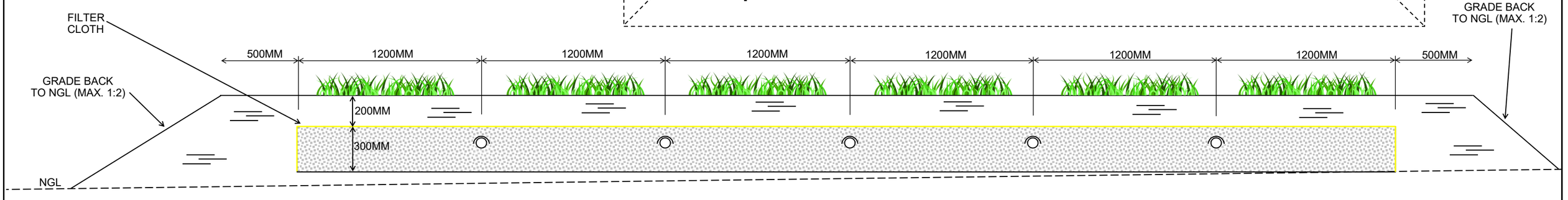
300MM DEPTH DISTRIBUTION AGGREGATE (20-40MM GRAVEL)

SANDY LOAM TOPSOIL

VEGETATION WITH A HIGH TRANSPIRATION CAPACITY AND ABILITY TO TOLERATE WET SOIL CONDITIONS

SEE ATTACHED PLANT LIST





SECTION LAYOUT

SCALE 1:25 @ A3

HED CONSULTING
www.hed-consulting.com.au
info@hed-consulting.com.au

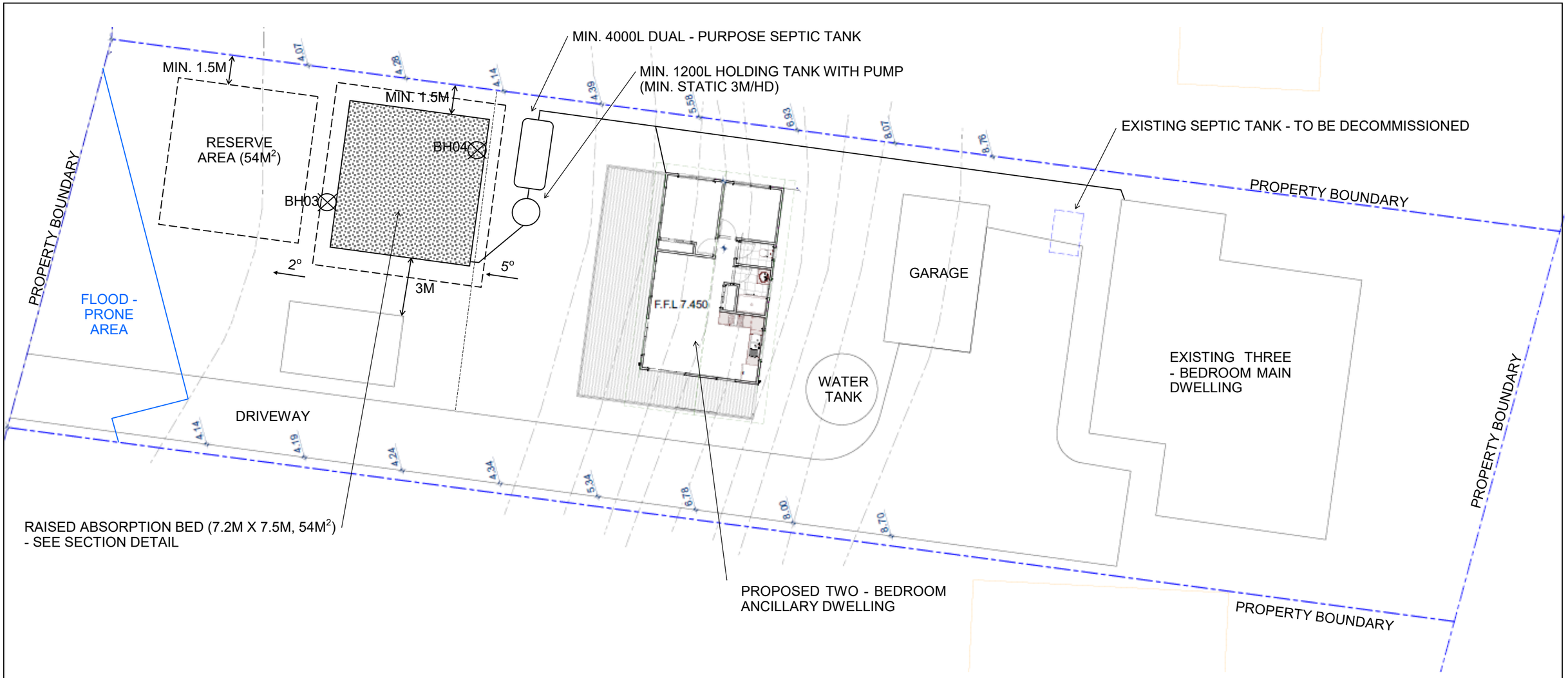
CLIENT: KATE ASHBRIDGE	FILENAME: H3014	DRAWN: J H	COMMENTS
SITE ADDRESS: 241 CARLTON BEACH ROAD CARLTON 7173	DATE: 17/4/2025	SCALE: AS SHOWN	CERTIFIED: ENGINEER

List of plants suitable for Aerobic Waste Water Treatment Systems

Common plant name	Soil type							Botanical name
	Wet	Dry	Margin	Clay	Sand	Loam	Salt tolerant	Genus and species
Grasses & sedges								
southern cordrush	✓		✓	✓	✓			*Baloskian australe*
tassel cordrush	✓		✓	✓	✓	✓		*Baloskian tetaphyllum*
tall sedge	✓		✓	✓		✓		*Carex appressa*
tassell sedge	✓		✓	✓		✓		*Carex fascicularis*
curly sedge		✓	✓	✓		✓		*Carex tasmanica*
spreading flaxlily		✓	✓	✓	✓	✓		*Dianella revoluta*
forest flaxlily	✓	✓	✓	✓	✓	✓		*Dianella tasmanica*
western flag-iris	✓		✓	✓	✓	✓		*Diplarrena latifolia*
white flag-iris	✓	✓	✓	✓	✓	✓		*Diplarrena moraea*
knobby clubsedge	✓	✓	✓	✓	✓	✓	✓	*Ficini nodosa*
cutting grass	✓		✓	✓	✓	✓		*Gahnia grandis*
sea rush	✓		✓	✓	✓	✓	✓	*Juncus kraussii*
pale rush	✓		✓	✓	✓	✓		*Juncus pallidus*
sagg		✓	✓	✓	✓	✓		*Lomandra longifolia*
silver tussockgrass	✓	✓	✓	✓		✓		*Poa labillardierei*
velvet tussockgrass		✓	✓	✓		✓		*Poa rodwayi*
Low shrubs (up to 1.5m)								
wiry bauera			✓			✓		*Bauera rubiodes*
hop native-primrose	✓	✓	✓	✓	✓	✓		*Goodenia ovata*
slender honeymyrtle	✓		✓	✓		✓		*Melaleuca gibbosa*
Tall shrubs/trees (2-5m)								
silver wattle		✓	✓	✓	✓	✓		*Acacia dealbata*
blackwood	✓		✓	✓		✓		*Acacia melanoxylon*
arching wattle	✓		✓	✓		✓		*Acacia riceana*
prickly moses			✓	✓	✓	✓		*Acacia verticillata*
yellow bottlebrush		✓	✓	✓		✓		*Callistemon pallidus*
prickly bottlebrush	✓		✓	✓		✓		*Callistemon viridflorus*
native hop		✓	✓	✓	✓	✓		*Dodonaea viscosa*
smoky teatree		✓	✓		✓	✓		*Leptospermum glaucescens*
woolly teatree	✓	✓	✓	✓		✓		*Leptospermum lanigerum*
shiny teatree	✓		✓	✓		✓		*Leptospermum nitidium*
river teatree	✓		✓	✓		✓		*Leptospermum riparium*
common teatree		✓	✓	✓	✓	✓		*Leptospermum scoparium*
warty paperbark	✓		✓	✓		✓		*Melaleuca pustulata*
swamp honeymyrtle	✓		✓	✓		✓		*Melaleuca squamea*
scented paperbark	✓		✓	✓		✓		*Melaleuca squarrosa*
common dogwood	✓		✓	✓		✓		*Pamaderris apetala*
Trees (>10m)								
black gum	✓		✓	✓		✓		*Eucalyptus ovata*
Exotics								
Pittosporum bicolr								
Pittosporum Tenuifolium								
coleonema								
acemena (lillypilly)								
ceanothus								
hebe all varieties are very good with the exception of hebe emerald green								
penstemon								
abelia								
buxus sempervirens								
* Fruit trees are not recommended in an irrigation area.								

Note: For information only. Please consult your local nursery before finalising the plant choices to suit your locality and site conditions.

