DEVELOPMENT APPLICATION

PDPLANPMTD-2026/062403

PROPOSAL: Dwelling & Outbuilding (Single Dwelling)

LOCATION: 34 Aldridge Road, Orielton

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 05/08/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 05/08/2026 00:00:00. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 05/08/2026 00:00:00.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

City of Clarence

City of Clarence
38 Bligh St Rosny Park
PO Box 96
Rosny Park TAS, 7018

03 6217 9500
clarence@ccc.tas.gov.au
ccc.tas.gov.au

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: NEW DWELLING & OUT BUILDING

Personal Information Removed

City of Clarence

exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site: VACANT RURAL LAND

Does the proposal involve land administered or owned by the Crown or Council? Yes ☐ No ☑

Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement

- I 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 consultation; 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.

Applicant's signature:

Personal Information Removed

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
47821	1
EDITION	DATE OF ISSUE
1	04-Aug-1993

SEARCH DATE : 01-July-2026
SEARCH TIME : 08.14 am

DESCRIPTION OF LAND

Parish of SORELL, Land District of PEMBROKE
Lot 1 on Sealed Plan 47821
Derivation : Part of 1000 Acres Located to J Aldridge
Prior CT 4770/75

SCHEDULE 1

B441936 TRANSFER to ANDREW GEOFFREY BARWICK

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 47821 COVENANTS in Schedule of Easements
SP 47821 FENCING COVENANT in Schedule of Easements
SP 47821 COUNCIL NOTIFICATION under Section 468(12) of the Local Government Act 1962
D109933 BURDENING WAYLEAVE EASEMENT with the benefit of a restriction as to user of land in favour of Aurora Energy Pty Ltd over the Wayleave Easement 20.00 wide shown on Sealed Plan 47821 (Subject to Conditions) Registered 06-Jan-2014 at noon

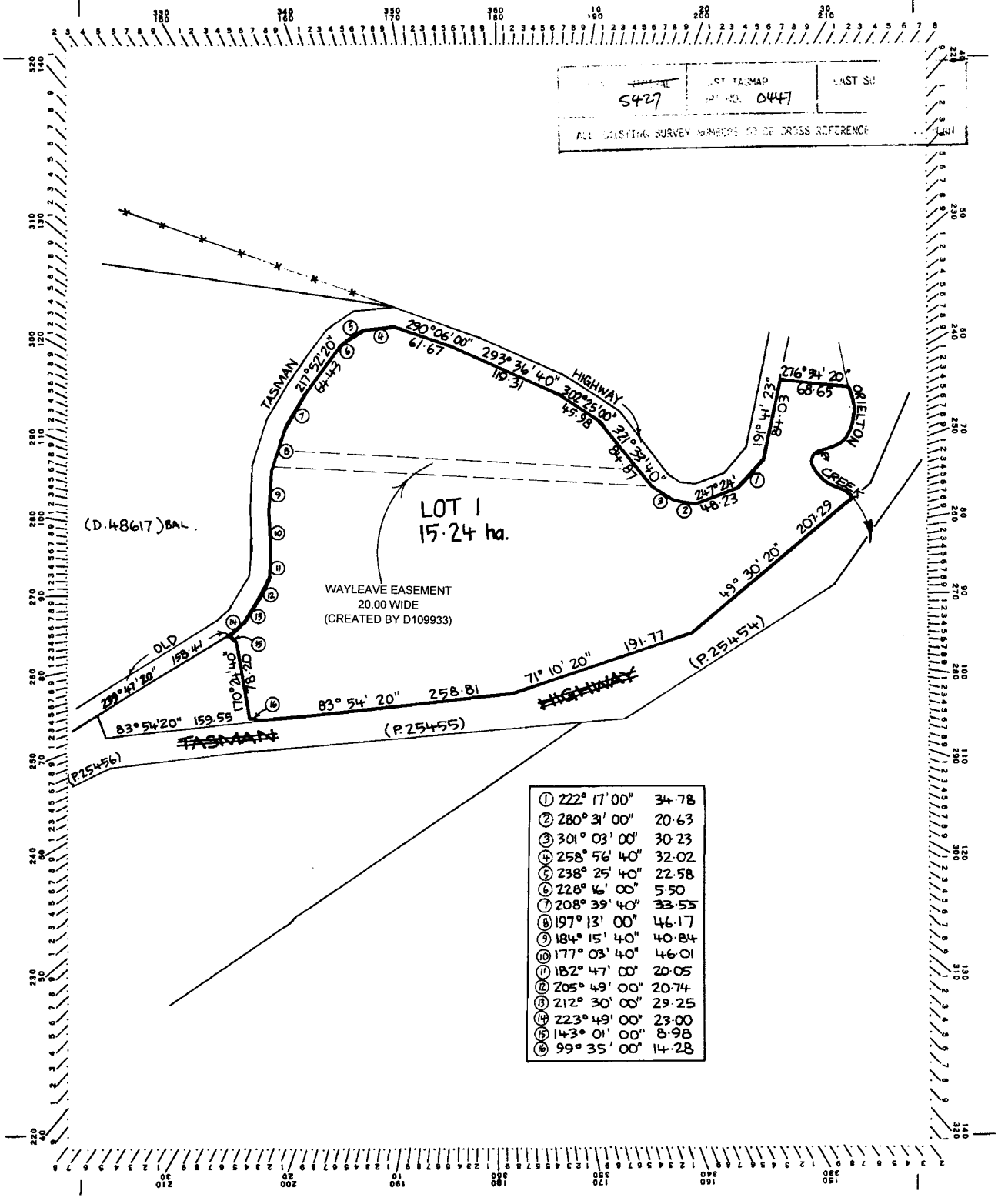
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: GEOFFREY ERIC BARWICK DAWN MARGARET GATEHOUSE	**PLAN OF SURVEY** by Surveyor T.L. CERUTTY of land situated in the CROMER & CERUTTY P/L. 7 BAYFIELD ST. ROSNY PARK LAND DISTRICT OF PEMBROKE PARISH OF SORELL SCALE 1:4000 MEASUREMENTS IN METRES	Registered Number: SP47821 Approved Effective from: 8 - MAY 1991 Recorder of Titles
Title Reference: CT.4585/91 ~~CONV 37/5752~~		
Grantee: PART OF 1000 ACRES. LOC. TO JOHN ALDRIDGE		

5427 | ST. TASMAP NO. 0447 | EAST SH

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED



①	222° 17' 00"	34·78
②	280° 31' 00"	20·63
③	301° 03' 00"	30·23
④	258° 56' 40"	32·02
⑤	238° 25' 40"	22·58
⑥	228° 16' 00"	5·50
⑦	208° 39' 40"	33·55
⑧	197° 13' 00"	46·17
⑨	184° 15' 40"	40·84
⑩	177° 03' 40"	46·01
⑪	182° 47' 00"	20·05
⑫	205° 49' 00"	20·74
⑬	212° 30' 00"	29·25
⑭	223° 49' 00"	23·00
⑮	143° 01' 00"	8·98
⑯	99° 35' 00"	14·28

SCHEDULE OF EASEMENTS

PLAN NO.

SP47821

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

(1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

(1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

No easements or profits a prendre are created to benefit or burden the Lots shown on the plan.

FENCING COVENANT

The Owner or Owners of Lot 1 on the plan covenant with the Vendors GEOFFREY ERIC BARWICK and GEOFFREY ERIC BARWICK and DAWN MARGARET GATEHOUSE that the Vendors shall not be required to fence.

47821

COVENANTS

The Owner or Owners of Lot 1 on the plan covenant with the Owners for the time being of the balance of the land to the intent of the burden of these covenants may run with and bind the covenantors lot and each and every part of it and that the benefit of the covenants shall be annexed to and devolve with each and every part of Lot 1 on the plan to observe the following stipulations.

1. ~~That~~ NOT TO GAIN access to Lot 1 ~~is only to be given in respect of frontage to~~ OTHER THAN FROM the Old Tasman Highway and only as approved by the Warden Councillors and Electors of the Municipality of Richmond.

2. ~~No~~ NOT TO ERECT ANY building ~~shall be erected~~ within 100 metres of the new Tasman Highway and only as approved by the Warden Councillors and Electors of the Municipality of Richmond.

INTERPRETATION

BALANCE SHALL MEAN: the land remaining in Conveyances 37/5752 as at the date of acceptance of this Sealed Plan excluding the lot on the plan.

47821.

SIGNED by GEOFFREY ERIC BARWICK and GEOFFREY ERIC BARWICK and DAWN MARGARET GAGEHOUSE the registered proprietors of the land in Certificate of Title Volume 4585 Folio 91 in the presence of:-

G E Barwick

G E Barwick

D M Gakehouse

G. J. Barwick
Farmer

I hereby certify that this and the 4 preceding sheets comprise a full and correct photographic copy of Sealed Plan No. S.47821.....
.....
Recorder of Titles
Date..7..MAY..1991.....Tasmania.

47821

This is the schedule of easements attached to the plan of GEOFFREY ERIC BARWICK GEOFFREY ERIC BARWICK and DAWN MARGARET GATEHOUSE affecting land in Certificate of Title Volume 4585 Folio 91

(Insert Subdivider's Full Name)

(Insert Title Reference)

Sealed by ..... on ..... 19..

Solicitor's Reference DOBSON MITCHELL & ALLPORT (C E PERRIMAN)

Council Clerk/~~Town Clerk~~

OS K 3134

TASMANIAN LAND TITLES OFFICE

Transfer

Section 58 Land Titles Act 1980.

D109933

THE TRANSFEROR for the consideration specified below (receipt of which from the transferee is hereby acknowledged) HEREBY TRANSFERS to the TRANSFEREE the estate and interest specified in the land described hereunder subject to the mortgages and encumbrances registered thereon including any created by dealings lodged for registration before the lodging of this transfer.

DESCRIPTION OF LAND				
Folio of the Register				If subject to existing mortgages - list here If part of land - describe part If easement created- describe easement
Volume	Folio	Volume	Folio	
47821	**1**			**Easements over portion of the said land hereinafter described**

Estate and Interest: **A Wayleave Easement with the benefit of a restriction as to user of land fully set forth in the annexure hereto**

Transferor: **ANDREW GEOFFREY BARWICK**

Transferee: **AURORA ENERGY PTY LTD (A.C.N. 082 464 622) Registered Office located at Level 2, 21 Kirksway Place, Hobart in Tasmania**

Consideration: **ONE DOLLAR ($1.00)**

Dated this EIGHTH day of DECEMBER 2013

Signed by the Transferor
in the presence of

Witness 1

Name: [illegible]

Address: [illegible] TAS 7184

Occupation: RETIRED

Land Titles Office Use Only

REGISTERED

6 - JAN 2014

RECORDER OF TITLES

DUTIES ACT 2001-TAS LICENCE 21304

Document Number 142500 7

Document Code TP4

Lodgement Date 16/12/2013

Consideration $ 1-00

Duty $ 50-00

Interest $ 0-00

Initials ar

Stamp Duty

T Version 1

THE BACK OF THIS FORM MUST NOT BE USED

WAYLEAVE EASEMENT AND RESTRICTIONS AS TO USER OF LAND MEANS:

FIRSTLY all the full and free right and liberty for Aurora Energy Pty Ltd and its successors and its and their servants agents and contractors at all times hereafter:

a) **TO** clear the lands shown as "Wayleave Easement 20.00 wide" on the plan of wayleave easement annexed hereto (herein after called the "servient land") and contained in the land of the registered proprietors in the above folio of the Register (the "said land") and to erect construct place inspect alter add repair renew maintain and use in upon over and along and remove from the servient land towers poles wires cables apparatus appliances and other ancillary work (all of which are hereinafter collectively referred to as "the said lines") for the transmission and distribution of electrical energy and for purposes incidental thereto:-

b) **TO** cause or permit electrical energy to flow or be transmitted through and along the said lines;

c) **TO** cut away remove and keep clear of the said lines all trees and all other obstructions or erections of any nature whatsoever which may at any time overhang encroach or be in or on the servient land and which may in any way endanger or interfere with the proper operation of the said lines; and making good all damage occasioned thereby;

d) **TO** enter into and upon the servient land and if necessary to cross the remainder of the said land for the purpose of access and regress to and from the servient land for all or any of the above purposes with or without all necessary plant equipment machinery and vehicles of every kind, and making good all damage occasioned thereby.

SECONDLY the benefit of a covenant for Aurora Energy Pty Ltd and its successors with the registered proprietor/s for themselves and their successors in title of the servient land not to erect any buildings or place any structures, objects or vegetation that could interfere with the proper and safe operation of the said lines to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement first hereinbefore described.

DATED this 8TH day of DECEMBER 2013

SIGNED by the Transferor)
in the presence of:)

Witness: R.J. Skuse
Name: Richard Skuse
Address: 301 White Beach Rd Nubeena 7184
Occupation: Retired

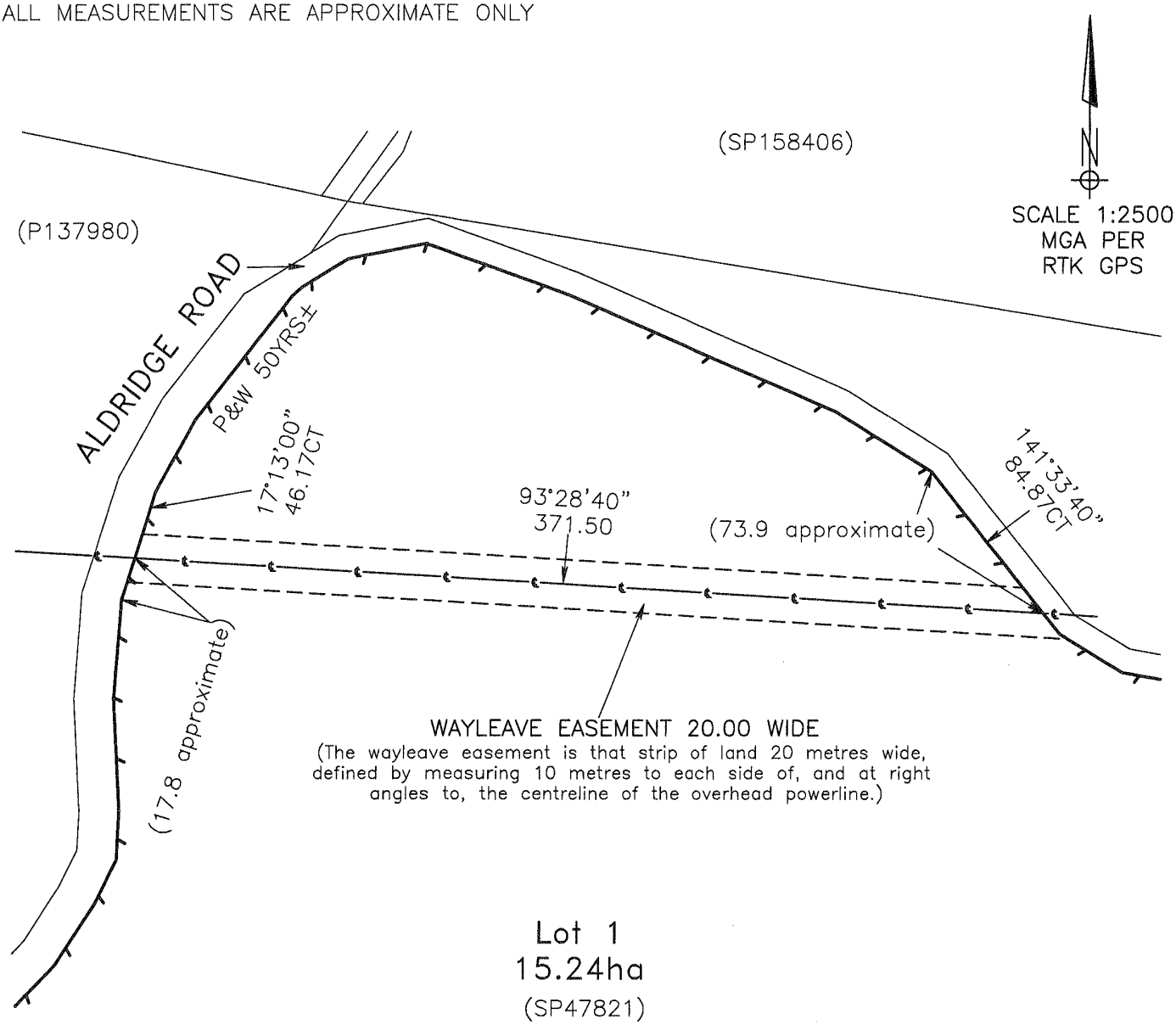
VOL: 47821 FOLIO: 1
Page 3 of 3 Pages

WAYLEAVE EASEMENT IDENTIFICATION PLAN

F.R.: 47821/1
WAYLEAVE : 5789_02

ANNEXURE PAGE

ALL MEASUREMENTS ARE APPROXIMATE ONLY



N

SCALE 1:2500
MGA PER
RTK GPS

OWNER: ANDREW GEOFFREY BARWICK

LEGEND
—¢———¢— Centreline of overhead powerline

Signature of Parties to the Dealing

SURVEY CERTIFICATE

I, RODNEY JAMES DICKENS of CAMBRIDGE in Tasmania a Registered Land Surveyor HEREBY CERTIFY that:

(a) this survey is based upon the best evidence that the nature of the case admits
(b) the survey notes have been truly compiled from surveys made by me or made under my supervision; and
(c) this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required.

Registered Land Surveyor: Date: 19/11/13

Residence and Outbuilding

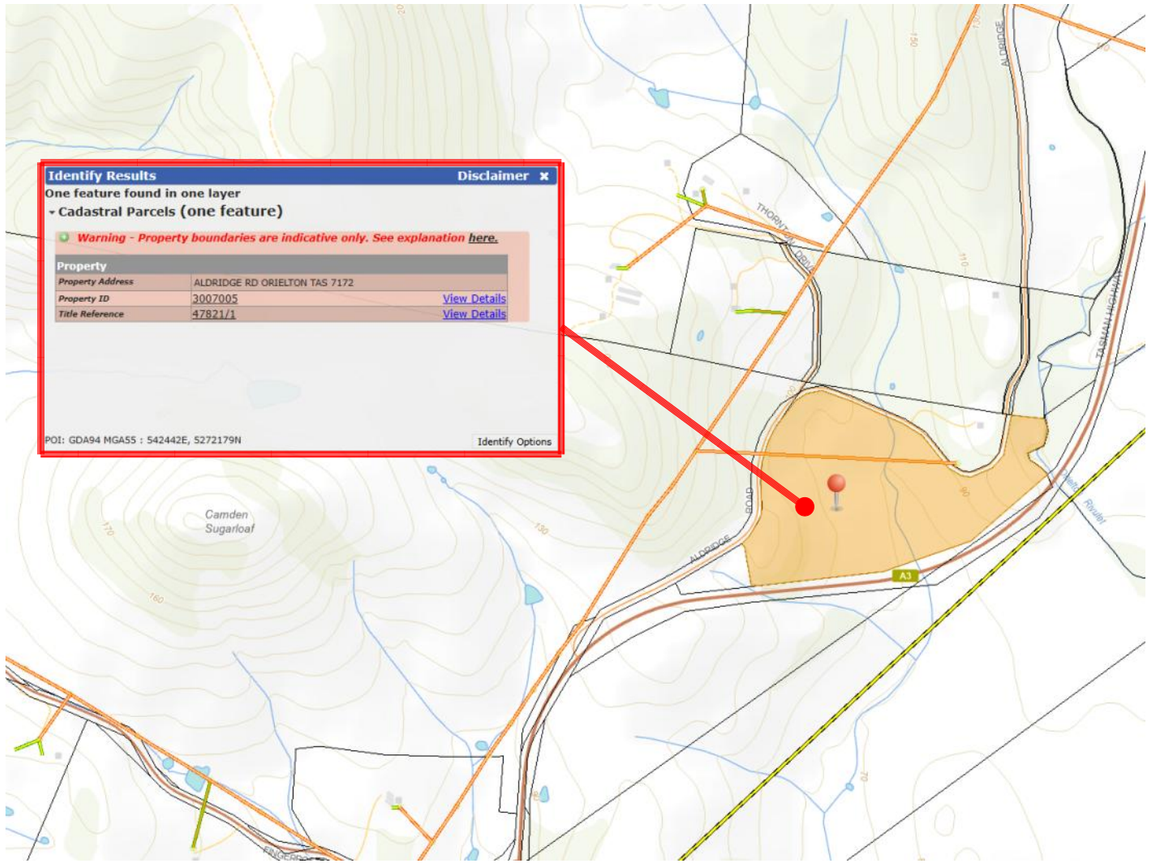
PROJECT SPECIFIC

David Mckenzie
pid 3007005 aldridge road
Orielton

Tasmanian Planning Scheme
Title Reference : Vol 47821 / Folio 01

NCC DEEMED TO SATISFY Mr Marcus Ralph CC1317F
Climate Zone 7

existing site access



SITE INFORMATION

Lot: 01
Title: 47821 folio 01
Land Size: 15.72 Ha

Council: Clarence City Council
Zoning: 20.00 Rural
Overlays: 13.00 Bushfire Prone Zone
C16.00 Safe Guarding Airports
D.A APPROVAL: Planning approval required
BAL:BAL 19 REFER TO REPORT BY OTHERS
WIND CLASSISIFCATION : Refer to Steeline certification
CLIMATE ZONE: 7
ENERGY RATING :Na
BUILDING CLASSISIFCATION: 10A

Floor Plan

Proposed Garage	49.00 sqm
Carport	28.00 sqm
Carport	22.00 sqm
Propsed dwelling	
Ground Floor	63.25.00 sqm
First Floor	57.00 sqm
Total Site Cover	172.00 sqm
Site Area	15.72 Ha
Site Coverage	1.00 % site coverage

