Public Notice Details

Planning Application Details

Application No	DA 2400085

Property Details

Property Location	5 Rekuna Station Road, Campania

Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling & Outbuilding
Advertising Commencement Date	16/07/2024
Advertising Closing Period If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.	30/07/2024

Enquiries regarding this Application can be made via Southern Midlands Council at (03) 6254 5050 or by emailing planningenquires@southernmidlands.tas.gov.au. Please quote the development application number when making your enquiry.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120
Email: mail@southernmidlands.tas.gov.au
Fax: 03 6254 5014

All representations must include the author's full name, contact number, and postal address and must be received on or before the advertising closing date.

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SOUTHERN MIDLANDS COUNCIL

APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT
Residential Use

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Applicant / Owner Details:

Owner / s Name	Raymond Geeves		
Postal Address	60 Resolution Street	Phone No:	0409 934 192
	Warrane 7018	Fax No:	
Email address:	rayg01@iinet.net.au		
Applicant Name (if not owner)	Modulus Studio		
Postal Address:	14/31 Cambridge Road	Phone No:	0404 071 299
	Bellerive 7018	Fax No:	
Email address:	daniel@modgroup.net.au		

Description of proposed use and/or development:

Address of new use and development:	5 Rekuna Station Road, Campania	
Certificate of Title No:	Volume No 155145 Lot No: 1	
Description of proposed use or development:	Single Dwelling and Shed	ie: New Dwelling /Additions/ Demolition / /Shed / Farm Building / Carport / Swimming Pool or detail other etc.
Current use of land and buildings:	Vacant land	Eg. Are there any existing buildings on this title? If yes, what is the main building used as?

Is the property Heritage Listed (Please tick ✓answer): Yes [ ] No [X]

Proposed Material

What are the proposed external wall materials	Brick / colorbond	What is the proposed roof material	Colorbond
What are the proposed external wall colours	Charcoal / Night Sky	What is the proposed roof colour	Night Sky
What is the proposed new floor area m^2.	169m2 / 600m2	What is the estimated value of all the new work proposed:	$ 600k

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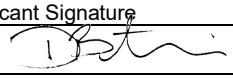
19/06/2024

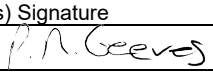
Please attach any additional information that may be required by Part 6.1 Application Requirements of the Tasmanian Planning Scheme.

Signed Declaration

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

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Southern Midlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
2. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature);

Applicant Signature (If not the Owner)	Applicant Name (*Please print*)	Date
	Daniel Bastin (Modulus Studio)	19/06/2024

Land Owner(s) Signature	Land Owners *Name (please print)*	Date
	Raymond Geeves	19/06/2024

Land Owner(s) Signature	Land Owners *Name (please print)*	Date

RESIDENTIAL DEVELOPMENT – Information & Checklist sheet

Use this check list for submitting your application

Submitting your application ✓

1. All plans and information required per Application Requirements of the Planning Scheme www.iplan.tas.gov.au
   ie: site plan showing all existing buildings, proposed buildings, elevation plans etc. ❑
2. Copy of the current Certificate of Title, Schedule of Easements and Title Plan (Available from Service Tasmania Offices) ❑
3. Any reports, certificates or written statements to accompany the Application (if applicable) required by the relevant zone or code. ❑
4. Prescribed fees payable to Council ❑

Information

If you provide an email address in this form then the Southern Midlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act").

If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.

It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.

If you do not wish for the Council to use your email address as the method of contact and for the giving of information, **please tick** ✓ the box ❑

Heritage Tasmania

If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 (local call cost) or email enquires@heritage.tas.gov.au)

TasWater

Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)

PRIVACY STATEMENT

The Southern Midlands Council abides by the Personal Information Protection Act 2004 and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the Personal Information Protection Act, 2004 and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the Building Act 2000. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Southern Midlands Council on (03) 62545050. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.

ADVICE: There is no connection between Planning approval and Building & Plumbing approvals. Owners are to ensure that the work is either Low Risk Building Work, Notifiable Building Work or Permit work in accordance with the Directors Determination – Categories of Building & Demolition Work v 1.4 dated 12 March 2021.

https://www.cbos.tas.gov.au/__data/assets/pdf_file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf

Address all correspondence to: The General Manager, PO Box 21, Oatlands, Tasmania 7120
Oatlands Office: 71 High Street, Oatlands 7120 Phone (03) 62545000
Kempton Office: 85 Main Street, Kempton 7030 Phone (03) 62545050
Email Address: mail@southernmidlands.tas.gov.au Web: www.southernmidlands.tas.gov.au
ABN 68 653 459 589

GENERAL NOTES:

Check all dimensions, boundaries, easements and service locations on site.
All work shall comply with the Tasmanian Building Regulations 2016, National Construction Codes and relevant current Australian Standards.

Check carefully all aspects of these documents before commencing work.
Any errors or anomalies to be reported to the drawer before work is continued.
Confirm all sizes and heights on site. Do not scale off plan.

All framing to comply with AS 1684 Residential Timber-Framed Construction.
Note: All timber sizes specified are minimum requirement only.
Substitutes may be used as long as verification of equal performance is obtained.

All construction is to comply with the National Construction Codes and all relevant Australian Standards.

These documents to be used with specifications, soil tests and all documentation prepared by an engineer.

These documents are intended for council applications and normal construction.

SITE NOTES:

All site works shall be in accordance with NCC CSIRO BTF 18, 19, 22 and AS 2870

Minimal site disturbance is to be carried out.
Sediment control; 'geolab' silt fence 1000 or similar.
Topsoil stockpiles remaining on the site to be covered with plastic, adequately retained along all edges. Unused stockpiles to be removed from site or used for future landscaping.

SITE PREPARATION AND EXCAVATION:

In accordance with ABCB Housing Provisions Standard Part 3 and to local council requirements.

Internal finished floor level (ffl) to be min. 150mm above finished external ground areas (flower beds or grassed areas) and min. 50 mm above finished external sealed surfaces (paved areas). Provide 50 mm min. fall for the first metre away from building towards lower ground or alternatively sufficient drainage provisions (ag drains, sumps or similar).

FOOTINGS:

Concrete footings and slabs in accordance with ABCB Housing Provisions Standard Part 4, AS 2870.1 and engineer's specifications.

BRICK AND BLOCK:

In accordance with ABCB Housing Provisions Standard Part 5, AS 4773 and AS 3700

SUB-FLOOR VENTILATION:

In accordance with ABCB Housing Provisions Standard part 6

DAMP PROOFING:

In accordance with ABCB Housing Provisions Standard part 5 and AS/NZS 2904.

TIMBER FRAMING:

Timber framing, tie down and wind bracing details to ABCB Housing Provisions Standard Part 6 and AS 1684.2.and AS4055.

WALL CLADDING:

In accordance with ABCB Housing Provisions Standard Part 7 and manufacturer's specifications.

ROOF CLADDING, GUTTERING AND DOWNPIPES:

In accordance with ABCB Housing Provisions Standard Part 7 and AS/NZS 3500.5.
Installation to be in accordance with manufacturer's specifications and recommendations.

WINDOWS & GLAZING:

All windows and glazing to AS 2047 and AS 1288 and ABCB Housing Provisions Standard Part 8.
Manufacturer to provide certification of compliance.
All window measurement shown are nominal only and are to be verified on site, prior to ordering.

CONDENSATION MANAGEMENT NOTES:

All condensation management in accordance with ABCB Housing Provisions Standard Part 10.8

VENTILATION OF ROOF SPACES:

In accordance with ABCB Housing Provisions Standard Part 10.

HYDRAULIC:

Stormwater to be in accordance with AS/NSZ 3500
Wastewater to be in accordance with AS/NSZ 3500 and/or AS 1547
Water supply to be in accordance with AS/NSZ 3500

ELECTRICAL:

All wiring and electrical installation to be in accordance with AS 3000
Smoke alarm/s - a 240 volt hard wired smoke alarm complying with AS 3768 should be located near sleeping areas on every story and as per ABCB Housing Provisions Standard Part 9.

INTERIOR NOTES:

Plasterboard;
All internal plasterboard finishes to be in accordance with AS/NZS 2588

Joinery;
- Hardwood in accordance with AS 2796
- Softwood in accordance with AS 4785
- Plywood in accordance with AS/NZS 2270 and AS/NZS 2271

Domestic Kitchen Assemblies;
In accordance with AS/NZS 4386

Ceramic Tiling;
In accordance with AS 4662, AS 2358 and AS 4992

WATERPROOFING / WET AREAS:

In accordance with ABCB Housing Provisions Standard Part 10.2 and AS 3740
Waterproofing membrane and substrates to be installed to floors, walls and wall/floor junctions in accordance with AS 3740 Waterproofing of Domestic wet areas.

BEFORE YOU DIG www.byda.com.au

WARNING:
IT IS THE RESPONSIBILITY OF THE BUILDER TO COMPLETE BYD AND WORK WITH AUTHORITIES TO LOCATE ALL UNDERGROUND SERVICES.

Modulus Studio
Shop 14, 31 Cambridge Road
Bellerive, Tasmania 7018
info@modulusstudio.com.au

Geeves Residence

5 Rekuna Station Road, Campania

Raymond Geeves

GENERAL NOTES			
Project number	2405.15		1 G-02
Drawing Status	DA		
Current Revision	19/06/2024	R3	Scale on A3

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19/06/2024

ISSUE

Sheet List				
Sheet Number	Sheet Name	Project Status	Current Revision	Revision Date
1 G-01	COVER	DA	R3	19/06/2024
1 G-02	GENERAL NOTES	DA	R3	19/06/2024
1 G-03	BAL 12.5	DA	R3	19/06/2024
1 G-04	BAL 12.5	DA	R3	19/06/2024
2 A-00	SITE SURVEY	DA	R3	19/06/2024
2 A-00.1	SITE PLAN	DA	R3	19/06/2024
2 A-01	SITE PLAN	DA	R3	19/06/2024
2 A-02	FLOOR PLAN	DA	R3	19/06/2024
2 A-02.1	SHED - FLOOR PLAN	DA	R3	19/06/2024
2 A-03	ELEVATIONS	DA	R3	19/06/2024
2 A-03.1	ELEVATIONS	DA	R3	19/06/2024
2 A-04	ROOF PLAN	DA	R3	19/06/2024
2 A-05	FLOOR FINISHES	DA	R3	19/06/2024
2 A-06	ELECTRICAL PLAN	DA	R3	19/06/2024
3 C-01	HYDRAULIC PLAN	DA	R3	19/06/2024