Source: Clarence City Council Infosheet, Plants suitable for Aerobic Waste water Treatment Systems



ONSITE WASTEWATER SITE PLAN

CLIENT:	KATE ASHBRIDGE
ADDRESS:	241 CARLTON BEACH RD CARLTON
PROP ID:	5910580 CT: 81466/2
DATE:	17/4/2025
VERSION:	1.0
DRAWN BY:	JH

HED CONSULTING
UNIT 2, 1 LIVERPOOL STREET, HOBART 7000
P 03 6146 0334 / E info@hed-consulting.com.au

SCALE 1:200 @ A3

SOR – S2.0 Southern Beaches On-site Waste Water and Stormwater Management Specific Area Plan

…SOR – S2.7 Development Standards for Buildings and Works

SOR-S2.7.1 On-site waste water

Objective:	That the site has a sufficient and suitable area of land available for on-site waste water management.	
Acceptable Solutions	**Performance Criteria**	Development Response to Achieve Compliance
A1 Development must: (a) not cover less than 20% of the site; (b) not located on land shown on an overlay map in the relevant Local Provisions Schedule, as within; (i) a flood-prone hazard area; (ii) a landslip hazard area; (iii) a coastal erosion hazard area; (iv) a waterway and coastal protection area; or (v) a coastal inundation hazard area; (c) be located on a site with a soil depth of at least 1.5m; (d) be located on a site where the average gradient of the land does not exceed 10%; and (e) in the case of a dwelling, provide 65m^2 of land for wastewater land application area per bedroom	**P1** The site must provide sufficient area for management of on-site waste water, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb wastewater; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the area of the site to be covered by the proposed development; (f) the provision for landscaping, vehicle parking, driveways and private open space;	Proposed LAA complies with P1. The Onsite Wastewater Management System Report satisfies (a) to (i) of the performance criteria.

which is located at least 1.5m from an upslope or side slope boundary and 5m from a downslope boundary.	(g) any adverse impacts on the quality of ground surface and coastal waters; (h) any adverse environmental impact on surrounding properties and the locality; and (i) any written advice from a suitably qualified person (onsite waste water management) about the adequacy of the on-site waste water management system.	
A2 An outbuilding, driveway or parking area or addition or alteration to a building must not encroach onto an existing land application area.	**P2** An outbuilding, driveway or parking area or addition or alteration to a building must demonstrate that there is sufficient suitable area of land available for a new on-site waste water management system.	Not applicable.

WASTEWATER DESIGN COMPLIANCE TO DIRECTOR'S GUIDELINES FOR ON-SITE WASTEWATER MANAGEMENT SYSTEMS

3. Standards for Wastewater Land Application Areas

3.1 Objective – PCA FP1.5 (a)-(c)

Acceptable Solutions	**Performance Criteria**	**Development Response to Achieve Compliance**
A1 Horizontal separation distance for a building to a land application area must comply with one of the following: (a) be no less than 6m; (b) be no less than: (i) 3m from an upslope or level building: (ii) if primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a down slope building; (iii) if secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a down slope building	**P1** The land application area (LAA) is located so that the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.	Proposed LAA complies with A1. The LAA is a minimum 3m from any upslope or level building and 6m from downslope building.
A2 Horizontal separation distance from down slope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following:	**P2** Horizontal separation distance from down slope surface water to a land application area must comply with all of the following: (a) setbacks must be consistent with AS/NZS1547 Appendix R;	Proposed LAA complies with A2(a). The LAA is a minimum 100m from the down slope surface water.

(i) if primary treated effluent 15m plus 7m for every degree of average gradient to down slope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	(b) a risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	
A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) if primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) if secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	**P3** Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) setback must be consistent with AS/NZS 1547 Appendix R; and (b) a risk assessment in accordance with Appendix A of AS/NZS1547 has been completed that demonstrates that the risk is acceptable	Proposed LAA complies with A3. The LAA is a minimum 1.5m from an upslope or level property boundary and 5.5m from downslope property boundary (primary treated effluent and 2 degrees slope).

A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	**P4** Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) setback must be consistent with AS/NZS 1547 Appendix R; and (b) a risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable.	Proposed LAA complies with A4. The LAA is a minimum 50m from a downslope bore, well or similar water supply and not within the zone of influence of any bore.
A5 Vertical separation distance between the groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	**P5** Vertical separation distance between groundwater and a land application area must comply with the following: (a) setback must be consistent with AS/NZS 1547 Appendix R; and (b) a risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable.	Proposed LAA complies with A5. The LAA has a minimum 1.5m vertical separation distance between the groundwater and LAA.
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	**P6** Vertical setback must be consistent with AS/NZS 1547 Appendix R.	Proposed LAA complies with A6. The LAA has a minimum 1.5m vertical separation distance between the limiting layer and LAA.

A7 None.	**P7** A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties. Note: Part 6 of the Building Act 2016 specifies requirements for protection work which apply to plumbing work including a wastewater treatment unit.	Proposed wastewater design complies with P7.

HORIZONTAL AND VERTICAL SETBACK DISTANCES ASSESSMENT

ADAPTED FROM TABLE R1 OF AS1547:2012 - THIS TABLE TO BE USED IN CONJUNCTION WITH TABLE R2

Site feature	Setback distance range (m)	Site constraint items of specific concern (See table R2)	Site specific assessment	Minimum setback distance required
	Horizontal setback distance (m)			
Property boundary	1.5 - 50	A, D, J	10m	5.5m
Buildings / houses	2 - 6	A, D, J	>6m	6m
Surface water	15 - 100	A, B, D, E, F, G, J	>100m	30m
Bore, well	15 - 50	A, C, H, J	>50m	50m
Recreational areas (Children's play areas, swimming pools etc.)	3 - 15	A, E, J	>15m	10m
In-ground water tank	4 - 15	A, E, J	>15m	10m
Retaining wall and Embankments, escarpments, cuttings	3.0m or 45^{o} angle from toe of wall (whichever is greatest)	D, G, H	>3m	3m
	Vertical setback distance (m)			
Groundwater	0.6 – 1.5	A, C, F, H, I, J	1.5m	1.5m
Hardpan or bedrock	0.5 – 1.5	A, C, J	>1.5m	1.5m

SITE CONSTRAINT SCALE FOR DEVELOPMENT OF SETBACK DISTANCES

ADAPTED FROM TABLE R2 OF AS1547:2012 - THIS TABLE TO BE USED IN CONJUNCTION WITH TABLE R1

Item	Site/system feature	Constraint scale **Lower** ◄——► **Higher** Examples of constraint factors		Sensitive features	Site specific assessment	Constraint assessment
A	Microbial quality of effluent	Effluent quality consistently producing ≤ 10 cfu/100 mL *E. Coli* (secondary treated effluent with disinfection	Effluent quality consistently producing ≥ 10^6 cfu/100 mL *E. Coli* (for example, primary treated effluent)	Groundwater and surface pollution hazard, public health hazard	Primary treated effluent.	**Medium**
B	Surface water	Category 1 to 3 soils, no surface water down gradient within >100m, low rainfall area	Category 4 to 6 soils, permanent surface water <50m down gradient, high rainfall area, high resource/environmental value	Surface water pollution hazard for low permeable soils, low lying and poorly draining areas	Category 1 soils, down slope surface water >100m down gradient.	Low
C	Groundwater	Category 5 and 6 soils, low resource /environmental value	Category 1 and 2 soils, gravel aquifers, high resource/environmental value	Groundwater pollution hazard	Category 1 soils. Min. groundwater measured at 1.5m depth	**Medium**
D	Slope	0 – 6% (surface effluent application) 0 – 10% (subsurface effluent application)	>10% (surface effluent application) >30% (subsurface effluent application)	Off – site export of effluent, erosion	<10% slope and subsurface application	Low

Item	Site/system feature	Constraint scale **Lower** ⟷ **Higher** Examples of constraint factors		Sensitive features	Site specific assessment	Constraint assessment
E	Position of land application area in landscape	Downgradient of surface water, property boundary, recreational area	Upgradient of surface water, property boundary, recreational area	Surface water pollution hazard, off – site export of effluent	Property boundary min 10m.	**Medium**
F	Drainage	Category 1 and 2 soils, gentle sloping area	Category 6 soils, sites with visible seepage, moisture tolerant vegetation, low lying area	Groundwater pollution hazard	Category 1 soils, gentle sloping land.	Low
G	Flood potential	Above 1 in 20 year flood contour	Below 1 in 20 year flood contour	Off – site export of effluent, system failure, mechanical faults	Above 1 in 20 year flood contour	Low
H	Geology and soils	Category 3 and 4 soils, low porous regolith, deep, uniform soils	Category 1 and 6 soils, fractured rock, gravel aquifers, highly porous regolith	Groundwater pollution hazard for porous regolith and permeable soils	Category 1 soils, permeable soils	**Medium**
I	Landform	Hill crests, convex side slopes and plains	Drainage plains and incise channels	Groundwater pollution hazard, resurfacing hazard	Category 1 soils, gentle sloping	**Medium**
J	Application method	Drip irrigation or subsurface application of effluent	Surface/above ground application of effluent	Off – site export of effluent, surface water pollution	Subsurface application of effluent	Low

Note: Constraint assessment of Medium and High are discussed in the attached risk assessment.

RISK ASSESSMENT (IN ACCORDANCE TO APPENDIX A OF AS1547 : 2012)

CLIENT: KATE ASHBRIDGE

SITE ADDRESS: 241 CARLTON BEACH ROAD CARLTON 7173

PROPOSED TYPE OF WASTEWATER SYSTEM: DUAL PURPOSE SEPTIC TANK AND RAISED ABSORPTION BED

Cause	Likelihood	Consequence	Risk	Factors that increase likelihood	Design risk reduction measures
Wastewater system hydraulic failure	Possible	Medium	Moderate	• Excess solids discharged • Inadequate hydraulic design of treatment plant of land application system	The installation of water saving fixtures in the dwelling is recommended. Food waste disposal units should not be installed. The land application area has been designed for a wastewater load of 1080L/day (9 people).
Biological failure from power outage causing cessation of pumps and aerators	Unlikely	Minor	Low	• Remote or poorly serviced power areas • Faulty wiring	Pump well shall have a minimum 24-hour storage capacity plus additional reserve. High level alarm to be wired into the dwelling and alert to pump failure. Emergency numbers shall be readily accessible.
Wastewater biological failure from washout of bacteria	Unlikely	Minor	Low	• Inadequate septic tank capacity • Hydraulic overload	The septic tank shall have sufficient capacity for daily wastewater loads and potential shock loads.
Soil system failure in dispersive soils	Unlikely	Minor	Low	• Clay	Non – dispersive soils.
Marginal soil conditions	Unlikely	Minor	Low	• Poor draining medium to heavy clays • Inadequate topsoil • Inadequate vegetation • South facing, poor exposure to sunlight • Non – conservative design loading rate for soil type	Well draining soils. Topsoil has adequate depth and quality. Good exposure to sunlight and wind. Conservative DLR has been adopted.

