GLAMORGAN/SPRING BAY COUNCIL

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: **18 Cathcart Street, Swansea**
CT 53462/2

PROPOSAL: **2 lot subdivision**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received before midnight on 18 June 2026.

APPLICANT:	**Rogerson & Birch Surveyors**
DATE:	**06/05/2025**
APPLICATION NO:	**SA 2025 / 008**

GLAMORGAN SPRING BAY COUNCIL

9 Melbourne Street (PO Box 6)
Triabunna TAS 7190
03 6256 4777
03 6256 4774
admin@freycinet.tas.gov.au
www.gsbc.tas.gov.au

Application for Planning Approval

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:	Rogerson & Birch Surveyors		
Contact person: (if different from applicant)	Andrew Birch		
Address:	1/2 Kennedy Drive		
Suburb:	Cambridge	Post Code:	7170
Email:	admin@rbsurveyors.com	Phone: / Mobile:	62485898

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)			
Address:			
Suburb:		Code:	
Email:		ne: / Mobile:	

Details of Site *(Note: If your application is discretionary, the following will be placed on public exhibition)*			
Address of proposal:	18 Cathcart street		
Suburb:	Swansea	Post Code:	7190
Size of site: (m^2 or Ha)			
Certificate of Title(s):	53462/2		
Current use of site:	Single Existing Dwelling		

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General Application Details *Complete for All Applications*	
Description of proposed use or development:	2 Lot subdivision
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	$
Is the property on the State Heritage Register? (Circle one)	☐ Yes / No ☒

For all Non-Residential Applications	
Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	

Personal Information Protection Statement

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

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Applicant Declaration

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:

- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of *the Land Use Planning and Approvals Act 1993.*

Applicant Signature:		Date:	24-4-26

Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	

If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.

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Checklist of application documents:

Taken from Section 6 of the Planning Scheme

An application must include:

- ☐ a signed application form;
- ☐ any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- ☐ details of the location of the proposed use or development;
- ☐ a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- ☐ a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- ☐ any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- ☐ a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
  - (i) the existing and proposed use(s) on the site;
  - (ii) the boundaries and dimensions of the site;
  - (iii) topography including contours showing AHD levels and major site features;
  - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
  - (v) soil type;
  - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
  - (vii) the location and capacity and connection point of any existing services and proposed services;
  - (viii) the location of easements on the site or connected to the site;
  - (ix) existing pedestrian and vehicle access to the site;
  - (x) the location of existing and proposed buildings on the site;
  - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
  - (xii) any natural hazards that may affect use or development on the site;
  - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
  - (xiv) any proposed open space, common space, or facilities on the site; and
  - (xv) proposed subdivision lot boundaries;
- ☐ where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
  - (xvi) the internal layout of each building on the site;
  - (xvii) the private open space for each dwelling;
  - (xviii) external storage spaces;
  - (xix) parking space location and layout;
  - (xx) major elevations of every building to be erected;
  - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
  - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
  - (xxiii) materials and colours to be used on roofs and external walls.

ROGERSON & BIRCH SURVEYORS

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

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

All measurements and areas are subject to the final survey.

Base image by Nearmap (www.nearmap.com/au), © Geoscape Australia
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

TARELTON STREET

Proposed Access

Proposed Water Meter

100.48

15m x 20m Min. Comliance Area

2
1.00ha

100.72

99.57

99.42

1
1.00ha

100.65

101.78

Existing Dwelling

Existing Water Meter

98.37

Existing Access

Existing Water Main per LIST

CATHCART STREET

N

Glamorgan-Spring Bay
11.0 Rural Living (Zone A)
11.6 Development Standards for Subdivision

11.6.1 Lot Design

A1

(a)- All lots comply - Min. 1.00ha

(i)- All lots comply - Contain min. area of 15m x 20m w/ gradient < 1:5

a- All lots comply - All required setbacks

b- All lots comply - Clear of easements

(ii)- All existing buildings comply - All required setbacks

A2- All lots comply - Min. 40m frontage

A3- All lots comply - vehicular access directly from road

11.6.2 Roads

A1- Development complies - no new roads

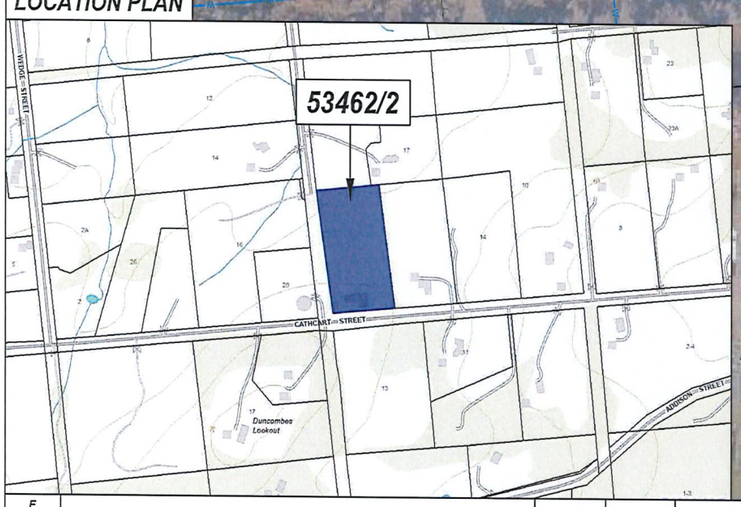
11.6.3 Services

A1- All lots comply - TasWater Water supply services to be provided

P2- All lots comply - On-site Wastewater to be provided

A3- All lots comply - On-site Stormwater runoff to be provided

LOCATION PLAN



Overlay Legend:

Bushfire-Prone Area: *Entire Site*

Priority Vegetation Area:

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

OWNER: *ROBERT J. GASPARI*
TITLE REFERENCE: *53462/2*
LOCATION: *18 CATHCART STREET,* ***SWANSEA***

Proposed Subdivision

Date:	***Reference:***
13/11/2025	***GASPR01*** *16488-01*
Scale:	***Municipality:***
1:1,000 (A3)	*GLAMORGAN-SPRING BAY*

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
53462	2
EDITION	DATE OF ISSUE
4	09-Oct-2012

SEARCH DATE : 27-May-2026
SEARCH TIME : 11.50 am

DESCRIPTION OF LAND

Town of SWANSEA
Lot 2 on Sealed Plan 53462
Derivation : Whole of Lot 4 Section U Granted to G.L. Graham
Prior CT 4866/60

SCHEDULE 1

C869280 ASSENT to ROBERT JOHN GASPARI Registered 09-Oct-2012 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 53462 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: JORIS GEORGE GRAHAM & DOROTHY JESSY GRAHAM

Title Reference: C.T. 2524/93

Grantee: WHOLE OF LOT 4 SECN UU, 9A 3R 23P, GEORGE LEONARD GRAHAM PUR.

PLAN OF SURVEY

by Surveyor A.S. HAMILTON

of land situated in the HAMILTON SURVEYS BURGESS STREET, BICHENO. OF LAND SITUATED IN THE TOWN OF SWANSEA.