BEFORE YOU DIG www.byda.com.au

WARNING:
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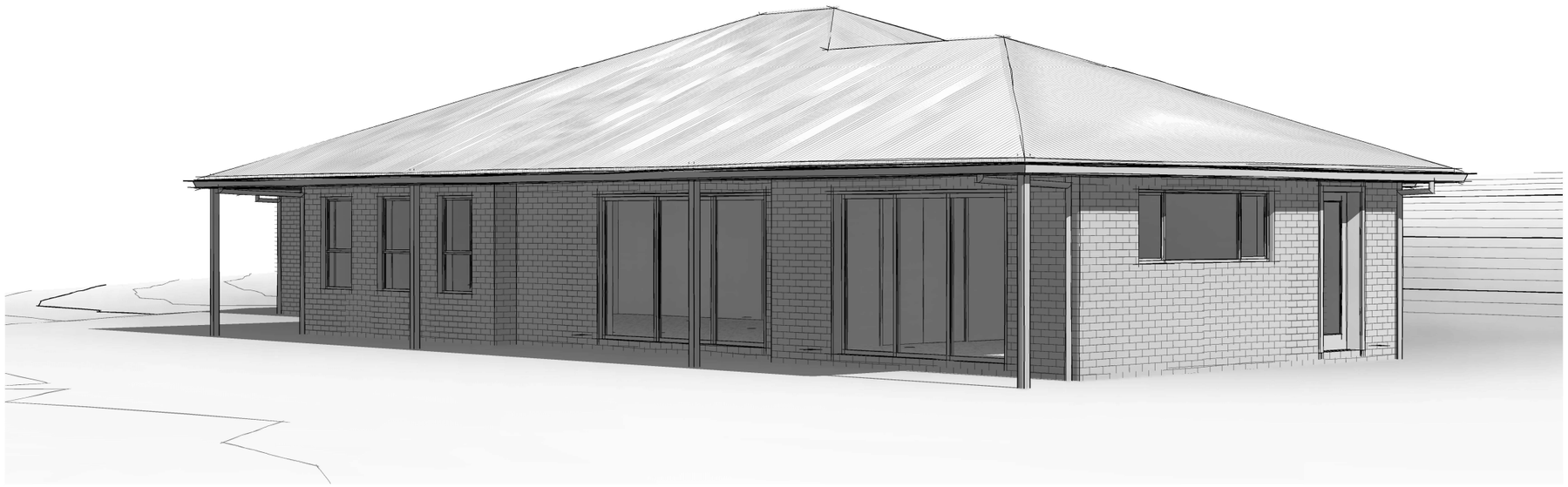
General Information

Designer: Daniel Bastin CC6836
Classification: 1a
Title Reference: 155145/1
Design Wind Speed: N3
Soil Classification: M (Allow for partially founded on fill)
Climate Zone: 7
BAL: 12.5
Corrosion Environment: LOW
Known Hazards: N/A
Floor Area: 169m²
Garage: 37m²



Modulus Studio
Shop 14, 31 Cambridge Road
Bellerive, Tasmania 7018
info@modulusstudio.com.au

Geeves Residence

5 Rekuna Station Road, Campania

Raymond Geeves

COVER

Project number		2405.15	
Drawing Status		DA	
Current Revision	19/06/2024	R3	

1 G-01

Scale on A3

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TO BE READ IN CONJUNCTION WITH AS3959 2018

GENERAL

A building assessed in Section 2 as being BAL—12.5 shall conform with Section 3 and Clauses 5.2 to 5.8. Any element of construction or system that satisfies the test criteria of AS 1530.8.1 may be used in lieu of the applicable requirements contained in Clauses 5.2 to 5.8 (see Clause 3.8).
NOTE: BAL—12.5 is primarily concerned with protection from ember attack and radiant heat up to and including 12.5 kW/m² where the site is less than 100 m from the source of bushfire attack.

SUB-FLOOR SUPPORTS

This Standard does not provide construction requirements for subfloor support where the subfloor space is enclosed with—
a wall that conforms with Clause 5.4; or
a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion- resistant steel, bronze or aluminium; or
a combination of Items (a) and (b).
NOTE: This requirement applies to the subject building only and not to verandas, decks, steps, ramps and landings (see Clause 5.7).
C5.2 Combustible materials stored in the subfloor space may be ignited by embers and cause an impact to the building.

FLOORS

General

This Standard does not provide construction requirements for concrete slabs on the ground.

Elevated floors

Enclosed subfloor space
This Standard does not provide construction requirements for elevated floors, including bearers, joists and flooring, where the subfloor space is enclosed with—
a wall that conforms with Clause 5.4; or
a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion- resistant steel, bronze or aluminium; or
a combination of Items (a) and (b) above.
Unenclosed subfloor space
Where the subfloor space is unenclosed, the bearers, joists and flooring, less than 400 mm above finished ground level, shall be one of the following:
Materials that conform with the following:
Bearers and joists shall be—
non-combustible; or
bushfire-resisting timber (see Appendix F);or
a combination of Items (A) and (B).
Flooring shall be—
non-combustible; or
bushfire-resisting timber (see Appendix F); or
timber (other than bushfire-resisting timber), particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation; or
a combination of any of Items (A), (B) or (C);
or
A system conforming with AS 1530.8.1.
This Standard does not provide construction requirements for elements of elevated floors, including bearers, joists and flooring, if the underside of the element is 400 mm or more above finished ground level.

WALLS

General

The exposed components of an external wall that are less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle of less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3, Appendix D) shall be one of the following:
Non-combustible material including the following provided the minimum thickness is 90 mm:
Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium silicate or natural stone.
Precast or in situ walls of concrete or aerated concrete.
Earth wall including mud brick; or
Timber logs of a species with a density of 680 kg/m^3 or greater at a 12% moisture content; of a minimum nominal overall thickness of 90 mm and a minimum thickness of 70 mm (see Clause 3.11); and gauge planed; or
Cladding that is fixed externally to a timber-framed or a steel-framed wall and is—
non-combustible material; or
fibre-cement a minimum of 6 mm in thickness; or
bushfire-resisting timber (see Appendix F); or
a timber species as specified in Paragraph E1, Appendix E; or
a combination of any of Items (i), (ii), (iii) or (iv); or
A combination of any of Items (a), (b) or (c).
This Standard does not provide construction requirements for the exposed components of an external wall that are 400 mm or more from the ground or 400 mm or more above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3, Appendix D).

Joints

All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed.

Vents and weepholes

Except for exclusions provided in Clause 3.6, vents and weepholes in external walls shall be screened with a mesh made of corrosion-resistant steel, bronze or aluminium.

EXTERNAL GLAZED ELEMENTS, ASSEMBLIES AND DOORS

Bushfire shutters

Where fitted, bushfire shutters shall conform with Clause 3.7 and be made from—
non-combustible material; or
a timber species as specified in Paragraph E1, Appendix E; or
bushfire-resisting timber (see Appendix F); or
a combination of any of Items (a), (b) or (c).

Screens for windows and doors

Where fitted, screens for windows and doors shall have a mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium.
The frame supporting the mesh or perforated sheet shall be made from—
metal; or
bushfire-resisting timber (see Appendix F); or
a timber species as specified in Paragraph E2, Appendix E.

Windows and sidelights

Window assemblies shall:
Be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 5.5.1; or
Be completely protected externally by screens that conform with Clause 3.6 and Clause 5.5.2.
C5.5.3 For Clause 5.5.3(b), the screening needs to be applied to cover the entire assembly, that is including framing, glazing, sash, sill and hardware.

or
Conform with the following:
Frame material For window assemblies less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D),window frames and window joinery shall be made from one of the following:
Bushfire-resisting timber (see Appendix F); or
A timber species as specified in Paragraph E2, Appendix E; or
Metal; or
Metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
There are no specific restrictions on frame material for all other windows.
Hardware There are no specific restrictions on hardware for windows.
Glazing Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D), this glazing shall be Grade A safety glass a minimum of 4 mm in thickness or glass blocks with no restriction on glazing methods.
NOTE: Where double-glazed assemblies are used above, the requirements apply to the external pane of the glazed assembly only. For all other glazing, annealed glass may be used in accordance with AS 1288.
Seals and weather strips There are no specific requirements for seals and weather strips at this BAL level.
Screens The openable portions of windows shall be screened internally or externally with screens that conform with Clause 3.6 and Clause 5.5.2.
C5.5.3 For Clause 5.5.3(c), screening to openable portions of all windows is required in all BALs to prevent the entry of embers to the building when the window is open.
For Clause 5.5.3(c)(v), screening of the openable and fixed portions of some windows is required to reduce the effects of radiant heat on annealed glass and has to be externally fixed.
For Clause 5.5.3(c)(v), if the screening is required only to prevent the entry of embers, the screening may be fitted externally or internally.

Doors—Side-hung external doors (including French doors, panel fold and bi- fold doors)

Side-hung external doors, including French doors, panel fold and bi-fold doors, shall—
be completely protected by bushfire shutters that conform with Clause 3.7 and Clause 5.5.1;
or
be completely protected externally by screens that conform with Clause 3.6 and Clause 5.5.2;
or
conform with the following:
Door panel material Materials shall be—
non-combustible; or
solid timber, laminated timber or reconstituted timber, having a minimum thickness of 35 mm for the first 400 mm above the threshold; or
hollow core, solid timber, laminated timber or reconstituted timber with a non-combustible kickplate on the outside for the first 400 mm above the threshold; or
hollow core, solid timber, laminated timber or reconstituted timber protected externally by a screen that conforms with Clause 5.5.2; or
for fully framed glazed door panels, the framing shall be made from metal or bushfire resisting timber (see Appendix F) or a timber species as specified in Paragraph E2, Appendix E or uPVC.
Door frame material Door frame materials shall be—
bushfire resisting timber (see Appendix F); or
a timber species as specified in Paragraph E2 of Appendix E; or
metal; or
metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
Hardware There are no specific requirements for hardware at this BAL level.
Glazing the glazing shall be Grade A safety glass a minimum of 4 mm in thickness, or glass blocks with no restriction on glazing methods.
NOTE: Where double glazed units are used the above requirements apply to the external face of the window assembly only.
Seals and weather strips Weather strips, draft excluders or draft seals shall be installed.
Screens There are no requirements to screen the openable part of the door at this BAL level.
Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.

Doors—Sliding doors

Sliding doors shall—
be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 5.5.1;
or
be completely protected externally by screens that conform with Clause 3.6 and Clause 5.5.2; or
conform with the following:
Frame material The material for door frames, including fully framed glazed doors, shall be—
bushfire-resisting timber (see Appendix F); or
a timber species as specified in Paragraph E2, Appendix E; or
metal; or
metal-reinforced uPVC and the reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
Hardware There are no specific requirements for hardware at this BAL level.
Glazing Where doors incorporate glazing, the glazing shall be grade A safety glass a minimum of 4 mm in thickness.
Seals and weather strips There are no specific requirements for seals and weather strips at this BAL level.
Screens There is no requirement to screen the openable part of the sliding door at this BAL level.
Sliding panels Sliding panels shall be tight-fitting in the frames.