PROPERTY IDENTIFICATION

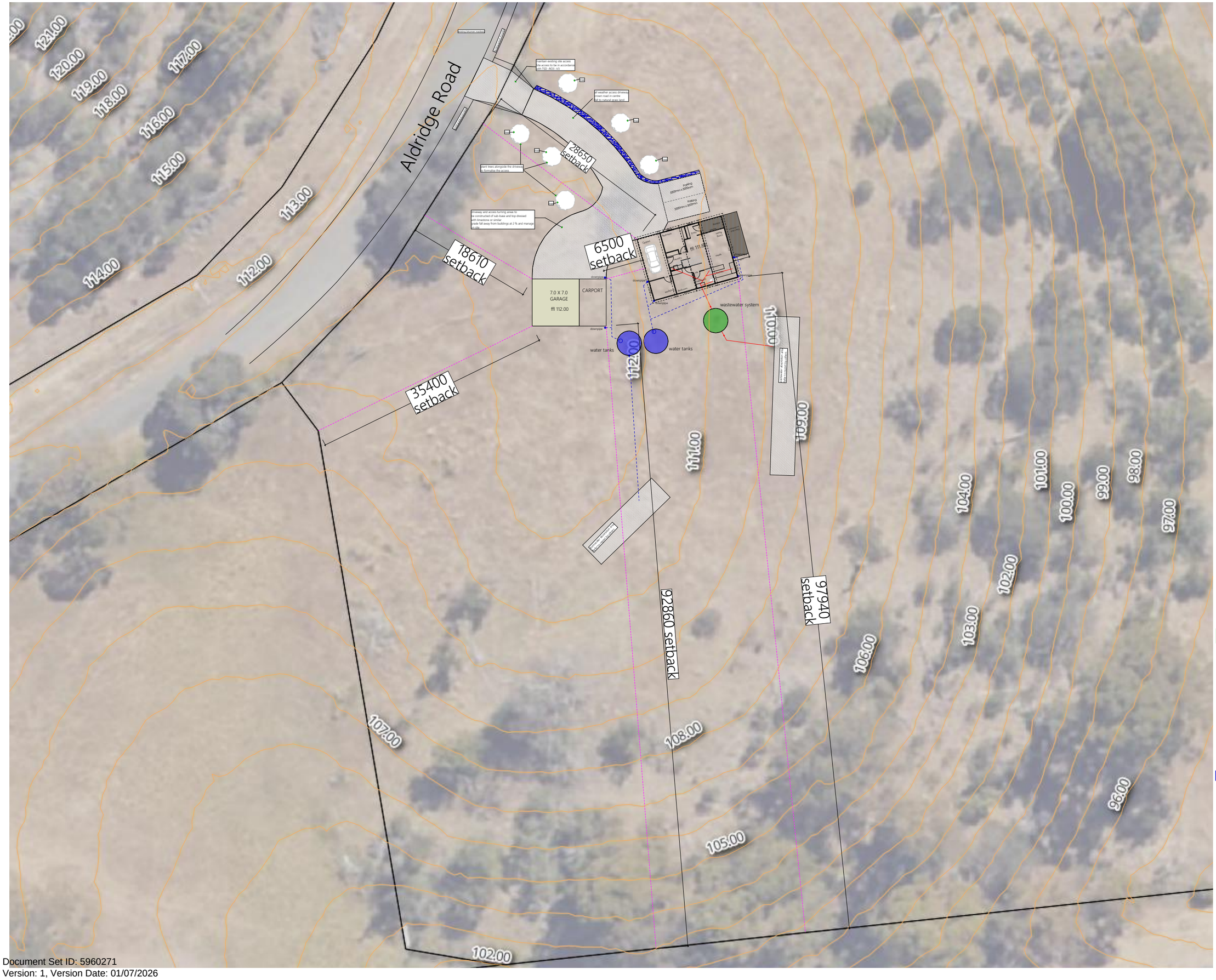
LAYOUT	DRAWING ID	DRAWING NAME	UPDATED DATE
1112-00 location information	6.	DRAWING LIST (1)	04/06/2026 4:10 pm
1112-01 Site Plan	0.	Floor Plan (149)	04/06/2026 4:11 pm
1112-02 Site Plan	0.	Floor Plan (157)	04/06/2026 4:05 pm
1112-03 Access Road	0.	Floor Plan (156)	04/06/2026 4:12 pm
1112-04 Ground Floor	0.	Floor Plan (146)	04/06/2026 4:12 pm
1112-05 First Floor	0.	Floor Plan (147)	04/06/2026 4:12 pm
1112-06 Elevations		Generic Perspecti...	04/06/2026 3:35 pm
1112-06 Elevations	0.	Floor Plan (106)	04/06/2026 4:12 pm
1112-06 Elevations	E/81		04/06/2026 3:35 pm
1112-06 Elevations	E/82		04/06/2026 3:35 pm
1112-07 Elevations		Generic Perspecti...	04/06/2026 3:35 pm
1112-07 Elevations	E/83		04/06/2026 3:35 pm
1112-07 Elevations	E/84		04/06/2026 3:35 pm
1112-08 Ground Floor	0.	Floor Plan (148)	04/06/2026 4:12 pm
1112-09 Shed Plan	0.	Floor Plan (150)	04/06/2026 4:12 pm
1112-09 Shed Plan	0.	Floor Plan (150)	04/06/2026 4:12 pm
1112-10 Shed Elevations	0.	Floor Plan (150)	04/06/2026 4:12 pm
1112-11 Risk Register	0.	Floor Plan (153)	04/06/2026 4:12 pm

MARCUSRALPH
Design -architectural animation
Building designer accreditation CC1317F
13 Franklin street
Richmond, Tasmania 7025
0409 975 825 mob
© Copyright
e: marcusralph@bigpond.com

Residence and Outbuilding
David Mckenzie
pid 3007005 aldridge road
Orielton

location information

date	issue revesion
02/06/2026	A
designed and drawn	revision-date
M.Ralph	**Design Drawing**
job no:	drawing no:
2026-1112	**1112-00**



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Residence and Outbuilding

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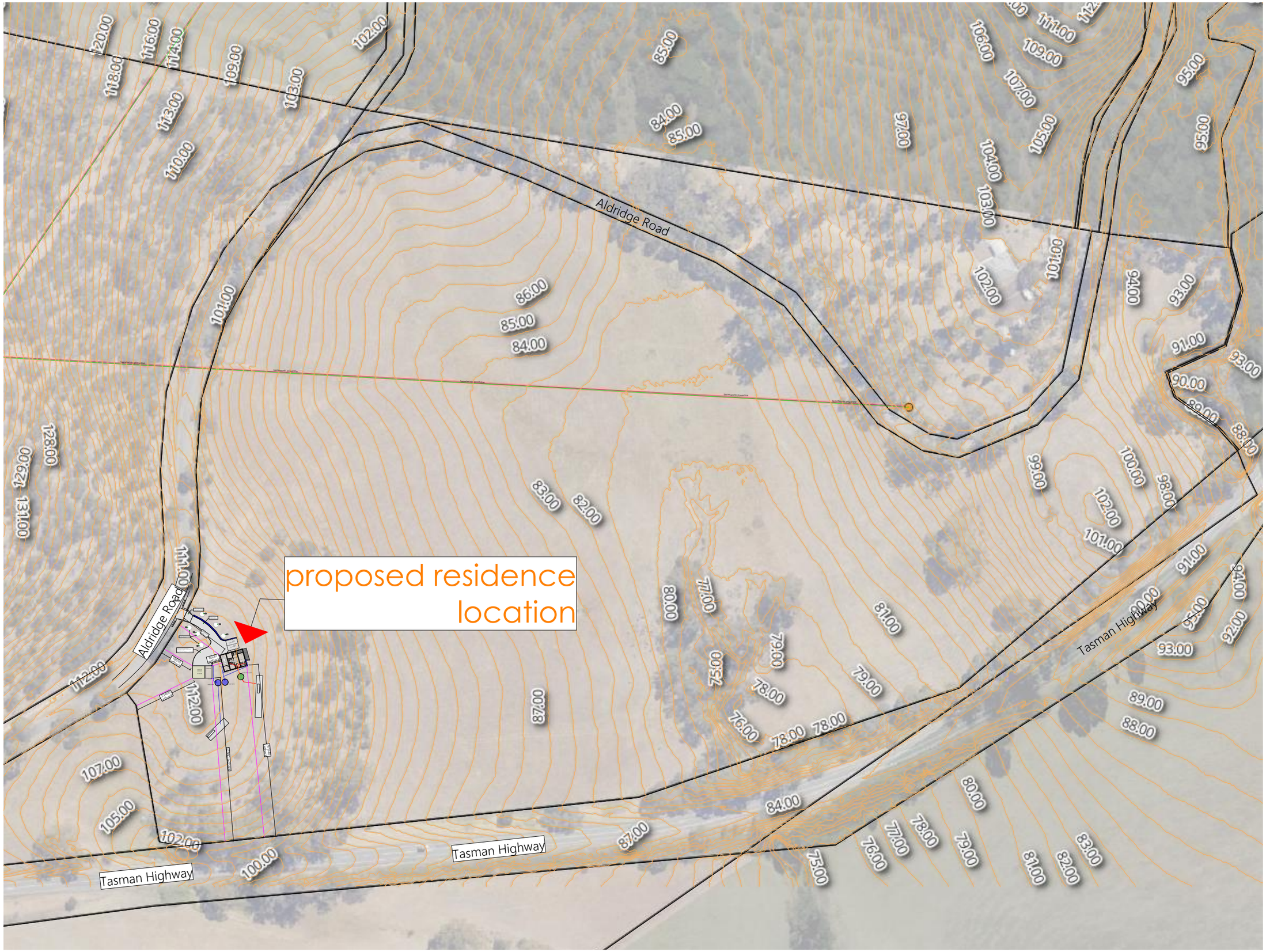
Site Plan

date	issue revesion
02/06/2026	A
designed and drawn	revision-date
M.Ralph	**Design Drawing**
job no:	drawing no:
2026-1112	**1112-01**



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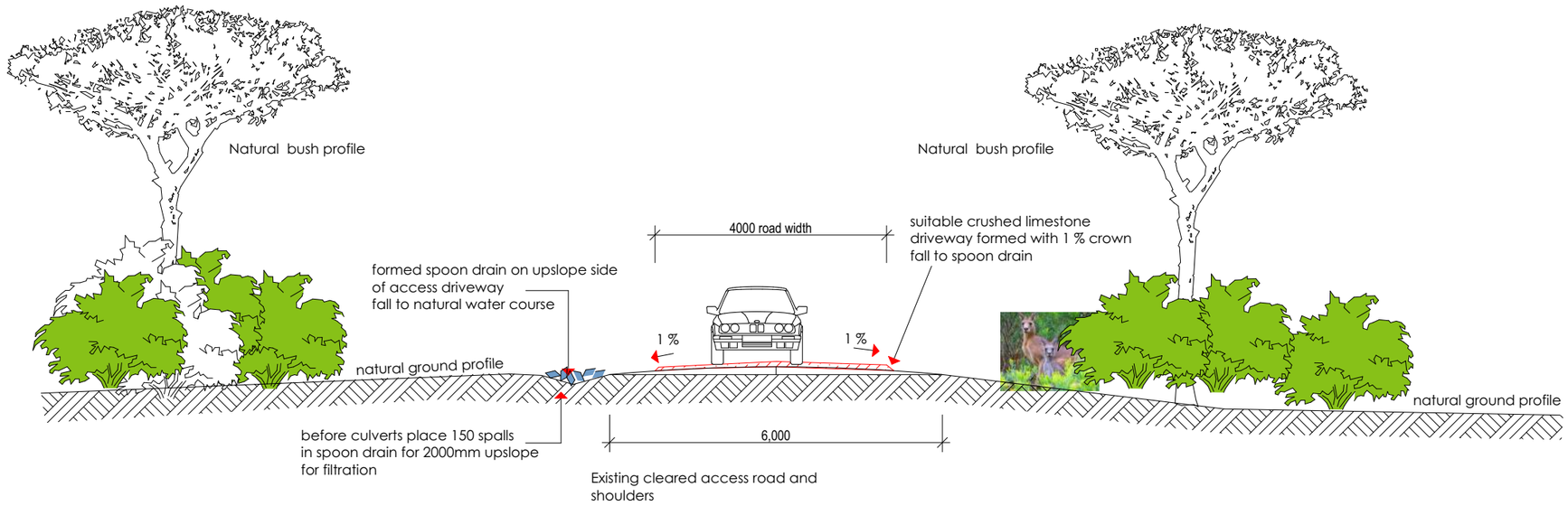
Residence and Outbuilding

David Mckenzie

pid 3007005 aldridge road
Orielton

Site Plan

date	issue revesion
02/06/2026	A
designed and drawn	revision-date
M.Ralph	**Design Drawing**
job no:	drawing no:
2026-1112	**1112-02**



ACCESS ROADWAY TYPICAL ACCESS

SCALE 1:100

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Residence and Outbuilding

David Mckenzie

pid 3007005 aldridge road

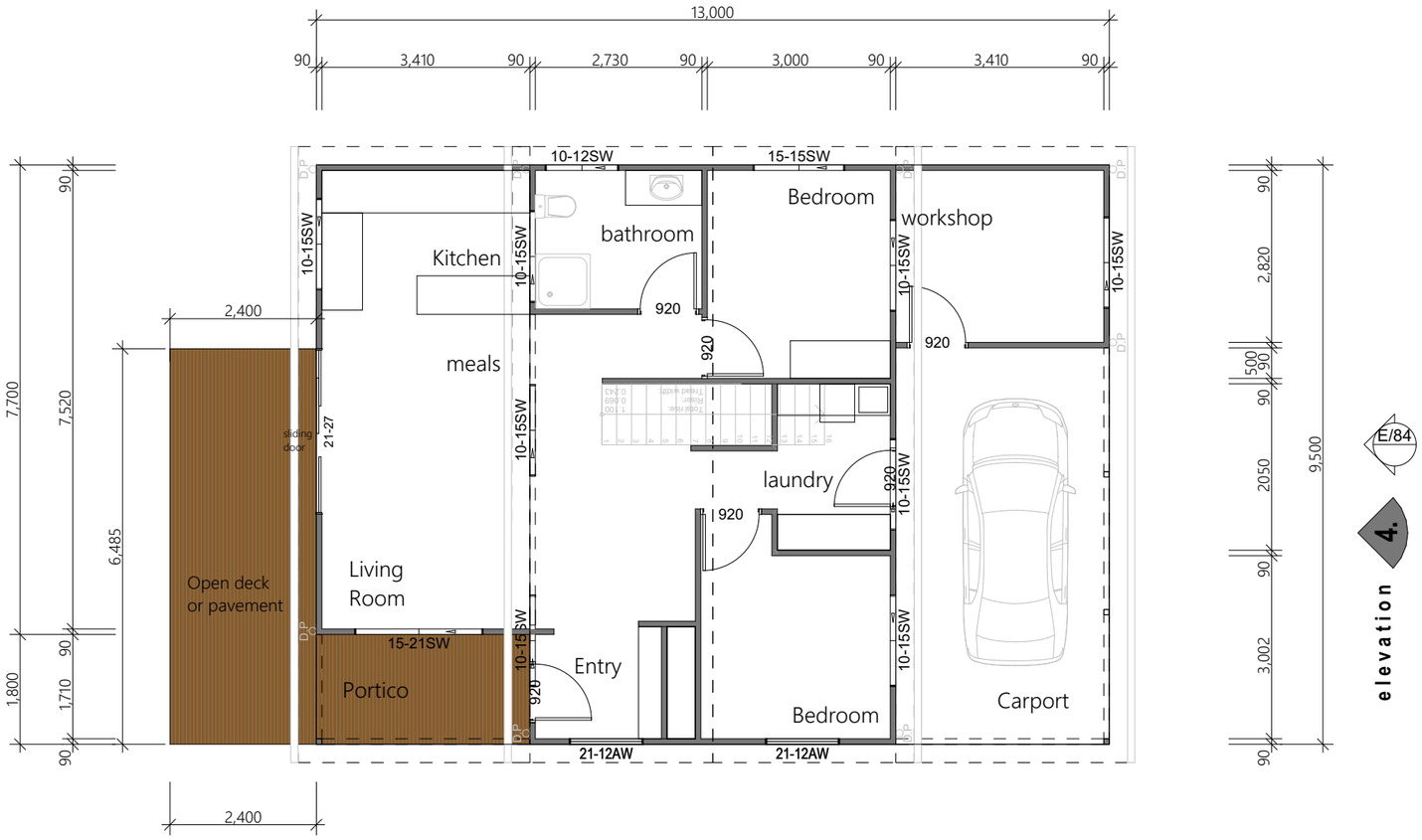
Orielton

Access Road

date	issue revesion
02/06/2026	A
designed and drawn	revision-date
M.Ralph	**Design Drawing**
job no:	drawing no:
2026-1112	**1112-03**

elevation 3.

E/83



E/84

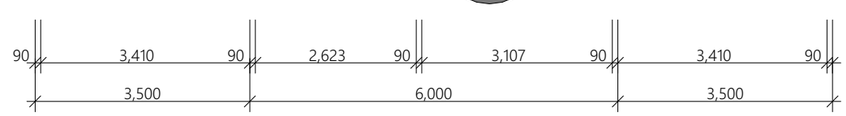
elevation 2.

elevation 4.

Floor Plan
Ground Floor

Proposed Garage	49.00 sqm
Carport	28.00 sqm
Carport	22.00 sqm
Propsed dwelling	
Ground Floor	63.25.00 sqm
First Floor	57.00 sqm
Total Site Cover	172.00 sqm

elevation 1.



E/81

the engineered plans for this class 10a structure
come with structural certification for Class :M REACTIVE SOIL
The owner has elected to classify the soil classification during construction
and will advise the builder on future actions once the excavation has been completed
and the natural soil profile can be determined by a suitable qualified person

signed Property Owner date

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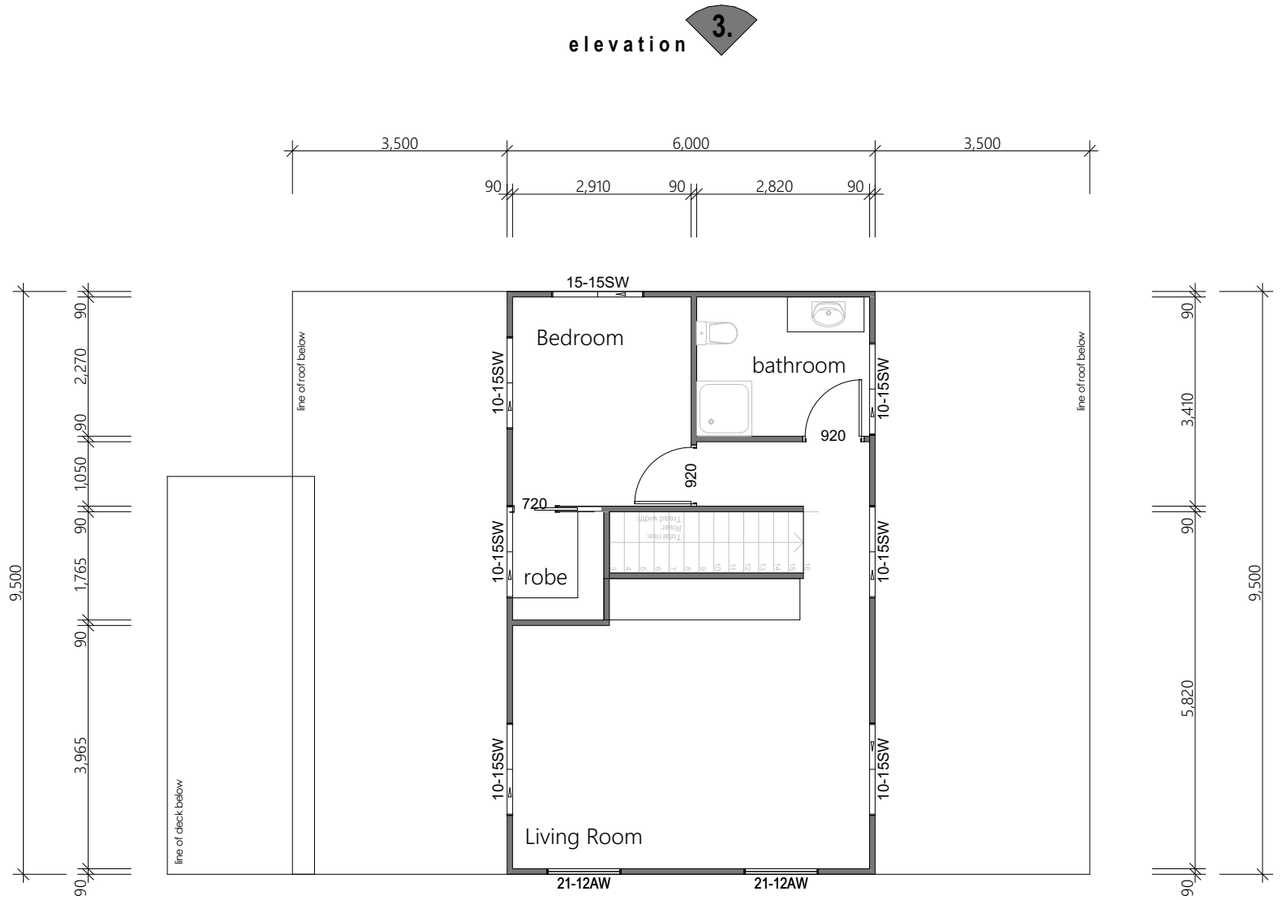
Residence and Outbuilding
David Mckenzie
pid 3007005 aldridge road
Orielton

Ground Floor

date	issue revesion
02/06/2026	A
designed and drawn	revision-date
M.Ralph	**Design Drawing**
job no:	drawing no:
2026-1112	**1112-04**

elevation 3.



elevation 2.

elevation 4.

elevation 1.