Limited available area	Possible	Minor	Low	• Small lot size • Steep slopes		Permeable soils.
High rainfall or torrential downpours	Possible	Medium	Moderate	• Inappropriate type of land application system • Stormwater ingress / ponding • Poor draining soils • Inadequate topsoil and assimilation capacity		Design based on rainfall data. Well-draining soils.
Salinisation Constraint Assessment: A, C, E, H & I	Possible	Medium	Moderate	• High groundwater table		Raised bed allows a minimum 1.5m of unsaturated soil between the base of the absorption bed minimum water table depth.
Highly permeable soils or soils with preferential pathways Constraint Assessment: A, C, E, H & I	Possible	Medium	Moderate	• High groundwater table • Permeable gravel soils • Fissures in clay soils • Inadequate design of land application system		Raised bed allows a minimum 1.5m of unsaturated soil between the base of the absorption bed minimum water table depth.

HED CONSULTING

AHEAD OF THE BUILD

PRE-CONSTRUCTION SERVICES FOR TASMANIAN HOMES

ONSITE WASTEWATER MANAGEMENT SYSTEM **LOADING CERTIFICATE as per clause 7.4.2 (d) of AS1547:2012**	
Client:	Kate Ashbridge.
Site Address:	241 Carlton Beach Road Carlton.
Permit Authority:	Sorell Council.
(i) System Capacity:	Individual person daily flow: 120 litres (tank water supply). Three bedroom / five people: 5 x 120 = 600 litres per day. Two bedroom / four people: 4 x 120 = 480 litres per day. Total = 600 + 480 = 1080 litres per day.
(ii) Summary of design criteria:	Effluent quality: Primary treated (dual – purpose septic tank). Land application system: Raised absorption bed (54m^2).
(iii) The location and use of the 'reserve area'	There is room on the existing lot to provide a 100% reserve land application area. See site plan for location.
(iv) Use of water efficient fittings, fixtures or applicances	It is recommended that water efficient fittings, fixtures and appliances are utilised. These includes maximum 4.5/3L toilets, 9L/min shower heads, aerator faucets and water conserving dishwashes and washing machines.
(v) Allowable variation from design flows (peak loading events)	The septic tank can accommodate variation in flows (peak and under loading) from normal domestic use.
(vi) Consequences of changes in loading	The Onsite Wastewater Management System (OWMS) can cope with a wastewater load from domestic use only. Additional organic loading from sink garbage grinders should be avoided. Use 'septic – safe' detergents and disinfectants and dilute to recommended levels. Bio - degradable soaps and low – phosphorus products are preffered.
(vii) Consequences of overloading the system	The OWMS is designed for a domestic wastewater loading of 1080L / per day. Excessive loading (>1080L/day) may result in failure of the system. This can include blockage of pipework, mechanical and / or pump failure, flooding of system, runoff from land application area and pooling of effluent. These failures may cause public health and / or environmental nuisance.

(viii) Consequences of underloading the system	Nil.
(ix) Consequences of lack of operation, maintenance, and monitoring attention	All OWMS require maintenance and monitoring to ensure the system is working effectively. The septic tank should be de-sludged / pumped out every three to five years. The lack of maintenance and monitoring of the OWMS may cause public health and environmental nuisances such as foul odour, increase in likelihood of spreading infectious diseases, polluting surface and ground waters.
(x) Any other relevant considerations related to the use of the system	The OWMS shall be fenced if livestock has access to the site. Vehicle access over the OWMS is prohibited. Pedestrian access of the land application area shall be discouraged (no pathsover the area). The OWMS is not a play area for children. The land application area should kept weed free.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: KATE ASHBRIDGE *Owner /Agent*

C/- damascka@msn.com *Address*

Suburb/postcode

Qualified person details:

Qualified person: JOE HEPPER

Address: UNIT 2, 1 LIVERPOOL STREET

HOBART 7000

Phone No: 03 6146 0334

Fax No:

Licence No: NA

Email address: info@hed-consulting.com.au

Qualifications and Insurance details: BSc. major in geology and experience in environmental geology
PI Insurance - ABOUT UNDERWRITING
PN: ENG 20 000459

(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: 241 CARLTON BEACH ROAD

CARLTON 7173

Lot No: 2

Certificate of title No: 81466

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

(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 (and land application system design)*

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

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

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

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:	Site Investigation Report, Site and Soil Evaluation dated 17 April 2025.
Relevant calculations:	
References:	AS1547: 2012

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

Site and soil evaluation for proposed onsite wastewater management system.

Scope and/or Limitations

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:	JOE HEPPER	H2750	17/4/2025

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: KATE ASHBRIDGE *Owner name*

C/- damascka@msn.com *Address*

Suburb/postcode

Designer details:

Name: MANIKANDAN MUTHIAH Category: ENGINEER

Business name: HED CONSULTING Phone No: 03 6146 0334

Business address: UNIT 2, 1 LIVERPOOL STREET

HOBART 7000 Fax No:

Licence No: 064518368 Email address: info@hed-consulting.com.au

Details of the proposed work:

Owner/Applicant KATE ASHBRIDGE Designer's project reference No. H3014

Address: 241 CARLTON BEACH Lot No: 2

DODGES FERRY 7173

Type of work: Building work ☐ Plumbing work X *(X all applicable)*

Description of work:

On-site wastewater management system

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	**Certificate**	**Responsible Practitioner**
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☐ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	X Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: X Performance Solution: ☐ (*X the appropriate box*)

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers: V1.0	Prepared by: HED Consulting	Date: 17/5/2025
Schedules: V1.0	Prepared by: HED Consulting	Date: 17/5/2025
Specifications: V1.0	Prepared by: HED Consulting	Date: 17/5/2025
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports: V1.0	Prepared by: HED Consulting	Date: 17/5/2025

Standards, codes or guidelines relied on in design process:

AS1547: 2012

Director's Guidelines for On-site Wastewater Management Systems, Building Act 2016, 20 November 2017, version 2.0

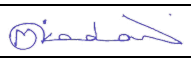
Any other relevant documentation:

Attribution as designer:

I, Manikandan Muthiah, am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	*Signed*	*Date*
Designer:	MANIKANDAN MUTHIAH		17/5/2025
Licence No:	064518368		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

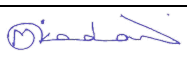
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [X] The works will not increase the demand for water supplied by TasWater
- [X] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [X] The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- [X] The works will not damage or interfere with TasWater's works
- [X] The works will not adversely affect TasWater's operations
- [X] The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- [X] I have checked the LISTMap to confirm the location of TasWater infrastructure
- [X] If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I, Manikandan Muthiah being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	*Signed*	*Date*
Designer:	MANIKANDAN MUTHIAH		17/5/2025

HED CONSULTING

Unit 2, 1 Liverpool St
Hobart, Tas. 7000

P 03 6146 0334
E info@hed-consulting.com.au

BUSHFIRE HAZARD REPORT &

BUSHFIRE HAZARD MANAGEMENT PLAN

NEW RESIDENTIAL DWELLING (ANCILLARY DWELLING)

KATE ASHBRIDGE

241 CARLTON BEACH ROAD
CARLTON 7173

17 APRIL 2025 - VERSION 1.0

EXECUTIVE SUMMARY

The subject land is located at 241 Carlton Beach Road, Carlton (C.T. 81466/2). The development proposal includes the construction of a new residential dwelling (Class 1a building, NCC 2022). The proposed development is assessed to comply with the requirements of AS3959-2018 *Construction of Buildings in bushfire-prone areas,* Tasmanian Planning Scheme, Director's Determination – Bushfire Hazard Areas Version 1.2 (Determination), Building Regulations 2016.

If construction standards for the dwelling comply with the BAL – 12.5 of AS3959-2018 and provisions provided by the Bushfire Hazard Management Plan (BHMP) are implemented and maintained, the bushfire risk is reduced and the residual risk is deemed to be acceptable. The BHMP is certified as meeting the Deemed-to-Satisfy (DtS) requirements in the Determination.

LIMITATIONS

This report is based on findings concluded from a desktop and field investigation of the subject property. Classification of vegetation has been based on the site inspection and does not account for any further growth of existing or new vegetation.

The assessment is based on information provided at the time of the report. If the location of the proposed development differs from the location shown in the Bushfire Hazard Report and Bushfire Hazard Management Plan the author must be contacted otherwise both the report and plan is void.

The BAL assessment is based on the Fire Danger Index (FDI) of 50. The FDI will exceed 50 when the Australian Fire Danger Rating System is Extreme or Catastrophic.

The forward of AS3959 – 2018, *Construction of buildings in bushfire prone areas* states that "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."

Due to the unpredictable nature and behaviour of fire, compliance with AS359-2018 does not guarantee a dwelling will survive a bushfire event.

CONTENTS PAGE

1.0 INTRODUCTION

1.1 SCOPE

To determine a Bushfire Attack Level in accordance with *AS3959 – 2018 Construction of buildings in bushfire-prone areas* and assess the proposed development against the *Determination.*

1.2 PROPOSAL

New residential dwelling (Class 1a).

1.3 GENERAL INFORMATION

SITE ADDRESS

OWNER

Kate Ashbridge

TITLE REFERENCE

C.T. 81466/2

PROPERTY ID NUMBER

5910580

PROPERTY SIZE

1490m^2

PROPOSED DEVELOPMENT AREA SIZE

106.2^2

MUNICPALITY

Sorell Council

ZONING

Low Density Residential, Tasmanian Planning Scheme

2.0 SITE DESCRIPTION

2.1 LOCALITY

The subject land is located at 241 Carlton Beach Road, Carlton. The site is situated on the back of a dune system extending along Carlton Beach. North of the site is low – lying land with various vegetation types. The closest Nearby Safer Place is located at Park Beach and is a four-minute drive from the subject lot.

Figure 1: Locality map of the area with subject lot shown (red fill). Source: Land Information System Tasmania, http://www.thelist.tas.gov.au

The property is accessed from Carlton Beach Road, which is a dual lane, sealed and maintained road.

2.1.2 FIRE HISTORY

Recent bushfires or planned burns[1] within 5km of the proposed development site are shown below.