Doors—Vehicle access doors (garage doors)

The following applies to vehicle access doors:
The lower portion of a vehicle access door that is within 400 mm of the ground when the door is closed (see Figure D4, Appendix D) shall be made from—
non-combustible material; or
bushfire-resisting timber (see Appendix F); or
fibre-cement sheet a minimum of 6 mm in thickness; or
a timber species as specified in Paragraph E1, Appendix E; or
a combination of any of Items (i), (ii), (iii) or (iv).
All vehicle access doors shall be protected with suitable weather strips, draught excluders, draught seals or brushes. Door assemblies fitted with guide tracks do not need edge gap protection.
NOTES:
Refer to AS/NZS 4505 for door types.
Gaps of door edges or building elements should be protected as per Section 3.
C5.5.6(b) These guide tracks do not provide a direct passage for embers into the building.

Vehicle access doors with ventilation slots shall be protected in accordance with Clause 3.6.

ROOFS (INCLUDING PENETRATIONS, EAVES, FASCIAS AND GABLES, AND GUTTERS AND DOWNPIPES)

General

The following applies to all types of roofs and roofing systems:
Roof tiles, roof sheets and roof-covering accessories shall be non-combustible.
The roof/wall and roof/roof junction shall be sealed or otherwise protected in accordance with Clause 3.6.
Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet conforming with Clause 3.6 and, made of corrosion-resistant steel, bronze or aluminium.
Only evaporative coolers manufactured in accordance with AS/NZS 60335.2.98 shall be used.
Evaporative coolers with an internal damper to prevent the entry of embers into the roof space need not be screened externally.

Tiled roofs

Tiled roofs shall be fully sarked. The sarking shall—
be located on top of the roof framing, except that the roof battens may be fixed above the sarking;
cover the entire roof area including ridges and hips; and
extend into gutters and valleys.

Sheet roofs

Sheet roofs shall—
be fully sarked in accordance with Clause 5.6.2, except that foil-backed insulation blankets may be installed over the battens; or
have any gaps sealed at the fascia or wall line, hips and ridges by—
a mesh or perforated sheet that conforms with Clause 3.6 and that is made of corrosion-resistant steel, bronze or aluminium; or
mineral wool; or
other non-combustible material; or
a combination of any of Items (i), (ii) or (iii).

systembuilt
designed for living
1063 Cambridge Road
Cambride, TAS 7170 (03) 6214 8888

Geeves Residence

5 Rekuna Station Road, Campania

Raymond Geeves

BAL 12.5

Project number	2405.15	
Drawing Status	DA	
Current Revision	19/06/2024	R3

1 G-03

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C5.6.3 Sarking is used as a secondary form of ember protection for the roof space to account for minor gaps that may develop in sheet roofing.

Veranda, carport and awning roof

The following applies to veranda, carport and awning roofs:
A veranda, carport or awning roof forming part of the main roof space [see Figure D1(a), Appendix D] shall meet all the requirements for the main roof, as specified in Clauses 5.6.1 to 5.6.6.
A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures D1(b) and D1(c), Appendix D] conforming with Clause 5.4 shall have a non-combustible roof covering, except where the roof covering is a translucent or transparent material.
NOTE: There is no requirement to line the underside of a veranda, carport or awning roof that is separated from the main roof space.

Roof penetrations

The following applies to roof penetrations:
Roof penetrations, including roof lights, roof ventilators, roof-mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors or the like, shall be sealed. The material used to seal the penetration shall be non-combustible.
Openings in vented roof lights, roof ventilators or vent pipes shall conform with Clause 3.6 and be made of corrosion-resistant steel, bronze or aluminium.
This requirement does not apply to a room sealed gas appliance.
NOTE: A gas appliance designed such that air for combustion does not enter from, or combustion products enter into, the room in which the appliance is located.
In the case of gas appliance flues, ember guards shall not be fitted.
NOTE: AS/NZS 5601 contains requirements for gas appliance flue systems and cowls. Advice can be obtained from manufacturers and State and Territory gas technical regulators.
All overhead glazing shall be Grade A safety glass conforming with AS 1288.
Glazed elements in roof lights and skylights may be of polymer provided a Grade A safety glass diffuser, conforming with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass of minimum 4 mm in thickness shall be used in the outer pane of the IGU.
Flashing elements of tubular skylights may be of a fire-retardant material, provided the roof integrity is maintained by an under-flashing of a material having a flammability index not exceeding five.
Evaporative cooling units shall be fitted with non-combustible butterfly closers as close as practicable to the roof level or the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
Vent pipes made from PVC are permitted.
Eaves lighting shall be adequately sealed and not compromise the performance of the element.

Eaves linings, fascias and gables

The following applies to eaves linings, fascias and gables:
Gables shall conform with Clause 5.4.
Eaves penetrations shall be protected in the same way as roof penetrations, as specified in Clause 5.6.5.
Eaves ventilation openings shall be fitted with ember guards in accordance with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium.
Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.
This Standard does not provide construction requirements for fascias, bargeboards and eaves linings.

Gutters and downpipes

This Standard does not provide material requirements for—
gutters, with the exception of box gutters; and
downpipes.
If installed, gutter and valley leaf guards shall be non-combustible.
Box gutters shall be non-combustible and flashed at the junction with the roof with non-combustible material.

VERANDAS, DECKS, STEPS AND LANDINGS

General

Decking may be spaced.
There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.

C5.7.7 Spaced decking is nominally spaced at 3 mm (in accordance with standard industry practice); however, due to the nature of timber decking with seasonal changes in moisture content, that spacing may range from 0 mm–5 mm during service. It should be noted that recent research studies have shown that gaps at 5 mm spacing afford opportunity for embers to become lodged in between timbers, which may contribute to a fire. Larger gap spacing of 10 mm may preclude this from happening but such a spacing regime may not be practical for a timber deck.

Enclosed subfloor spaces of verandas, decks, steps, ramps and landings

Materials to enclose a subfloor space
This Standard does not provide construction requirements for the materials used to enclose a subfloor space except where those materials are less than 400 mm from the ground.
Where the materials used to enclose a subfloor space are less than 400 mm from the ground, they shall conform with Clause 5.4.
Supports
This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.
Framing
This Standard does not provide construction requirements for the framing of verandas, pergolas, decks, ramps or landings (i.e. bearers and joists).
Decking, stair treads and the trafficable surfaces of ramps and landings
This Standard does not provide construction requirements for decking, stair treads and the trafficable surfaces of ramps and landings that are more than 300 mm from a glazed element.
Decking, stair treads and the trafficable surfaces of ramps and landings less than 300 mm (measured horizontally at deck level) from glazed elements that are less than 400 mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from—
non-combustible material; or
bushfire-resisting timber (see Appendix F); or
a timber species as specified in Paragraph E1, Appendix E; or
uPVC; or
a combination of any of Items (a), (b), (c) or (d).

Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings

Supports
This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.
Framing
This Standard does not provide construction requirements for the framing of verandas, decks, ramps or landings (i.e. bearers and joists).
Decking, stair treads and the trafficable surfaces of ramps and landings
This Standard does not provide construction requirements for decking, stair treads and the trafficable surfaces of ramps and landings that are more than 300 mm from a glazed element.
Decking, stair treads and the trafficable surfaces of ramps and landings less than 300 mm (measured horizontally at deck level) from glazed elements that are less than 400 mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from—
non-combustible material; or
bushfire-resisting timber (see Appendix F); or
a timber species as specified in Paragraph E1, Appendix E; or
a combination of any of Items (a), (b) or (c) above.

Balustrades, handrails or other barriers

This Standard does not provide construction requirements for balustrades, handrails and other barriers.

Veranda posts

Veranda posts—
shall be timber mounted on galvanized mounted shoes or stirrups with a clearance of not less than 75 mm above the adjacent finished ground level; or
less than 400 mm (measured vertically) from the surface of the deck or ground (see Figure D2, Appendix D) shall be made from—
non-combustible material; or
bushfire-resisting timber (see Appendix F); or
a timber species as specified in Paragraph E1, Appendix E; or
a combination of any of Items (a) or (b).

WATER AND GAS SUPPLY PIPES

Above-ground, exposed water supply pipes shall be metal.
External gas pipes and fittings above ground shall be of steel or copper construction having a minimum wall thickness in accordance with gas regulations or 0.9 mm whichever is the greater. The metal pipe shall extend a minimum of 400 mm within the building and 100 mm below ground.
NOTE: Refer to State and Territory gas regulations, AS/NZS 5601.1 and AS/NZS 4645.1.
C5.8 Concern is raised for the protection of bottled gas installations. Location, shielding and venting of the gas bottles needs to be considered.

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Cambride, TAS 7170 (03) 6214 8888

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5 Rekuna Station Road, Campania

Raymond Geeves

BAL 12.5

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1 G-04

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MAIN RAILWAY LINE

43.87 21.80 22.12 34.87 35.56 44.24 22.28 16.18 35.41 21.73 52.64 26.31 40.61

12.10 RIGHT OF WAY 6.00 WIDE 116.26

70.41 158.18 PIPELINE EASEMENT 10.00 WIDE 77.94 52.10 16.97 119.62

TEA TREE ROAD

REKUNA STATION ROAD

C.T.155145/1
11.85ha

TBM Spike
@ RL 161.02

Site Datum
TBM Spike
@ RL 153.391

LEGEND

- Power Pole
- Bench Mark
- Survey Control
- Coordinate Datum
- Property Boundary
- Fence
- SW Pipe
- Table Drain
- Easement
- Gravel
- Right of Way
- Existing Cut
- Photo Location

NOTES:

This plan and associated digital model is prepared for Modulus Studio from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.

Services shown have been located where visible by field survey. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.

PHOTO 1

PHOTO 2

O.Star (P155090/24)
[GDA94 Coordinate & AHD Origin]

HORIZONTAL DATUM is GDA94, Coordinates are Plane
Coordinate Origin: O.Star (P155090/24) (as shown on plan)
E 531379.395 N 5275790.149 PER RTK GPS

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

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

Contour & Detail Plan

FOR: MODULUS STUDIO

LOCATION: 5 REKUNA STATION ROAD, CAMPANIA

Date: 14/06/2024	Contour interval: 0.250m	Reference: MODUL09 15582-01
Drawn: JR	Scale: 1:1250 (A3)	Bearing Datum: MGA2020 per P155090/24
Approved: JR	C.T. Reference: 155145/1	Vertical Datum: AHD83 per RTK GPS