Floor Plan
First Floor

Proposed Garage	49.00 sqm
Carport	28.00 sqm
Carport	22.00 sqm
Propsed dwelling	
Ground Floor	63.25.00 sqm
First Floor	57.00 sqm
Total Site Cover	172.00 sqm
Site Area	15.72 Ha
Site Coverage	1.00 % site coverage

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Residence and Outbuilding

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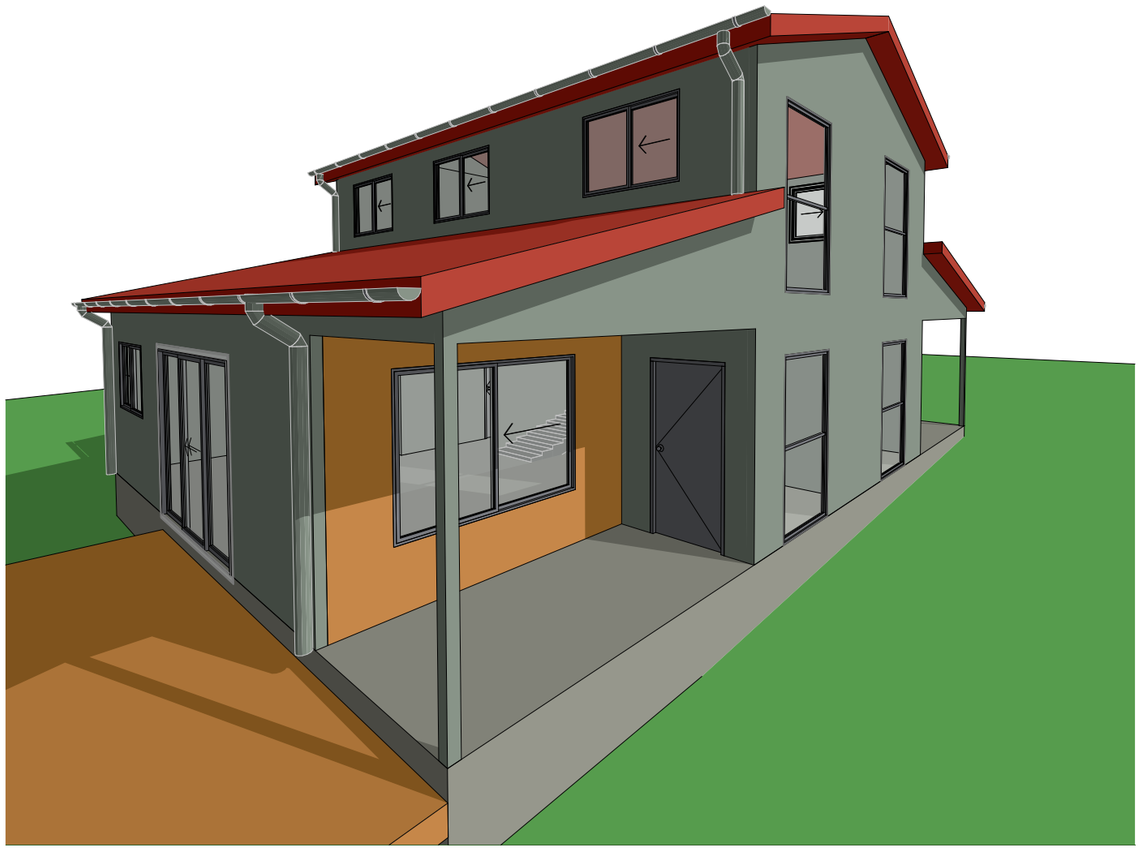
Orielton

First Floor

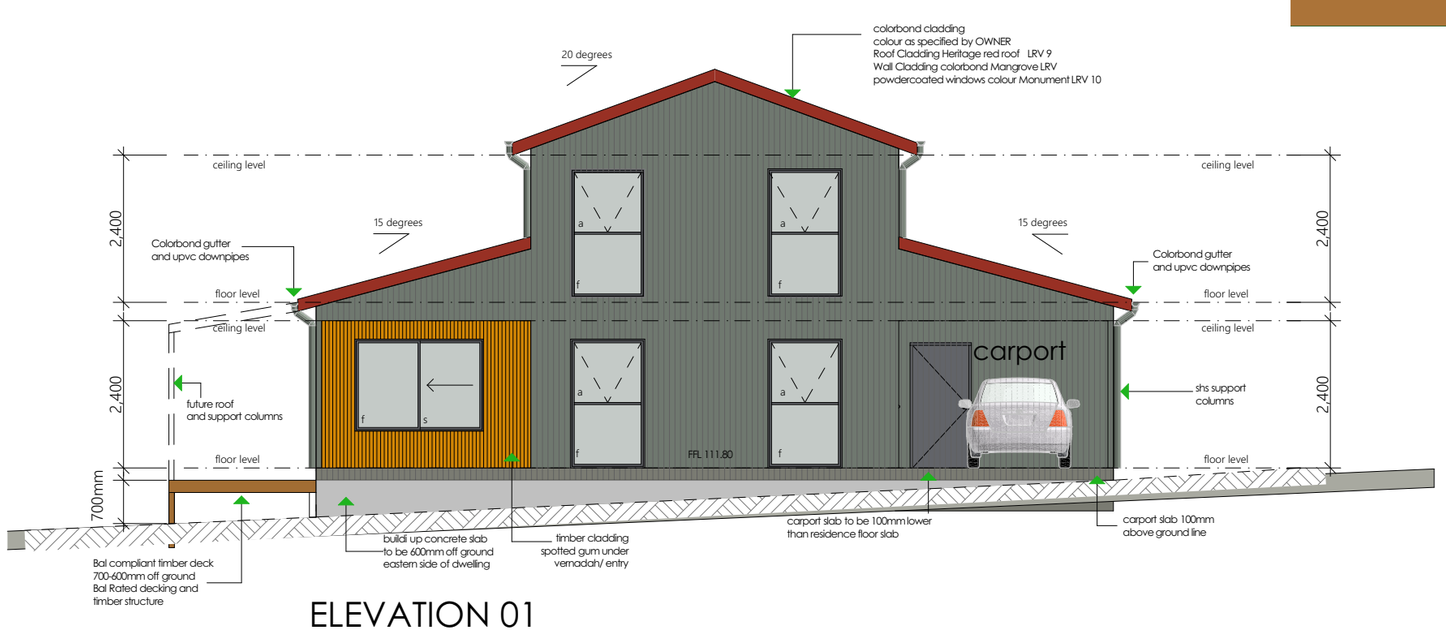
date	issue revesion
02/06/2026	A
designed and drawn	revision-date
M.Ralph	**Design Drawing**
job no:	drawing no:
2026-1112	**1112-05**

ELEVATION 02

02



Artist impression



ELEVATION 01
North Elevation

01

7 5 1

SCALE 1:100

the engineered plans for this class 10a structure
come with structural certification for Class :M REACTIVE SOIL
The owner has elected to classify the soil classification during construction
and will advise the builder on future actions once the excavation has been completed
and the natural soil profile can be determined by a suitable qualified person

signed Property Owner date

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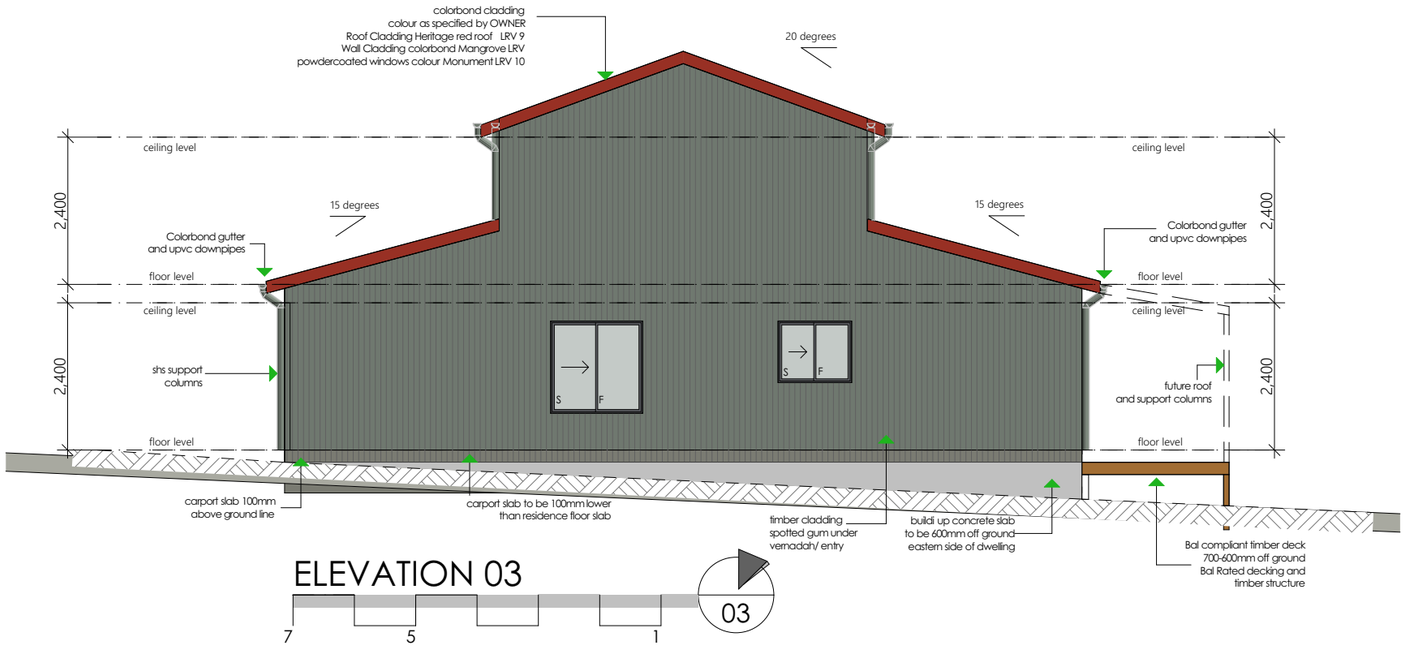
Residence and Outbuilding

David Mckenzie
pid 3007005 aldridge road
Orielton

Elevations

date	issue revesion
02/06/2026	A
designed and drawn	revision-date
M.Ralph	**Design Drawing**
job no:	drawing no:
2026-1112	**1112-06**



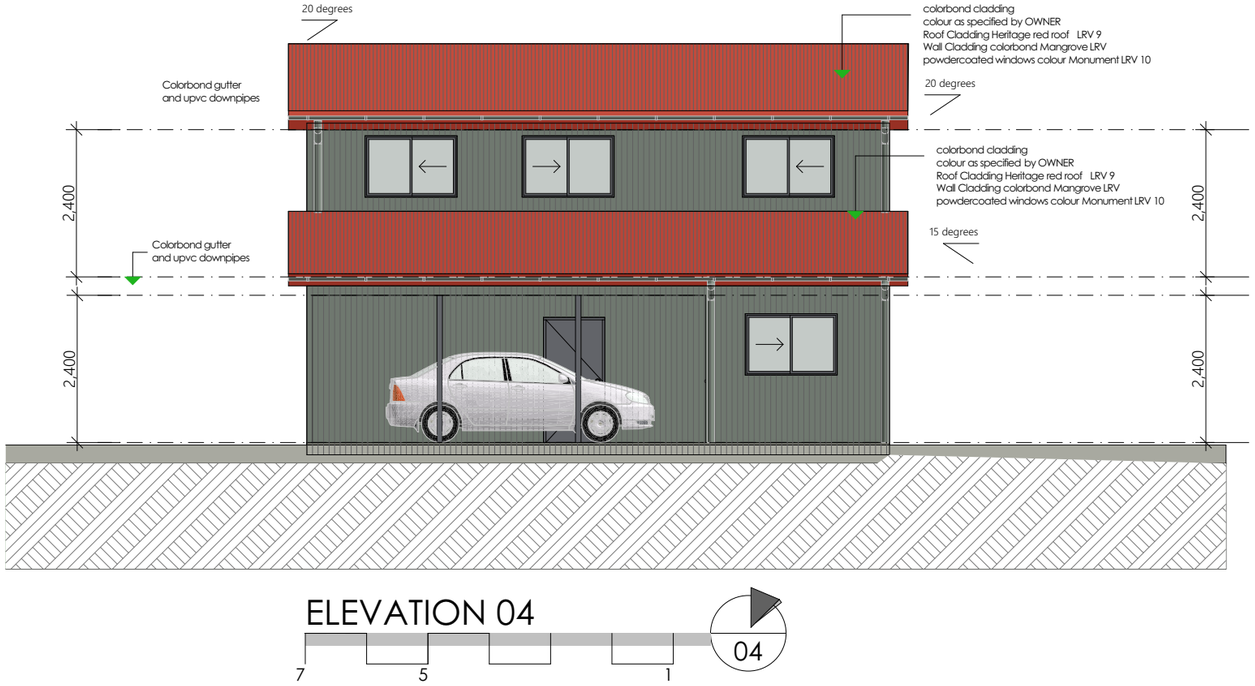
ELEVATION 03

7 5 1

03

SCALE 1:100

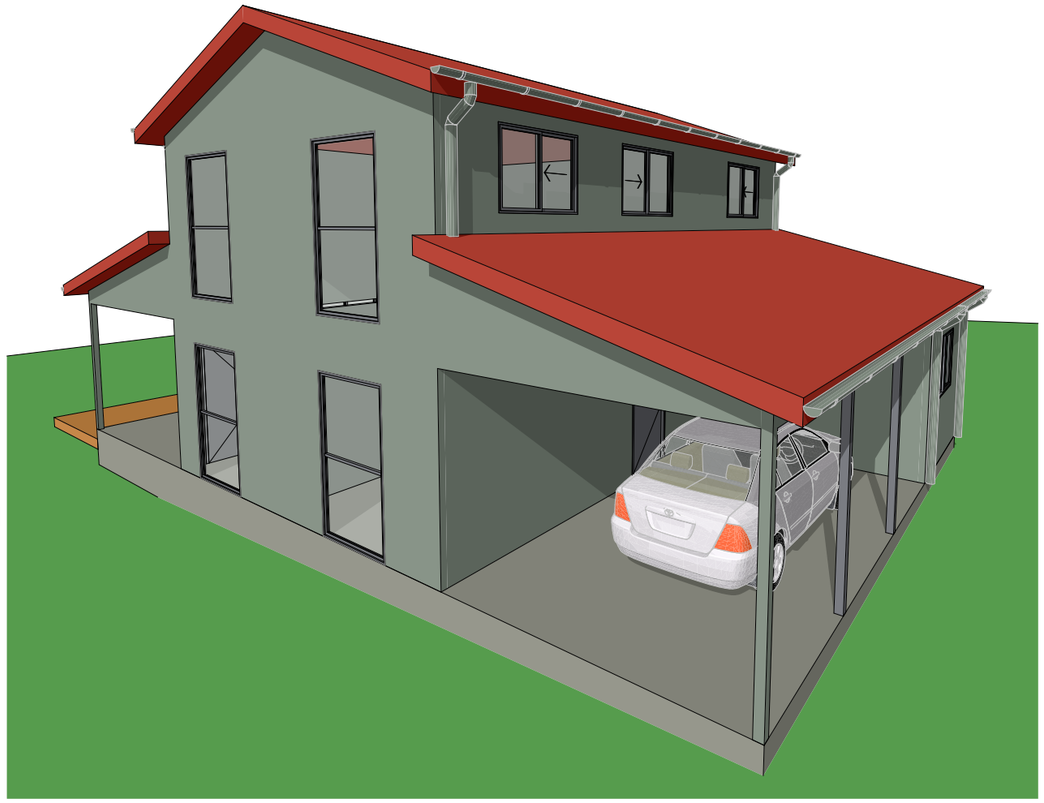
South elevation



ELEVATION 04

7 5 1

04



Artist impression

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The owner has elected to classify the soil classification during construction
and will advise the builder on future actions once the excavation has been completed
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signed Property Owner date

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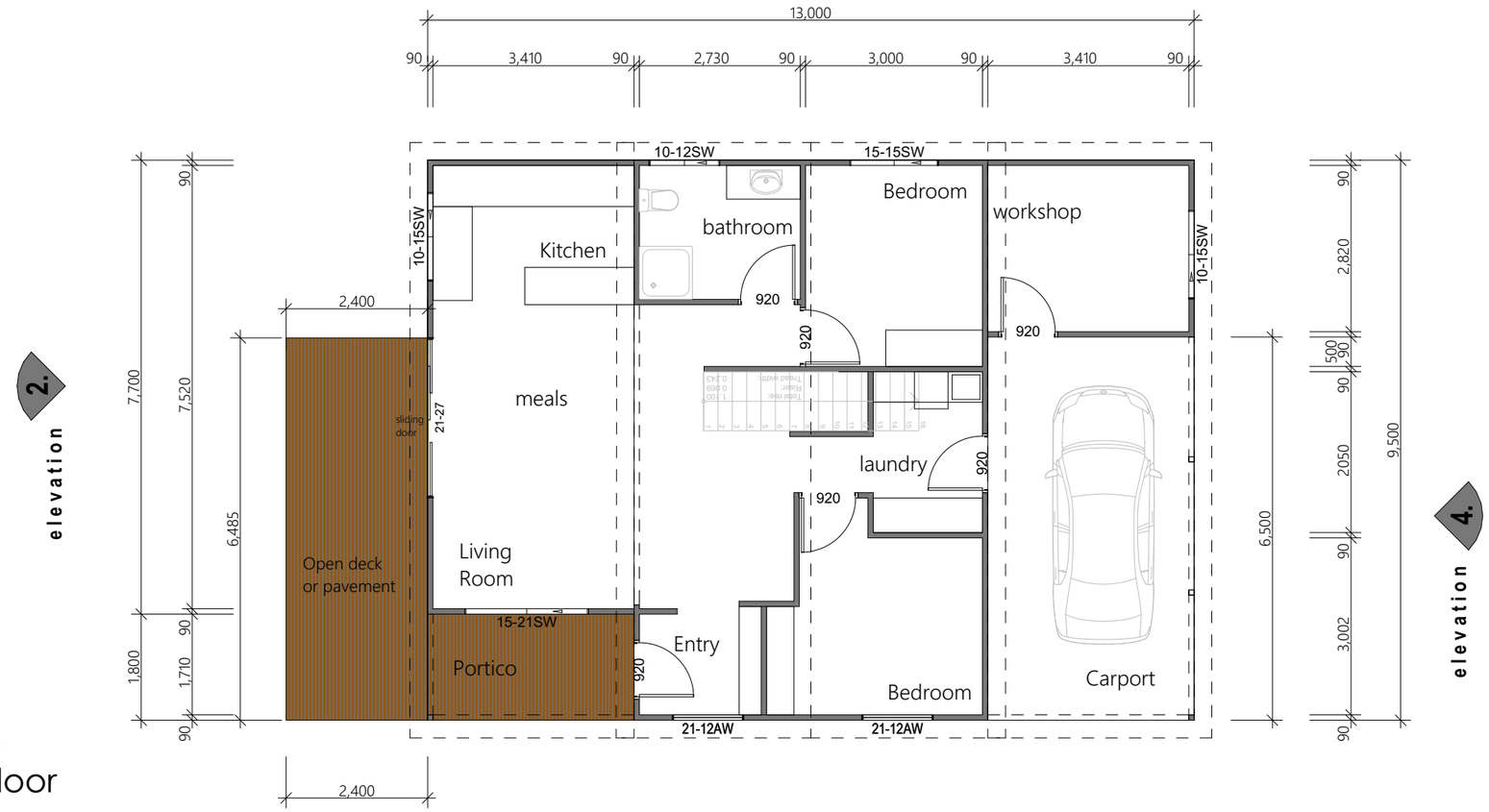
Residence and Outbuilding

David Mckenzie
pid 3007005 aldridge road
Orielton

Elevations

date	issue revesion
02/06/2026	A
designed and drawn	revision-date
M.Ralph	Design Drawing
job no:	drawing no:
2026-1112	**1112-07**

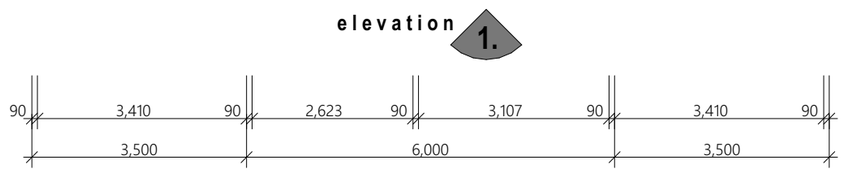
elevation 3.



elevation 2.

elevation 4.

elevation 1.



Floor Plan
Ground Floor

Proposed Garage	49.00 sqm
Carport	28.00 sqm
Carport	22.00 sqm
Propsed dwelling	
Ground Floor	63.25.00 sqm
First Floor	57.00 sqm
Total Site Cover	172.00 sqm
Site Area	15.72 Ha
Site Coverage	1.00 % site coverage

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Ground Floor

date	issue revesion
02/06/2026	A
designed and drawn	revision-date
M.Ralph	**Design Drawing**
job no:	drawing no:
2026-1112	**1112-08**

PLUMBING LAYOUT

SCALE 1:100

Sewer and Stormwater lines are to be run along the underside concrete floor within compacted FCR.
When under a concrete slab or tTimber floor installation will comply with AS3500.
Refer to roof plan for fixing requirements of down pipes.
Connectio to council main or treatment plant will be inspected and approved by Local council inspectors.