Ignition date	Fire Name	Location to site	Size (approx.)
17/1/2003	Carlton Beach	1.4 km	0.72 ha
9/10/2021	Dodges Ferry Recreation Reserve – Planned burn	2.6 km	3.11 ha
3/1/2013	Inala Road – Forcett (TFS)	2.9 km	23362.25 ha
1/1/2014	SURF ROAD	3.2 km	30.19 ha
7/3/2022	Pittwater Road, Seven Mile Beach	4 km	24.77 ha
22/2/2022	Lewisham Scenic Drive	4.45 km	8.13 ha

[1] Data source from the Land Information Systems Tasmania and should not be considered to be a complete list of historical fires.

2.1.2 PLANNING – ZONING & TENURE

The lot is zoned as Low Density Residential and is privately owned. Zoning and tenure of surrounding lots is shown below (within 100m from property boundaries).

Direction	Zoning	Tenure
North	Low Density Residential, Rural Living & Environmental Management.	Private Freehold
East	Low Density Residential, Rural Living, Environmental Management & Open Space.	Private Freehold
South	Environmental Management	Private Freehold & Public Reserve
West	Low Density Residential, Rural Living, Environmental Management & Open Space.	Private Freehold

2.1.3 PLANNING – OVERLAYS

Overlay	Within proposed Hazard Management Area (HMA)	Development Response
Bushfire-prone areas	Yes	Not applicable – Proposed works are no hazardous or vulnerable use.
Airport obstacle limitation area	Yes	The requirements of the BHMP do not conflict with the provisions of this code.
Medium coastal erosion hazard band	Yes	The requirements of the BHMP do not require the removal of any significant vegetation and does not conflict with the provisions of this code.
Flood-prone areas	Yes	The requirements of the BHMP do not conflict with the provisions of this code.

2.1.4 PLANNING – THREATENED FLORA AND FAUNA

A threatened flora and fauna search[2] revealed no threatened flora and fauna identified on the site.

[2] Threatened species search using Land Information Systems Tasmania. This is not a complete search and other information may be available from other agencies.

2.2 TOPOGRAPHY & VEGETATION

Figure 2: Aerial photo of the area with proposed building (main dwelling) location shown. The solid yellow circle is a minimum 100m from edge of the proposed development. The dashed circle is a minimum 50m from edge of the proposed development. Classified vegetation and exclusion shown. Source: Land Information System Tasmania, http://www.thelist.tas.gov.au.

Vegetation types and effective slope from proposed building.

Direction	Existing Vegetation Description
North	0-26m: Residential lot. Vegetation is managed in 'minimal fuel condition'. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018.** 26-48m: Roadway and road reserve. **Exclusion: Non-vegetated areas and low threat vegetation as per clause 2.2.3.2 (e) & (f) of AS3959:2018.** 48-100m: Scrub vegetation with shrubs and grass. Vegetation is cured

	periodically but left unmanaged will return to scrub vegetation type. **Classified vegetation: D: Scrub**
East	0-100m: Residential lots, grassland, managed in 'minimal fuel condition', gardens and lawn. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018.**
South	0-36m: Residential lots, grassland, managed in 'minimal fuel condition', gardens and lawn. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018.** 36-70m: Shrubs with height less than 2m and grass. **Classified vegetation: C: Shrubland** 70-100m: Beach and water. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (e) of AS3959:2018.**
West	0-100m: Residential lots, grassland, managed in 'minimal fuel condition', gardens and lawn. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018.**

TAS Veg 4.0 communities within 100m of the site are shown in the figure below.

Direction	**Distance from site**	**TAS Veg Live Description**
North	0m 46m	FUR – Urban areas GSL – Lowland grassy sedgeland
East	0m	FUR – Urban areas
South	0m 36m 91m	FUR – Urban areas FMG – Marram grassland OSM – Sand, mud
West	0m	FUR – Urban areas

3.0 BUSHFIRE SITE ASSESSMENT

3.1 EXISTING BUSHFIRE HAZARD ASSESSMENT

3.1.1 CONSTRUCTION A dwelling, shed and a boat shed exist on the property. All existing buildings are >6m from the proposed building.
3.1.2 PROPERTY ACCESS The property is accessed from Carlton Beach Road. The existing driveway has a length of 50m, carriageway width of 3m and terminated at the south elevation of the existing dwelling. The access is sealed and has a maximum gradient of <15^{o}.
3.1.3 WATER SUPPLY The site has a tank water supply only. No dedicated fire tank exists on the site for the proposed building.
3.2.4 HAZARD MANAGEMENT AREA The lot is predominantly grass, bracken and little tree vegetation.
3.2.5 EMERGENCY PLAN No emergency plan exists for the subject lot.

3.2 BUSHFIRE ATTACK LEVEL ASSESSMENT

Proposed development: Residential dwelling

	North	East	South	West
Vegetation classification as per AS3959:2018	Scrub	NA	Shrubland	NA
Exclusions (where applicable from clause 2.2.3.2 of AS3959 - 2018)		(f)		(f)
Distance to classified vegetation (m) from proposed / existing edge of building.	48	>100	36	>100
Classified vegetation	Scrub	NA	Shrubland	NA
Effective slope under the classified vegetation	Down slope >0° to 5°		Down slope >0° to 5°	
Bushfire Attack Level	**12.5**	**LOW**	**12.5**	**LOW**
Minimum separation distance to achieve BAL – 12.5.	**31m**	**To property boundary**	**22m**	**To property boundary**
Hazard Management Area – BAL – 12.5	**To property boundary**	**To property boundary**	**To property boundary**	**To property boundary**

If the distance between the edge of the building and the classified vegetation are maintained the bushfire attack level for the proposed building is assessed as BAL – 12.5. The assessment is based on a FDI of 50. The FDI will exceed 50 when the Fire Danger Rating is Extreme or Catastrophic.

4.0 BUSHFIRE HAZARD MANAGEMENT REQUIREMENTS

The following bushfire hazard management requirements are required comply with the DtS provisions of the Determination. A DtS solution which complies with the following DtS provisions is deemed to achieve compliance with the Performance Requirements in the Determination.

4.1 Design and Construction

4.1.1 DtS Provisions

(1) Building work (including additions or alterations to an existing building) in a bushfire-prone area must be designed and constructed in accordance with the relevant Deemed-to-Satisfy provisions of:

(a) NCC Volume 1, Part G5 for Class 2 or Class 3 Buildings or Certain Class 9 Buildings and a Class 10a Building or deck associated with a building to which this Division applies.

(b) NCC Volume 2, Part H7 for Class 1 building and Class 10a Building or deck associated with a building to which the Division applies.

(2) Despite subclause (1) is above, permissible variations are specified in Table 1 below for Class 1, Class 2 and Class 3 Buildings and an associated Class 10a Building or deck.

(3) Performance Requirements for buildings subject to BAL – 40 or BAL Flame Zone (BAL-FZ) cannot be satisfied by Deemed-to-Satisfy provisions and must be satisfied by means of a Performance Solutions

4.1.2 Proposed Development Solutions

(1) The proposed building work shall comply with DtS provisions of Part H7D4 of the NCC 2022. The building works shall comply with the construction requirements of BAL – 12.5. See section 3 and section 5 of AS3959 – 2018.

(2) Permissible variations (if any) are demonstrated in Table 1 within the appendix of this report.

(3) Not applicable – Site is not assessed as BAL 40 or BAL Flame Zone if the formal agreement as specified above is achieved. If a formal agreement cannot be completed, a Performance Solution is required.

4.2 Property Access

4.2.1 DtS Provisions

(1) The following building work must be provided with property access to the building and the firefighting water point, accessible by a carriageway, designed and constructed as specified in subclause (4) below:

(a) a new habitable building g

(b) a new Class 10a Building to which this Division applies, if not accessible using an existing property access.

(2) For an addition or alteration to an existing building in a bushfire-prone area, if there is no property access available, property access must be provided to the building and the firefighting water point accessible by a carriageway as specified in subclause (4).

(3) An addition or alteration to an existing building in a bushfire-prone area must not restrict any existing property access to the building or the water supply for firefighting.

(4) Vehicular access from a public road to a building must:

(a) comply with the property access requirements specified in Table 2;

(b) include access from a public road to a hardstand within 90 metres of the furthest part of the building as measured by a hose lay;

(c) include access to the hardstand area for the firefighting water point.

(5) Certain Class 9 Buildings have additional property access requirements as specified in Table 2.

4.2.2 Proposed Development Solutions

(1) Property access for the habitable building shall comply with subclause (4). Property access requirements for Table 2 are shown in the appendix of this report.

(2) Not applicable – Proposed works are not for an addition to existing building.

(3) Not applicable – Proposed works are not for an addition to existing building.

(4) The proposed property access shall comply with subclause (4).

(5) Not applicable – Proposed works are for a not for a certain Class 9 building.

4.3 Water Supply for Fire Fighting

4.3.1 DtS Provisions

(1) The following building work must be provided with a water supply dedicated for firefighting purposes which complies with the requirements specified in Table 3A or Table 3B:

(a) a new habitable building; or

(b) a new Class 10a Building to which this division applies; if not protected by an existing firefighting water supply.

(2) For an addition or alteration to an existing building in a bushfire-prone area, if there is no water supply for firefighting available, the building must be provided with a water supply for firefighting purposes which complies with the requirements specified in Table 3A or Table 3B.

(3) Certain Class 9 Buildings have specific requirements for water supply for firefighting as specified in Table 3A or Table 3B.

4.3.2 Proposed Development Solutions

(1) A static water supply dedicated for firefighting purposes is required for the proposed building works and comply with Table 3B.

(2) Not applicable – Proposed building works is not for additions or alteration to an existing building.

(3) Not applicable – Proposed building works is not for a Class 9 building.

4.4 Hazard Management Areas

4.4.1 Deemed-to-Satisfy Provisions

(1) The following building work must be provided with a hazard management area of sufficient dimensions and which provides an area around the building which separates the building from the bushfire hazard and complies with subclause (2), (3), (4) and (5):

(a) a new habitable building;

(b) an existing building in the case of an addition or alteration to a building; or

(c) a new Class 10a Building to which this Determination applies unless fire separation is provided in accordance with clause 3.2.3 of AS3959.