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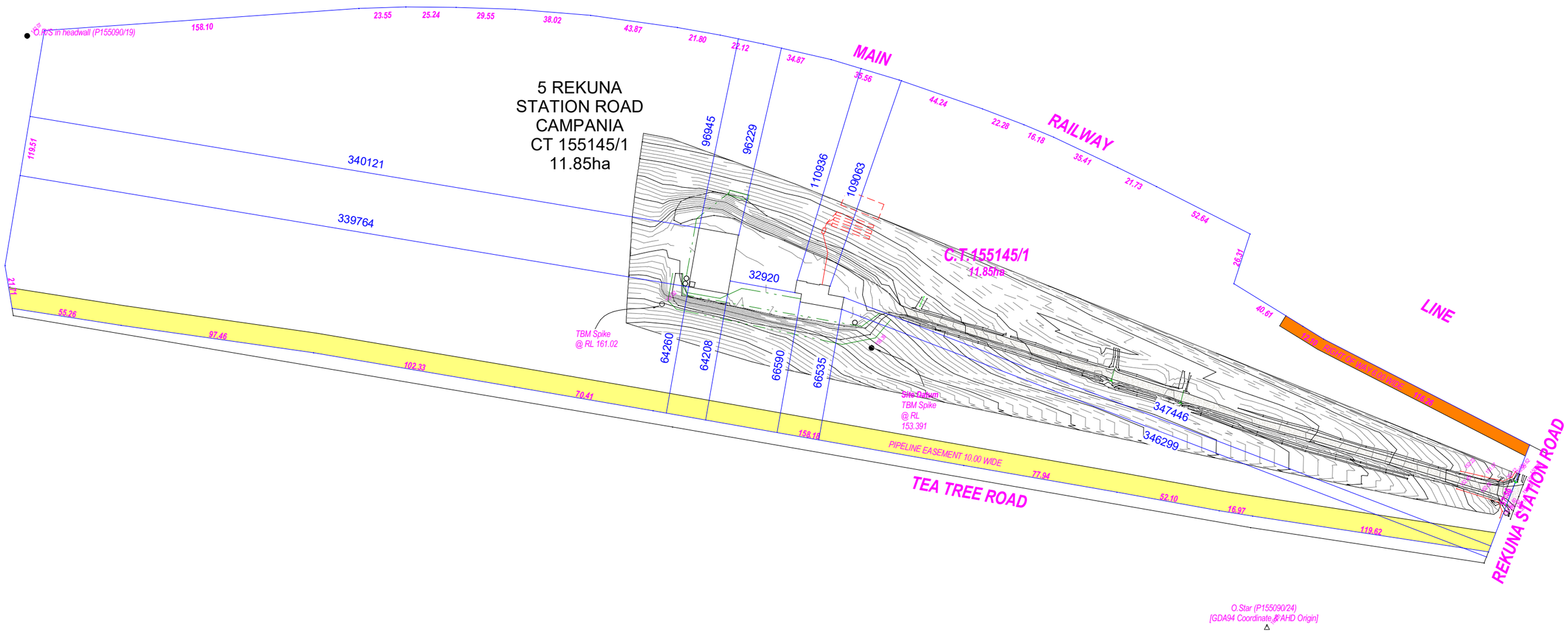

General Notes
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Report any discrepancies to this office.

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info@modulusstudio.com.au

Geeves Residence

5 Rekuna Station Road, Campania

Raymond Geeves

SITE PLAN

Project number	2405.15		2 A-00.1
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STORMWATER ABSORPTION TENCH

100% RESERVE

ABSORPTION BEDS AS PER GEOTECH REPORT

SEPTIC TANK AS PER GEOTECH REPORT

DIRECT TANK OVERFLOW TO ON-SITE ABSORPTION TRENCH

PROPOSED SHED FFL 159.15

DN100 SEWER TO SEPTIC TANK AS PER GEOTECH REPORT

5 REKUNA STATION ROAD
CAMPANIA
CT 155145/1
11.85ha

C.T.

WATER TANKS

158.60 m

32920

PROPOSED DWELLING FFL 158.65

158.00 m

161.02

DN100 STORMWATER TO ONSITE WATER TANKS

DRIVEWAY / ACCESS AS PER BUSHFIRE REPORT

TFS TURNING AREA AS PER BUSHFIRE REPORT

FIRE TANK (10,000L)

159.39

SPOON DRAIN AT TOP AND BASE OF CUT DIRECTING WATER AWAY FROM HOUSE AND SHED

64260

64208

66590

66535

157.00 m
158.00 m
159.00 m
160.00 m
161.00 m
162.00 m
156.00 m

TBM Spike
@ RL 161.02

70.41

158.18

Site Datum
TBM Spike
@ RL
153.391

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WARNING:
IT IS THE RESPONSIBILITY OF THE BUILDER TO COMPLETE BYD AND WORK WITH AUTHORITIES TO LOCATE ALL UNDERGROUND SERVICES.

General Notes
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SITE PLAN

Project number	2405.15		2 A-01
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Construction and materials in accordance with current NCC requirements and all relevant Australian Standards - See General Notes
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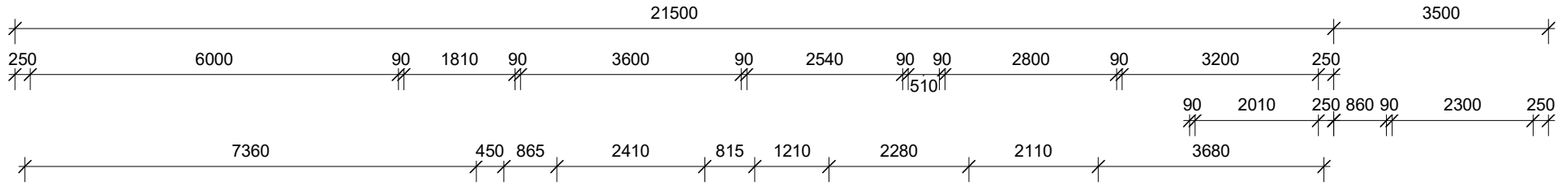
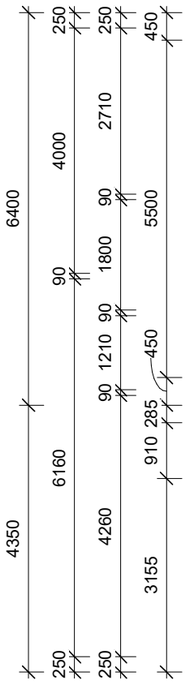
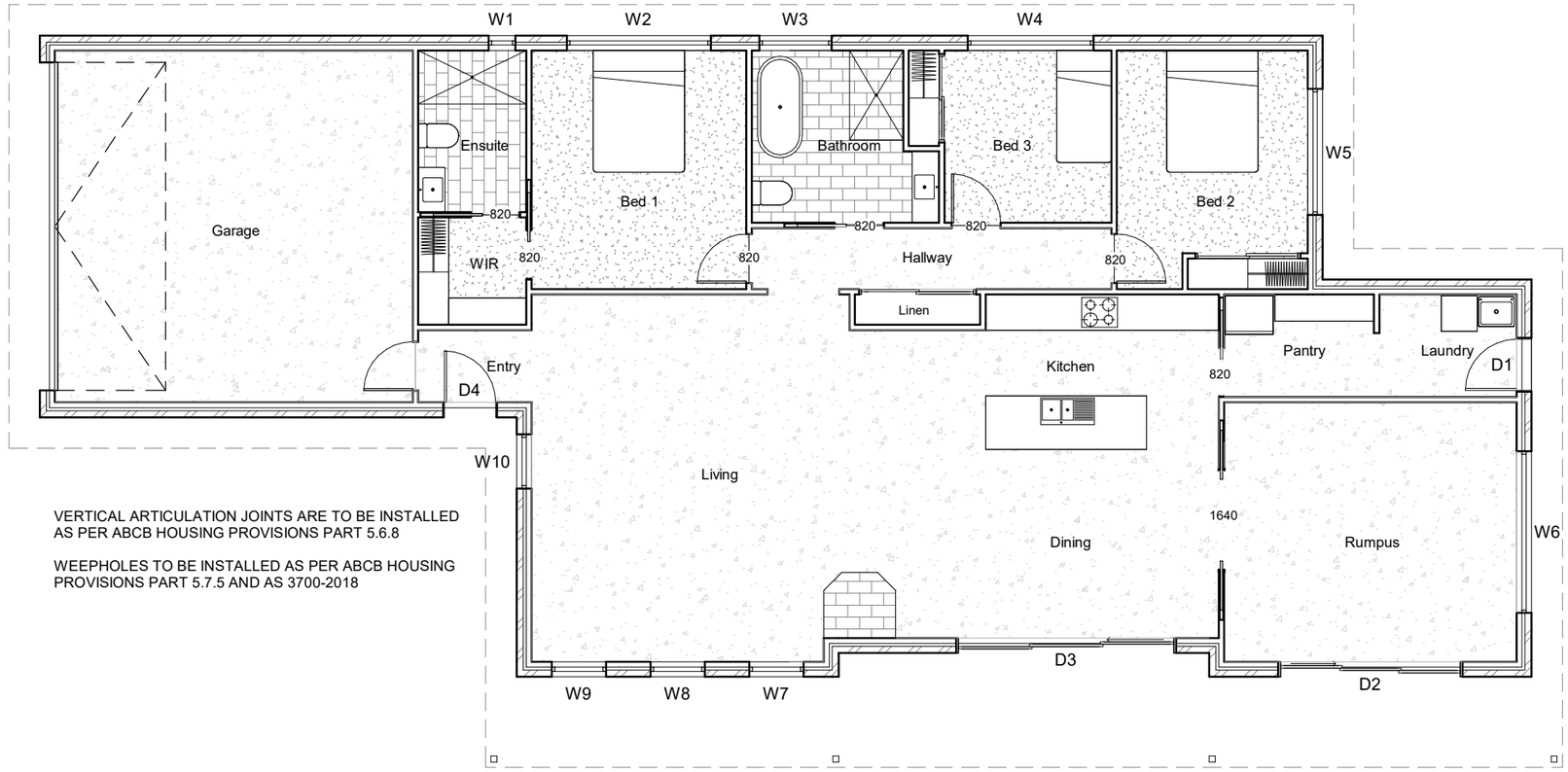
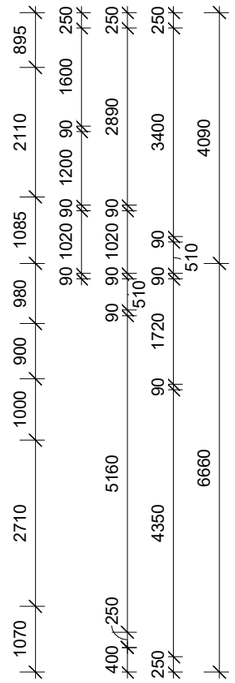
2 A-03 2