PIPE SIZES RECOMENDED
PLUMBING LEGEND:
1. wc dn100
2. urinal dn40,50
3. sink dn50,
4. basin dn40,dn50
5 bath dn40, dn50
6. shower dn50, dn 65 recommended
7. trough dn40,dn50,dn65 or dn100

fwg floor waste gully primed by basin ,sink or trough dn 50 or from which fixture size is priming.

soil classification requires the plumbing contractor to take necessary measures to prevent UPVC AND PVC pipework and all water connection to new ridgid building structure to have flexible joint. refer to csiro advice and NCC for pipe connection details for reactive clay soils

FLOOR PLAN

Proposed Garage	49.00 sqm
Carport	28.00 sqm
Carport	22.00 sqm
Propsed dwelling	
Ground Floor	63.25.00 sqm
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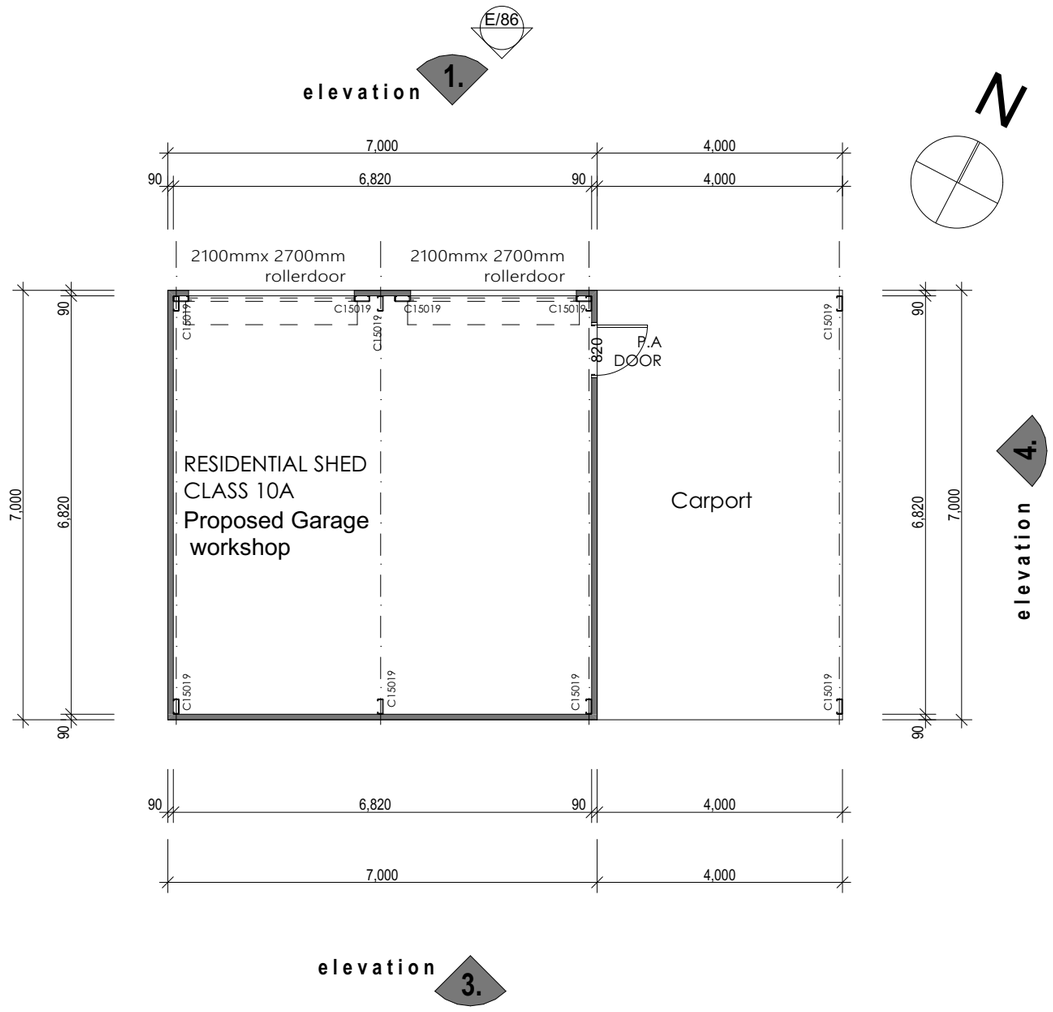

the engineered plans for this class 10a structure
come with structural certification for Class :M REACTIVE SOIL
The owner has elected to classify the soil classification during construction
and will advise the builder on future actions once the excavation has been completed
and the natural soil profile can be determined by a suitable qualified person

signed Property Owner date

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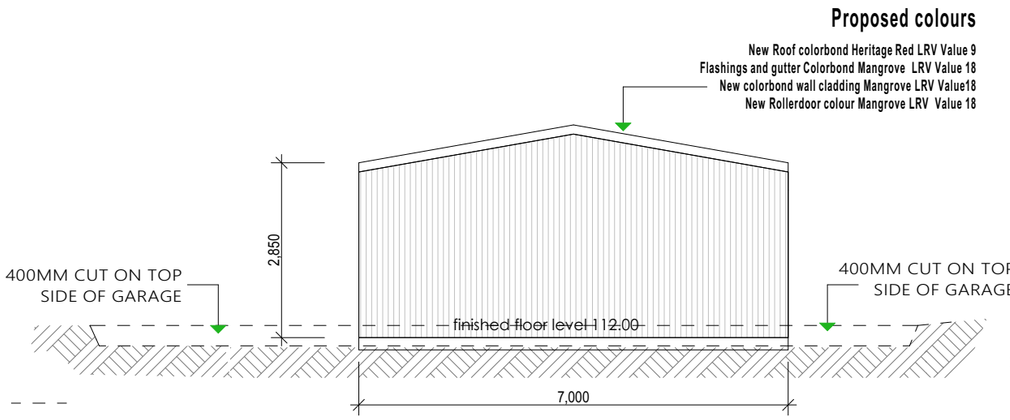
Shed Plan

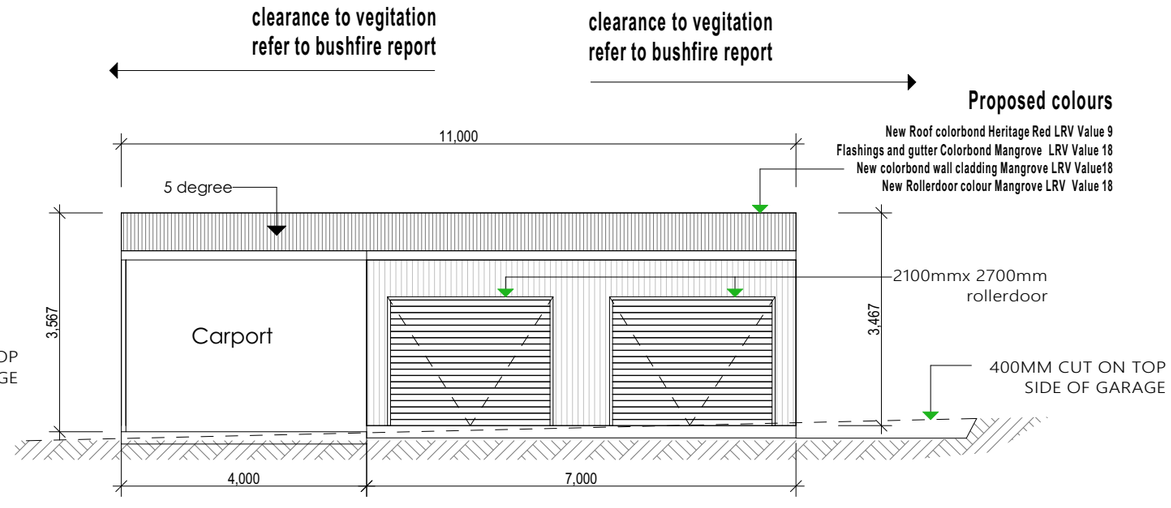
date	issue revesion
02/06/2026	A
designed and drawn	revision-date
M.Ralph	**Design Drawing**
job no:	drawing no:
2026-1112	**1112-09**



ELEVATION 02

WEST ELEVATION

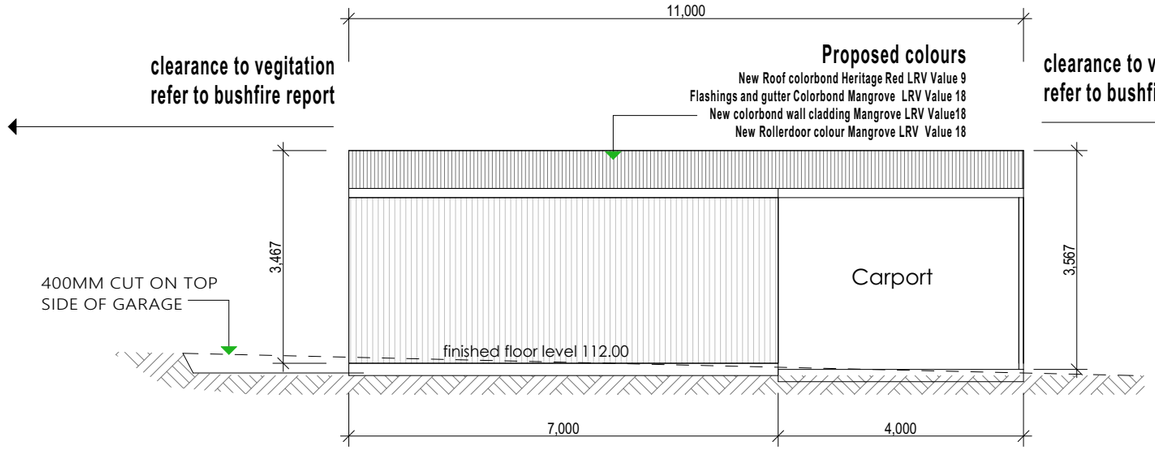
scale 1:100



ELEVATION 01

NORTH ELEVATION

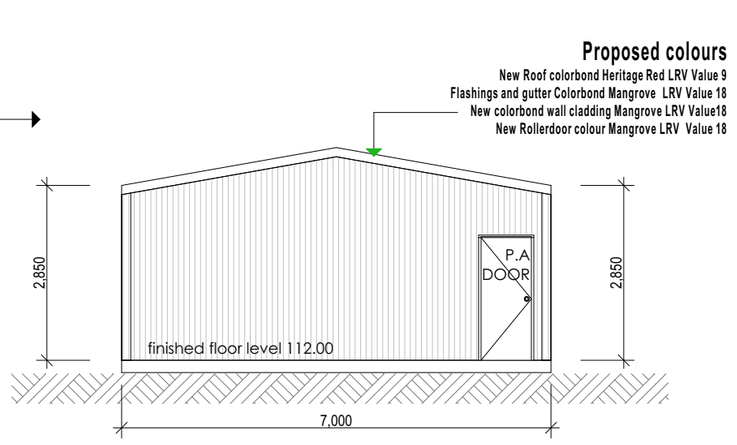
scale 1:100



ELEVATION 03

SOUTH ELEVATION

scale 1:100



ELEVATION 04

EAST ELEVATION

scale 1:100

the engineered plans for this class 10a structure
come with structural certification for Class :M REACTIVE SOIL
The owner has elected to classify the soil classification during construction
and will advise the builder on future actions once the excavation has been completed
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Residence and Outbuilding

David Mckenzie

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Orielton

Shed Elevations

date	issue revesion
02/06/2026	A
designed and drawn	revision-date
M.Ralph	**Design Drawing**
job no:	drawing no:
2026-1112	**1112-10**

ACTIVITY /PROCESS	POTENTIAL HAZZARD	(S)	(L)	(R)	PRINCIPLE OF AVOIDING / REDUCING RISK	ACTION ON REMAINING AREAS OF RISK
SITE LAYOUT						
SITE ACCESS / TRAFFFIC	IMPACT BY MOVING VEHICLES OR PLANT	H	M	3	OPERATE TRAFFIC MANAGEMENT PLAN WITH BANKSMEN ECT.	CONTRACTOR TO DEFINE WORK AREAS AND WORK SEQUENCE THE ENTRY , EXIT ANDACCESS WAYS IN THEWORKPLACE ARE KEPT CLEAN AND CLEAR OF MATERIAL AND WASTE
SITE ADJACENT WATER/ SWIMMING POOL	DROWNING	H	L	2	BARRICADE ALL AREAS OF WATER	CONTRACTOR TO PREPARE METHOD STATEMENT IF WORKING ABOVE WATER
EXISTING SERVICES ABOVE GROUND ,(IE ELECTRICAL)	ELECTRICAL SHOCK FROM OVERHEAD LINES	H	L	2	CLEARLY IDENTIFY EXCLUSION ZONES AND APPROACH DISTANCES FROM OVERHEAD SERVICES	CONTRACTOR TO DEFINE WORKING AREAS AND ENFORCE EXCLUSION ZONES / APPROACH DISTANCES
UNSTABLE RETAINING WALLS	FAILURE / COLLAPSE OF RETAINING WALL	H	L	2	PROVIDE DESIGN RESTRICTIONS ON NEW RETAINING WALLS DO NOT APPLY EXTRA LOAD TO EXISTING RETAINING WALLS (IE EXTRA MATERIAL OR CONSTRUCTION VEHICLES BEHIND WALL ECT.)	CONTRACTOR TO CONTACT QUALIFIED ENGINEER IF UNSURE
DEMOLITION						
UNSTABLE STRUCTURE	FAILURE / COLLAPSE OF STRUCTURE	H	L	2	CONTRACTOR TO PROVIDE TEMPORY SUPPORT AND CONTACT QUALIFIED ENGINEER IF UNSURE	CONTRACTOR TO PREPARE METHOD STATEMENT
DANGEROUS MATERIALS / SUBSTANCES						
ASBESTOS	INHALATION OF ASBESTOS FIBRE OR MATERIALS CONTAINING ASBESTOS	H	L	2	CONTRACTOR TO USE LICENSED REMOVALIST	NO WORK TO BE CARRIED OUT UNTIL ASBESTOS HAS BEEN REMOVED
CHEMICAL / EXPOSURE	INHALATION OF DANGEROUS CHEMICAL OR EXPLOSION	H	L	2	AVOID USING DANGEROUS CHEMICAL OR EXPLOSIVES ON SITE	CONTRACTOR TO PREPARE METHOD STATEMENT IF CHEMICALS / EXPLOSIVES ARE SPRESENT ON SITE STORE IN A SAFE AREA
EXCAVATION						
EXCAVATION GENERALLY	HITTING EXISTIGN BURRIED SERVICES OR STRUCTURE	H	M	3	DIAL BEFORE YOU DIG PLAN BUILD TASMANIA IDENTIFY AND ISOLATE EXISTIGN BELOW GROUND SERVICES	CONTRACTOR TO CONTACT 'DIAL BEFORE YOU DIG'. CONTRACTOR TO CAT SCAN BEFORE DIGGING WITH DUE CARE.
DEEP EXCAVATION	INSTABILITY OF EXCAVATIONS OR COLLAPSE	H	M	3	OBTAIN AND EVALUATE DATA ON EXISTING GROUND CONDITIONS. DO NOT ENTER EXCAVATIONS DEEPER THAN 1.2m UNLESS PROPPED. MINIMISE EXCAVATION, NUMBER OF OPERATIONS AND TIME REQUIRED BELOW GROUND.	CONTRACTOR TO PREPARE METHOD STATEMENT. CONTRACTOR TO PROVIDE SHORING TO EXCAVATIONS AS NECESSARY TO PREVENT SIDES FROM COLLAPSING.
EARTH MOVING	GROUND CONTAMINATION	M	M	2	OBTAIN AND EVALUATE DATA ON EXISTING GROUND CONDITIONS.	CONTRACTOR PROVIDED WITH APPROPRIATE DATA ON GROUND CONDITIONS, I.E. SITE INVESTIGATION REPORT
EXCAVATION NEAR EXISTING STRUCTURE	INSTABILITY OF STRUCTURE/EXCAVATIONS	H	L	2	DO NOT DIG BELOW EXISTING FOOTING LEVEL OR UNDER 45 DEGREE LINE FROM UNDERSIDE OF EXISTING FOOTING WITHOUT PERMISSION FROM QUALIFIED ENGINEER	CONTRACTOR TO PREPARE METHOD STATEMENT
AUGURING	FALLS INTO OPEN BORES	M	M	2	CONCRETE OPEN BORES AS SOON AS POSSIBLE	AVOID PROLONGED OPENING OF BORES. PROTECT OPEN BORES.
WORKING IN CONFINED SPACE	LACK OF OXYGEN/IGNITION OF FLAMMABLE CONTAMINANTS	H	L	2	AVOID ENTERING CONFINED SPACE/ ONLY TRAINED WORKERS TO ENTER CONFINED SPACE.	CONTRACTOR TO PREPARE METHOD STATEMENT
CONSTRUCTION						
PRECAST CONCRETE ELEMENTS	INSTABILITY OF TEMPORARY STRUCTURE	H	L	2	ALL PRECAST ELEMENTS TO BE TEMPORARILY FOUNDED AND SUPPORTED UNTIL PERMANENTLY SECURED AS SPECIFIED IN DESIGN DOCUMENTATION	CONTRACTOR TO PREPARE TEMPORARY WORKS DESIGN AND METHOD STATEMENT
FALLING FROM HEIGHT	FALLS FROM GREATER THAN 2m	H	M	3	CONTRACTOR TO COMPLETE WORKS FROM GROUND LEVEL IF POSSIBLE. CONTRACTOR TO USE PASSIVE FALL PREVENTION DEVICE IF POSSIBLE (I.E. FIXED PLATFORM, CHERRY PICKERS ETC.)	WORKER TO USE FALL ARREST HARNESS SYSTEM
TEMPORARY SUPPORT	FAILURE/COLLAPSE OF STRUCTURE	H	M	3	CONTRACTOR TO SUPPLY TEMPORARY SUPPORT/BRACING TO STRUCTURE AND CONTACT QUALIFIED ENGINEER IF UNSURE	CONTRACTOR TO PREPARE METHOD STATEMENT
UNSTABLE STRUCTURE	COLLAPSE CAUSED BY CONSTRUCTION LOADS	H	L	2	PROVIDE INFORMATION ON LOAD ALLOWANCE FOR CONTRACTOR TO DESIGN BACK PROPPING	CONTRACTOR TO MAINTAIN BACK PROPS FOR SUFFICIENT TIME
LIFTING EQUIPMENT	LARGE/HEAVY OBJECTS FALLING FROM HEIGHT	H	L	2	ALL LIFT EQUIPMENT TO BE STAMPED WITH SAFE WORKING LOAD AND CERTIFICATES KEPT UP TO DATE	ONLY LIFT ITEMS WITHIN SAFE WORKING LOAD OF LIFTING EQUIPMENT
CRANES	INSTABILITY DURING OPERATION	H	L	2	AVOID SPECIFYING UNUSUALLY LARGE OR UNUSUALLY SHAPED ITEMS WHERE POSSIBLE. DO NOT SET UP CRANE IN CLOSE PROXIMITY OF BASEMENT/EXISTING SERVICES UNDERGROUND.	CONTRACTOR TO PREPARE METHOD STATEMENT

CONSTRUCTION RISK ASSESSMENT

THIS CONSTRUCTION RISK ASSESSMENT IS TO HIGHLIGHT TO THE BUILDER, SUB CONTRACTORS AND SUB CONSULTANTS THE MAIN RICK FACTORS IN UNDERTAKING THE CONSTRUCTION OF THE WORKS TO WHICH THESE NOTES FORM PART OF THE WORKING DRAWINGS.

THIS ASSESSMENT IN NOT EXHAUSTIVE AND THE BUILDER IS TO UNDERTAKE THEIR OWN SIMILAR ASSESSMENT AND MAINTAIN APPROPRIATE RISK MANAGEMENT ACTIVITIES FOR THE DURATION OF THE CONSTRUCTION PERIOD.

IT IS THE BUILDER RESPONSIBILITY TO ENSURE ALL PERSONNEL THAT ENTER THE CONSTRUCTION SITE ARE BRIEFED ON THE SPECIFIC SAFETY HAZARDS AND RISKS ASSOCIATED WITH THE DAILY ACTIVITIES.

WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT WORK AND WORK AND HEALTH SAFETY REQUIREMENTS. THIS SITE SPECIFIC RISK ASSESSMENT ASSIGNS A RISK RATING ACCORDING TO THE FOLLOWING MATRIX. THIS ASSIGNS THE MAIN CONSTRUCTION TASK A LIKELIHOOD (L), SEVERITY (S) AND RESULTING RISK RATING (R).

MARCUS RALPH DESIGN HAS TO THE BEST OF THEIR ABILITY, UNDERTAKEN TO IDENTIFY POTENTIAL CONSTRUCTION HAZARDS AND MINIMIZE THE RISK POTENTIAL TO THOSE INVOLVED WITH THE CONSTRUCTION OF THESE WORKS.

RISK RATING (R)

3- HIGH RISK ACTION REQUIRED BY CONTRACTOR TO MITIGATE OR ELIMINATE RISK

2- MEDIUM RISK ACTION REQUIRED BY CONTRACTOR TO REDUCE RISK

1 - LOW RISK NO DIRECT ACTION REQUIRED BY THE CONTRACTOR

RISK RATING CALCULATOR			SEVERITY (S)		
			H FATALITY,MAJOR INJURY CAUSING LONG TERM DISABILITY	M INJURY OR ILLNESS CAUSING SHORT TERM DISABILITY	L OTHER INJURY OF ILLNESS
LIKELIHOOD (L)	H	CERTAIN OR NEAR CERTAIN	1	1	2
	M	REASONABLY LIKELY	1	2	3
	L	VERY SELDOM	2	3	3

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Risk Register

date	issue revesion
02/06/2026	A
designed and drawn	revision-date
M.Ralph	**Design Drawing**
job no:	drawing no:
2026-1112	1112-11

GES geo-environmental solutions

Proposed Residential Development – Lot 1 Aldridge Road, Orielton

Bushfire Hazard Report

Applicant: Ray Bromfield

June 2026 J13232v1.0

GEO- ENVIRONMENTAL SOLUTIONS
29 Kirksway Place, Battery Point, Tasmania. 7004. T|62231839 E|office@geosolutions.net.au www.geosolutions.net.au

Contents

Disclaimer

The measures contained in Australian Standard 3959-2018 cannot guarantee that a building will survive a bushfire event on every occasion. This is due to the unpredictable nature and behaviour of fire and extreme weather conditions.

Geo Environmental Solutions (GES) has taken reasonable steps to ensure that the information contained within this report is accurate and reflects the conditions on and around the lot at the time of assessment. The assessment has been based on the information provided by you or your designer.

Authorship

Prepared and certified by Alice Higgins FPO (planning), Bushfire Practitioner (BFP165), Geo Environmental Solutions.

Base data for mapping: LISTmap, aerial photography, and Google Earth.

On site Photography: Geo Environmental Solutions.

1.0 Purpose

This bushfire hazard report for Lot 1 Aldridge Road, Orielton has been developed in support of a building application in a bushfire-prone area. It will demonstrate compliance with the Building Regulations 2016, and the Director's Determination – Bushfire Hazard Areas, version 1.2, 16th July 2024. A Certificate of Others (Form 55) and a certified Bushfire Hazard Management Plan (BHMP) indicating the management and protection measures to be implemented in a form approved by the Chief Fire Officer of the Tasmania Fire Service, are attached.

2.0 Summary

Site details and compliance

Title reference	47821/1
PID	3007005
Address	Lot 1 Aldridge Road, Orielton
Applicant	Ray Bromfield
Municipality	Clarence
Planning Scheme	Tasmanian Planning Scheme - Clarence
Zoning	Rural
Land size	~15.27Ha
Class of Building/s	Class 1a habitable building
Bushfire Attack Level	BAL-19
Certificate of Others (Form 55)	Complete and attached
Bushfire Hazard Management Plan	Certified and attached

Development of a new Class 1a habitable building at Lot 1 Aldridge Road, Orielton requires demonstrated compliance with the Building Regulations 2016, and the Director's Determination – Bushfire Hazard Areas, version 1.2, 16th July 2024. The site is within a bushfire-prone area as defined under the Tasmanian Planning Scheme – Clarence. The Bushfire Attack Level has been determined as 'BAL-19' as defined in AS 3959 - 2018. Provisions for construction standards, hazard management areas (HMA), property access and water supplies for firefighting will be required as detailed in this report and on the BHMP.