SCALE 1: 2500 MEASUREMENTS IN METRES

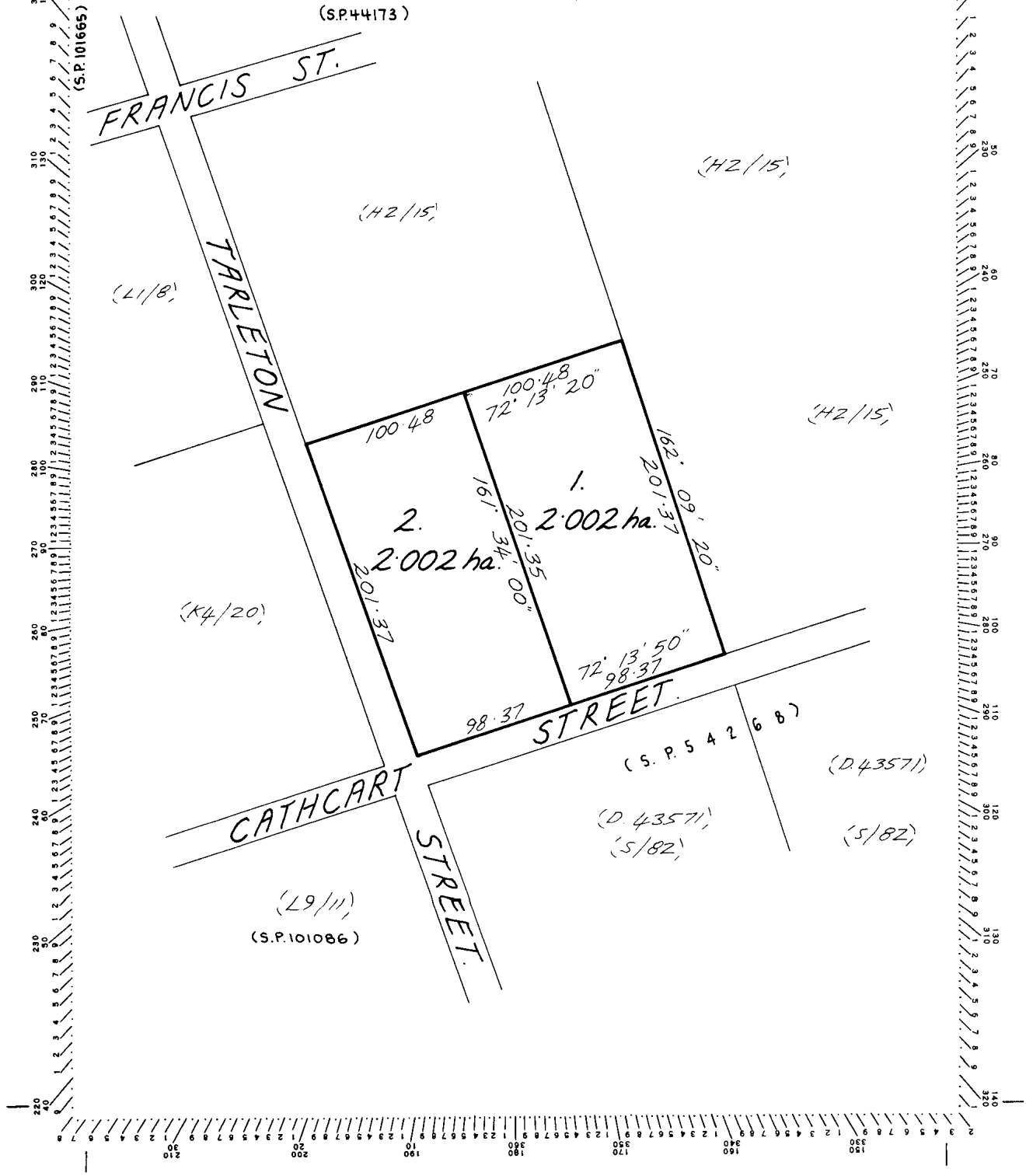
Registered Number: SP53462

Approved

Effective from: 16 APR 1992

Recorder of Titles

LOT 2 COMPILED FROM C.T. 2524-93 AND THIS SURVEY.



Unit 2, 1 Liverpool St
Hobart, Tas. 7000

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

BUSHFIRE HAZARD REPORT &

BUSHFIRE HAZARD MANAGEMENT PLAN

SUBDIVISION – ONE LOT INTO TWO LOTS

18 CATHCART STREET
SWANSEA 7190

ROBERT GASPARI C/- LAND DIMENSIONS PTY LTD

25 MAY 2025 – VERSION 1.0

EXECUTIVE SUMMARY

The subject land is located at 18 Cathcart Street (CT: 53462/2), Swansea. The development proposal includes a subdivision of one lot into two lots. The proposed subdivision is assessed and deemed to comply with the requirements of C13.0 Bushfire-Prone Areas Code of the Tasmania Planning Scheme.

LIMITATIONS

This report is based on findings concluded from a desktop and field investigation of the subject property. Classification of vegetation has been based on the site inspection does not account for any further modification to the existing vegetation (planting, clearing etc.)

The assessment is based on information provided at the time of the report and location shown on the Bushfire Hazard Management Plan (BHMP). If the location of the proposed development (indicative building area) differs from the location shown on the BHMP a new assessment will be required.

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

The forward of AS3959 – 2018, *Construction of buildings in bushfire prone areas* states that "It should be borne in mind that the measures contained in this standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions."

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

CONTENTS PAGE

1.0 INTRODUCTION

1.1 SCOPE

To assess the proposed boundary adjustment against the requirements of C13.0 Bushfire-Prone Areas Code of the Tasmanian Planning Scheme.

1.2 PROPOSAL

Subdivision: One lot into two lots

1.3 GENERAL INFORMATION

SITE ADDRESS

18 Cathcart Swansea 7190

OWNER

Robert Gaspari

TITLE REFERENCE

C.T. 53462/2

PROPERTY ID NUMBER

7856477

CURRENT USE:

Rural Living

MUNICPALITY

Glamorgan Spring Bay Council

2.0 SITE DESCRIPTION

2.1 LOCALITY

The subject land is located at 18 Cathcart Street, Swansea. The site is situated on the slopes of Duncombes Lookout and is surrounded by low density rural development. The proposed development includes a subdivision of one lot into two lots. Lot 1 (1 ha) will have the exiting dwelling and be accessed from Cathcart Street. Lot 2 (1 ha) is vacant and will be accessed from Tarleton Street. The proposed plan of subdivision is provided in the appendix of this report.

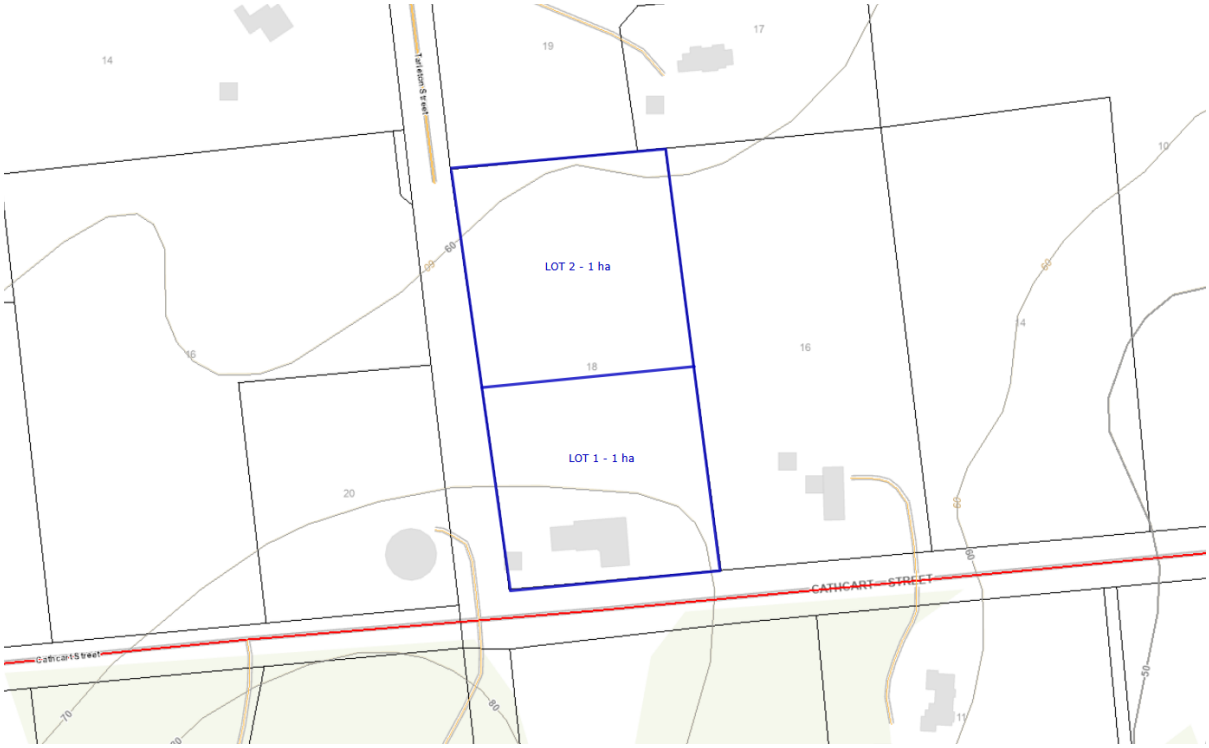


Figure 1: Locality map of the area with subject lot shown Source: Land Information System Tasmania, http://www.thelist.tas.gov.au

2.1.2 FIRE HISTORY

Recent bushfire and / or planned burns were identified within 500m of the property boundaries. Data collected from LIST Map 'Fire History Layer'[1].