(2) The hazard management area must comply with the requirements specified in Table 4.

(3) The hazard management area for a particular BAL must have the minimum dimensions required for the separation distances specified for the BAL in Table 2.6 of AS 3959 (Method 1)

(4) The hazard management area must be established and maintained such that fuels are reduced sufficiently, and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack.

(5) Certain Class 9 Buildings have additional requirements for hazard management areas as specified in Table 4.

4.4.2 Proposed Development Solutions

(1) The proposed new building must be provided with a hazard management area of sufficient dimensions and provides an area around the building that separates the building from the bushfire hazard. The hazard management area must comply with subclauses (2), (3), (4) and (5) below.

(2) The hazard management area shall comply with the requirements specified in Table 4.

(3) The hazard management area must have minimum dimensions required for the separation distances specified in Table 2.6 of AS 3959 (Method 1).

(4) The hazard management area shall be established and maintained such that fuels are reduced sufficiently, and other hazards are removed such that the fuel s and other hazard do not significantly contribute to the bushfire attack. The hazard management area shall be installed as per the certified BHMP.

(5) Not applicable – Proposed building works are for Class 1a building.

4.5 Bushfire Emergency Plan

4.5.1 Deemed-to-Satisfy Provisions

(1) In a bushfire prone area, a bushfire emergency plan must be prepared for:

(a) a new building

(b) an existing building in the case of an addition or alteration to a building;

(c) an existing building in the case of a change of building class;

(d) a building associated with the use, handling, generation or storage of a hazardous chemical or explosive;

(i) clause (1) does not apply to following:

(a) Class 1a Buildings;
(b) Class 10a Buildings; or
(c) decks associated with another class of building.

(2) A bushfire emergency plan must comply with the requirements specified in Table 5.

4.5.2 Proposed Development Solutions

(1) Note applicable - Bushfire emergency plan is not required for a Class 1a building as per clause (d).

(2) Not applicable – Bushfire emergency plan not required.

5.0 CONCLUSIONS AND RECOMMENDATIONS

A bushfire hazard report and BHMP has been completed for 241 Carlton Beach Road, Carlton. The proposed development includes the construction of a residential dwelling.

The site is within 100m of bushfire-prone vegetation greater than 1Ha in area. The bushfire attack level has been assessed as BAL – 12.5 with HMA separation distances and maintenance installed.

The property access shall comply with the DtS requirements of the Determination.

A 10,000-litre static water supply shall be installed and comply with the DtS requirements of the Determination.

A Bushfire Hazard Management Plan is certified and meets the DtS requirements of the Determination.

This Bushfire Hazard Report and Bushfire Hazard Management Plan does not endorse the removal of any vegetation without the approval from the local government authority.

It is the owners' responsibility to ensure that the requirements of the bushfire assessment report and bushfire hazard management plan are implemented and maintained for the life of the development.

6.0 REFERENCES

AS3959 – 2018 - Construction of Buildings in Bushfire Prone Areas

Director's Determination – Bushfire Hazard Areas, version 1.2

Building regulations 2016

The LIST - Department of Primary Industries Parks Water & Environment

Tasmanian Planning Scheme

7.0 APPENDIX

7.1 FIELD PHOTOS

Photo 1: Field photo taken facing north from the proposed building area. Exclusion: Low threat vegetation (managed residential lots) in the foreground and D: Scrub in the background.

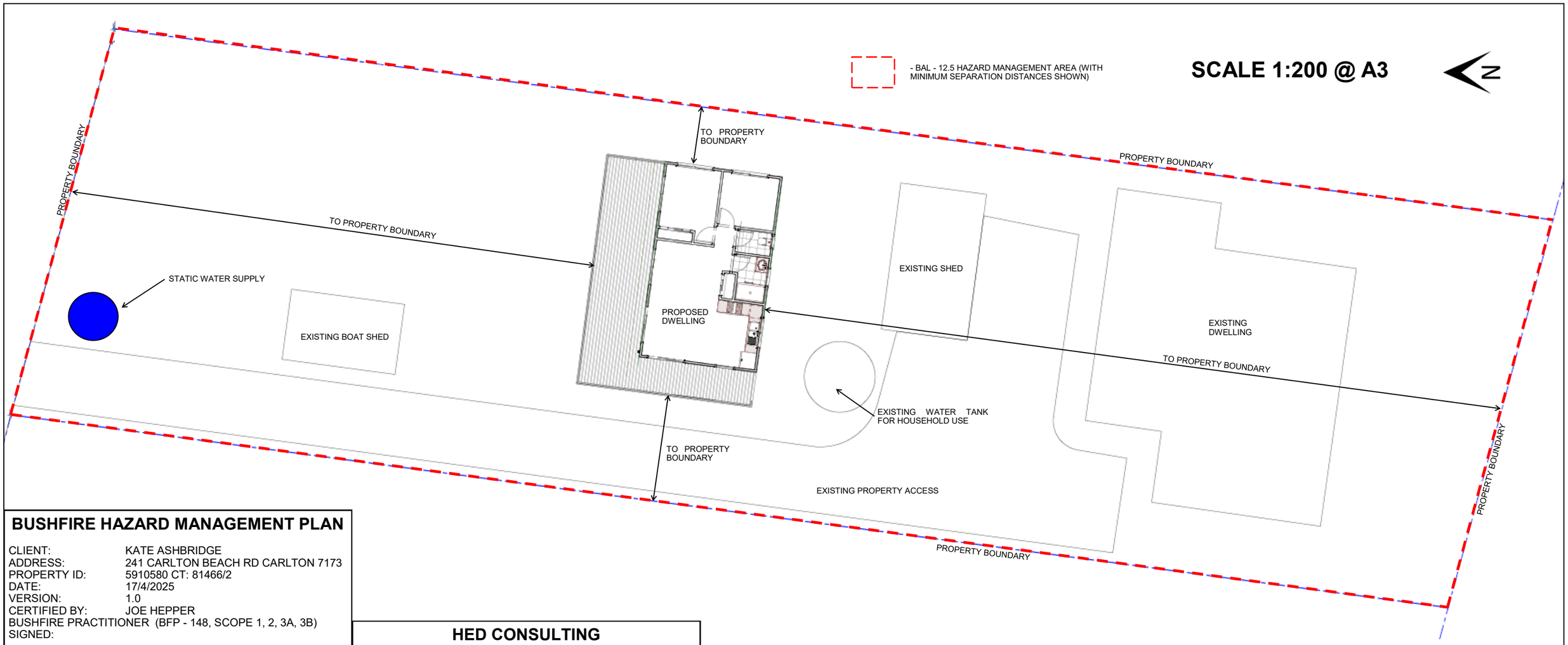
Photo 2: Field photo taken facing east from the proposed building area. Exclusion: Low threat vegetation (managed residential lots).

Photo 3: Field photo taken facing south from the proposed building area. Exclusion: Low threat vegetation (managed grassland).

Photo 4: Field photo taken facing west from the proposed building area. Exclusion: Low threat vegetation (managed residential lots).

Photo 5: Field photo taken showing example of bushfire prone vegetation. At the time of inspection, the vegetation could be considered G: Grassland however historic aerial imagery shows the vegetation could return to D: Scrub (background vegetation) if left unmanaged.

Photo 6: Field photo taken showing example of Classified vegetation: C: Shrubland located along the dunes (south of the proposed building).



BUSHFIRE HAZARD MANAGEMENT PLAN

CLIENT: KATE ASHBRIDGE
ADDRESS: 241 CARLTON BEACH RD CARLTON 7173
PROPERTY ID: 5910580 CT: 81466/2
DATE: 17/4/2025
VERSION: 1.0
CERTIFIED BY: JOE HEPPER
BUSHFIRE PRACTITIONER (BFP - 148, SCOPE 1, 2, 3A, 3B)
SIGNED:

HED CONSULTING
UNIT 2, 1 LIVERPOOL STREET HOBART TAS 7000
P 03 6146 0334 / E info@hed-consulting.com.au

BUSHFIRE HAZARD MANAGEMENT REQUIREMENTS

1. Building Design & Construction

- Minimum separation distances shown on this plan provide for a BAL - 12.5 solution.

- Habitable buildings and associated outbuildings (<6m to habitable building) must be designed and constructed to comply with AS3959:2018 - Section 3 for General Requirements and Section 5 for BAL - 12.5 Requirements.

2. Property Access

- No specific design and construction requirements for property access.

3. Static Water Supply For Firefighting

- Install steel or metal firefighting water tank with minimum 10,000 litre (each building) stored water dedicated to firefighting purpose. Tank fitted with a compliant Storz water connection point located within <90m of furthest element of the habitable building, measured as a hose lay & accessible within <3m of the hardstand, may have a remote offtake connected to the static water supply.

- Identify the firefighting water point with permanently fixed compliant signage complying with TFS guidelines. Keep clear of vegetation immediately above and around the connection point.

- Ensure hardstand is <3m of the water connection point and >6m from the buildings to be protected.

4. Hazard Management Area (HMA)

- The dimensioned HMA to be managed as defendable space from a bushfire flame, radiant heat and ember attack.

- Maintain in minimal fuel condition in perpetuity, ensuring all fuels are reduced significantly and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack.

- Limited amounts of low flammability plants are acceptable within the HMA. This includes maintained lawn, low growing plants and ground covers, low flammability ornamental gardens, vegetable gardens and similar.

- Do not plant adjacent to walls & decks or directly below glazed elements.

- Ground fuels such as fallen branches, sticks, leaves, bark, lawn clippings etc. to be removed regularly.

- Maintain lawn height to less than 100mm.

- Non - combustible ground cover of small rock and pebbles to be used instead of pine bark or mulch.

- Thin-out understory vegetation and prune low-hanging tree branches. Prune canopies to maintain horizontal separation between canopies.

- Minimise storage of flammable materials such as firewood and building materials.

- Keep roof gutters clear of leaves and other debris.