The proposed Class 10a building (shed) is no closer than 6 metres to the proposed Class 1a habitable building and no closer than 6 metres to another Class 10a building that is within 6 metres of the proposed Class 1a habitable building. Accordingly, the Director's Determination does not apply to the proposed Class 10a building (shed) and is not considered further in this assessment.

3.0 Introduction

This bushfire hazard report has been completed to form part of the supporting documentation for a building permit application for the proposed development. The proposed development site has been identified as being in a bushfire-prone area. A site-specific Bushfire Attack Level (BAL) assessment and BHMP has been provided to ensure compliance with AS 3959 – 2018 Construction of Buildings in Bushfire-Prone Areas, National Construction Code (NCC), and the Director's Determination – Bushfire Hazard Areas, version 1.2, 16th July 2024. Additional guidance for planning and building in bushfire-prone areas is available on the Tasmania Fire Service website.

4.0 Proposal

The proposal is for the construction of a new Class 1a habitable building and a Class 10a building (shed) greater than 6 metres from the proposed Class 1a habitable building. The proposal is situated in the western part of the title at Lot 1 Aldridge Road, Orielton. This assessment is based on plans provided by the client (Appendix B).

5.0 Bushfire Attack Level (BAL) Assessment

5.1 Methods

The bushfire attack level has been determined through the application of section 2 of AS 3959-2018 'Simplified Procedure'. Vegetation has been classified using a combination of onsite observations and remotely sensed data to ensure consistency with Table 2.3 of AS 3959-2018. Slope and distances have been determined by field measurements and analysis of aerial/satellite imagery, photography, and GIS layers from various sources. Where appropriate vegetation has been classified as low threat. The fire danger index (FDI) of 50 applies across Tasmania.

5.2 Site Description

The proposal is located at Lot 1 Aldridge Road, Orielton, in the municipality of Clarence and is zoned Rural under the Tasmanian Planning Scheme - Clarence. Access to the lot will be by an existing crossover from Aldridge Road, a council-maintained road. The lot is ~15.27 Ha, is irregular in shape and is located approximately 3.0 km west of Simpsons Hill (Figure 1).

Adjacent lands surrounding the lot to the east and west are zoned Rural with Agriculture to the north and south. The lot is in a rural setting characterised by a mosaic of grassland and woodland vegetation. At a landscape scale the lot occurs within an area of broader grassland vegetation with small patches of remnant native forest transitioning into large scale native forest vegetation to the north and east. The lot has moderate slopes with a predominantly easterly aspect with an altitude of approximately 110 metres above sea level and is likely to significantly affect fire behaviour at the site.

5.3. Bushfire Attack Level Assessment

The vegetation classification system as defined in AS 3959-2018 Table 2.3 and Figure 2.3 (A to H) has been used to determine vegetation types within 140 metres of the site (Table 1). Vegetation surrounding the lot was assessed (Table 1) and described as 'grassland' and 'woodland' or excluded from the assessment as 'low threat vegetation' within the defined Hazard Management Area and existing roads. The classified vegetation potentially having the greatest impact on the site is the woodland vegetation on slopes >10 degrees downslope occurring to the east (Figure 2). Given the relatively large areas of bushfire-prone vegetation in the surrounding landscape, the property could be subject to bushfire attack from any direction during extreme conditions. The prevailing fire weather wind direction is typically from the north and west of the site.

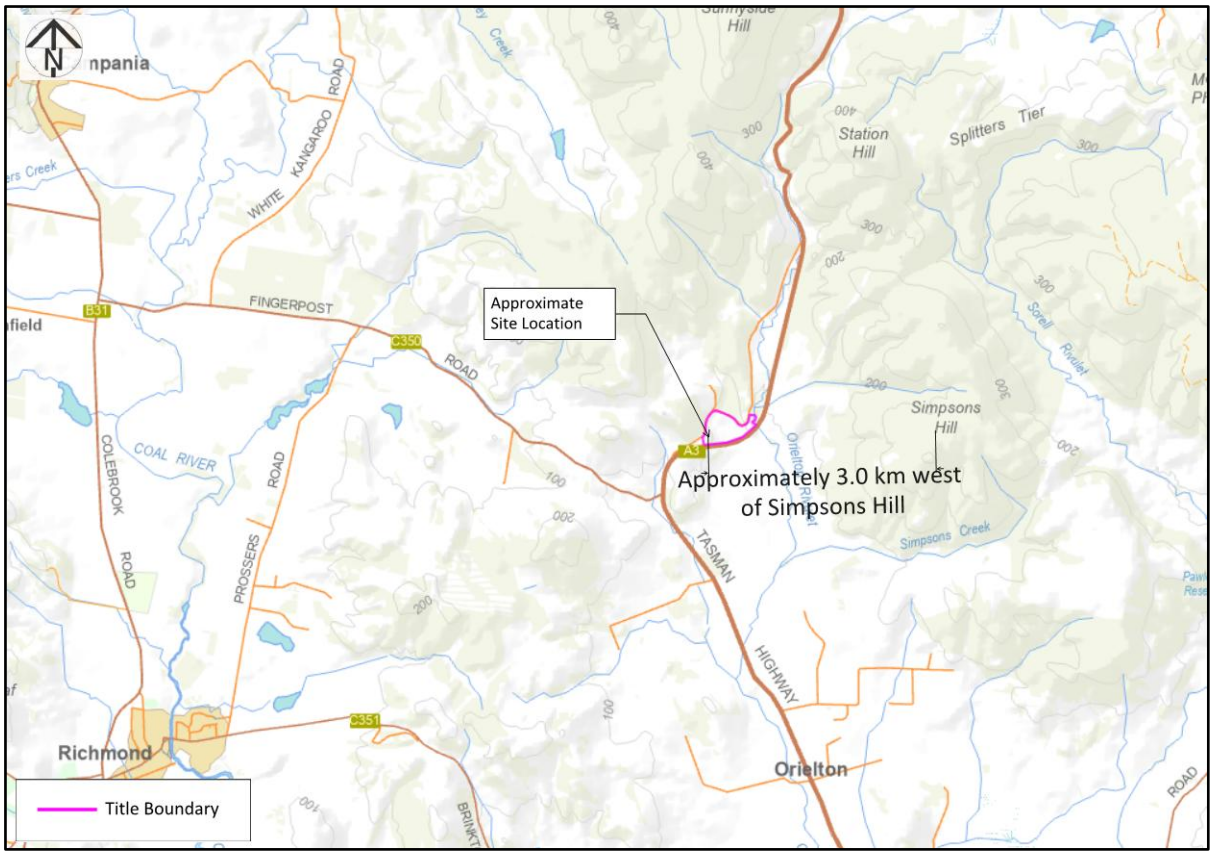


Figure 1. Site location outlined in pink (Image source: LISTmap 2026).

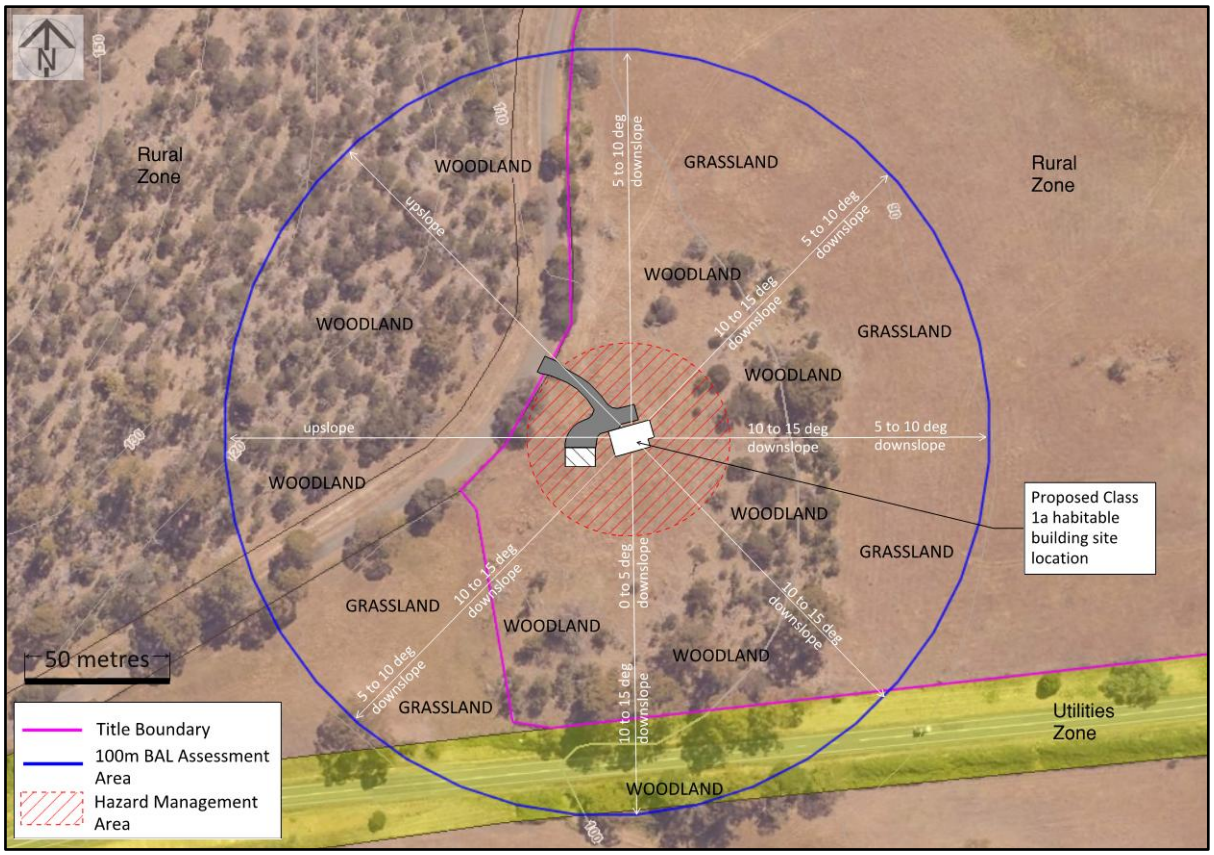


Figure 2. Shows the location of the site (outlined in pink) in the context of the adjacent lands, zoning, classified vegetation, and slopes (Image source: LISTmap 2026).

Table 1. Bushfire Attack Level (BAL) Assessment for the proposed Class 1a habitable building

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard Management Area Width	Bushfire Attack Level
North	Exclusion 2.2.3.2 (e, f)^^	>0 to 5º downslope	0 to 28 metres	28 metres	BAL-19
	Woodland^	>5º to 10º downslope	28 to 70 metres		
	Grassland^	>5º to 10º downslope	70 to >100 metres		
	--	--	--		
North-east	Exclusion 2.2.3.2 (e, f)^^	>0 to 5º downslope	0 to 28 metres	28 metres	BAL-19
	Woodland^	>10º to 15º downslope	28 to 74 metres		
	Grassland^	>5º to 10º downslope	74 to >100 metres		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f)^^	>5º to 10º downslope	0 to 28 metres	28 metres	BAL-19
	Woodland^	>10º to 15º downslope	28 to 72 metres		
	Grassland^	>5º to 10º downslope	72 to >100 metres		
	--	--	--		
South-east	Exclusion 2.2.3.2 (e, f)^^	>5º to 10º downslope	0 to 28 metres	28 metres	BAL-19
	Woodland^	>10º to 15º downslope	28 to >100 metres		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f)^^	flat 0º	0 to 28 metres	28 metres	BAL-19
	Grassland^	>0 to 5º downslope	28 to 45 metres		
	Woodland^	>10º to 15º downslope	45 to >100 metres		
	--	--	--		
South-west	Exclusion 2.2.3.2 (e, f)^^	upslope	0 to 28 metres	28 metres	BAL-19
	Grassland^	flat 0º	28 to 47 metres		
	Woodland^	>10º to 15º downslope	47 to 71 metres		
	Grassland^	>5º to 10º downslope	71 to >100 metres		
West	Exclusion 2.2.3.2 (e, f)^^	upslope	0 to 41 metres	28 metres	BAL-19
	Woodland^	upslope	41 to >100 metres		
	--	--	--		
	--	--	--		
North-west	Exclusion 2.2.3.2 (e, f)^^	upslope	0 to 36 metres	28 metres	BAL-19
	Woodland^	upslope	36 to >100 metres		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS 3959-2018, Table 2.3 and Figures 2.4(A) to 2.4 (H).
^^ Exclusions as per AS 3959-2018, section 2.2.3.2, (a) to (f).

6.0 Results

The Bushfire Attack Level for the site has been determined as BAL-19. There is a risk of ember attack, burning debris ignited by wind-borne embers and a likelihood of exposure to radiant heat consistent with BAL-19. The construction elements are expected to be exposed to a heat flux not greater than 19 kW/m^2.
The Hazard Management Area can be contained within the title boundaries and is not reliant upon off-site excluded land.

6.1 Construction Requirements

The proposed Class 1a habitable building must be constructed to BAL-19 standards in accordance with Sections 3 and 6 of AS 3959-2018.

6.2 Property Access Requirements

Property access is less than 30 metres long for a fire appliance to access a firefighting water point. In this circumstance there are no specific design or construction requirements for property access in accordance with Table 2 Element A of the Director's Determination - Bushfire Hazard Areas, version 1.2, 16th July 2024.

6.3 Water Supplies for Firefighting Requirements

An adequate, accessible, and reliable water supply for firefighting purposes must be supplied for the protection of life and property from the risks associated with bushfire. The site is not serviced by a reticulated water supply, therefore, a static water supply and associated infrastructure for firefighting is required in accordance with Clause 2.3.3 and Table 3B of the Director's Determination – Bushfire Hazard Areas, v1.2, 16th July 2024 as shown below:

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 firefighting water point of a static water supply, and

b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building.

B. Static Water Supplies

A static water supply:

a) May have a remotely located off-take connected to the static water supply,

b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must always be available,

c) Must be a minimum of 10,000 litres per building including associated Class 10 building or deck to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems,

d) Must be metal, concrete or lagged by non-combustible materials if above-ground, and

e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959:2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:

   i. metal, or

   ii. non-combustible material, or

   iii. fibre-cement a minimum of 6 mm thickness.

C. Fittings, pipework and accessories (including stands and tank supports)

Fittings and pipework associated with a firefighting water point for a static water supply must:

a) Have a minimum nominal internal diameter of 50 mm,

b) Be fitted with a valve with a minimum nominal internal diameter of 50 mm,

c) Be metal or lagged by non-combustible materials if above-ground,

d) Where buried, have a minimum depth of 300 mm,

e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment,

f) Ensure the coupling is always accessible and available for connection,

g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length),

h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table, and

i) Where a remote off-take is installed, ensure the off-take is in a position that is:

    i. "Visible",

    ii. "Accessible" to allow connection by firefighting equipment,

    iii. At a working height of 450 – 600 mm above-ground level, and

    iv. Protected from possible damage, including damage by vehicles.

D. Signage for static water connections

The firefighting 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

b) Comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.

E. Hardstand

A hardstand area for fire appliances must be provided:

a) No more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like),

b) No closer than six metres from the building to be protected,

c) With a minimum width of three metres and a minimum length of six metres constructed to the same standard as the carriageway, and

d) Connected to the property access by a carriageway equivalent to the standard of the property access.

Note: The BHMP demonstrates an indicative firefighting water tank and hardstand provisions which comply with the Director's Determination.
The building surveyor will ensure that the final design and installation of static water supply for firefighting is compliant prior to completion of building works.

6.4 Hazard Management Area Requirements

The Bushfire Attack Level for this site is BAL-19. Table 1 above shows the minimum separation distances (hazard management area width) for each azimuth of the site except to the north, west, and northwest which exceeds the minimum distance required that will result in a bushfire attack level of BAL-19.

A HMA must be established and maintained by the landowner for the life of the development and is shown on the BHMP. Guidance for the establishment and maintenance of the HMA is given below and on the BHMP.

A HMA is the area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for firefighting. The HMA is to be maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through but is not limited to the following strategies.

a) Remove fallen limbs, sticks, leaf and bark litter,
b) Maintaining grass at less than 100 mm height,
c) Avoid or minimise the use of flammable mulches (especially against buildings),
d) Thin out under-story vegetation to provide horizontal separation between fuels,
e) Prune low-hanging tree branches (<2 metres from the ground) to provide vertical separation between fuel layers,
f) Remove and/or prune larger trees to maintain a 6-metre horizontal separation between canopies,
g) Minimise the storage of flammable materials such as firewood,
h) Maintaining vegetation clearance around vehicular access,
i) Use low-flammability plant species for landscaping purposes where possible, and
j) Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

<u>HMA Maintenance</u>

The established HMA must be maintained in a minimal fuel state for bushfire protection mechanisms to be effective. The need to maintain an effective HMA into the future must be considered when planting gardens and landscaping. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. It is particularly important that any flammable fine fuels at ground level such as leaves, litter and wood piles are suitably managed.

Any additional fire protection measures implemented by the owners such as fire pumps and sprinkler systems must be tested regularly to ensure functionality.

7.0 Compliance

Table 2. Compliance with the Director's Determination - Bushfire Hazard Areas, version 1.2, 16th July 2024.

Requirements	Compliance
2.3.1 Design & Construction Requirements	Clause 2.3.1 requires buildings to be constructed in accordance with AS 3959-2018 or NASH standard – Steel Framed Construction in Bushfire Areas consistent with the BAL determined for the site. The BHMP specifies construction to BAL-19 standards of AS 3959-2018. If the proposed Class 1a habitable building is designed and constructed in accordance with the above construction standards, the development will comply with clause 2.3.1
2.3.2 Property Access	Clause 2.3.2 requires property access to be designed and constructed to comply with Table 2 of the determination and is applicable from the public roadway to within (at minimum) 90 metres of the furthest part of the building/s and includes access to a hardstand for the firefighting water point. In this circumstance there is no requirement for minimum design and construction standards for property access as property access is less than 30 metres long to access a firefighting water connection point. No further requirements to achieve compliance with clause 2.3.2
2.3.3 Water Supply for Firefighting	Clause 2.3.3 requires that a new building constructed in a bushfire-prone area is provided with a dedicated firefighting water supply in accordance with Tables 3A or 3B. Static water supplies consistent with Table 3B have been specified in this report and are required for compliance on the BHMP. If the requirements of section 6.3 of this report are implemented the proposal will comply with clause 2.3.3
2.3.4 Hazard Management Areas	Clause 2.3.4 requires that new buildings in bushfire-prone areas are provided with an HMA which is compliant with Table 4. The HMA must have the minimum separation distances required for the BAL determined for the site and, have an HMA established which reduces fuels and other hazards so that fuels and other hazards do not significantly contribute to the bushfire attack. HMAs are shown on the BHMP and are specified to the minimum widths required except the north, west and northwest exceed the minimum distances required to achieve BAL-19 for the proposed Class 1a habitable building. This report and the BHMP specify requirements for hazard management areas. If the HMAs are established in accordance with the BHMP the proposal will comply with clause 2.3.4
2.3.5 Emergency Plan	The proposal is for the construction of a new Class 1a habitable building and therefore in this circumstance Emergency Plans are not required for compliance.
3. Bushfire Hazard Management Plan and Certificate of Others	A bushfire hazard management plan has been prepared for work for which this division applies and has been certified in accordance with the Chief Officer's requirements by an accredited person. Form 55 is attached.

8.0 Guidance

The defendable space (HMA) around a building is critical for providing occupants and/or fire fighters with safe access to the building in order that firefighting activities may be undertaken. The larger the defendable space, the safer it will be for those defending the structure. Some desirable characteristics of a hazard management area are:

- The area directly adjacent to the building has a significant amount of flammable material removed such that there is little to no material available to burn around the building,
- Includes non-flammable areas such as paths, driveways, managed lawns,
- Establishment of orchards, vegetable gardens, dams or wastewater effluent disposal areas on the fire prone side of the building,
- Creating wind breaks and radiation shields such as non-combustible fences and low flammability hedges, and
- It is not necessary to remove all vegetation from the defendable space; trees can provide protection from wind borne embers and radiant heat in some circumstances.

9.0 Further Information

For further information on preparing yourself and your property for bushfires visit the Tasmania Fire Service website at www.fire.tas.gov.au or phone 1800 000 699 for resources on:

- Preparing a bushfire survival plan,
- Preparing yourself and your home for a bushfire,
- Guidelines for development in bushfire-prone areas in Tasmania,
- Fire resisting plants for the urban fringe and rural areas,
- Using fire outdoors,
- Fire permits,
- Total fire bans, and
- Bushfires burning in Tasmania.

10.0 Glossary

AS – Australian Standard

BAL – Bushfire Attack Level – A means of measuring the severity of a building's potential exposure to ember attack, radiant heat, and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire (AS 3959-2018).

BFP – Bushfire Practitioner – An accredited practitioner recognised by Tasmania Fire Service.

BHMP – Bushfire Hazard Management Plan – A plan for an individual habitable building or subdivision identifying separation distances required between a habitable building(s) and bushfire-prone vegetation based on the BAL for the site. The BHMP also indicates requirements for construction, property access and firefighting water.

Bushfire-prone area:

(a) land shown on an overlay map in the relevant Local Provisions Schedule, as within a bushfire-prone area; or

(b) where there is no overlay map in the relevant Local Provisions Schedule, land that is within 100 m of an area of bushfire-prone vegetation equal to or greater than 1 ha.

Class 1a building – A single habitable building, being a detached house, or one of a group of attached habitable buildings being a town house, row house or the like (NCC 2022).

deg – degrees

FDI – fire danger index – Relates to the chance of a fire starting, its rate of spread, its intensity, and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long- and short-term drought effects (AS 3959-2018).

ha – hectares

HMA – Hazard Management Area – The area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.

km - kilometres

m – metres

mm – millimetres

NASH – National Association of Steel Framed Housing

t – tonnes

11.0 References

Australian Building Codes Board, National Construction Code, Building Code of Australia, Australian Building Codes Board, Canberra.