2 A-03.1 1



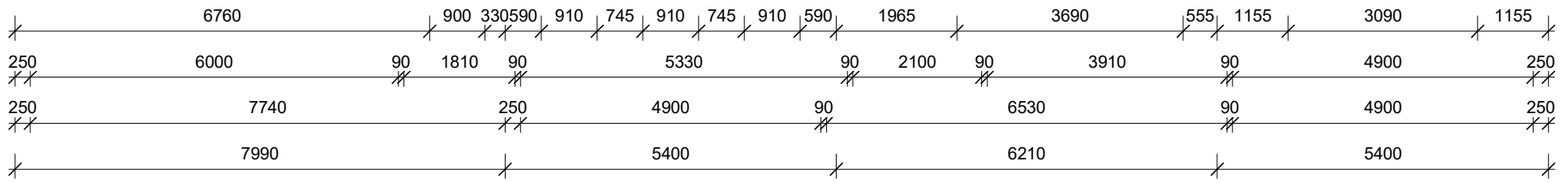






VERTICAL ARTICULATION JOINTS ARE TO BE INSTALLED AS PER ABCB HOUSING PROVISIONS PART 5.6.8

WEEPHOLES TO BE INSTALLED AS PER ABCB HOUSING PROVISIONS PART 5.7.5 AND AS 3700-2018



1 2 A-03

2 2 A-03.1

General Notes
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FLOOR PLAN

Project number	2405.15		2 A-02
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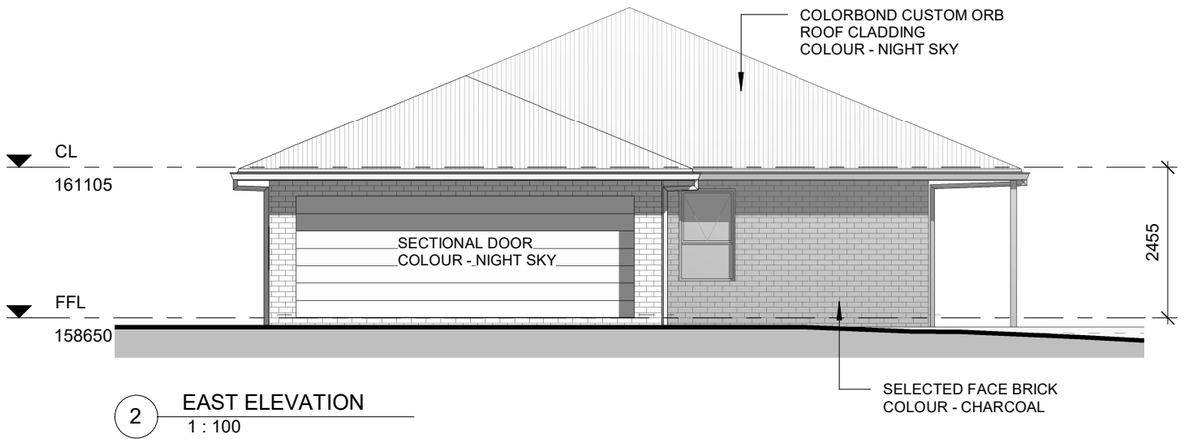
1 NORTH ELEVATION
1 : 100

VERTICAL ARTICULATION JOINTS ARE TO BE INSTALLED AS PER ABCB HOUSING PROVISIONS PART 5.6.8

WEEPHOLES TO BE INSTALLED AS PER ABCB HOUSING PROVISIONS PART 5.7.5 AND AS 3700-2018



2 EAST ELEVATION
1 : 100

Area Schedule	
House	169 m²
Garage	37 m²

Glazing Schedule - Double Glazed - Night Sky - BAL 12.5

Mark	Height	Width	Head Height	Description	Comments	Count
D1	2100	900	2100	Hinged Door	Clear	1
D2	2100	3010	2100	Sliding Stacker Door	Clear	1
D3	2100	3610	2100	Sliding Stacker Door	Clear	1
D4	2100	900	2100	Hinged Door	Clear	1
W1	1500	450	2100	Awning Window	White Trans	1
W2	600	2410	2100	Awning Window	Clear	1
W3	600	1210	2100	Awning Window	White Trans	1
W4	600	2110	2100	Awning Window	Clear	1
W5	600	2110	2100	Awning Window	Clear	1
W6	900	2710	2100	Awning Window	Clear	1
W7	1500	910	2100	Awning Window	Clear	1
W8	1500	910	2100	Awning Window	Clear	1
W9	1500	910	2100	Awning Window	Clear	1
W10	1500	910	2100	Awning Window	Clear	1

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ELEVATIONS

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2 A-03

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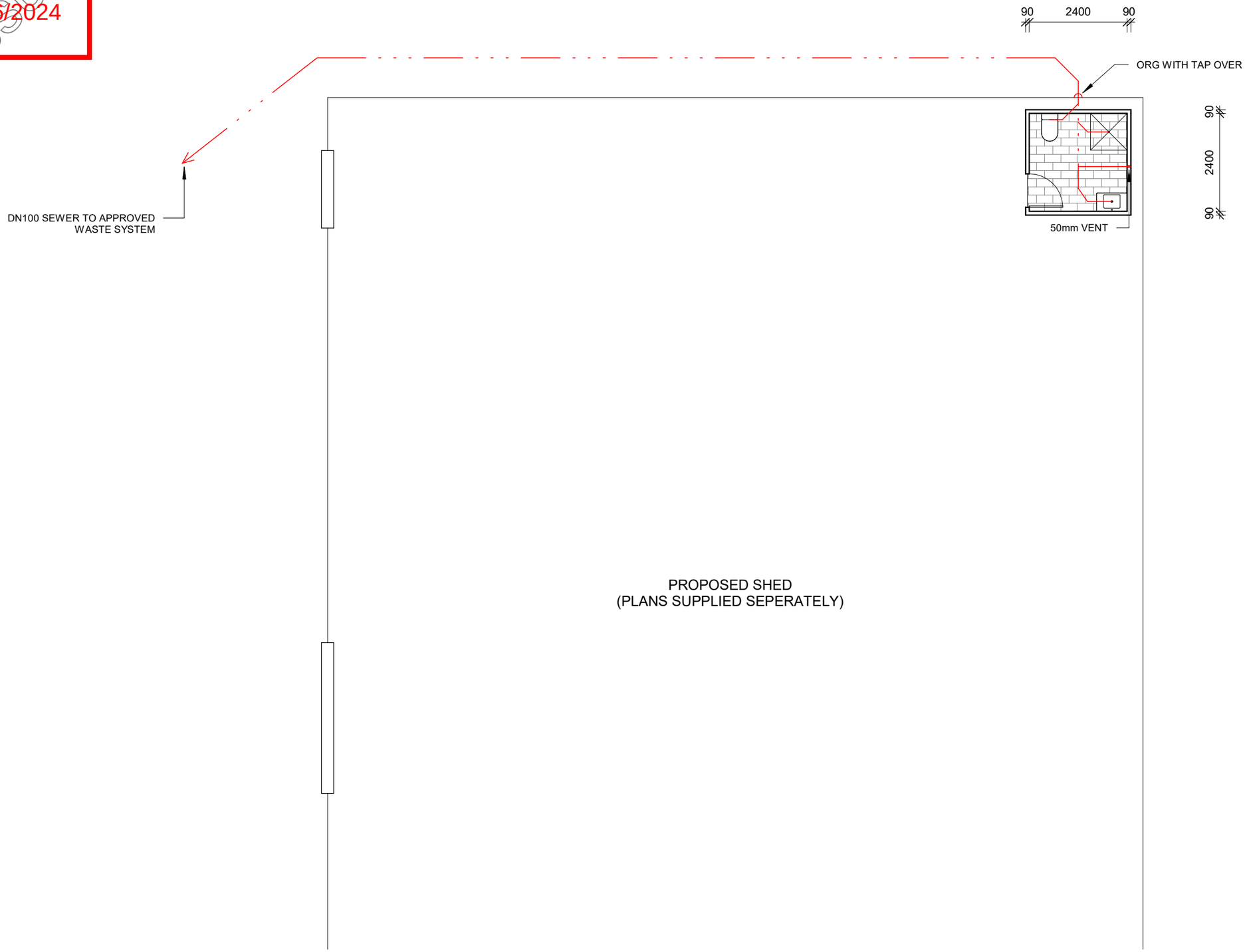

General Notes
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Geeves Residence

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SHED - FLOOR PLAN

Project number	2405.15	
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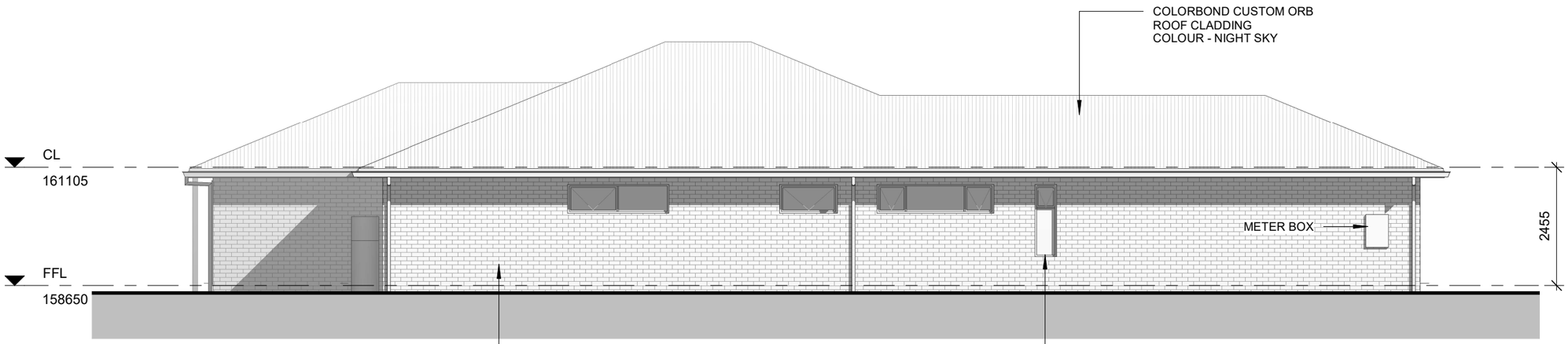
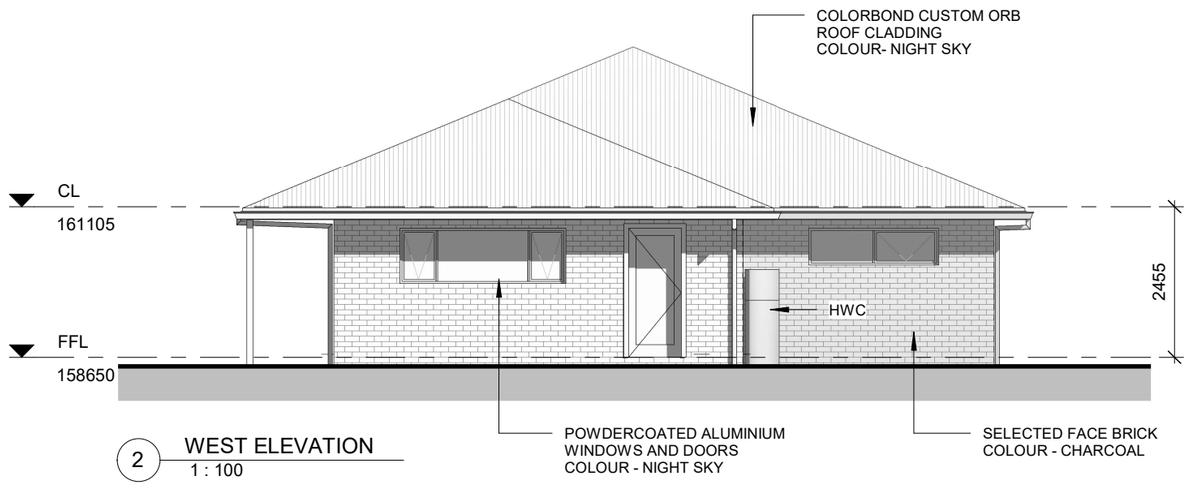