7.3.1 DIRECTOR'S DETERMINATION – BUSHFIRE HAZARD AREAS V1.2

Table 1 – Construction Requirements and Construction Variations

Column 1		**Column 2**	**Proposed development can achieve compliance**	**Development response (BAL – 12.5)**
Element		**Requirement**		
A.	Straw Bale Construction	May be used in exposures up to and including BAL 19.	Yes	Straw Bale Construction is acceptable.
B.	Shielding provisions under Section 3.5 of AS3959-2018.	To reduce construction requirements due to shielding, building plans must include suitable detailed elevations or plans that demonstrate that the requirements of Section 3.5 of the Standard can be met. Comment: Application of Section 3.5 of the standard cannot result in an assessment of BAL – LOW.	No	Application of Section 3.5 of the standard cannot result in an assessment of BAL – LOW.
C.	Additional requirements for Certain Class 9 Buildings.	Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43.	NA	Not applicable. Proposed building works is not applicable Class 9 building.

7.3.2 DIRECTOR'S DETERMINATION – BUSHFIRE HAZARDS V1.2

Table 2 – Requirements for Property Access

Column 1		**Column 2**		
Element		**Requirement**	**Proposed property access compliance**	**Notes**
A.	Property access length is less than 30 metres, or access is not required for a fire appliance to access a firefighting water point.	There are no specified design and construction requirements.	Property access is not required for a fire appliance to access a firefighting water point	No specified design and construction requirements for the property access.
B.	Property access length is 30 metres or greater, or access is required for a fire appliance to a firefighting water point	The following design and construction requirements apply to property access: (a) All – weather construction;	NA	Not applicable.
		(b) Load capacity of at least 20 tonnes, including for bridges and culverts;	NA	Not applicable.
		(c) Minimum carriageway width of 4m;	NA	Not applicable.
		(d) Minimum vertical clearance of 4m;	NA	Not applicable.
		(e) Minimum horizontal clearance of 0.5m from the edge of the carriageway;	NA	Not applicable.

		(f) Cross falls of less than 3° (1:20 or 5%);	NA	Not applicable.
		(g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;	NA	Not applicable.
		(h) Curves with a minimum inner radius of 10m	NA	Not applicable.
		(i) Maximum gradient of 15° (1:3.5 or 28%) for sealed road, and 10° (1:5.5 or 18%) for unsealed roads;	NA	Not applicable.
		(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 (ii) A property access encircling the building; or (iii) A hammerhead "T" or "Y" turning head 4m wide and 8m long	NA	Not applicable.
C.	Property access length is 200m or greater.	The following design and construction requirements apply to property access: (a) The Requirements for B above; and (b) Passing bays of 2m additional	NA	Not applicable – Property access length is

		carriageway width and 20m length provided every 200m		less than 200m.
D.	Property access length is greater than 30m, and access is provided to 3 or more properties	The following design and construction requirements apply to property access: (a) The Requirements for B above; and (b) Passing bays of 2m additional carriageway width and 20m length provided every 100m	NA	Not applicable – Access is provided to less than 3 properties.

7.3.3 DIRECTOR'S DETERMINATION – BUSHFIRE HAZARDS V1.2

Table 3B – Requirements for Static Water Supply for Firefighting

Column 1		**Column 2**	**Proposed static water supply for fire fighting compliance required**	**Development response**
Element		**Requirement**		
A.	Distance between building to be protected and water supply.	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(b) The distance must be measured as a hose lay, between the fire fighting point and the furthest part of the building area.	Yes	The proposed static water supply for fire fighting purposes shall comply.
B.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply.	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(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;	Yes	The proposed static water supply for fire fighting purposes shall comply.

		(c) Must be a minimum 10,000 litres per building to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(d) Must be metal, concrete or lagged by non – combustible materials if above ground; and	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS3959 – 2009, the tank may constructed of any material provided that the lowest 400mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; (iii) fibre-cement a minimum of 6mm thickness	Yes	The proposed static water supply for fire fighting purposes shall comply.
C.	Fittings, pipework and accessories (including stands and tank)	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;	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(c) Be metal or lagged by non-combustible materials if above ground;	Yes	The proposed static water supply for fire fighting purposes shall comply.

		(d) Where buried, have a minimum depth of 300mm;	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(e) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(f) Ensure coupling is accessible and available for connection at all times;	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(g) Ensure coupling is fitted with a blank cap and securing chain (minimum 220mm length);	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(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	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(i) Where 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 from vehicles.	Yes	The proposed static water supply for fire fighting purposes shall comply.

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 AS 2304 ; or	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.	Yes	The proposed static water supply for fire fighting purposes shall comply.
E.	Hardstand	A hardstand area for fire appliances must be provided: (a) No more than three metres from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(b) No closer than six metres from the building area to be protected;	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(c) With a minimum width of three metres constructed to the same standard as the carriageway; and	Yes	The proposed static water supply for fire fighting purposes shall comply.
		(d) Connected to the property access by a carriageway equivalent to the standard of the property access.	Yes	The proposed static water supply for fire fighting purposes shall comply.

F.	Additional requirements for Certain Class 9 Buildings	Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43.	NA	Not applicable – Proposed building works is not applicable Class 9 building.

7.3.4 DIRECTOR'S DETERMINATION – BUSHFIRE HAZARDS V1.2

Table 4 – Requirements for Hazard Management Area

Column 1		**Column 2**	**Proposed HMA compliance required**	**Development response**
Element		**Requirement**		
A.	New buildings on lots provided with a BAL at the time of subdivision.	A new building must: (a) be provided with a HMA no smaller than the required separation distances required for BAL – 19, except where a higher BAL was approved as part of the subdivision bushfire hazard management plan; and	NA	Not applicable.
		(b) have a HMA established in accordance with a certified bushfire hazard management plan.	NA	Not applicable.
B.	New buildings on lots not provided with a BAL at the time of subdivision.	A new building must: (a) be provided with a HMA no smaller than the required separation distances required for BAL – 29; and	Yes	A new building shall be provided with a HMA no smaller than the separation distances required for BAL 12.5.
		(b) Hve a HMA established in accordance with a certified bushfire hazard management plan.	Yes	HMA is established in accordance with a certified bushfire hazard management plan.

C.	Alterations and additions to buildings.	An alteration or addition to a building must: (a) be located on the lot so as to be provided with a HMA which: (i) has the separation distance required for the BAL assessed for the construction of the existing building; or (ii) in the case of a building without an existing BAL assessment, is no smaller than the separation distances required for BAL 29; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.	NA	Not applicable.
		(c) Have an HMA established in accordance with a certified bushfire hazard management plan.	NA	Not applicable.
D.	New buildings and additions and alterations to buildings classified as an accommodation building Class 1b, Class 2, or Class 3, other than communal residence for persons with a disability, a	A new building or an alteration or addition must: (a) be located on the lot so as to provided with HMA's no smaller than the separation distances required for BAL – 12.5; and	NA	Not applicable.

	respite centre or a residential aged care facility or similar.			
		(b) have an HMA established in accordance with a certified bushfire hazard management plan.	NA	Not applicable.
E.	New buildings and additions and alterations to existing buildings classified as vulnerable use as defined in the relevant planning scheme.	A new building or an alteration or addition, including change of use, for a building associated with the use, handling, generation or storage of a hazardous chemical must: (a) be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined in the certified bushfire hazard management plan; and	NA	Not applicable
		(b) have an HMA established in accordance with a certified bushfire hazard management plan.	NA	Not applicable
F.	New buildings or additions and alterations to buildings associated with the use, handling, generation or storage of a hazardous chemical or explosive.	A new building or an alteration or addition, including change of use, for a building associated with the use, handling, generation or storage of a hazardous chemical must: (a) be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined in the certified bushfire hazard management	NA	Not applicable

		plan: and		
		(b) have a HMA established in accordance with a certified bushfire hazard management plan.	NA	Not applicable
G.	Additional requirements for Certain Class 9 Buildings and associated Class 10a Buildings and decks.	Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43.	NA	Not applicable.

7.3.5 DIRECTOR'S DETERMINATION – BUSHFIRE HAZARDS V1.2

Table 5 – Requirements for Bushfire Emergency Planning

Column 1		**Column 2**	**Development response**
Element		**Requirement**	
A.	Bushfire emergency plans	A bushfire emergency plan must be developed for the site, which is: (a) consistent with the TFS Bushfire Emergency Planning Guideline; and	Not applicable.
		(b) endorsed by the TFS or a person accredited by the TFS.	Not applicable.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: KATE ASHBRIDGE *Owner /Agent*

C/- damascka@msn.com *Address*

Suburb/postcode

Form **55**

Qualified person details:

Qualified person: JOE HEPPER

Address: UNIT 2, 1 LIVERPOOL STREET

HOBART 7000

Phone No: 03 6146 0334

Fax No:

Licence No: BFP - 148

Email address: info@hed-consulting.com.au

Qualifications and Insurance details: Accredited to report on bushfire hazards under Part IVA of the *Fire Services Act 1979.*
About Underwriting, AHWB Pty Ltd t/as HED Consulting, Policy

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

Speciality area of expertise: Analysis of hazards in bushfire-prone areas

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

Details of work:

Address: 241 CARLTON BEACH ROAD

CARLTON 7173

Lot No: 2

Certificate of title No: 81466

The assessable item related to this certificate: Assessment of the Bushfire Attack Level (BAL) and Bushfire Hazard Management Plan

(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: Bushfire Hazard

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

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

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

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Report dated 17 April 2025, version 1.0 and Bushfire Hazard Management Plan dated 17 April 2025, version 1.0
Relevant calculations:	
References:	AS3959 – 2018 Construction of buildings in bushfire prone areas Director's Determination – Bushfire Hazard Areas, version 1.2 Tasmanian Planning Scheme Building Regulations 2016

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

Bushfire Hazard Report dated 17 April 2025, version 1.0 and Bushfire Hazard Management Plan dated 17 April 2025, version 1.0.

Dwelling to comply with BAL – 12.5 with Hazard Management Area installed as shown on the Bushfire Hazard Management Plan dated 17 April 2025, version 1.0

Scope and/or Limitations

The provisions in the Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan as based on present conditions at the time of inspection. Vegetation growth (natural and manmade) or any other changes on the existing property and adjacent properties have not been considered.