Building Act 2016. The State of Tasmania Department of Premier and Cabinet.

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet.

Director's Determination – Bushfire Hazard Areas, version 1.2 16th July 2024. Director of Building Control.

LISTmap 2026. Land Information System Tasmania, Tasmania Government.

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

Tasmania Fire Service 2020, Building for Bushfire – Planning and Building in Bushfire-Prone Areas for Owners and Builders. Tasmania Fire Service, Tasmania.

Tasmanian Planning Scheme – Clarence, Tasmanian Planning Commission 2015, Tasmanian Planning Commission, Hobart.

12.0 Limitations Statement

This Bushfire Hazard Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions (GES) and the applicant named in section 2. To the best of GES's knowledge, the information presented herein represents the Client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from those described in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible bushfire hazard condition and does not provide a guarantee that no loss of property or life will occur because of bushfire. As stated in AS 3959-2018 "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". In addition, no responsibility is taken for any loss which is a result of actions contrary to AS 3959-2018 or the Tasmanian Planning Scheme Bushfire Code.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required. No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third party.

Appendix A – Site Photos

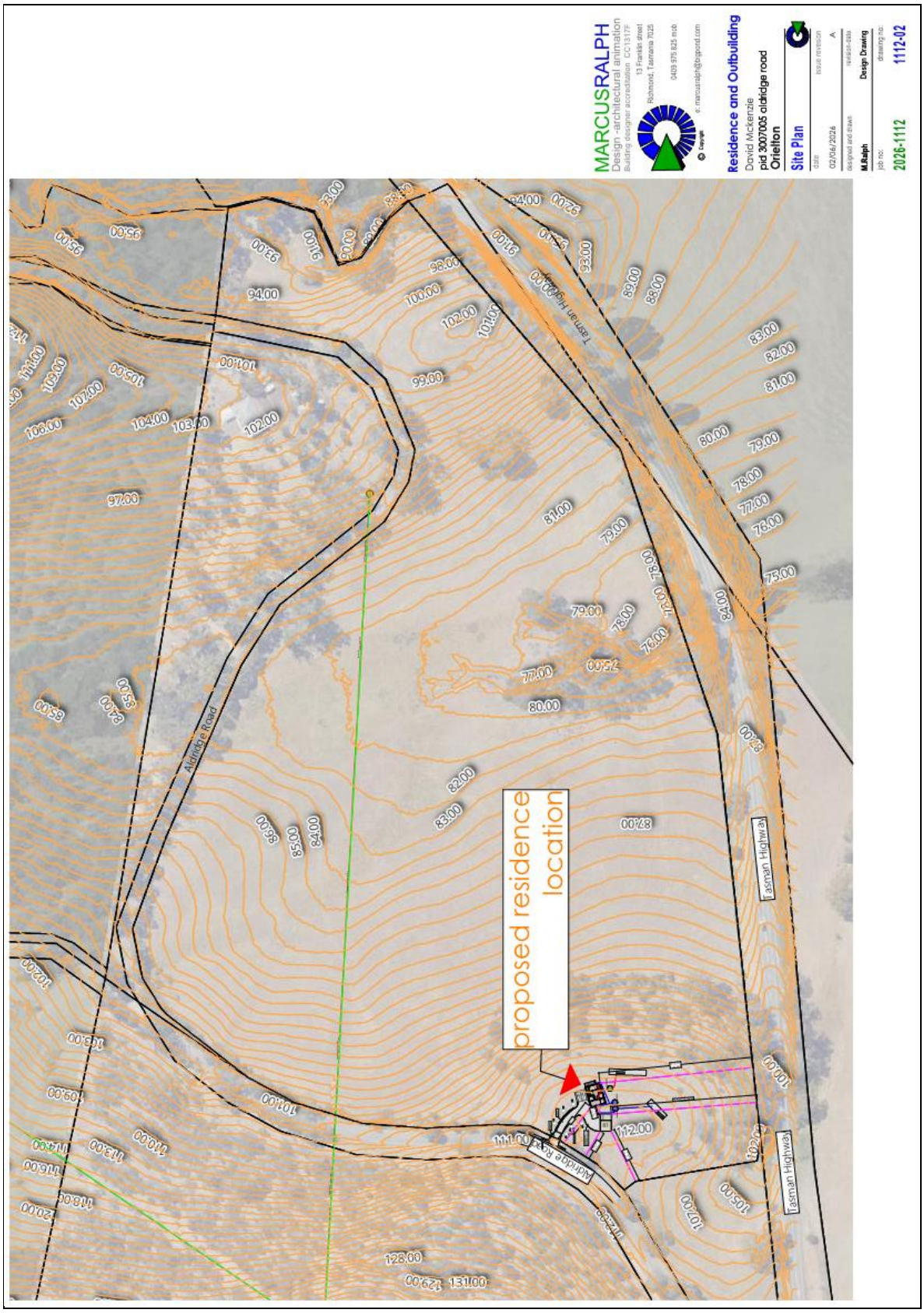
Figure 3. Northern azimuth from the site of the proposed development looking at woodland and grassland 5 to 10 degrees downslope.

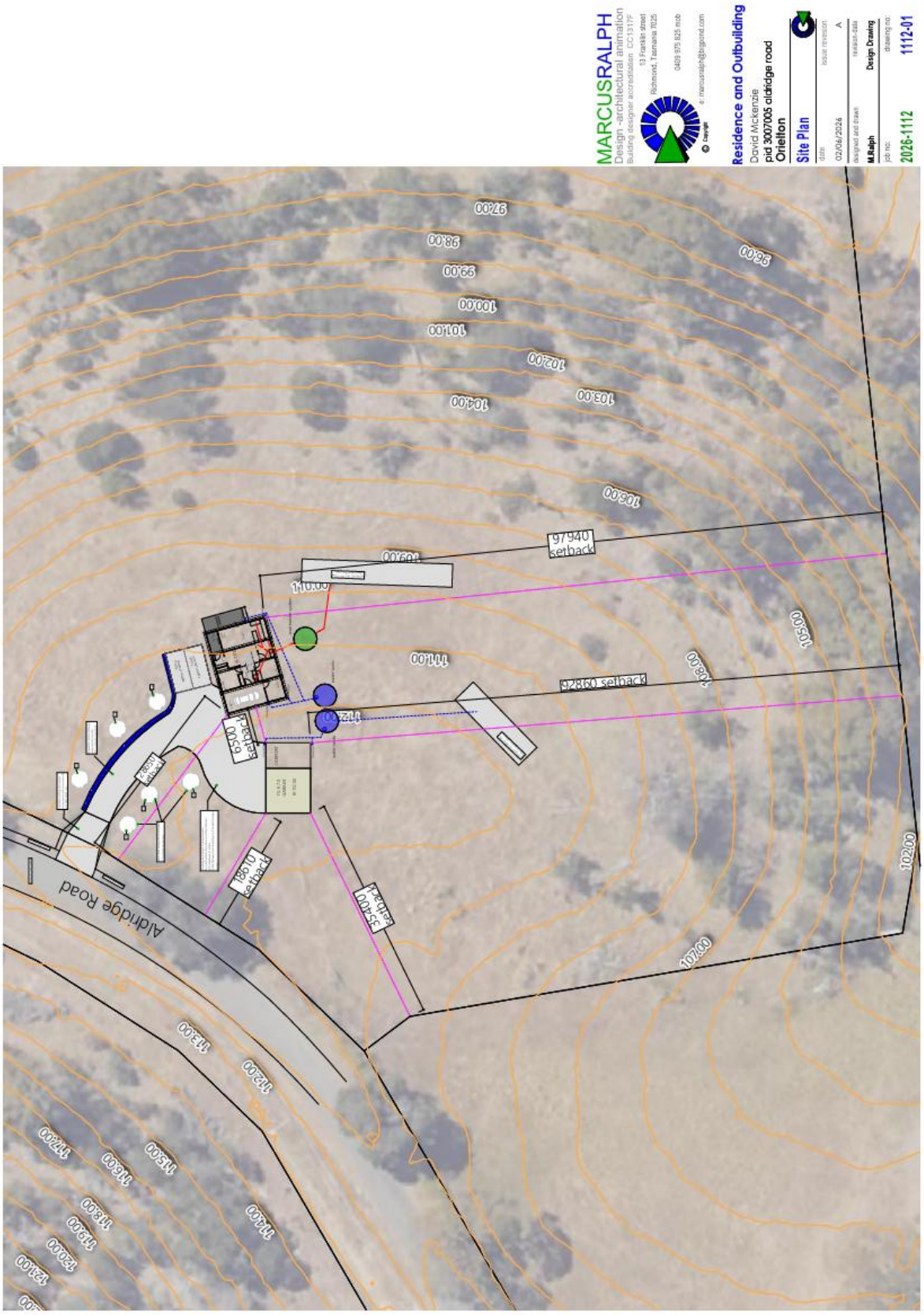
Figure 4. Eastern azimuth from the site of the proposed development looking at grassland 5 to 10 degrees downslope and woodland 10 to 15 degrees downslope beyond.

Figure 5. Southern azimuth from the site of the proposed development looking at grassland 0 to 5 degrees downslope and woodland 10 to 15 degrees downslope beyond.

Figure 6. Western azimuth from the site of the proposed development looking at grassland upslope and woodland upslope beyond.

Appendix B - Site Plan





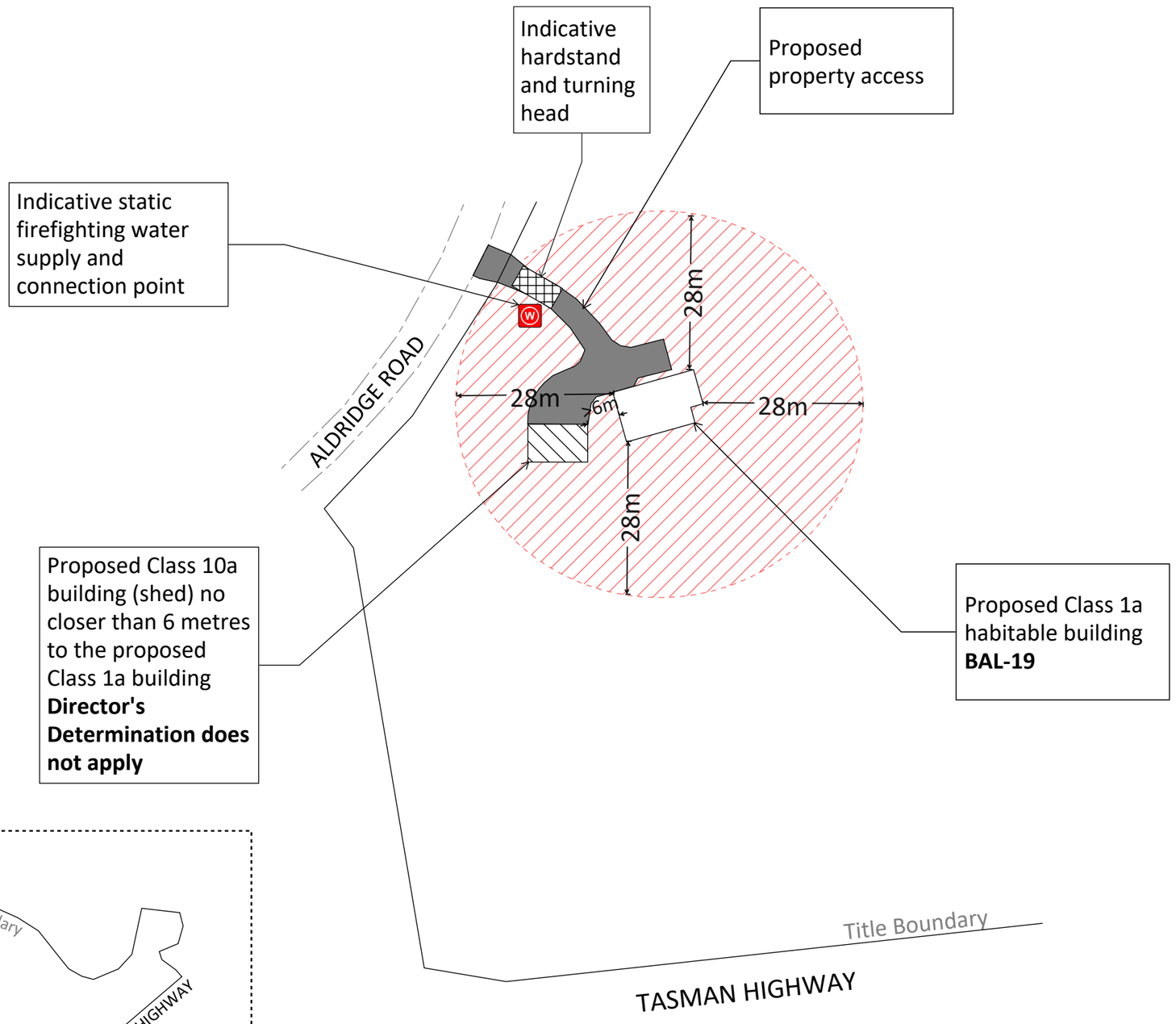
Attachment 1

BUSHFIRE HAZARD MANAGEMENT PLAN

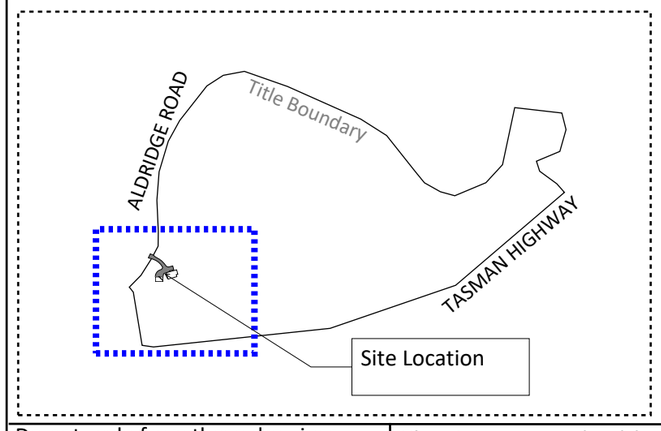
Lot 1 Aldridge Road, Orielton. June 2026. J13232v1.0

Tasmanian Planning Scheme - Clarence

GES geo-environmental solutions



OVERVIEW



LEGEND

- Proposed Class 1a Habitable Building
- Proposed Class 10a Building (Shed)
- Proposed Property Access
- Hazard Management Area
- Indicative Hardstand and Turning Head
- Indicative Static Fire Fighting Water Supply and Connection Point

Building Specifications to **BAL-19** for the proposed Class 1a habitable building of AS 3959-2018

Do not scale from these drawings. Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations.	Client Name and Address: Ray Bromfield 129 Cilwen Road Cambridge, TAS, 7170	C.T.: 47821/1 PID: 3007005 Area: 15.27 Ha	The Bushfire Hazard Management Plan is to be printed at A3 in colour and read in conjunction with the Bushfire Hazard Report for the proposed Class 1a habitable building at Lot 1 Aldridge Road, Orielton (GES, 11th June 2026, J13232v1.0)	Certification No. J13232 Alice Higgins Acc. No. BFP-165 Scope 1, 2, 3A, 3B, 3C.	Sheet 1 of 2 Prepared by: Alice Higgins

Attachment 1

BUSHFIRE HAZARD MANAGEMENT PLAN

Lot 1 Aldridge Road, Orielton. June 2026. J13232v1.0
Tasmanian Planning Scheme - Clarence

Design and Specification Requirements

Requirements for Construction

The proposed Class 1a habitable building must be constructed to BAL-19 standards in accordance with Sections 3 and 6 of AS 3959-2018.

Requirements for Property Access

Property access is less than 30 metres long for a fire appliance to access a firefighting water point. In this circumstance there are no specific design or construction requirements for property access in accordance with Table 2 Element A of the Director's Determination - Bushfire Hazard Areas, version 1.2, 16th July 2024.

Requirements for Static Water Supply for Firefighting

The site is not serviced by a reticulated water supply, therefore a dedicated, static firefighting water supply will be provided in accordance with the following;

Static water supplies and associated infrastructure for firefighting purposes will be provided in accordance with Table 3B of the Director's Determination - Bushfire Hazard Areas, version 1.2, 16th July 2024

A Distance between building area 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 firefighting water point of a static water supply, and
(b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

B) Static Water Supplies
A static water supply:
(a) May have a remotely located off-take connected to the static water supply,
(b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times,
(c) Must be a minimum of 10,000 litres per building including associated Class 10 Building or deck to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems,
(d) Must be metal, concrete or lagged by non-combustible materials if above ground, and
(e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
(i) metal,
(ii) non-combustible material, or
(iii) fibre-cement a minimum of 6 mm thickness.

Requirements for Static Water Supply for Firefighting

C) Fittings and pipework associated with a firefighting water point for a static water supply must:
(a) Have a minimum nominal internal diameter of 50 mm,
(b) Be fitted with a valve with a minimum nominal internal diameter of 50 mm,
(c) Be metal or lagged by non-combustible materials if above ground,
(d) Where buried, have a minimum depth of 300 mm (compliant with AS/NZS 3500.1-2003 Clause 5.23),
(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment,
(f) Ensure the coupling is accessible and available for connection at all times,
(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length),
(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table, and
(i) Where a remote off-take is installed, ensure the off-take is in a position that is:
(i) Visible,
(ii) Accessible to allow connection by fire fighting equipment,
(iii) At a working height of 450 – 600 mm above ground level, and
(iv) Protected from possible damage, including damage by vehicles.

D) Signage for static water connections
The firefighting 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 AS2304, or
(b) Comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.

E) Hardstand
A hardstand area for fire appliances must be provided:
(a) No more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like),
(b) No closer than six metres from the building to be protected,
(c) With a minimum width of three metres and a minimum length of six metres constructed to the same standard as the carriageway, and
(d) Connected to the property access by a carriageway equivalent to the standard of the property access.

Requirements for Hazard Management Area

A hazard management area is required to be established and maintained by the landowner for the life of the building and is shown on this BHMP. All dimensions shown on the BHMP are minimum required distances except the north, northwest, and west exceed the minimum required distances. Guidance for the establishment and maintenance of the hazard management area is also provided.
A hazard management area is the area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for firefighting. The hazard management area is to be maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

a) Remove fallen limbs, sticks, leaf and bark litter,
b) Maintain grass at less than 100 mm height,
c) Remove pine bark and other flammable mulch (especially from against buildings),
d) Thin out under-story vegetation to provide horizontal separation between fuels,
e) Prune low-hanging tree branches (<2 m from the ground) to provide vertical separation between fuel layers,
f) Prune larger trees to maintain a 6 metre horizontal separation between canopies,
g) Minimise the storage of flammable materials such as firewood, rubbish heaps and stored fuel away from habitable buildings,
h) Maintain vegetation clearance around vehicular access and water supply points;
i) Use low-flammability species for landscaping purposes where appropriate;
j) Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.

Do not scale from these drawings. Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations.	Client Name and Address: Ray Bromfield 129 Cilwen Road Cambridge, TAS, 7170	C.T.: 47821/1 PID: 3007005 Area: 15.27 Ha	The Bushfire Hazard Management Plan is to be printed at A3 in colour and read in conjunction with the Bushfire Hazard Report for the proposed Class 1a habitable building at Lot 1 Aldridge Road, Orielton (GES, 11th June 2026, J13232v1.0)	Certification No. J13232 Alice Higgins Acc. No. BFP-165 Scope 1, 2, 3A, 3B, 3C.	Sheet 2 of 2 Prepared by: Alice Higgins

Attachment 2

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Ray Bromfield *Owner /Agent*
129 Cilwen Road *Address*
Cambridge, TAS 7170 *Suburb/postcode*

Qualified person details:

Qualified person: Alice Higgins
Address: 29 Kirksway Place
Battery Point, TAS 7004
Phone No: 03 6223 1839
Fax No:
Licence No: BFP-165
Email address: ahiggins@geosolutions.net.au

Qualifications and Insurance details: Accredited to report on bushfire hazards under Part IVA of the Fire Service Act. BFP-165 scope 1, 2, 3a, 3b. Pantheon Insurance PI policy No. 17080170

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

Speciality area of expertise: Analysis of bushfire hazard risk in a bushfire-prone area

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

Details of work:

Address: Lot 1 Aldridge Road
Orielton, TAS 7172
Lot No: 1
Certificate of title No: 47821

The assessable item related to this certificate: Construction of a Class 1a habitable building in a bushfire-prone area.

(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 Assessment

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

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

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

Attachment 2

OR

○ a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:	• Bushfire Hazard Report for Lot 1 Aldridge Road, Orielton. 11th June 2026. J13232v1.0 • Bushfire Hazard Management Plan for Lot 1 Aldridge Road, Orielton. 11th June 2026. J13232v1.0
Relevant	BAL assessed as per AS 3959-2018 for the proposed Class 1a habitable building identified on the BHMP
References:	• AS 3959-2018 Construction of Buildings in Bushfire-prone Areas • Building Regulations 2016 • National Construction Code (NCC) – Vol. 2 • Director's Determination - Bushfire Hazard Areas, v1.2, 16th July 2024

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

Bushfire Attack Level Assessment in accordance with AS 3959-2018 and determination of required bushfire mitigation measures as required by the relevant Director's Determination as cited in the Bushfire Hazard Report and on the BHMP.
Design and construction for the proposed Class 1a habitable building must be to a minimum standard of **BAL-19** (sections 3 and 6 of AS 3959-2018).

Scope and/or Limitations

Scope: The bushfire hazard assessment was undertaken at the site to determine whether there is sufficient risk to the proposed Class 1a habitable building from bushfire to warrant specific bushfire hazard management measures.
Limitations:
The assessment relates to bushfire hazard only.
The assessor has taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.
The report only identifies the size, volume, and status of vegetation at the time the site assessment was undertaken, impacts of future development and vegetation growth have not been considered.
No liability will be accepted by the assessor for actions undertaken by the owners or others that compromise the effectiveness of the measures outlined in this assessment.
The effectiveness of the bushfire safety measures outlined in the assessment are reliant on their implementation and ongoing maintenance.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		J13232	11/06/2026

GEO-ENVIRONMENTAL SOLUTIONS

LAND CAPABILITY ASSESSMENT

Lot 1 Aldridge Road, Orielton

CLIENT

David McKenzie

June 2026

Geo-Environmental Pty Ltd 29 Kirksway Place, Battery Point 7004. Ph 6223 1839

SUMMARY

Geo-Environmental Solutions Pty Ltd was engaged by David Mckenzie to complete a land capability assessment of the property at Lot 1 Aldridge Road, Orielton.