Ignition date	Fire / Planned burn name	Type	Size
16/11/2014		Unknown	1.71 ha

[1] LIST Map Data is incomplete and majority of fire history is not shown on the LIST.

2.1.2 PLANNING – ZONING & TENURE

The existing lot is zoned as Rural Living and is privately owned. Zoning and tenure of surrounding lots (within 100m from the existing property boundaries) is shown below.

Direction	Zoning	Tenure
North	Rural Living	Private Freehold
East	Rural Living	Private Freehold
South	Rural Living	Private Freehold
West	Rural Living & Utilities	Private Freehold & Tas Water

2.1.3 PLANNING – OVERLAYS

Overlay	Development Response
Bushfire-prone areas	The Bushfire Hazard Report and BHMP satisfy the requirements of this code.
Priority vegetation area	The provisions of the BHMP may conflict with the requirements of this overlay. A Natural Values Assessment may be required if significant vegetation is required to satisfy the Hazard Management Area requirements of the BHMP.

2.1.4 PLANNING – THREATENED FLORA AND FAUNA

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

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

2.2 TOPOGRAPHY

Indicative building areas (15m x 20m red square) shown and bushfire – prone vegetation type.

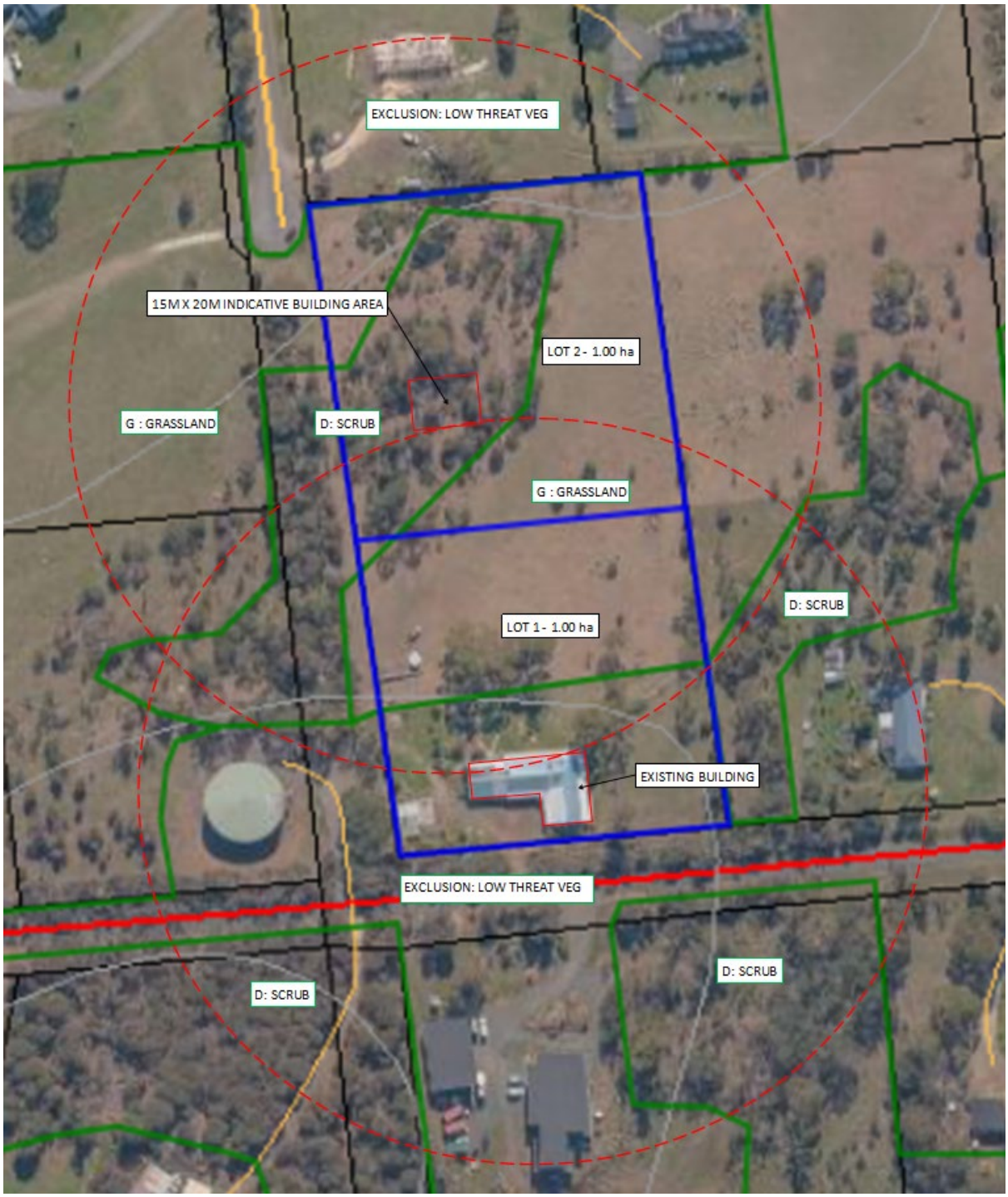


Figure 2: Aerial photo of the lots 9, 10 and 11. Green line shows borders between classified vegetation. Source: Land Information System Tasmania, http://www.thelist.tas.gov.au.

TASVEG 4.0 GCL – Lowland grassland complex is mapped across both lots. FAG – Agricultural land is mapped towards the east and north. DPU - and DVG – Eucalyptus pulchella forest and woodland is mapped to the east and DVG - Eucalyptus viminalis grassy forest and woodland has been mapped to the south – west.

Lot 1 - Existing building

Direction	Existing Vegetation Description	Effective slope
North	0m: Residential gardens and lawn. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018.** 22m: Dense pasture with isolated trees. Overall foliage cover <10%. **Classified vegetation: G: Grassland** 37m: Over storey of mix of tree species with a height less than 8m. Isolated eucalyptus trees. Grassy under storey with some shrubs. **Classified vegetation: D: Scrub**	**Down slope >0º -5º** **Down slope >0º -5º**
East	0m: Residential gardens and lawn. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018.** 10m: Dense pasture periodically cured. **Classified vegetation: G: Grassland** 38m: Over storey of mix of tree species with a height less than 8m. Isolated eucalyptus trees. Grassy under storey with some shrubs. **Classified vegetation: D: Scrub**	**Down slope >0º -5º** **Down slope >0º -5º**
South	0m: Residential gardens, property access, road reserve and roadway. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018.** 28m: Over storey of mix of tree species with a height less than 8m. Isolated eucalyptus trees. Grassy under storey with some shrubs. **Classified vegetation: D: Scrub**	**Down slope >0º -5º**

West	0m: Residential gardens, property access, road reserve and roadway. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018.** 55m: Over storey of she oaks with height less than 8m. Grassy under storey. **Classified vegetation: D: Scrub**	**Down slope >0-5°**

Lot 2 - indicative building area:

Direction	Existing Vegetation Description	Effective slope
North	0m: Over storey of she oaks with height less than 8m. Grassy under storey. **Classified vegetation: D: Scrub** 20m: Dense pasture. **Classified vegetation: G: Grassland** 55m: Managed residential gardens and lawn. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018**	**Down slope >0-5°** **Down slope >0-5°**
East	0m: Over storey of she oaks with height less than 8m. Grassy under storey. **Classified vegetation: D: Scrub** 10m: Pasture, periodically cured. **Classified vegetation: G: Grassland**	**Down slope >0-5°** **Down slope >0°-5°**
South	0m: Over storey of she oaks with height less than 8m. Grassy under storey. **Classified vegetation: D: Scrub** 15m: Pasture, periodically cured. **Classified vegetation: G: Grassland** 85m: Managed residential gardens and lawn. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018.**	**Upslope / 0°** **Upslope / 0°**

West	0m: Over storey of she oaks with height less than 8m. Grassy under storey. **Classified vegetation: D: Scrub** 22m: Over storey of mix of tree species with a height less than 8m. Isolated eucalyptus trees. Grassy under storey with some shrubs. **Classified vegetation: D: Scrub** 43m: Pasture, periodically cured. **Classified vegetation: G: Grassland**	**Down slope >0º-5º** **Down slope >0º-5º** **Down slope >0º-5º**

3.0 BUSHFIRE SITE ASSESSMENT

3.1 EXISTING BUSHFIRE HAZARD ASSESSMENT

3.2.1 CONSTRUCTION Lot 1 – Existing building with attached deck. Outbuilding >6m from the habitable building. Lot 2 – Vacant.
3.2.2 PROPERTY ACCESS Lot 1 – Access from Cathcart Street. Access has a length of <30m and is gravel. Access provides a turning area at the south elevation of the habitable building. Lot 2 – Proposed access will be from Tarleton Street. No formal access exists on the lot.
3.2.3 WATER SUPPLY Lot 1 – Reticulated water supply. No fire hydrant within 120m of the lot. No fire tank dedicated for fire fighting purposes exist on the lot. Lot 2 – Reticulated water supply. No fire hydrant within 120m of the lot. No fire tank dedicated for fire fighting purposes exists on the lot.
3.2.4 HAZARD MANAGEMENT AREA Lot 1 – A hazard management area exists around the existing habitable building. Lot 2 – None.
3.2.5 EMERGENCY PLAN Lot 1 – Not applicable for a Class 1a building. Lot 2 – Not applicable.

3.2 BUSHFIRE ATTACK LEVEL ASSESSMENT

Lot 1 – Existing building

	North	East	South	West
Vegetation classification as per AS3959:2018	Grassland & Scrub	Scrub	Scrub	Grassland
Exclusions (where applicable from clause 2.2.3.2 of AS3959 - 2018)				
Distance to classified vegetation (m) from proposed / existing edge of building.	Grassland – 22 Scrub - 37	38	28	55
Classified vegetation	Scrub	Scrub	Scrub	Scrub
Effective slope under the classified vegetation	Down slope >0° to 5°	Down slope >0° to 5°	Down slope >0° to 5°	Down slope >0° to 5°
Minimum separation distance to achieve BAL – 19.	**22m**	**22m**	**To property boundary**	**To property boundary**

Lot 2 (from indicative building area):

	North	East	South	West
Vegetation classification as per AS3959:2018	Scrub & Grassland	Scrub & Grassland	Scrub & Grassland	Scrub & Grassland
Exclusions (where applicable from clause 2.2.3.2 of AS3959 - 2018)				
Distance to classified vegetation (m) from proposed / existing edge of building.	Scrub – 0 Grassland – 20	Scrub – 0 Grassland – 10	Grassland – 0 Woodland - 23	Scrub – 0 Grassland - 43
Classified vegetation	Scrub	Scrub	Scrub	Scrub
Effective slope under the classified vegetation	Down slope >0° to 5°	Down slope >0° to 5°	Upslope / 0°	Down slope >0° to 5°
Minimum separation distance to achieve BAL – 19.	**22m**	**22m**	**19m**	**22m**

If the minimum setback distance between the indicative building area on lot 9, 10 and 11 and the classified vegetation are maintained the bushfire attack level for the is assessed as BAL – 19. The assessment is based on a FDI of 50. The FDI will exceed 50 when the AFDRS is Extreme or Catastrophic

4.0 PLANNING SCHEME COMPLIANCE

The following bushfire hazard management requirements required to comply with C13.0 Bushfire-Prone Areas Code.

C13.6 Development Standards for Subdivision

C13.6.1 Subdivision: Provision of hazard management areas

Objective:

That subdivision provides for hazard management areas that:

(a) facilitate an integrated approach between subdivision and subsequent buildings on a lot;
(b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce radiant heat levels, direct flame attack and ember attack at the building area; and
(c) provide protection for lots at any stage of a staged subdivision.

Acceptable Solutions

A1

(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or

(b) The proposed plan of subdivision:
  (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a stage subdivision.
  (ii) shows the building area for each lot;
  (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of *Australian Standard* AS 3959:2018 *Construction of buildings in bushfire-prone areas*; and
  (iv) is accompanied by a bushfire hazard management plan that address all the individual lots that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of *Australian Standard* AS 3959:2018 *Construction of buildings in bushfire-prone areas*; and

(c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.

Performance Criteria

A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:

(a) the dimensions of hazard management areas;

(b) a bushfire risk assessment of each lot at any stage of staged subdivision;

(c) the nature of the bushfire-prone vegetation including type, fuel load, structure and flammability;

(d) the topography, including site slope;

(e) any other potential forms of fuel and ignition source;

(f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development; (g) an instrument that will facilitate management of fuels located on land external to the subdivision; (h) any advice from the TFS.
Development response The Bushfire Hazard Report and BHMP satisfies the requirements of C13.6.1 A1 (b). Plan of subdivision to comply with the requirements of C13.6.1 A1 (b).

E1.6.2 Subdivision: Public and fire fighting access

Objective:

That access roads to, and the layout of roads, tracks and trails, in a subdivision:

(a) allow safe access and egress for residents, fire fighters and emergency service personnel;
(b) provide access to the bushfire-prone vegetation that enables both property to defend when under bushfire attack and for hazard management works to be undertaken;
(c) are designed and constructed to allow for fire appliances to be manoeuvred;
(d) provide access to water supplies for fire appliances; and
(e) are designed to allow connectivity, and where needed, offering multiple evacuation points.

Acceptable Solutions

A1

(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or

(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that:

(i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3; and

(ii) is certified by the TFS or an accredited person.

Performance Criteria

P1

A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:

(a) appropriate design measures, including

(i) two – way traffic;
(ii) all weather construction;
(iii) height and width of any vegetation clearances;
(iv) load capacity
(v) provision of passing bays;
(vi) traffic and control devices;
(vii) geometry, alignment and slope of roads, tracks and trails;
(viii) use of through roads to provide for connectivity;
(ix) limits on the length of cul-de-sacs and dead-end roads;
(x) provision of turning areas;
(xi) provision of parking areas;
(xii) perimeter access; and
(xiii) fire trails;

(b) the provision of access to:

(i) bushfire-prone vegetation to permit the undertaking of hazard management works; and
(ii) fire fighting water supplies; and

(c) any advice from the TFS.

Development response
The Bushfire Hazard Report and BHMP satisfies the requirements of C13.6.2 A1(b). Property access to be designed and constructed to Table C13.2 for Lot 2. Table C13.1 & C13.3 are not applicable as no roads of fire trails are proposed for the subdivision.

Table C13.2 Standards for Property Access

Element		**Requirement**
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a firefighting water point	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	The following design and construction requirements apply to property access: (a) all – weather construction (b) load capacity of at least 20t, including bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (13.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (j) terminate with a turning area for fire appliances provided by one of the following: (j) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead 'T' or 'Y' turning head 4m wide and 8m long.
C.	Property access length is 200m or greater.	The following design and construction requirements apply to property access: (a) the requirements for B above; and

		(b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m, and access is provided to 3 or more properties	The following design and construction requirements apply to property access: (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 100m.
Development response Lot 1 – Existing property access complies with Table C13.2 Lot 2 - Property access to be designed and constructed to comply with Table C13.2. Minimum 4m wide crossover to be installed prior to sealing of final plan.		