1 SOUTH ELEVATION
1 : 100

VERTICAL ARTICULATION JOINTS ARE TO BE INSTALLED AS PER ABCB HOUSING PROVISIONS PART 5.6.8

WEEPHOLES TO BE INSTALLED AS PER ABCB HOUSING PROVISIONS PART 5.7.5 AND AS 3700-2018



2 WEST ELEVATION
1 : 100

Area Schedule	
House	169 m²
Garage	37 m²

Glazing Schedule - Double Glazed - Night Sky - BAL 12.5

Mark	Height	Width	Head Height	Description	Comments	Count
D1	2100	900	2100	Hinged Door	Clear	1
D2	2100	3010	2100	Sliding Stacker Door	Clear	1
D3	2100	3610	2100	Sliding Stacker Door	Clear	1
D4	2100	900	2100	Hinged Door	Clear	1
W1	1500	450	2100	Awning Window	White Trans	1
W2	600	2410	2100	Awning Window	Clear	1
W3	600	1210	2100	Awning Window	White Trans	1
W4	600	2110	2100	Awning Window	Clear	1
W5	600	2110	2100	Awning Window	Clear	1
W6	900	2710	2100	Awning Window	Clear	1
W7	1500	910	2100	Awning Window	Clear	1
W8	1500	910	2100	Awning Window	Clear	1
W9	1500	910	2100	Awning Window	Clear	1
W10	1500	910	2100	Awning Window	Clear	1

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ELEVATIONS

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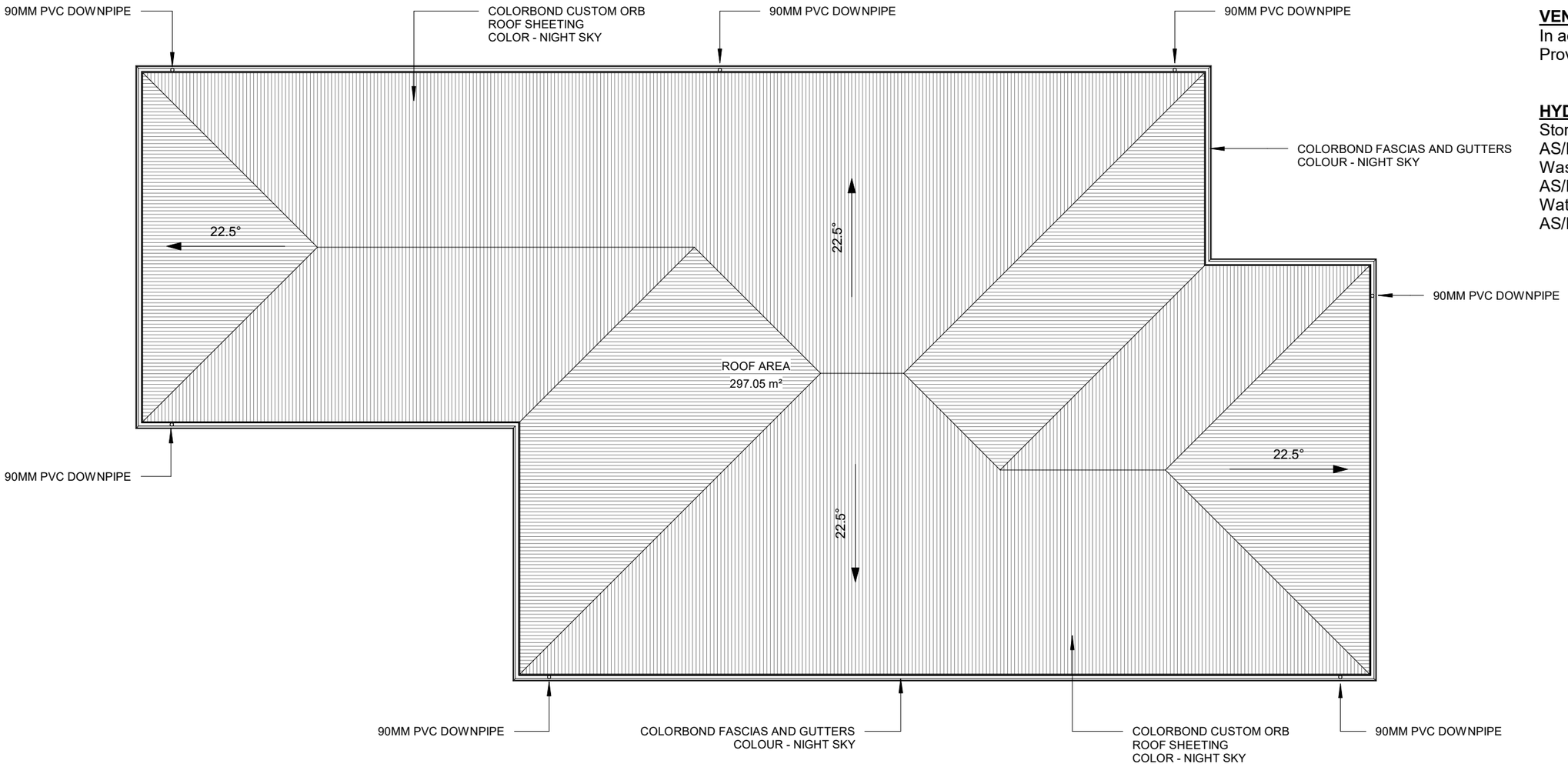
ROOF CLADDING, GUTTERING AND DOWNPIPES:
In accordance with ABCB Housing Provisions Standard Part 7 and AS/NZS 3500.5.
Installation to be in accordance with manufacturer's specifications and recommendations.

VENTILATION OF ROOF SPACES:
In accordance with ABCB Housing Provisions Standard Part 10.

HYDRAULIC:
Stormwater to be in accordance with AS/NSZ 3500
Wastewater to be in accordance with AS/NSZ 3500 and/or AS 1547
Water supply to be in accordance with AS/NSZ 3500



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ROOF PLAN

Project number	2405.15		2 A-04
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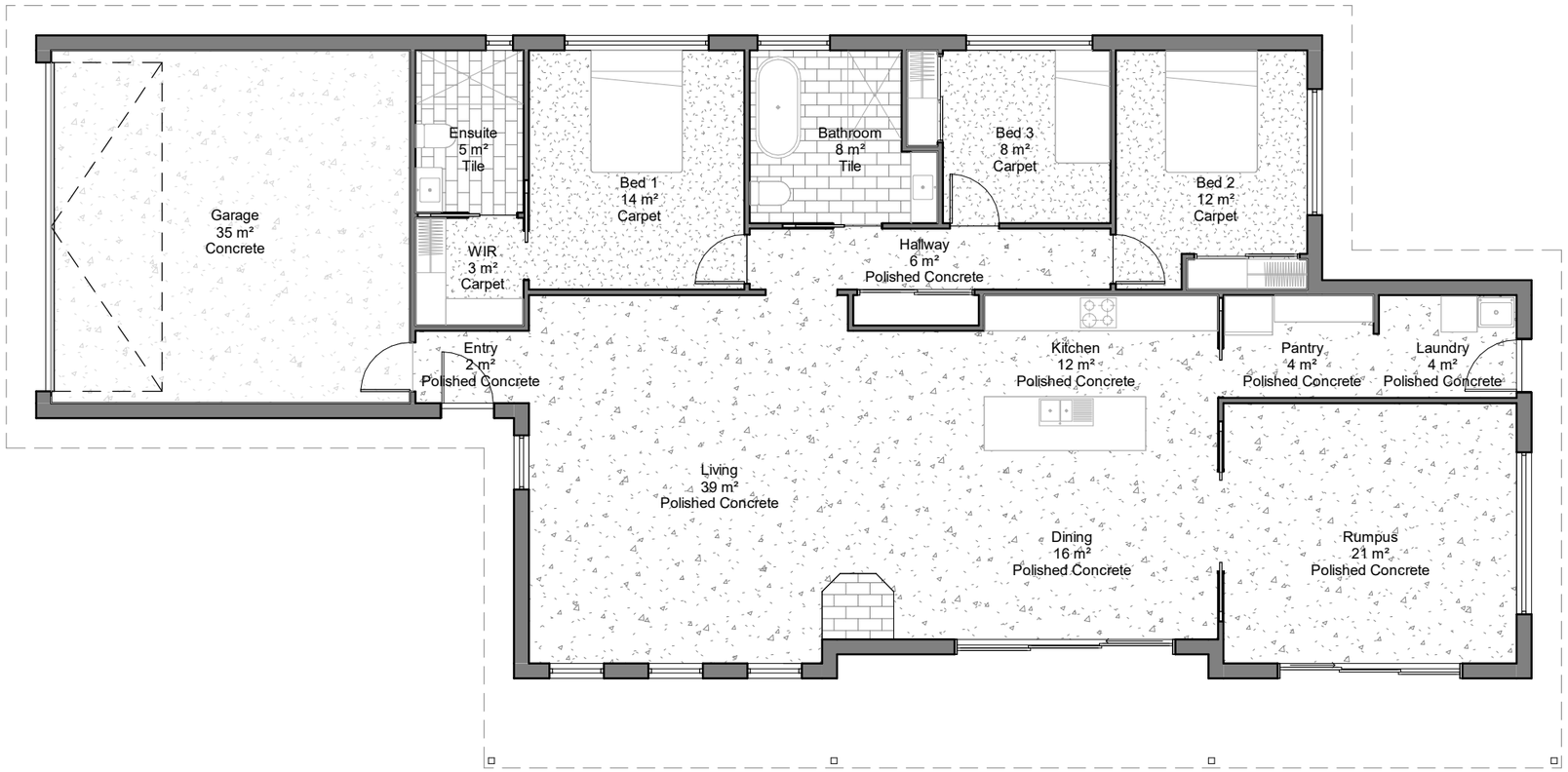

INTERIOR NOTES:

Plasterboard;
All internal plasterboard finishes to be in accordance with AS/NZS 2588

Joinery;
Hardwood in accordance with AS 2796
Softwood in accordance with AS 4785
Plywood in accordance with AS/NZS 2270 and AS/NZS 2271

Domestic Kitchen Assemblies;
In accordance with AS/NZS 4386

Ceramic Tiling;
In accordance with AS 4662, AS 2358 and AS 4992

Floor Coverings;
In accordance with AS 1884-2012 and AS 2455.1

WATERPROOFING / WET AREAS:

In accordance with ABCB Housing Provisions part 10.2 and AS 3740
Waterproofing membrane and substrates to be installed to floors, walls and wall/floor junctions in accordance with AS 3740 Waterproofing of Domestic wet areas.
- Walls and floors of showers, baths, laundries and toilets, splash backs and floor wastes to ABCB Housing Provisions Standard 10.2
- All areas to be lined with resilient 'villaboard' or similar product.