The assessment is based on information provided at the time of the report. If the location of the proposed development differs from the location shown in the Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan, both the report and plan is void.

The Bushfire Hazard Management Plan must be implemented and maintained for the life of the development otherwise the plan is void.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:	JOE HEPPER	H3014	17/4/2025

SITE INFORMATION

LAND TITLE REFERENCE	**CT 81466/2**	
TERRAIN CATEGORY	**1**	TERRAIN WITH A FEW OBSTACLES
WIND CLASSIFICATION	**N3**	SITE CLASSIFICATION TO AS4055-2006 REPORT BY
SHIELDING CLASSIFICATION	**NS**	PARTIAL SHIELDING
SOIL CLASSIFICATION	**P**	SITE CLASSIFICATION TO AS2870-2011 REPORT BY
CLIMATE ZONE	**7**	www.abcb.gov.au map
BAL LEVEL	**12.5**	AS PER BUSHFIRE REPORT
CORROSION ENVIRONMENT	**TBA**	FOR STEEL SUBJECT TO THE INFLUENCE OF SALT WATER, BREAKING SURF OR HEAVY INDUSTRIAL AREAS, REFER TO BCA SECTION 3.4.2.2 & BCA TABLE 3.4.4.2. CLADDING AND FIXINGS TO MANUFACTURERS RECOMMENDATIONS.
OTHER HAZARDS	**N/A**	HIGH WIND, EARTHQUAKE, FLOODING, LANDSLIP , DISPERSIVE SOILS, SAND DUNES, MINE SUBSIDENCE, SNOW AND ICE OR OTHER RELEVANT FACTORS.

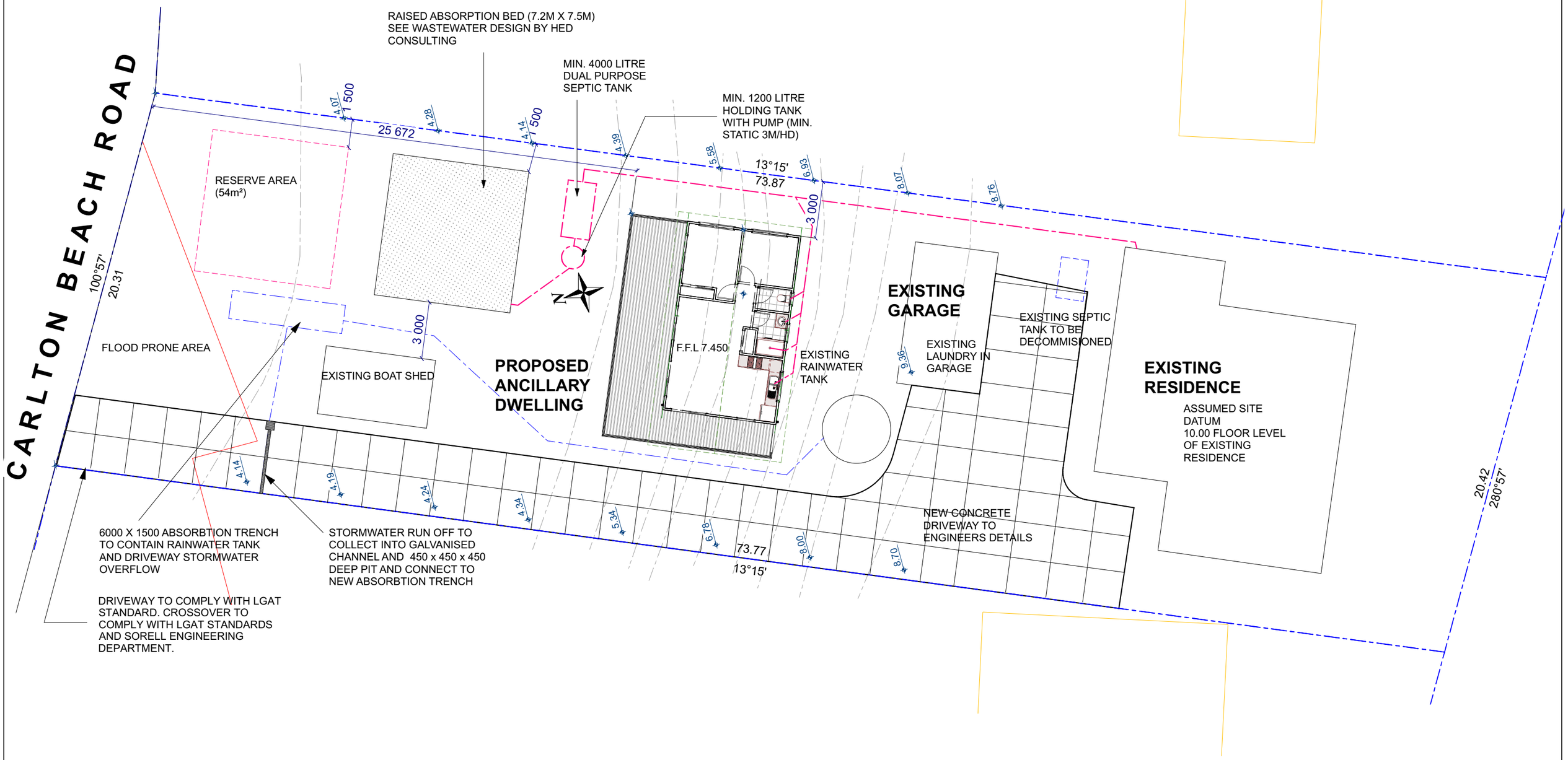
PROPOSED
ANCILLARY DWELLING
241 CARLTON BEACH ROAD
Ms KATE ASHBRIDGE

DRAWING INDEX

AREA SCHEDULE

SITE AREA	: 1490m²
FLOOR AREA : EXISTING RESIDENCE	: 140m²
FLOOR AREA : EXISTING GARAGE	: 33m²
FLOOR AREA : EXISTING BOAT SHED	:21m²
FLOOR AREA : PROPOSED ANCILLARY DWELLING	:60m²
FLOOR AREA : PROPOSED DECK	:46m²

			PROPOSED ANCILLARY DWELLING **241 CARLTON BEACH ROAD** **CARLTON BEACH**	**BUILDING DESIGNER** **CHRISTOPHER.G.KEAN** **CC17176** **PH:0417 534 776**	*CLIENT:* **K ASHBRIDGE**	*ADDRESS:* **241 CARLTON BEACH ROAD** **CARLTON BEACH**	*DRAWING TITLE* **COVER SHEET**	*Scale:* *Project #* **0302/25**	*Date:* **07/01/2025** **SHEET #A01**
A	*ISSUED FOR DEVELOPMENT APPROVAL*	*22/04/2025*						
REV.	*AMENDMENT*	*DATE*						