The proposal is for development of a new dwelling on a rural property within the rural zone. The area under consideration is the land currently contained by CT47821/1 and is approximately 15.7 ha in area.

Following field inspection of the land, the land has been classified as Class 4 & 5/6 agricultural land. The capability of the land is generally suited to agriculture with moderate to severe limitations to agricultural use or development. The surrounding land use is predominantly rural residential land use with significant natural buffers to agricultural use further away. Therefore, the proposed development on the property has a low likelihood of fettering any possible agricultural use in the local area.

As none of the land surveyed is prime agricultural land, and there is no evidence that the area in question could be classified as agricultural land of significance, then it is my professional opinion that the construction of worker accommodation is not in conflict with the state policy on the protection of agricultural land or the planning scheme, and should proceed.

FOUNDING STATEMENT

This assessment report is one of many completed by John Paul Cumming of Geo-Environmental Solutions P/L (GES). John Paul holds a first-class honours degree in Agricultural Science (major in soil science) and a PhD in environmental soil chemistry. John Paul is a former Honorary Research Associate in the Faculty of Engineering, Science, and Technology where he has participated in a number of academic and research projects pertaining to soil and environmental management. John Paul has current status as a Certified Professional Soil Scientist from the Australian Society of Soil Science Inc.

John Paul is a graduate member of the Australian Institute of company directors, and a director of Geo-Environmental Solutions P/L (GES). In his role at GES John Paul has completed numerous land capability assessments for Federal, State and Local Government agencies. In addition, over the past twenty five years John Paul has supervised over 20,000 site and soil classifications for residential developments according to AS2870-2011 and AS/NZS1547-2012.

1 INTRODUCTION

The property where construction has been proposed is situated at Lot 1 Aldridge Road, approximately 3km north east of the settlement of Orielton (Figure 1).

The subject title is approximately 15.7hectares (CT47821/1) of vacant rural zoned land. The properties surrounding the proposed site support a mix of rural residential use and agricultural use. There is no evidence of recent agricultural activity on the subject property, however the cleared areas of the property would be suitable for grazing.

The proposal is for a new residential dwelling and outbuilding on part of the property and the land use on the remainder of the property is to remain unchanged (see appendix 1).

It is the scope of this report to consider the agricultural capability of the title, and of the area surrounding the proposed construction site. The report will make reference to the relevant objectives as outlined by the Tasmanian Planning Scheme.

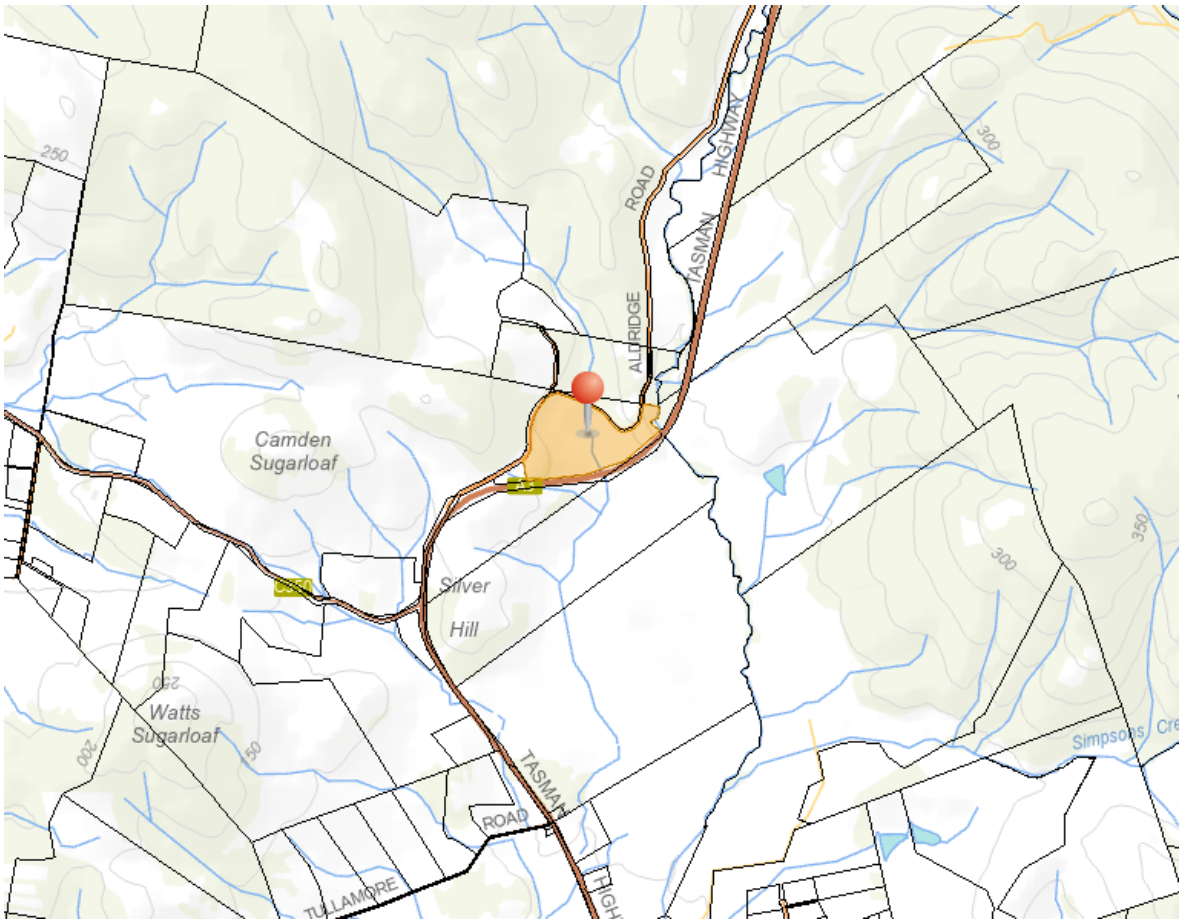


Figure 1 – Site location – title as pinned

1.1 Planning context

The land area proposed for the new development falls within land zoned rural under the Tasmanian Planning Scheme whilst land to the south and north of the site is zoned agriculture as shown in (Figure 2).

Providing that the requirements of the scheme are met regarding the protection of agricultural land, then the development of the proposed development should proceed.

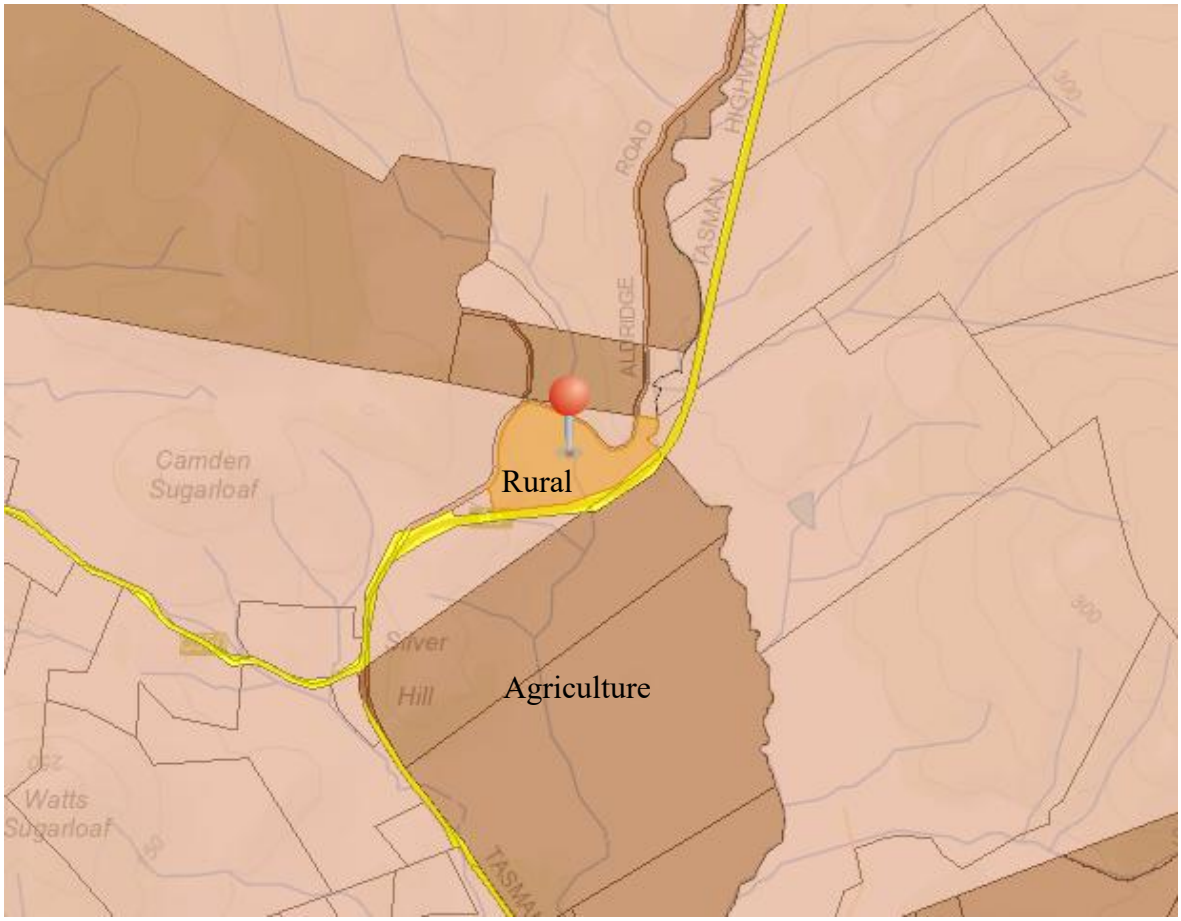


Figure 2 – Planning Zones – Tasmania Planning Scheme

2 SITE INFORMATION

Site information pertaining to the agricultural capability of the land was collected from desktop (The List) and field survey. Field survey was undertaken using a hand auger to assess soil profiles and the suitability of the soils for agriculture.

2.1 TOPOGRAPHY

The site is characterised by a relatively gentle rolling hills with an elevation approximately 70-100m AHD. The majority of the site in the vicinity of the proposed construction has a gentle gradient between 1 – 5%, generally to the east-north east, with a steeper slope leading down to a larger open area of pasture with gentle slopes (see figure 3). A significant drainage line runs through the property on a north to south alignment. The drainage line was dry att he time of inspection and deeply eroded in places. There was no visible

Figure 3 –Photo overlooking the site to the east from higher ground down to the gentle slopes

2.2 Climate

Climatic data collected by the Bureau of Meteorology (BoM) were sourced from the Hobart Airport gauging station (94008), approximately 25km to the south of the Site. The station has been collecting rainfall data since 1958. From the historical record, the mean annual rainfall has been determined to be 498mm (Figure 5).

Rainfall was generally above average from the mid 1960s until around the end of the 1970s whereby for most of the subsequent period it has been below average, with few periods experiencing above average rainfall as demonstrated by the 5 year moving average.

Mean monthly rainfall data from 1959-2011 is shown on Figure 6. As indicated, the months from August-December experience the highest rainfall with December being the highest receiving on average 53.6 mm. Rainfall generally decreases from January – June (with the exception of April) with June receiving the lowest of all months 32.8 mm. The long term average annual rainfall for the site is approximately 500mm, which suggests that irrigation will be required for all landscaping activities on site. The figures also suggest that the volumes of water available from roof retention and possibly from storm water retention are also likely to be limited.

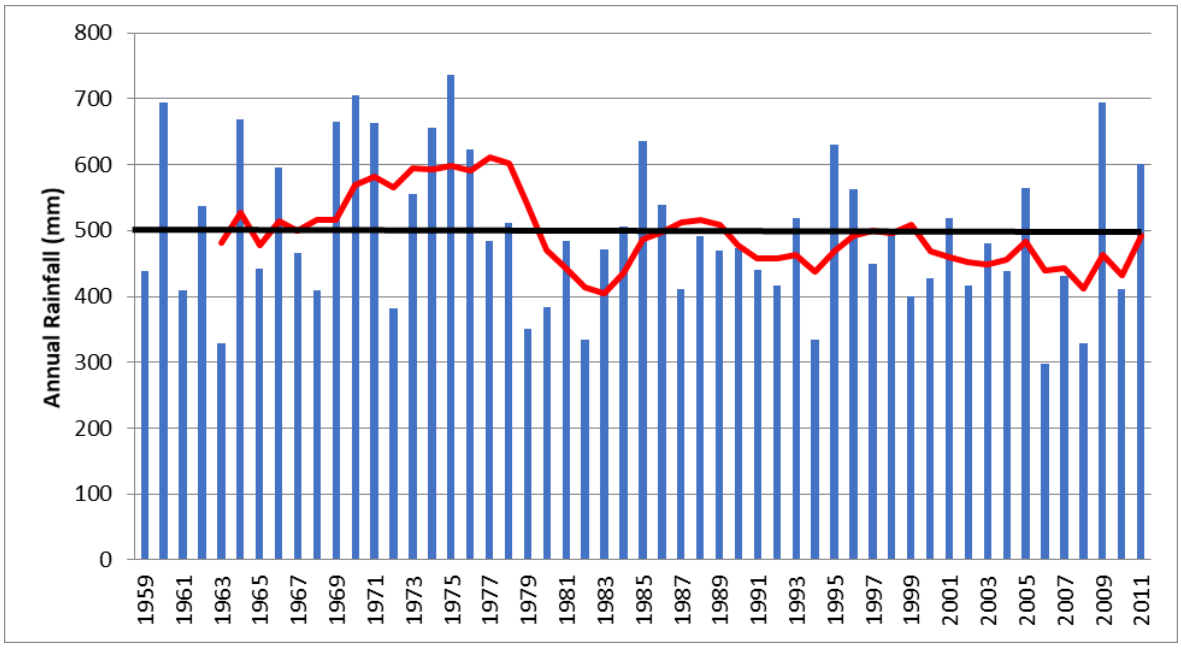
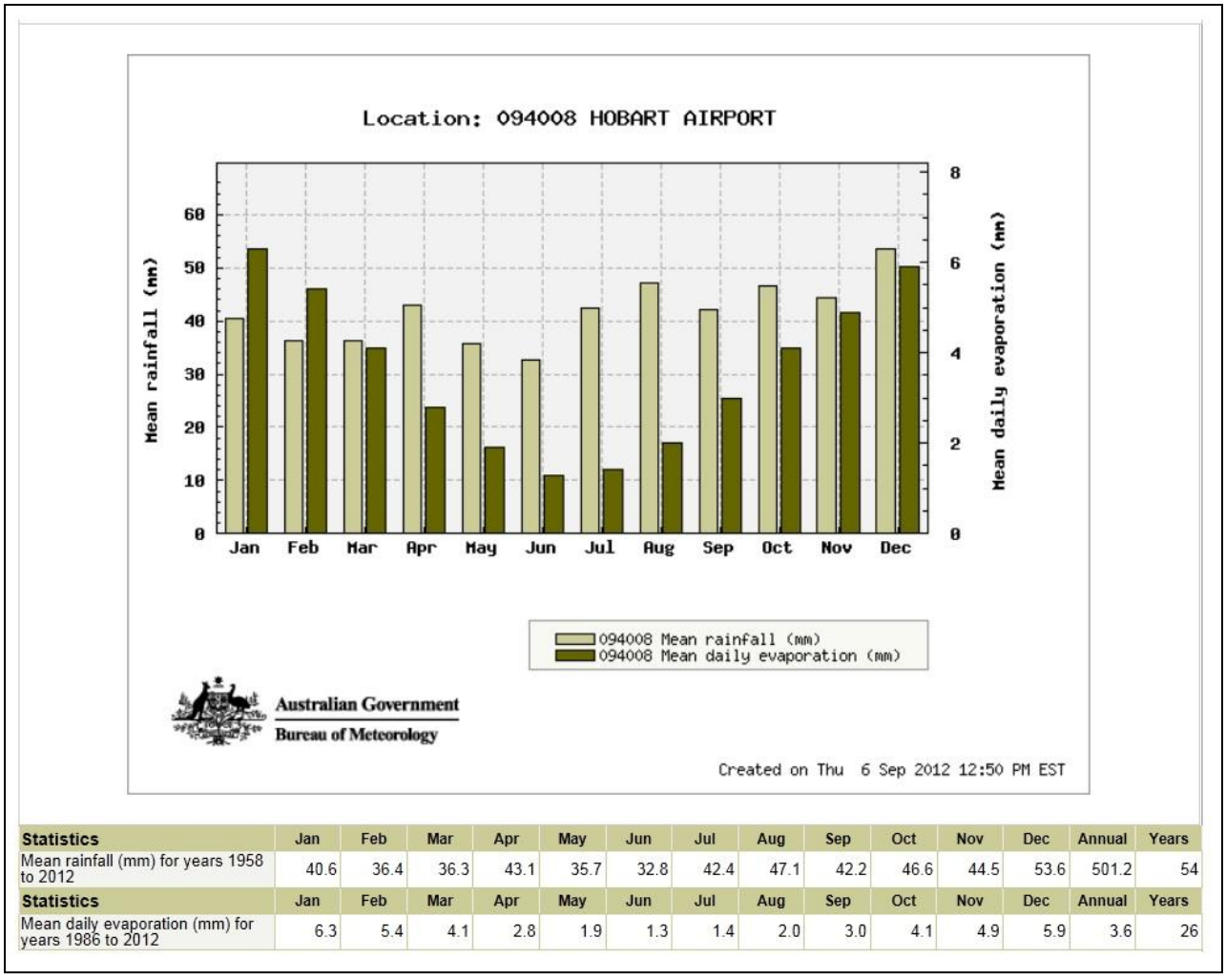


Figure 4. Summary of annual rainfall record for Hobart Airport station (94008)



Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years
Mean rainfall (mm) for years 1958 to 2012	40.6	36.4	36.3	43.1	35.7	32.8	42.4	47.1	42.2	46.6	44.5	53.6	501.2	54
Statistics	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**Annual**	**Years**
Mean daily evaporation (mm) for years 1986 to 2012	6.3	5.4	4.1	2.8	1.9	1.3	1.4	2.0	3.0	4.1	4.9	5.9	3.6	26

Figure 5. Summary of mean monthly rainfall and evaporation record for Hobart Airport station (94008)

Although evapotranspiration statistics are available from the Hobart Airport gauging station, no reliable class A pan evaporation data or evapotranspiration (ET) coverage is available for the site. An estimate of ET has be made using an empirical technique developed by Forestry Tasmania based on mean maximum daily temperature. The estimate is based on the following relationships:

ET = 0.12T mm/day (June-January)
ET = 0.13T-0.4 mm/day (Feburary-May)

2.3 Geology

The study area falls within the Mineral Resources Tasmania 1:25 000 mapping sheet for Richmond (Figure 6). This indicates that the property is dominated by Jurassic aged Dolerite(Jd) and Triassic sandstone (R) with a smaller area of Quaternary aged alluvial deposits (Qa). The mapping of the alluvial deposits appears to be slightly out as it is more aligned with the drainage line on site. Likewise, it appears that Jurassic dolerite slope deposits also overlay part of the Triassic sediments producing soils dominated by dolerite parent material. Dolerite outcropping was also evident on the upper elevations of the property around the proposed construction area.

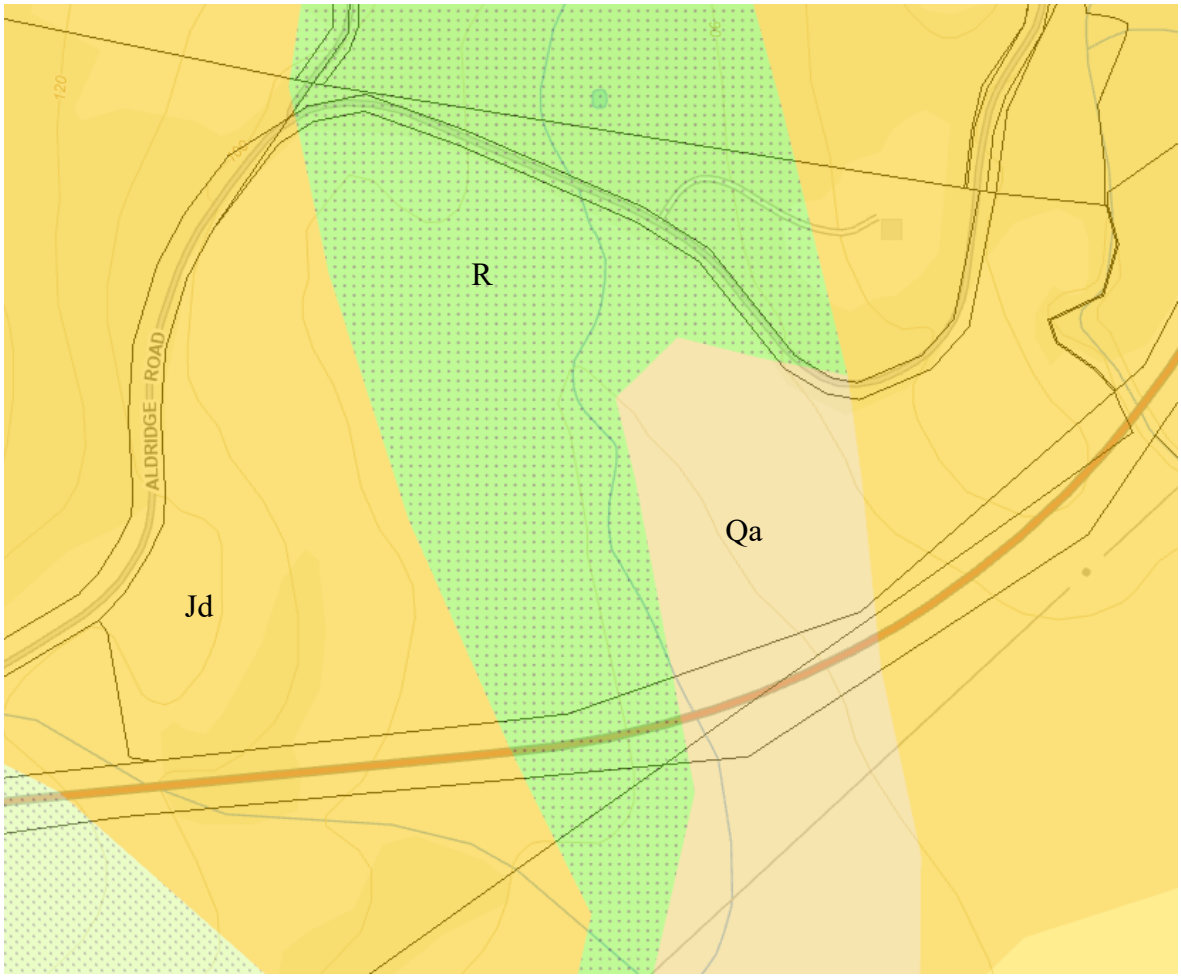


Figure 6. Geology map of the area (The List source)

2.4 Soil distribution

Soil type mapping for the local area indicates the soils are mapped as predominantly black soils on dolerite (Bd) on the lower slopes and Podzolic soils on dolerite (Pd1) on the upper slopes due to the dominance of Dolerite rock parent material in the area. The site also has any area mapped as undifferentiated alluvial soils (A) associated with the drainage line on site and the Quaternary alluvial deposits (see figure 7).