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Geeves Residence

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FLOOR FINISHES

Project number	2405.15		2 A-05
Drawing Status	DA		
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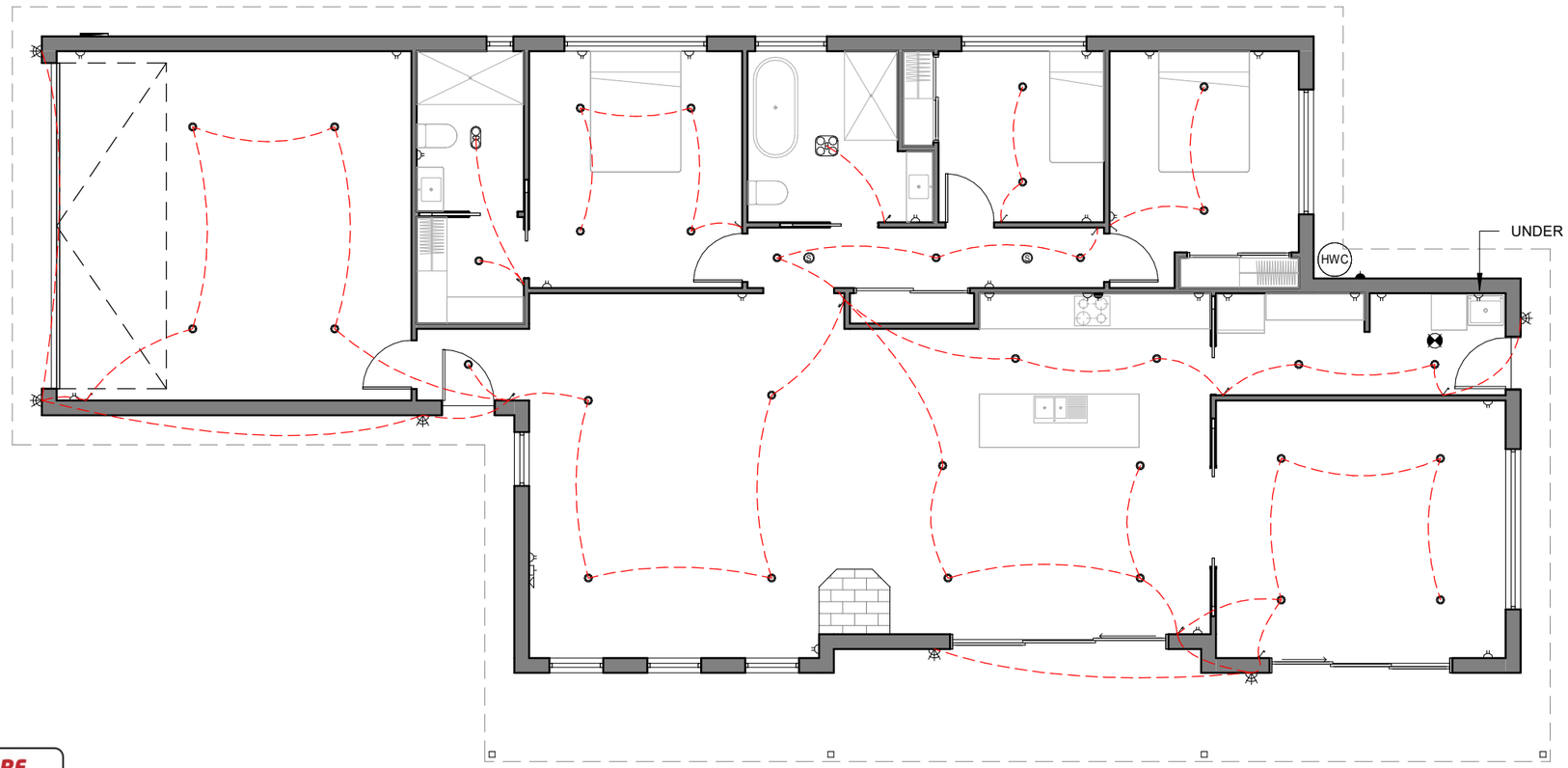
Construction in accordance with AS3959 = BAL 12.5



ELECTRICAL NOTES:

Electrical layout indicative only, positioning to be confirmed by owner and in accordance with below.

Electrical installation to be in accordance with AS3000

Smoke Alarms
In accordance with part 9.5 of ABCB Housing Provisions and to AS3768. All smoke alarms to be hard wired with battery back up.

Heating Appliances, Chimneys and Flues
In accordance with ABCB Housing Provisions part 12.4

LIGHTING (maximum):

- 5 watts per square metre (5W/sqm) of lighting indoors
- 4 watts per square metre (4W/sqm) of lighting in outdoor areas
- 3 watts per square metre (3W/sqm) of lighting in garages

Electrical Fixture Schedule

	Description	Count
	2 Light Tastic	1
	4 Light Tastic	1
	Antenna Point	1
	Circuit Breaker Switch	2
	Data Point	1
	Double GPO	26
	Exhaust Fan	1
	External Weatherproof Wall Light	6
	Heat Pump HWC	1
	LED Downlight	33
	Lightswitch 1G	4
	Lightswitch 2G	4
	Lightswitch 3G	1
	Lightswitch 4G	4
	Meter Box	1
	Single GPO	1
	Smoke Detector	2

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WARNING:
IT IS THE RESPONSIBILITY OF THE BUILDER TO COMPLETE BYD AND WORK WITH AUTHORITIES TO LOCATE ALL UNDERGROUND SERVICES.

LIGHTING SPECIFICATIONS

SYMBOL	DESCRIPTION	WATTAGE INFORMATION	LUMENS
	BATTEN LIGHT HOLDER	10W	1000
	240V LED DOWNLIGHT	9W	850
	IXL FAN/LIGHT/HEATER	2X275W HEAT LAMPS & 1X60W CENTRE GLOVE	750
	EXTERNAL WALL MOUNTED LIGHT	7.5 W	500

General Notes
Do not scale plans, use written dimensions only. The owner/builder subcontractor shall verify all dimensions, levels, setbacks and specifications prior to commencing works or ordering materials and shall be responsible for ensuring that all building works conform to the current NCC and Australian standards, building regulations and town planning requirements.
Report any discrepancies to this office.

Modulus Studio
Shop 14, 31 Cambridge Road
Bellerive, Tasmania 7018
info@modulusstudio.com.au

Geeves Residence

5 Rekuna Station Road, Campania

Raymond Geeves

ELECTRICAL PLAN

Project number	2405.15	
Drawing Status	DA	
Current Revision	19/06/2024	R3

2 A-06

Scale on A3 1 : 100

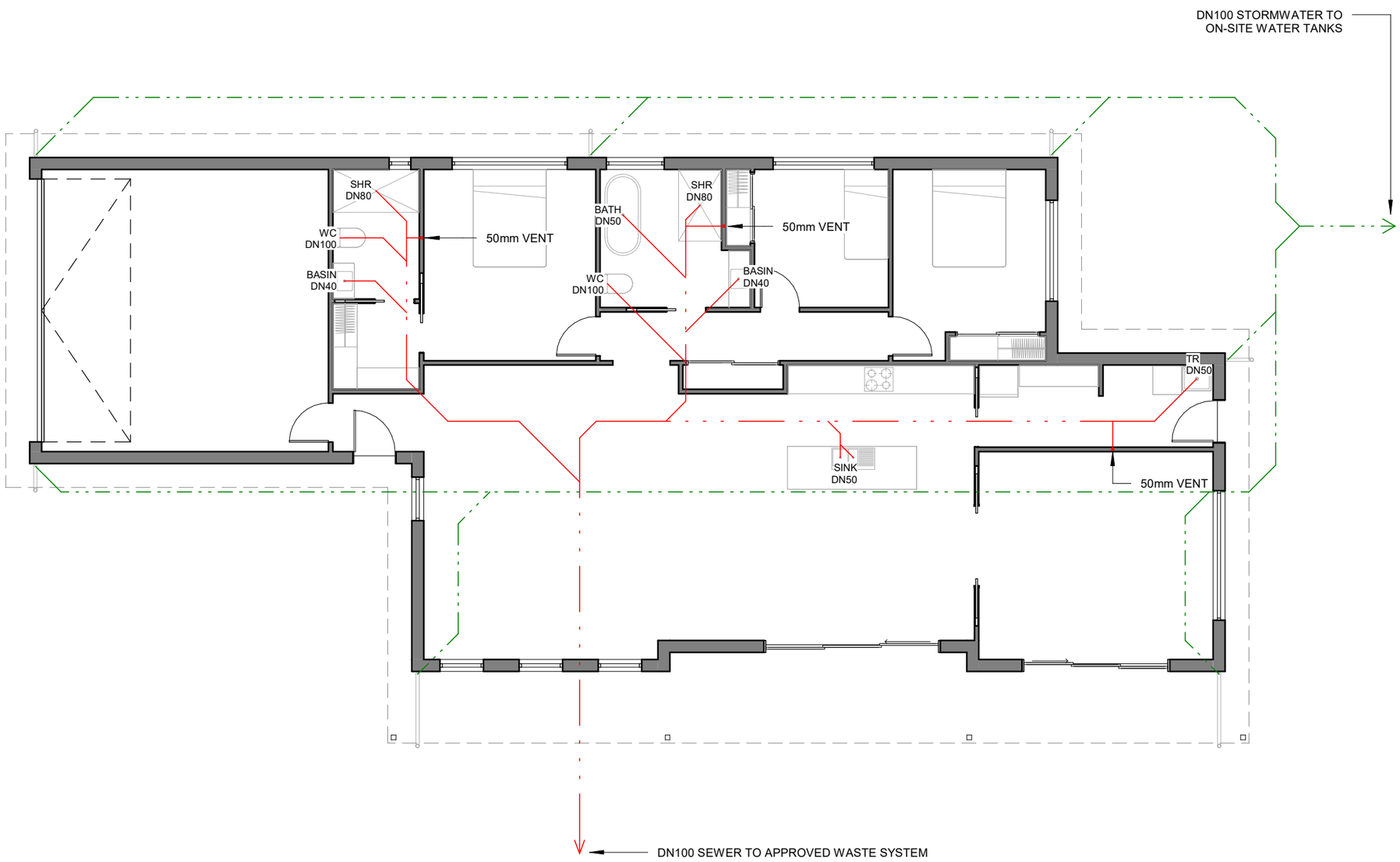
19/06/2024 11:23:24 AM

SMC - KEMPTON

RECEIVED
19/06/2024

ISSUE

Construction and materials in accordance with current NCC requirements and all relevant Australian Standards - See General Notes
Construction in accordance with AS3959 = BAL 12.5



ROOF CLADDING, GUTTERING AND DOWNPIPES:
In accordance with ABCB Housing Provisions Standard Part 7 and AS/NZS 3500.5.
Installation to be in accordance with manufacturer's specifications and recommendations.

VENTILATION OF ROOF SPACES:
In accordance with ABCB Housing Provisions Standard Part 10.