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

Objective: That an adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for protection of life and property associated with the subsequent use and development of bushfire-prone areas.	
Acceptable Solutions	**Performance Criteria**
A1 In areas serviced with reticulated water by the water corporation: (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; (b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by TFS or accredited person as being compliant with Table E4; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire	**P1** No Performance Criterion.
A2 In areas that are not serviced by reticulated water by the water corporation: (a) The TFS or an accredited person certifies that there is insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; (b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	**P2** No Performance Criterion.
Development response A static water supply shall be installed for both lots that complies with C13.6.3 (b).	

Table C13.5 Static water supply for fire fighting

Element		Requirement
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 90m of the fire fighting water point of a static water supply; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: (a) may have a remotely located offtake connected to the static water supply; (b) may be supplied for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) must be a minimum 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) must be metal, concrete or lagged by non-combustible material if above ground; and (e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a fire fighting water point for a static water supply must: (a) have a minimum nominal internal diameter of 50mm; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground

		(d) if buried, have a minimum depth of 300mm; (e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) ensure the coupling is accessible and available for connection at all times; (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (h) ensure underground tanks have either an opening at the top of no less than 250mm diameter or a coupling compliant with this Table; and (i) if a remote offtake is installed, ensure the offtake is in a position that is: (i) visible; (ii) accessible to allow connection by fire fighting equipment; (iii) at a working height of 450 – 600mm above ground level; and (iv) protected from possible damage, including damage by vehicles
D.	Signage for static water connections.	The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) comply with water tank signage requirements with Australian Standard AS 2304-2019 Water Storage tanks for fire protection systems; or (b) comply with the Tasmanian Fire Service Water Supply Guideline published by the Tasmania Fire Service.
E.	Hardstand	A hardstand area for a fire appliance must be: (a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

Development response

Lot 1 & 2 – A static water supply for fire fighting that complies with Table C13.5 shall be installed.

5.0 CONCLUSION

A Bushfire Hazard Report has been completed for the proposed subdivision (one lot into two lots) at 18 Cathcart Street, Swansea.

The Bushfire Hazard Report and certified BHMP shows compliance to C13.0 Bushfire-Prone Areas Code Tasmanian Planning Scheme.

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

It is the owners' responsibility to ensure that the requirements of the Bushfire Hazard Report and BHMP are implemented and maintained for the life of the development.

This Bushfire Hazard Report and BHMP is valid for any building wholly constructed within the 'indicative building area' as shown on the BHMP. Any buildings or part of a building located outside this area will require a Bushfire Hazard Report and BHMP to comply with the Director's Determination – Bushfire Hazard Areas, V1.2 or any subsequent Determination valid at the time of building.

The BHMP is valid for a period of six years.

6.0 REFERENCES

AS3959 – 2018 - Construction of Buildings in Bushfire Prone Areas

Bushfire Information Publications - Tasmania Fire Service.

The LIST - Department of Primary Industries Parks Water & Environment

Tasmanian Planning Scheme 2015

7.0 APPENDIX

7.1 PHOTOS

Photo 1: Field photo taken from the existing building on lot 1 in a north direction. Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) in the foreground and G: Grassland in the background (beyond the fence).

Photo 2: Field photo taken from the existing building on lot 1 in an east direction. Classified vegetation: G: Grassland in the foreground and D: Scrub in the background.

Photo 3: Field photo taken from the existing building on lot 1 in a south direction. Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) shown.

Photo 4: Field photo taken from the existing building on lot 1 in a west direction. Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) in the foreground and Classified vegetation: D: Scrub in the background.

Photo 5: Field photo taken from the indicative building area on lot 1 in a north direction. Classified vegetation: D: Scrub shown.

Photo 6: Field photo taken from the indicative building area on lot 1 in an east direction. Classified vegetation: D: Scrub and G: Grassland shown.

Photo 7: Field photo taken from the indicative building area on lot 1 in south direction. Classified vegetation: D: Scrub and G: Grassland shown.

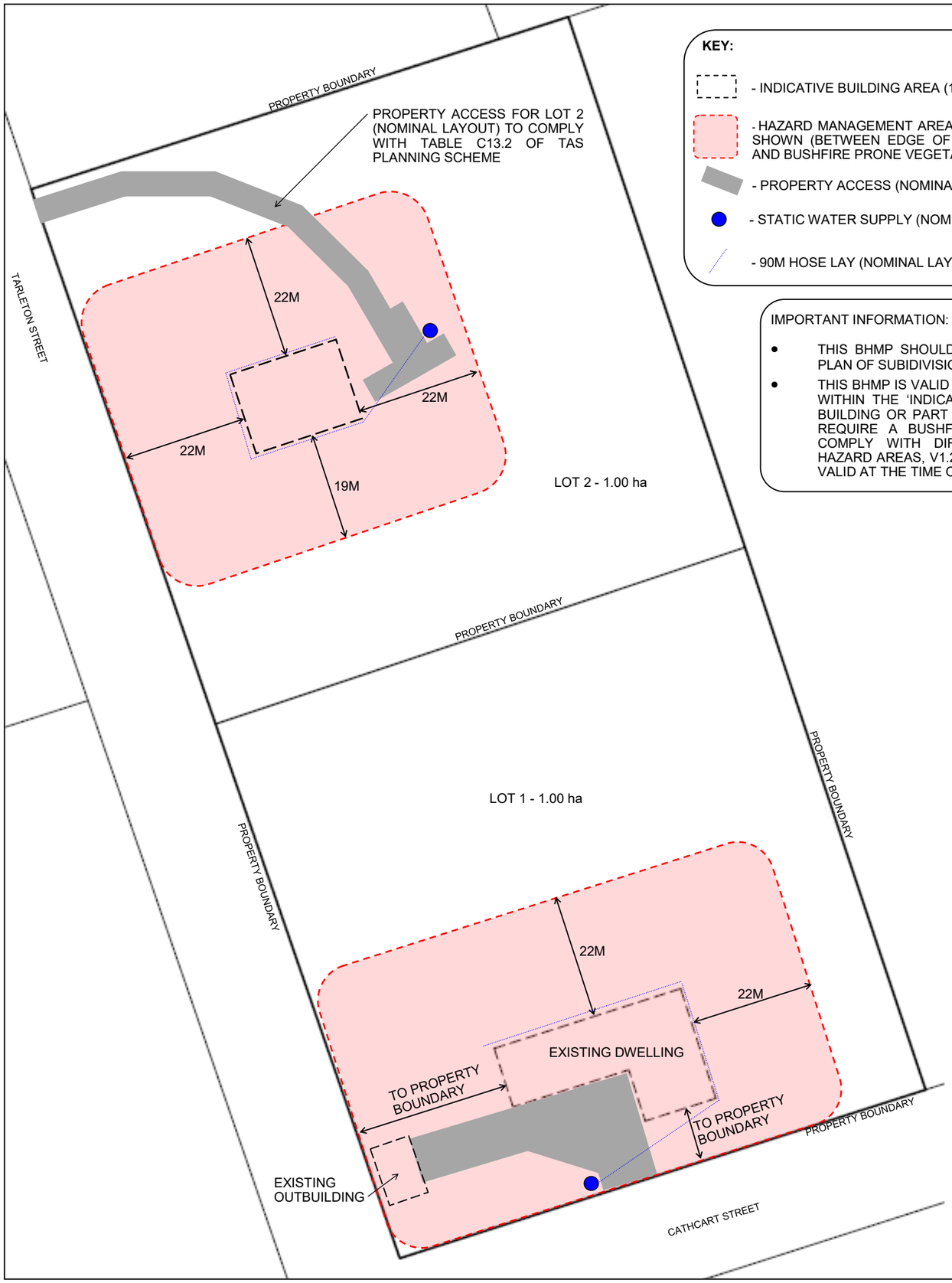
Photo 8: Field photo taken from the indicative building area on lot 1 in west direction. Classified vegetation: D: Scrub shown.