The clay soils on the upper slopes are shallow and rocky (Figure 8), whilst the soils on the lower slopes are deeper clay soils with a minor stone content (figure 9). The shallower soils tend to fall into the podzolic soils on dolerite group, whilst the deeper clays soils transition from the podzolic soils on dolerite to the event deeper black soils on dolerite and the alluvial soils. The podzolic soils are classified according to the Australian soil Classification as a mix of Brown Dermosols to brown chromosols. Where the soils are deeper and blacker in colour they are often classified in the local area as vertosols, due to reactivity and cracking trend when dry. The soils on dolerite and alluvial deposits on the lower elevations have been cleared and utilised for grazing with occasional cropping, and generally have a good fertility status to support a range of crops. On the higher slopes where the soils area shallower and stony the soils have been left to native pasture and scrub.

Figure 7. Soil Mapping from Listmap the brown soils on dolerite dominate the lower slopes

Figure 9. Area of shallow rocky soils on the upper slopes

Figure 10. Example of deeper clay soils on the lower slopes

3 LAND CAPABILITY ASSESSMENT

Agricultural Land Capability assessment has been developed in Tasmania by the Department of Primary Industries Water and Environment according to the guidelines described in Noble (1992) and Grose (1999). The system uses a rating system of 7 classes to classify land according to the ability of the land to sustain a range of agricultural uses without land degradation. Agricultural land capability is generally based upon the permanent biophysical features of the land such as geology, soils, slope, climate, erosion hazard etc. The classification system assumes an average standard of land management and that production will be sustainable if the land is managed according to the guidelines of its Class. The system does not take into account the economics of production, distance from markets, social or political factors; all of which can change over time.

The agricultural land capability system in Tasmania utilizes a hierarchical framework of 7 classes which describe the degree of limitation from little to no limitations in class 1, to extreme limitations in class 7. Subclasses then describe the dominant limitation(s) within the class, i.e. erosion, wetness, soils, and climate. Land classified as class 1 – 4 is generally suitable for cropping activities subject to the limitations of each class, class 5 & 6 land is generally suitable only for grazing with careful management, and class 7 land is unsuitable for agricultural use (Grose 1999). According to the State Policy on the Protection of Agricultural Land 2009 land classified as class 1, 2 and 3 is defined as prime agricultural land.

3.1 Agricultural Land Capability Classes

The Land Capability Survey of Tasmania, Derwent 1:100 000 map from the Department of Primary Industries, Water and Environment, Tasmania (DeRose R. and Todd D, 2001) indicates that the land proposed for construction is Class 5/6 complex land, with a smaller area of the lower elevations of the property class 4 land (Figure 10). However, based upon field survey and assessment of the soils on the property the area of class 4 land has been reduced due to topography and a significant drainage line on the property (figure 11). CLASS 4 land is defined as land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimize degradation. Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent, during 'normal' years to avoid damage to the soil resource. CLASS 5 land is defined as land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices. *CLASS 6* land is defined as land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover.

The area of the proposed construction on site is classified as part of the complex class 5/6 land on the property, whilst an area of class 4 land is present on the lower elevations.

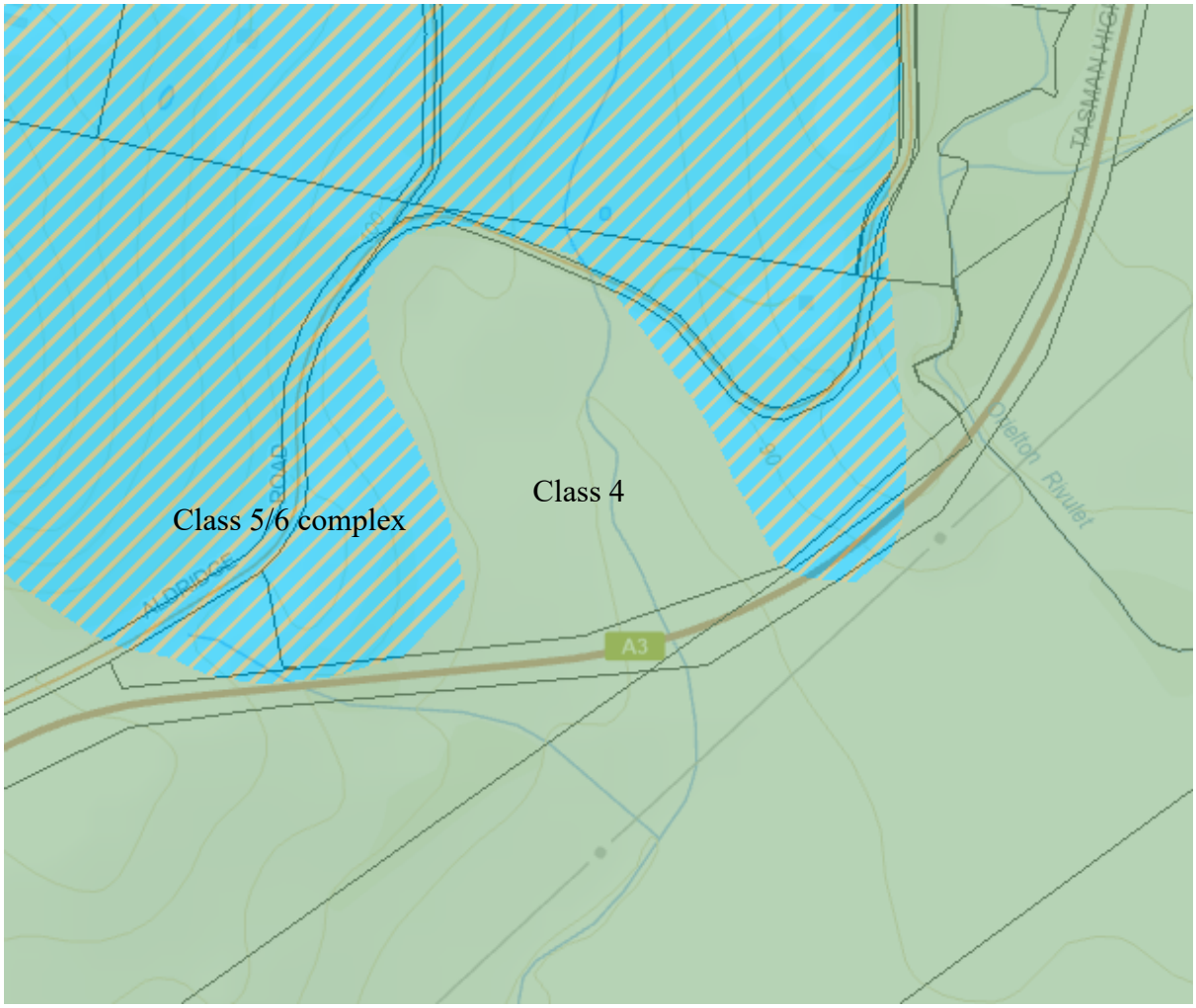


Figure 11. Published Land Capability mapping from Listmap

As the site is classified as predominantly a mix of Class 4 and class 5/6 land it is restricted to grazing and cropping when the ground conditions allow (i.e., not wet years due to poor drainage). As per DeRose R. and Todd D. (2001), Class 5 land occurs in this area on gentle sloping land of less than 12% slope where deep clays overlie basement lithologies, here being Quaternary sediments through to Jurassic dolerite. This soil is known to be nutrient rich but due to the high clay content is poorly drained. DeRose R. and Todd D. (2001) also states that the main capability limitation for the Class 4 land in this area is related to poor physical soil properties; and drainage. Most of these areas support pastures with opportunistic cropping. Care will be required to ensure adequate drainage and manage any irrigation on this soil due to the salinity hazard.

Areas of Class 6 are commonly found in association with class 5 soils on dolerite slopes (class 5/6 complex), where the slopes are in the range of 10-20 degrees. Variations in topographic gradient, stone content and soil depth are the principal limitations which differentiate the class 5 and class 6 soils on the same dolerite slopes. The class 6 soils on steeper slopes are also limited by stone content within the soil profile (r), shallow soil depths (l) and severe erosion risks. This land is only marginally suitable for grazing activities due to the shallow (l) and stony (g) nature of soils. Pasture improvement is limited to aerial seeding and/or fertilizing as the slopes limit safe tractor operations. Erosion risk becomes the dominant limitation on gradients over 16 degrees, partly due

to the high stone content, low rainfall and the lighter textured nature of topsoils in many areas. Poor pasture cover during late summer can leave steeper slopes prone to erosion. Many areas are still under the natural forest (open dryland species such as native prickly box) and most which have been cleared are actively eroding. This erosion is most evident on the many north facing dolerite slopes in the region which remain free of vegetation cover for much of the year. The high insolation levels combined with the low moisture holding capacities of the shallow stony soils combine to drastically limit pasture growth. Once bare, the soil is prone to wind and sheet erosion (a and h). Rill and gully erosion are common also, particularly on the longer slopes (h).

3.2 Agricultural Land Capability Summary

The property is classified as a mix of Class 4 and class 5/6 agricultural land. The property is generally unsuitable for sustainable economic agricultural use due to shallow rocky soils, shallow rooting depth, steep slopes, erosion risk, and climatic limitations, including rainfall deficit and potential unseasonal frosts. The land has no documented current or recent sustainable agricultural use and previous attempts at limited cropping on the lower slopes on the property have largely been unsuccessful due to a lack of irrigation. The property would only be suited to low stocking rates for grazing which would not provide any economic return to allow sustainable long-term management of the property. This classification is consistent with the current land use of the majority of properties in the local area along the upper slopes of the hills as rural residential properties with no evidence of recent agricultural use and lack of agricultural infrastructure such as irrigation infrastructure or stock facilities. The property lacks infrastructure for stock watering that is likely to require supplementary water cartage during summer months, and the property is not located within a declared irrigation district.

Following field inspection of the land suggested for development, it is clear the capability of the land is suited for a rural residential land use on the poorer quality upper slopes and a grazing activity on the lower slopes. The presence of owners on site would facilitate stock care and grazing management, proposal security around possible stock thefts and dog attacks.

The proposed development on the property has a very low risk of fettering adjacent agricultural zoned land. The open agricultural land to the east and south have good separation from the Tasman highway and the proposed dwelling is located more than 200m from any agriculture zoned land. Other adjacent titles to the north are zoned a mix of rural agricultural and five of the titles all support rural residential use. The rural tiles to the north are also severely limited by steep slopes with shallow soils and are very unlikely to have any sustainable long term agricultural use. The proposed development on the property has a low risk of fettering adjacent agricultural or rural land.

There is existing rural residential use located on five small titles nearby, with a number of dwellings located in the range of 400-800m from the proposed construction area. The closest rural residential properties to the north are located within sufficient buffer distance to the boundary, and further natural separation is provided by the topography, roadway, and vegetation. It is considered unlikely that the proposed development would adversely affect the existing rural residential use on adjacent properties.

As discussed, the subject property appears to have limited recent agricultural use, possibly due to the small land area and the lack of connectivity to any adjacent agricultural land. Land use mapping of the site confirms the potential grazing use of the property and several small titles nearby to the north are all mapped as 'Rural residential – no agriculture' (Figure 12). This was confirmed during field survey and further properties identified as also supporting a rural living use immediately adjacent to the subject property also on small titles of a similar size. The nearest identified intensive agricultural use (irrigated cropping) is mapped at over 800m to the east of the proposed dwelling and 300m from the property boundary.

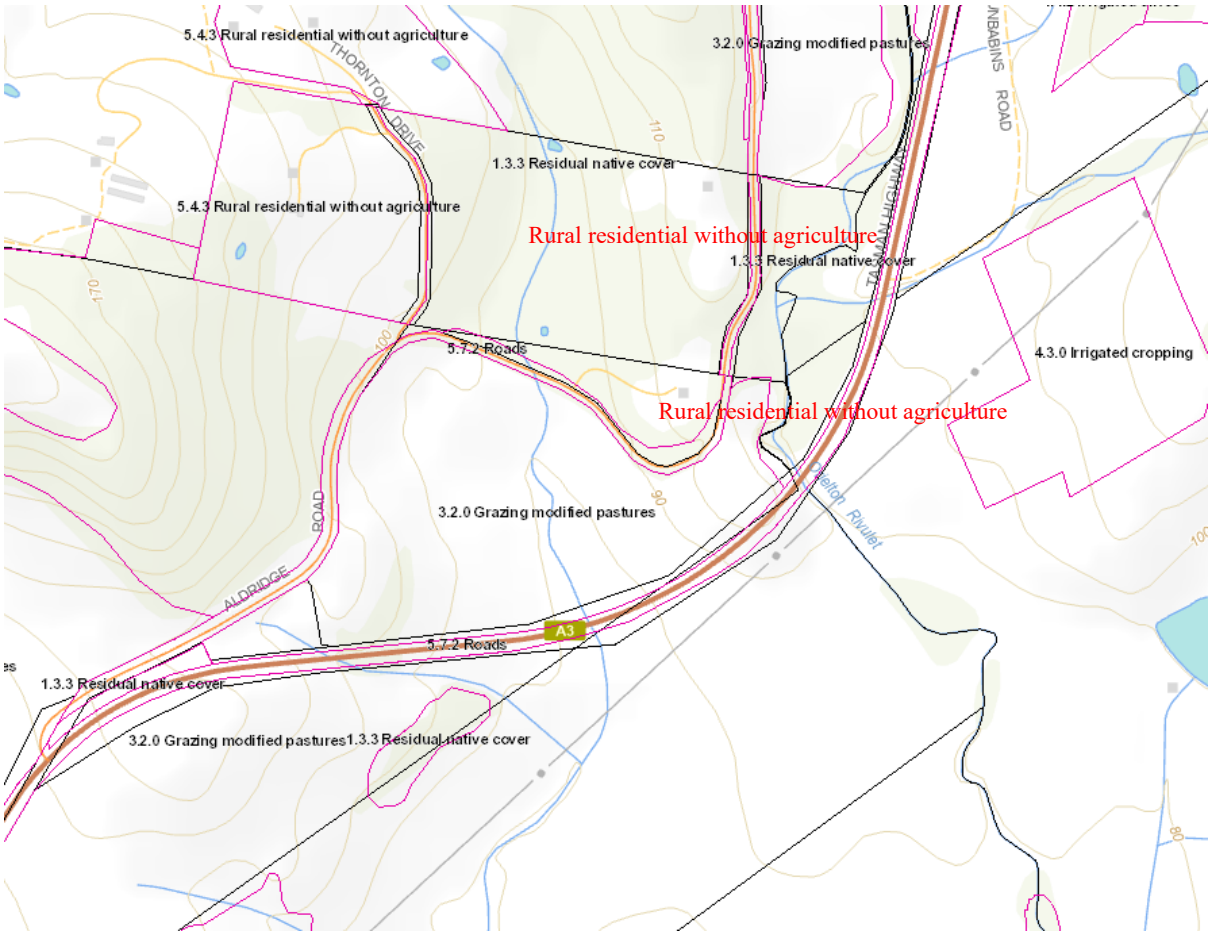


Figure 12. Live Listmap land use mapping – additional land use noted in red from field survey

The title area (15.7ha) is smaller than the minimum area identified for a sustainable enterprise suitability cluster (ES) cluster which gives the land a constraint for agricultural use. The tile also does not adjoin productive agricultural land, and is adjoining residential development (existing on neighbouring properties to the north) . As a result, the land is considered to be constrained rural land.

4 PLANNING CONTEXT

The property is zoned rural under the Tasmanian Planning Scheme.

To demonstrate compliance with the zone standards in relation to agricultural land the development must demonstrate compliance with Clauses 20.3.1 and 20.4.2 of the scheme:

That the location, scale and intensity of a use listed as Discretionary:

(a) is required for operational reasons;

(b) does not unreasonably confine or restrain the operation of uses on adjoining properties;

(c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and

(d) is appropriate for a rural location and does not compromise the function of surrounding settlements.

The conditions whereby a development will be approved are outlined in Table 1 and 2. As there is no acceptable solution (A1-A4) the development must satisfy the performance criteria (P1-P4) for clause 20.3.1. The development is able to satisfy the acceptable solutions for setbacks in clause 20.4.2 of the scheme as outlined in Table 2.

Summary comments relating to compliance of each performance criteria are also outlined in the table 1.

Table 1 Discretionary Use (Clause 20.3.1)

Acceptable Solutions	Performance Criteria	Comments
A1 No acceptable solution.	**P1** A use listed as Discretionary, excluding Residential, must require a rural location for operational reasons, having regard to: (a) the nature, scale and intensity of the use; (b) the importance or significance of the proposed use for the local community; (c) whether the use supports an existing agricultural use; (d) whether the use requires close proximity to infrastructure or natural resources; and (e) whether the use requires separation from other uses to minimise impacts.	**Addressing P1** N/A
A2 No acceptable solution.	**P2** A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to: (a) the location of the proposed use; (b) the nature, scale and intensity of the use; (c) the likelihood and nature of any adverse impacts on adjoining uses; (d) whether the proposed use is required to support a use for security or operational reasons; and (e) any off site impacts from adjoining uses.	**Addressing P2** (a) The proposed dwelling is located close to road access with sufficient setback from adjacent boundaries and agricultural uses. (b) The existing agricultural use adjacent is limited to light grazing due to poor land quality and the existing rural residential use on several nearby properties (c) There is a very low likelihood of any adverse effects due to the low intensity of nearby agriculture and the significant area of existing rural residential use nearby (d) The proposed dwelling will facilitate grazing use on the property allowing on site management of stock (e) There is currently no adjoining intensive agricultural or industrial land use of any significance and sufficient buffers are provided.

A3 No acceptable solution.	**P3** A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to: (a) the nature, scale and intensity of the use; (b) the local or regional significance of the agricultural land; and (c) whether agricultural use on adjoining properties will be confined or restrained.	**Addressing P3** (a) The land is poor quality agricultural land with no sustainable economic agricultural use or potential use. Therefore, the proposal does not result in the unnecessary conversion of agricultural land. The proposed construction is located on the poorer quality land on the property and constitutes less than 1% of the land area of the property. (b) The land is of poor quality and generally unsuitable for agriculture. The land has no demonstrated sustainable economic agricultural use and is not land of local or regional significance. (c) There is no existing sustainable economic agricultural use on the site or the adjacent properties on the northern side of the Tasman Highway. More significant agriculture undertaken on land further to the south and east has good separation provided by the Highway and the local topography. There is a very low likelihood of any fettering of agricultural use on adjoining properties.
A4 No acceptable solution.	**P4** A use listed as Discretionary, excluding Residential, must be appropriate for a rural location, having regard to: (a) the nature, scale and intensity of the proposed use; (b) whether the use will compromise or distort the activity centre hierarchy; (c) whether the use could reasonably be located on land zoned for that purpose; (d) the capacity of the local road network to accommodate the traffic generated by the use; and (e) whether the use requires a rural location to minimise impacts from the use, such as noise, dust and lighting.	**Addressing P4** (a) N/A

Table 2 Discretionary Use (Clause 20.4.2)

Acceptable Solutions	Performance Criteria	Comments
A1 Buildings must have a setback from all boundaries of: (a) not less than 5m; or if the setback of an existing building is within 5m, not less than the existing building.	**Complies with A1** All buildings setback greater than 5m	**Addressing P1** N/A
A2 Buildings for a sensitive use must be separated from an Agriculture Zone a distance of: (a) not less than 200m; or if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	**Complies with A2** The proposed dwelling is located more than 200m from any agriculture zoned land	N/A

5 CONCLUSIONS

As none of the land surveyed is prime agricultural land, and there is no evidence that the area in question could be classified as agricultural land of regional significance, then it is my professional opinion that the proposal for the new development on this site is not in conflict with the Tasmanian planning scheme.

In conclusion, I feel that the land area examined is suitable for the construction of workers accommodation, provided that the identified landscape constraints are addressed with appropriate site specific management strategies.

- The property and the land immediately surrounding the property is predominantly classified as Class 4 and class 5/6 land
- None of the land examined on the property or nearby is prime agricultural land as defined under the State Protection of Agricultural land Policy 2009
- The land on does not have identified local or regional agricultural significance
- The land has significant impediments to agricultural use including shallow rocky soils, poor drainage, and climatic limitations
- Due to the significant impediments the land is practically incapable of supporting a sustainable agricultural enterprise
- There is no potential fettering of agricultural land due to the significant buffers present to agricultural use in the local area
- The proposed development of the land in question does not conflict with continued management of the of the rural zoned land in the local area

It is my professional opinion that the land surveyed is suitable to support the proposed development on the site in compliance with the planning scheme.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Certified Professional Soil Scientist

6 REFERENCES

Grose. C.J. (1999). Land Capability Survey Handbook: Guidelines for the Classification of Agricultural Land in Tasmania – Second Edition, Department of Primary Industries, Water and Environment, Tasmania

Moreton. R. (1999), Land Capability Survey of Tasmania. Inglis Report. Department of Primary Industries, Water and Environment, Tasmania, Australia.

Noble K E (1992). Land Capability Survey Handbook. Department of Primary Industries, Water and Environment, Tasmania

Appendix 1 – Site Development Plan