SITE PLAN
1:200

REV.		DATE
A	ISSUED FOR DEVELOPMENT APPROVAL	22/04/2025

PROPOSED ANCILLARY DWELLING
241 CARLTON BEACH ROAD
CARLTON BEACH

BUILDING DESIGNER
CHRISTOPHER.G.KEAN
CC17176
PH:0417 534 776

CLIENT: **K ASHBRIDGE**

ADDRESS: **241 CARLTON BEACH ROAD CARLTON BEACH**

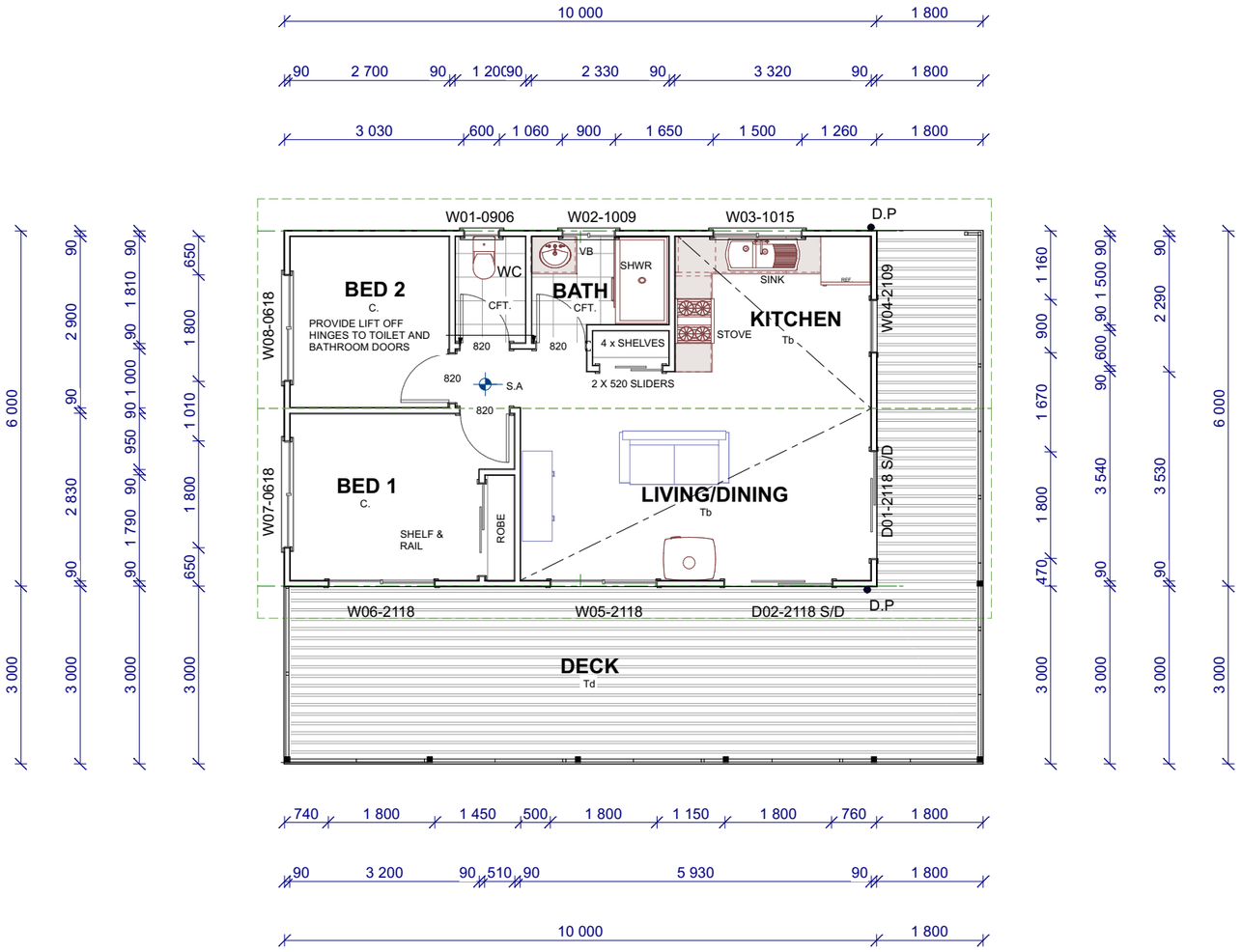
DRAWING TITLE **SITE PLAN**

Scale: **1:200**

Project # **0302/25**

Date: **07/01/2025**

SHEET #A02



PROPOSED ANCILLARY DWELLING PLAN

1:100

N

LEGEND AND NOTES

HARDIES LINEA WEATHERBOARDS 90mm STUD WALL WITH R2.5HD BATTS, 10mm PLASTERBOARD LINING

90mm STUD WALL WITH 10mm PLASTERBOARD LINING EACH SIDE U.N.O

GLASS BALUSTRADE MIN. 100O HIGH TO COMPLY WITH AS1288. 40Ø STAINLESS STEEL HANDRAIL AND VERTICALS, SUPPLIED AS A COMPLETE APPROVED SYSTEM WITH TOUGHENED GLASSAND SECURELY FIXED TO PERIMETER BEAM. THE COMPLETE SYSTEM MUST BE CAPABLE OF BEARING LOADING FORCES ACCORDING TO AS1170.1

HWC-	HOT WATER CYLINDER LOCATED UNDER HOUSE
CONC.-	CONCRETE FLOOR FINISH
CFT. -	CERAMIC FLOOR TILES
C. -	CARPET WITH AIRSTEP STEPMAX (OR EQUIVALENT) FOAM UNDERLAY
Tb.	VINYL TIMBER BOARDS COLOUR AND STYLE TO CLIENTS REQUIREMENTS
Td.	TIMBER DECKING BOARDS 136 x 25 SILVER TOP ASH OR SIMILAR BUSHFIRE RATED TIMBER
DP.	100Ø DOWNPIPE
MB.	METER BOX

SMOKE ALARM, HARD WIRED WITH BATTERY BACKUP.
TO AS3786 AND PART 3.7.2 OF CURRENT BCA.
ALL SMOKE ALARMS ARE TO BE INTERCONNECTED.

REV.	AMENDMENT	DATE
A	ISSUED FOR DEVELOPMENT APPROVAL	22/04/2025

PROPOSED ANCILLARY DWELLING
241 CARLTON BEACH ROAD
CARLTON BEACH

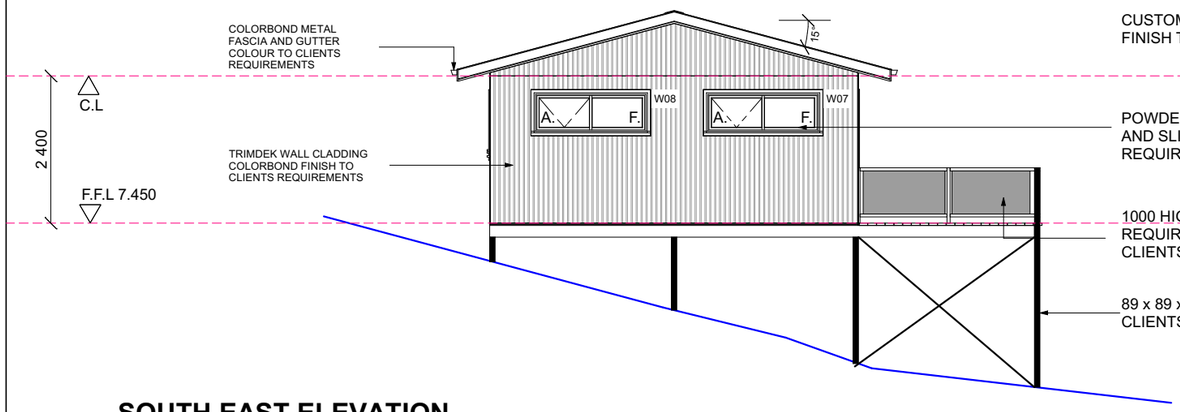
BUILDING DESIGNER
CHRISTOPHER.G.KEAN
CC17176
PH:0417 534 776

CLIENT:
K ASHBRIDGE

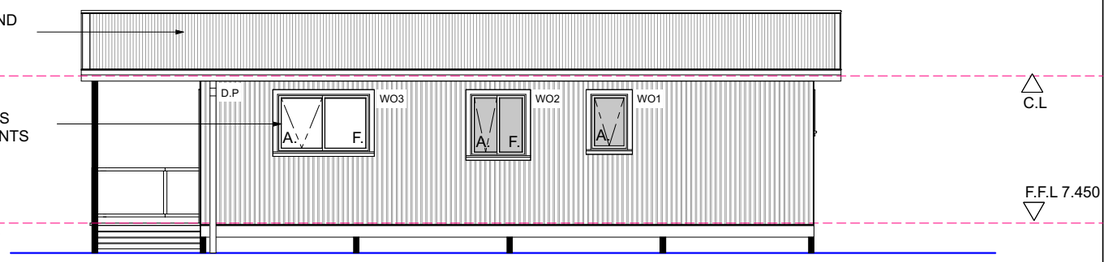
ADDRESS:
241 CARLTON BEACH ROAD
CARLTON BEACH

DRAWING TITLE
FLOOR PLAN

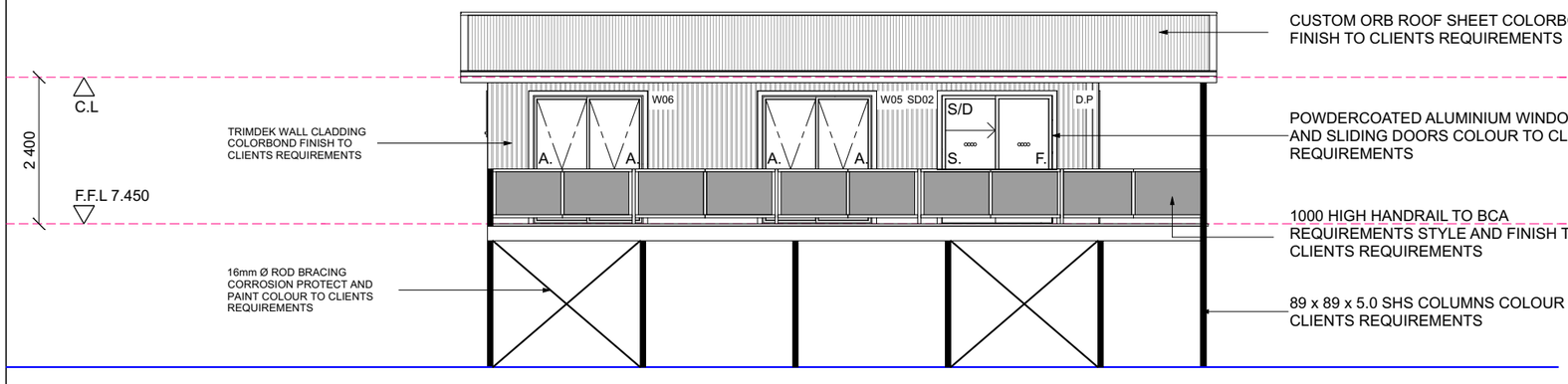
Scale: **1:200**
Project # **0302/25**
Date: **07/01/2025**
SHEET #A03



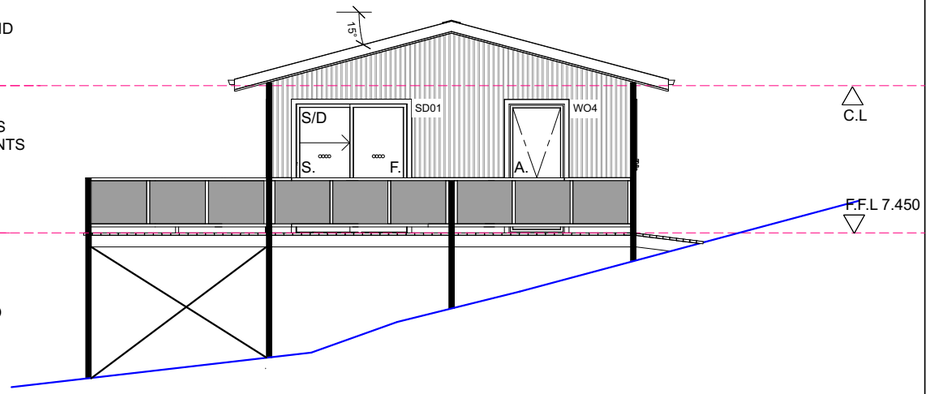
SOUTH EAST ELEVATION
1:100



SOUTH WEST ELEVATION
1:100



NORTH EAST ELEVATION
1:100



NORTH WEST ELEVATION
1:100

			PROPOSED ANCILLARY DWELLING 241 CARLTON BEACH ROAD CARLTON BEACH	BUILDING DESIGNER CHRISTOPHER.G.KEAN CC17176 PH:0417 534 776	*CLIENT:* K ASHBRIDGE	*ADDRESS:* 241 CARLTON BEACH ROAD CARLTON BEACH	*DRAWING TITLE* ELEVATIONS	*Scale:* 1:100 *Project #* 0302/25
A	*ISSUED FOR DEVELOPMENT APPROVAL*	*22/04/2025*						*Date:* 07/01/2025
REV.	*AMENDMENT*	*DATE*						SHEET #A04