Photo 9: Field photo showing example of D: Scrub vegetation west of the existing building from lot 1 and south-west to the indicative area from lot 2.

Photo 10: Field photo showing example of D: Scrub vegetation north of the indicative building area. Over storey foliage (eucalyptus trees) estimated to be <10% thus vegetation classification is based on under storey (open scrub vegetation).

Photo 11: Field photo showing vegetation management around the existing water reservoir on 20 Cathcart Street. Vegetation is managed in 'minimal fuel condition' by Taswater.

Photo 12: Field photo showing the existing property access for the existing building on Lot 1.



KEY:

- INDICATIVE BUILDING AREA (15M X 20M)
- HAZARD MANAGEMENT AREA WITH MINIMUM SEPARATION DISTANCES SHOWN (BETWEEN EDGE OF BUILDING / INDICATIVE BUILDING AREA AND BUSHFIRE PRONE VEGETATION)
- PROPERTY ACCESS (NOMINAL LAYOUT ON LOT 2)
- STATIC WATER SUPPLY (NOMINAL LAYOUT)
- 90M HOSE LAY (NOMINAL LAYOUT)

IMPORTANT INFORMATION:

- THIS BHMP SHOULD BE READ IN CONJUNCTION WITH THE PLAN OF SUBIDIVISION BY LAND DIMENSIONS.
- THIS BHMP IS VALID FOR BUILDINGS WHOLLY CONSTRUCTED WITHIN THE 'INDICATIVE BUILDING AREA' AS SHOWN. ANY BUILDING OR PART OF BUILDING OUTSIDE THIS AREA WILL REQUIRE A BUSHFIRE HAZARD REPORT AND BHMP TO COMPLY WITH DIRECTORS DETERMINATIN - BUSHFIRE HAZARD AREAS, V1.2 OR ANY SUBSEQUENT DETERMINATION VALID AT THE TIME OF BUILDING.

BUSHFIRE HAZARD MANAGEMENT REQUIREMENTS

1. Lot 1 & 2: To comply with C13.6.1: A1 (b) of the Tasmanian Planning Scheme.
2. Lot 1 & 2: To comply with C13.6.2: A1 (b) of the Tasmanian Planning Scheme. Existing property access on Lot 1 complies with Table C13.2. Property access on Lot 2 shall comply with Table C13.2.
3. Lot 1 & 2: To comply with C13.6.3: A2 (b) and Table C13.5 of Tasmanian Planning Scheme. Static water supply for fire fighting purposes to comply with Table C13.5.
4. Hazard Management Area (HMA): This area to be maintained and managed as defendable space from a bushfire flame, radiant heat and ember attack. The HMA can be landscaped with the following measures:

- Establish non-flammable areas around the building area. This includes paths, driveways, and maintained lawns (less than 100mm height).
- Non - combustible ground cover should be used in garden beds (small rock and pebbles instead of pine bark)
- Remove any ground fuels (eg. leaf litter, bark and branches).
- Flammable materials such as woodpiles, fuels and rubbish shall be stored away from the dwelling.
- Non-flammable separated shrubs, hedges and small trees shall be used for landscaping around the dwelling.
- Tree canopies must not distribute leaf litter into gutters.
- There must be a horizontal separation between the tree crowns and vertical separation between the ground fuels and trees branches.
- No mass plantings of trees greater than 2m.

BUSHFIRE HAZARD MANAGEMENT PLAN

CLIENT:	ROBERT GASPARI
ADDRESS:	18 CATHCART STREET SWANSEA 7190
PROPERTY ID:	7856477 TITLE REF: 53462/2
DATE:	28/5/2025
VERSION:	1.0
CERTIFIED BY:	JOE HEPPER (SCOPE 1,2,3A,3B)
SIGNED:	

HED CONSULTING

UNIT 2, 1 LIVERPOOL STREET HOBART TAS 7000

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

0 10 20 30 40 50

SCALE (M)

N

Subdivsion Proposal Plan

18 Cathcart Street Swansea

Title Volume 53462 Folio 2 (Lot 2 on Sealed Plan 53462)

Job Reference No.	T25005		
Drawn AC	**Checked** AC	**Date**	30/4/25
Drawing No.	T25005_SPP	**Version**	-
Original sheet size	A3	**Sheet**	1 of 1

Scale 1:1000 Lengths are in metres

10 0 10 20 30 40 50

Client Robert Gaspari

Notations

All data on this plan is not based on survey

Site boundaries are derived from Torrens Title V.53462 F.2

Other property linework and contours obtained from other registered survey notes and LISTmap Tasmania.

Certification by Registered Surveyor

I, Andreas Cirugeda of Land Dimensions Pty Ltd as a Registered Land Surveyor Tasmania (Reg. No.444) certify that this plan has been prepared under my direction and supervision in accordance with the **Surveyors Act 2002**.

Date: Registered Surveyor
Surveyors Act 2002

Date	Version	Amendment

LAND DIMENSIONS

A.C.N. 129 548 054
1B/167 Westbury Road
Prospect Tas 7250
T (03) 9790 0399
W landdimensions.net.au

BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies

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

Street address:	18 Cathcart Street Swansea 7190
Certificate of Title / PID:	CT 53462/2 / PID 7856477

2. Proposed Use or Development

Description of proposed Use and Development:	Subdivision (one lot into two lots)
Applicable Planning Scheme:	Tasmanian Planning Scheme

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report	HED Consulting	28/5/2025	1.0
Bushfire Hazard Management Plan	HED Consulting	28/5/2025	1.0
Subdivision Proposal Plan	Land Dimensions	30/4/2025	

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

4. Nature of Certificate

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

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

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

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

☐	**E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.1 P1 / C13.6.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

☐	**E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.2 P1 / C13.6.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

☐	**E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	Joe Hepper	**Phone No:**	03 6146 0334
Postal Address:	1 Liverpool Street, Hobart 7000	**Email Address:**	info@hed-consulting.com.au
Accreditation No:	BFP – 148	**Scope:**	1,2,3A,3B

6. Certification

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

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

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

Signed:
certifier

Name: JOE HEPPER **Date:** 28/5/2025

Certificate Number: H3028

(for Practitioner Use only)

Existing Conditions Plan

18 Cathcart Street Swansea

Title Volume 53462 Folio 2 (Lot 2 on Sealed Plan 53462)

Job Reference No.	T25005		
Drawn AC	**Checked** AC	**Date**	30/4/25
Drawing No.	T25005_SPP	**Version**	
Original sheet size	A3	**Sheet**	1 of 1
Scale	1:1000 Lengths are in metres		

10 0 10 20 30 40 50

Notations

All data on this plan is not based on survey

Site boundaries are derived from Torrens Title V.53462 F.2

Other property linework and contours obtained from other registered survey notes and LISTmap Tasmania.

Legend

Note: All service locations are indicative only

- W — Underground Water Main (BYDA)
- T — Telstra Cable (BYDA)
- E — Overhead Electricty (BYDA)
- Ⓔ — Electricty Pole

Certification by Registered Surveyor

I, Andreas Cirugeda of Land Dimensions Pty Ltd as a Registered Land Surveyor Tasmania (Reg. No.444) certify that this plan has been prepared under my direction and supervision in accordance with the **Surveyors Act 2002**.

Date:

Registered Surveyor
Surveyors Act 2002

Date	Version	Amendment

Client Robert Gaspari

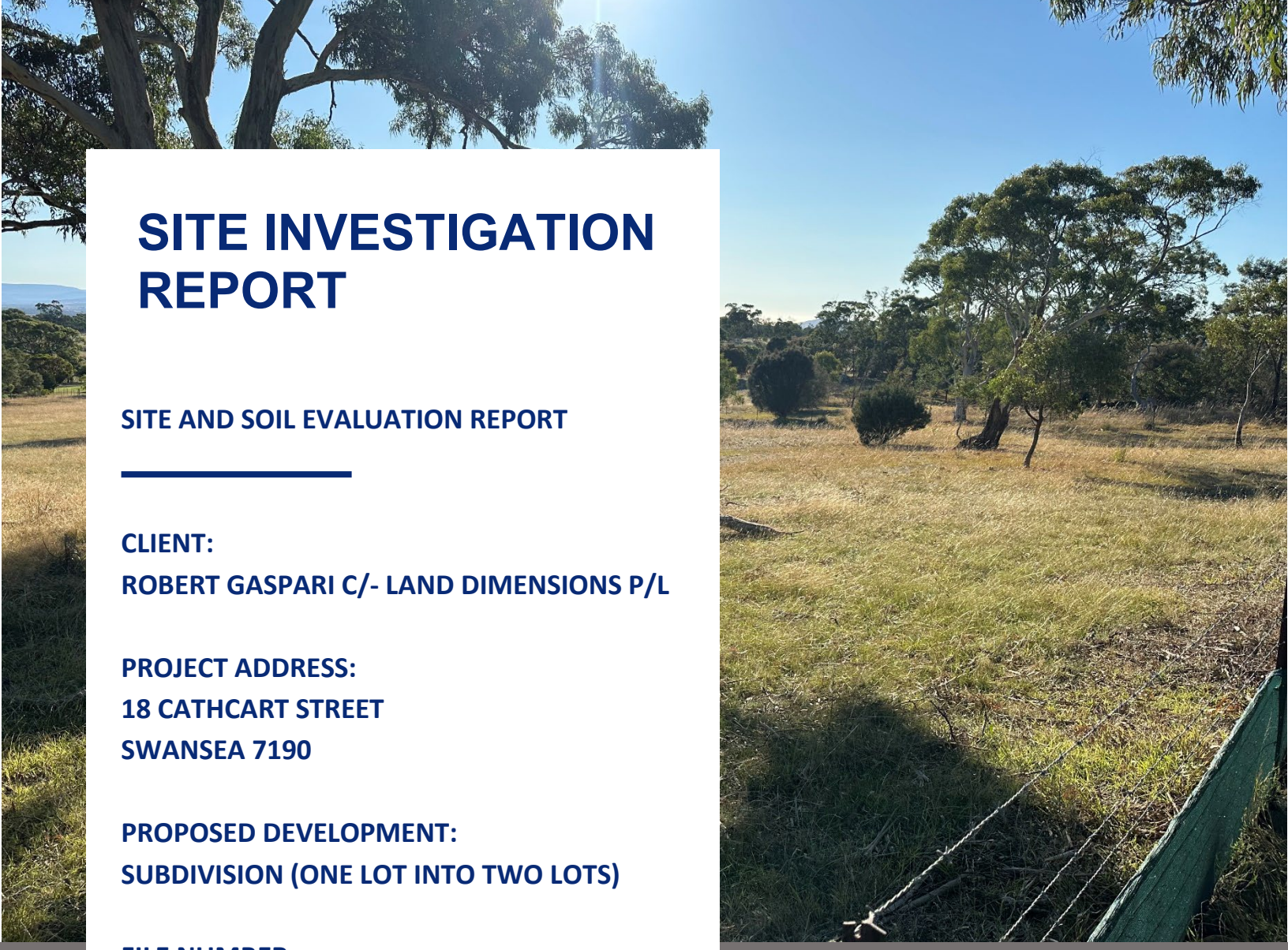
LAND DIMENSIONS

A.C.N. 129 548 054

1B/167 Westbury Road
Prospect Tas 7250

T (03) 9790 0399

W landdimensions.net.au



SITE INVESTIGATION REPORT

SITE AND SOIL EVALUATION REPORT

CLIENT:
ROBERT GASPARI C/- LAND DIMENSIONS P/L

PROJECT ADDRESS:
18 CATHCART STREET
SWANSEA 7190

PROPOSED DEVELOPMENT:
SUBDIVISION (ONE LOT INTO TWO LOTS)

FILE NUMBER:
H3028

DATE:
28/5/2025

VERSION:
1.0

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

HED CONSULTING

1. Executive Summary

The subject land is located at 18 Cathcart Street, Swansea. The development proposal includes the development of a subdivision (one lots into two lots). The site investigation has been conducted in accordance with AS1547:2012 *On-site domestic-wastewater management* and Director's Guidelines for On-site Wastewater Management Systems (OWMS). A summary of the report is detailed within the table below. The proposed lots are of sufficient size to contain and treat wastewater from a residential development on each lot. This report satisfies clause 11.5.3 P2 of the Tasmanian Planning Scheme.

Analysis	Observations / Results
Soil category:	**5**
Estimated permeability:	**<0.06m/day**
Long Term Acceptance Rate:	**3mm/day (irrigation)**
Geology:	**Jurassic dolerite (tholeiitic) with locally developed granophyre**
Bedrock depth:	**0.5m depth (approximate)**
Modified Emerson Crumb test:	**Non – dispersive**

2. Client and Site Location

	Information
Client name:	**Steve Devereux**
Site address:	**4 Rowe Street, Brighton**
Property ID:	**7856477**
Title Reference:	**53462/2**

3. Site information

Site information	Results
Size of development:	Two lots (1ha each)
Services available:	Power, water and telecommunications
Zoning:	Rural Living
Tenure:	Private freehold
Permit Authority:	Glamorgan Spring Bay Council
Planning Overlays:	Bushfire-prone areas & Priority vegetation area

4. Site visit

Site investigation	Observations / Results
Date of site investigation:	15/5/2025
Slope:	10%
Aspect:	North-west to north-east
Rainfall:	5.6mm (preceding two weeks)[1]
Drainage:	Poor
Vegetation	Grass
Erosion:	None observed

[1] Bureau of Meteorology, http://www.bom.gov.au, Daily Rainfall Swansea (Francis Street)

5. Soil Profile

Bore holes were conducted to gather information on the soil characteristics and depth to limiting layer. The below soil profile is typical of the bore holes conducted across the site.

BH01

Soil depth (mm)	Soil Description	Soil Category
0-100	Brown SAND, some silt, moist	1 – GRAVELS AND SANDS
100-500	Brown CLAY, with sand, trace gravel, firm – stiff, moist.	5 – LIGHT CLAYS
500+	Auger refusal on likely bedrock	

The soil is classified as soil category 5 – Light clays for purposes of AS1547:2012. A long - term acceptance rate (LTAR) of 3mm/day (irrigation method) has been adopted. Bore hole localities are provided in the appendix of this report.

6. Wastewater Load & Total Wetted Area Required

The wastewater load calculated from AS1547:2012.

Number of bedroom(s):	3
Number of people:	5
Individual wastewater load:	150 (reticulated water supply)
Total wastewater load:	750L/day
Long term acceptance rate:	3mm/day
Total irrigation area required:	250m^2

7. Site limitations and risks

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

The limitations of the site include the clay subsoil and shallow depth to bedrock. These limitations can be overcome by installing an aerated wastewater treatment system (AWTS) and an irrigation area.

8. Existing onsite wastewater management system

Lot 1 – Existing four – bedroom residential dwelling.

All wastewater is gravity – fed to a AWTS (Envirocycle) and then pressure fed to a surface irrigation area. Location of the land application area is shown on the attached OWMS site plan.

Minimum setbacks of the land application area shown below:

Upslope & cross gradient property boundary:	1.5m
Down slope property boundary:	6.5m
Down slope surface water:	25m (subsurface) & 50m surface)

Refer to appendix of this report for further information.

This report aims to demonstrate both lots can support an onsite wastewater management system for a residential development on each lot.

A OWMS design should be completed once the wastewater loading, and location of the new dwelling on lot 2 is known.

9. Report limitations

Site Investigation:

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

Soil testing:

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

Wastewater load:

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

10. Appendix

10.1 OWMS Trench Reports, Compliance to OWMS guidelines

See attached.

10.2 Field Photos

Photo 1: Field photo showing existing Envirocycle on Lot 1.

Photo 2: Field photo showing existing land application area on Lot 1.

10.3 OWMS Site plan

See attached.

10.4 Form 55

See attached.

HED Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Onsite Wastewater Management Assessement

Assessment for	Robert Gaspari C/- Land Dimensions P/L	Assess. Date	28-May-25
	liz@landdimensions.net.au	Ref. No.	H3028
Assessed site(s)	18 Cathcart Street Swansea	Site(s) inspected	15-May-25
Local authority	Glamorgan Spring Bay Council	Assessed by	J Hepper

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

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 750 (using a method independent of the no. of bedrooms)

Septic tank wastewater volume (L/day) = 250

Sullage volume (L/day) = 500

Total nitrogen (kg/year) generated by wastewater = 6.8

Total phosphorus (kg/year) generated by wastewater = 2.8

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

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	48	31	45	38	40	59	27	36	41	54	64	60
Adopted rainfall (R, mm)	52	34	49	41	44	64	29	39	45	59	70	66
Retained rain (Rr, mm)	47	31	44	37	40	58	26	35	41	53	63	59
Max. daily temp. (deg. C)	23	22	21	19	16	14	14	14	16	17	19	21
Evapotrans (ET, mm)	86	69	66	56	47	50	52	52	58	63	68	78
Evapotr. less rain (mm)	**39**	**38**	**22**	**20**	**8**	**-7**	**26**	**17**	**17**	**10**	**5**	**19**

Annual evapotranspiration less retained rain (mm) = 213

Soil characterisitics

Texture = Light clay Category = 5 Thick. (m) = 0.6

Adopted permeability (m/day) = 0.06 Adopted LTAR (L/sq m/day) = 3 Min depth (m) to water = 5

Proposed disposal and treatment methods

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

Suggested dimensions for on-site secondary treatment system

Total length (m) =	25
Width (m) =	10
Depth (m) =	0.3
Total disposal area (sq m) required =	500
comprising a Primary Area (sq m) of:	250
and a Secondary (backup) Area (sq m) of:	250

Sufficient area is available on site

Comments

A three bedroom / five people dwelling with a reticulated water supply will require a minimum total irrigation area of 250m^2.

HED Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

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

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Expected design area	sq m	10,000	High	Very low		
	Density of disposal systems	/sq km	20	High	Moderate	No change	
	Slope angle	degrees	5	V. high	Very low		
	Slope form	Convex spreading		V. high	Very low		
	Surface drainage	Imperfect		Mod.	Moderate		
	Flood potential	Site floods 1 in 50-75 yrs		High	Moderate		
	Heavy rain events	Infrequent		Mod.	Moderate		
	Aspect (Southern hemi.)	Faces N		V. high	Very low		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	750	High	Moderate		
	SAR of septic tank effluent		1.6	Mod.	Low		
	SAR of sullage		2.8	High	Moderate		
	Soil thickness	m	0.6	High	Moderate		
	Depth to bedrock	m	0.6	V. high	Very high	Moderate	Other factors lessen impact
	Surface rock outcrop	%	0	High	Very low		
	Cobbles in soil	%	5	High	Low		
	Soil pH		6.0	Mod.	Low		
	Soil bulk density	gm/cub. cm	1.6	Mod.	Moderate		
	Soil dispersion	Emerson No.	8	Mod.	Very low		
	Adopted permeability	m/day	0.06	Mod.	Low		
	Long Term Accept. Rate	L/day/sq m	3	Mod.	High	Moderate	Other factors lessen impact

Comments

Depth to bedrock limitation is overcome by installing an AWTS and irrigation method of disposal. LTAR is based on irrigation method of disposal.

HED Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

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Assessed site(s)	18 Cathcart Street Swansea	Site(s) inspected	15-May-25
Local authority	Glamorgan Spring Bay Council	Assessed by	J Hepper

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

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Cation exchange capacity	mmol/100g	60	Mod.	Moderate		
	Phos. adsorp. capacity	kg/cub m	0.6	Mod.	Moderate		
	Annual rainfall excess	mm	-213	High	Very low		
	Min. depth to water table	m	5	Mod.	Very low		
	Annual nutrient load	kg	9.7	High	Low		
	G'water environ. value	Agric sensit/dom irrig		Mod.	Moderate		
	Min. separation dist. required	m	5	High	Very low		
	Risk to adjacent bores		Very low	Mod.	Very low		
	Surf. water env. value	Agric sensit/dom drink		Mod.	Moderate		
	Dist. to nearest surface water	m	350	High	Low		
	Dist. to nearest other feature	m	30	High	Moderate		
	Risk of slope instability		Low	High	Low		
	Distance to landslip	m	500	Mod.	Very low		

Comments

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

3. Standards for Wastewater Land Application Areas

3.1 Objective – PCA FP1.5 (a)-(c)

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

A2 Horizontal separation distance from down slope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to down slope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from down slope surface water to a land application area must comply with all of the following: (a) setbacks must be consistent with AS/NZS1547 Appendix R; (b) a risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Lot 1 – Existing LAA complies with A2 (a). Lot 2 – Nominal LAA complies with A2 (a).
A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) setback must be consistent with AS/NZS 1547 Appendix R; and (b) a risk assessment in accordance with Appendix A of AS/NZS1547 has been completed that demonstrates that the risk is acceptable	Lot 1 – Existing LAA complies with A3 (b). Lot 2 – Nominal LAA complies with A3 (b).

(ii) if primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) if secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.		
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) setback must be consistent with AS/NZS 1547 Appendix R; and (b) a risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable.	Lot 1 – Existing LAA complies with A4. Lot 2 – Nominal LAA complies with A4.
A5 Vertical separation distance between the groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) setback must be consistent with AS/NZS 1547 Appendix R; and (b) a risk assessment completed in	Lot 1 – Existing LAA complies with A5 (b). Lot 2 – Nominal LAA complies with A5 (b).

	accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable.	
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS 1547 Appendix R.	 Lot 1 – Existing LAA complies with A5 (b). Lot 2 – Nominal LAA complies with A5 (b).
A7 None.	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties Note: Part 6 of the Building Act 2016 specifies requirements for protection work which apply to plumbing work including a wastewater treatment unit.	 Lot 1 – Existing LAA complies with P7. Lot 2 – Nominal LAA complies with P7.

ONSITE WASTEWATER - SITE PLAN

CLIENT:	R GASPARI C/- LAND DIMENSIONS P/L
ADDRESS:	18 CATHCART SWANSEA 7190
PROP ID:	7856477 CT: 53462/2
DATE:	28/5/2025
VERSION:	1.0
DRAWN BY:	JH

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

0 10 20 30 40 50
SCALE (M)

N

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: R GASPARI C/- LAND DIMENSIONS P/L *Owner /Agent*

liz@landdimensions.net.au *Address*

Suburb/postcode

Qualified person details:

Qualified person: JOE HEPPER

Address: UNIT 2, 1 LIVERPOOL STREET

HOBART 7000

Licence No: NA

Phone No: 03 6146 0334

Fax No:

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

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

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

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

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

Details of work:

Address: 18 CATHCART STREET

SWANSEA 7190

Lot No: 2

Certificate of title No: 53462

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

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: On-site wastewater management – *Site and soil evaluation (and land application system design)*

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

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

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

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:	Site Investigation Report, Site and Soil Evaluation dated 28/5/2025.
Relevant calculations:	
References:	AS1547: 2012 Director's Guidelines for On-site Wastewater Management Systems, Building Act 2016, v2.0 July 2017

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

Site and soil evaluation for a proposed subdivision (one lot into two lots)

Scope and/or Limitations

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:	JOE HEPPER	H3028	28/5/2025