HYDRAULIC:
Stormwater to be in accordance with AS/NSZ 3500
Wastewater to be in accordance with AS/NSZ 3500 and/or AS 1547
Water supply to be in accordance with AS/NSZ 3500

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WARNING:
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Shop 14, 31 Cambridge Road
Bellerive, Tasmania 7018
info@modulusstudio.com.au

Geeves Residence

5 Rekuna Station Road, Campania

Raymond Geeves

HYDRAULIC PLAN

Project number	2405.15		3 C-01
Drawing Status	DA		
Current Revision	19/06/2024	R3	Scale on A3 1 : 100

19/06/2024 11:23:24 AM

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
155145	1
EDITION	DATE OF ISSUE
3	09-Dec-2020

SEARCH DATE : 19-Jun-2024
SEARCH TIME : 10.36 AM

DESCRIPTION OF LAND

Parish of YARLINGTON Land District of MONMOUTH
Lot 1 on Plan 155145
Derivation : Part of 1,550 Acres Gtd to W Brodribb
Prior CT 47586/3

SCHEDULE 1

M859433 TRANSFER to PAUL RAYMOND GEEVES Registered 09-Dec-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 51736 BENEFITING EASEMENT: Right of Carriageway over the Right of Way marked B.E. on P.155145
B428684 BURDENING EASEMENT: Right of Carriageway [appurtenant to Lot 1 on Diagram No. 49162) over the Right of Way marked F.G. on P.155145
B572477 Transfer Burdening Easement: Water Pipeline Easement (Appurtenant to C/Ts 47586/3 & 4,51736/1) over the Pipeline Easement 1.00 wide shown on P.47586 as passing through Lot 2 thereon.
C892386 BURDENING EASEMENT:a pipeline easement for the Hobart Regional Water Authority over the land marked Pipeline Easement 10.00 wide shown passing through the said land within described (Subject to provisions) Registered 13-Jul-2009 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OWNER K.N. GANGELL

FOLIO REFERENCE C.T. 47586/3

GRANTEE
PART OF 845A-2R-0P ~~& 1550AC~~
GRANTED TO WILLIAM BRODRIBB

PLAN OF TITLE

LOCATION
LAND DISTRICT OF MONMOUTH
PARISH OF YARLINGTON

FIRST SURVEY PLAN No.

COMPILED BY LESTER FRANKS SURVEY & GEOGRAPHIC PTY LTD

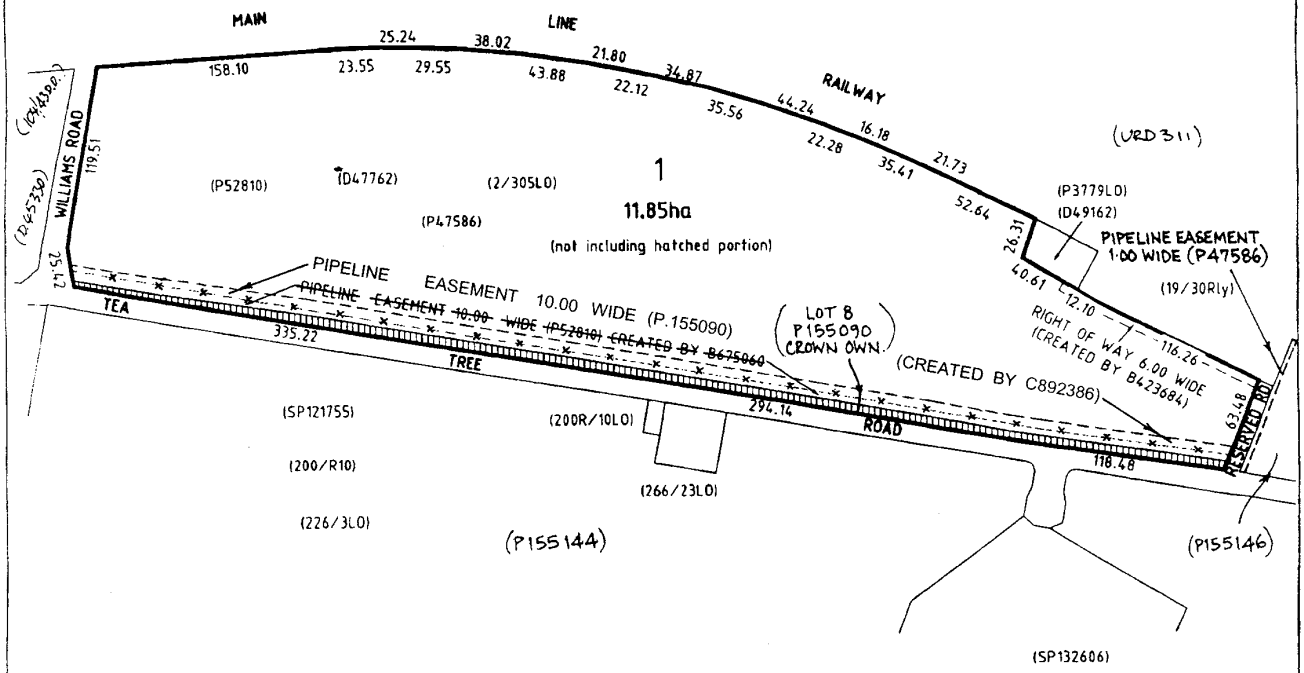
SCALE 1: 3000 LENGTHS IN METRES

REGISTERED NUMBER
P155145

APPROVED 25 FEB 2009
Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 125 (5227)	LAST UPI No. FXY46	LAST PLAN No. P47586	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

BALANCE PLAN



C892385 RELEASE OF EASEMENT
PIPELINE EASEMENT 10.00 WIDE (P.155090)
(CREATED BY B675060) IS HEREBY
RELEASED PURSUANT TO SEC.108
LAND TITLES ACT 1980

Alice Kawa 13 JUL 2009

RECORDER OF TITLES DATE

SouthernPlanning

Bushfire Hazard Report

Cover photo: view to north from site.

Dwelling, Tea Tree Road, Campania

20 December 2020

Bushfire Hazard Assessment Report

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Slope
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Bushfire Attack Level

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Property Access
Water Supply for Fire Fighting
Hazard Management Areas

Recommendations:

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Property Access
Water Supply for Fire Fighting
Hazard Management Areas

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Appendix (1) Site Folio Plan
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Appendix (3) Hazard Management Areas Table
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Appendix (5) TFS Fire Resisting Garden Plants
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Overview

Project Detail

Project: Dwelling
Site Address: Tea Tree Road, Campania
PID: 9436038
CT Reference: 155145/1
Client: Raymond Geeves
Author: Adam Smee, Bushfire Hazard Practitioner
Accreditation No.: BFP-120
Accreditation Level: 1, 2, and 3a
Email: adam@southernplanning.com.au
Phone: 0404 439 402
Date: 20 December 2020
Version: v1.1

Executive Summary

This report considers the bushfire hazard posed to a dwelling proposed on the above property. The report concludes that this hazard is acceptable provided that the development proceeds in accordance with the attached recommendations. These recommendations include that the design and construction of the dwelling must comply with the construction requirements for BAL12.5 as prescribed within AS3959:2018.

Introduction

Purpose

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

Scope

This Report has been prepared in accordance with the Tasmania Fire Service (TFS) Chief Officer's Bushfire Hazard Advisory Note no.4 – 2016 (version 2.0). This Advisory Note prescribes the Chief Officer's Approved Form for a Bushfire Hazard Management Plan and the required content for a Bushfire Hazard Report. The Advisory Note states that a Bushfire Hazard Report is:

An investigation and assessment of bushfire risk to establish the level of bushfire threat, vulnerability, options for mitigation measures, and the residual risk if such measures are applied on the land for the purpose or activity described in the assessment.

The scope of the report therefore includes identification of the level of bushfire threat posed to the development in accordance with the Australian Standard for *Construction of Buildings in Bushfire Prone Areas AS3959:2018* (the Australian Standard). The report also considers the vulnerability to bushfires of the proposed development and options for mitigation measures to reduce this risk. These options include identification of the appropriate construction requirements for the development within the Australian Standard. The report also identifies the appropriate bushfire hazard mitigation

measures provided within the *Determination – Director of Building Control: Requirements for Building in Bushfire-Prone Areas (transitional)* (the Director's Determination). The report provides a conclusion regarding the residual risk that would remain to the development from bushfire if these mitigation measures are implemented.

Limitations

The report is limited to an assessment of the bushfire hazard posed to the proposed development as prescribed in the Australian Standard and as required by the Director's Determination. The report does not offer comment on the environmental impact of the proposed development, including that of any vegetation management required to implement any recommended bushfire hazard mitigation measures.

Disclaimer

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

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

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

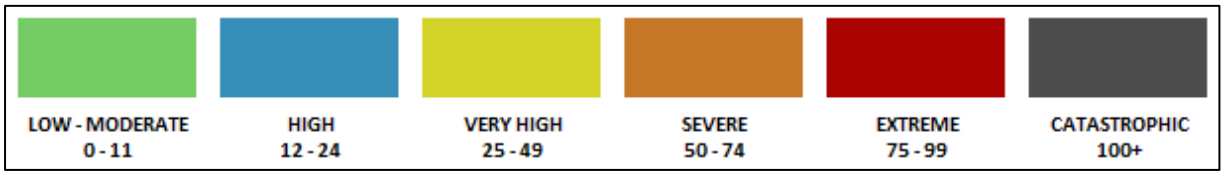
It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.

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

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

Fire Danger Rating conditions

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



Fire Danger Index Ratings

The Author

The author is a qualified land use planner with over ten years' experience in local government; the majority spent working in planning in a rural context. The author has successfully completed the University of Technology Sydney's *Development and Building in Bushfire Prone Areas Short Course*. The author is accredited by the TFS to assess bushfire hazard and to certify Bushfire Hazard Management Plans for buildings or extensions. The author has been practicing as Bushfire Hazard Practitioner since 2013.

Site Visit

A site visit was conducted on 19 December 2020.

Proposal

The proposal is to construct a dwelling on the above property. The proposed dwelling would be single storey and have a footprint of approximately 205m². An associated storage shed is also proposed although as this would be greater than 6m from the dwelling, it does not need to be considered in this assessment. Vehicular access to the site would be via a driveway created from an existing farm gate access to Rekuna Station Road, on the property's eastern boundary. The proposed development would rely upon onsite services, including an onsite water supply, as reticulated networks are not available in the area.

While any habitable building is vulnerable to bushfire, the proposed development is not identified as a Vulnerable Use by either the Bushfire Prone Areas Code within Interim Planning Schemes or the *Building Regulations 2016*.

Site Description

The proposed development site is within the centre of a rural property in the Campania locality. The property is relatively narrow and has an area of 11.85ha (please refer to attached Folio Plan). The property has frontage to Tea Tree Road on its southern boundary, to Williams Road on its western boundary, and to Rekuna Station Road on its eastern boundary. A railway line is contiguous with the property's northern boundary. The property has been almost entirely cleared of native vegetation, although there a few Eucalypt trees along a fence line to the east of the site. The land is sloping with a northerly aspect.

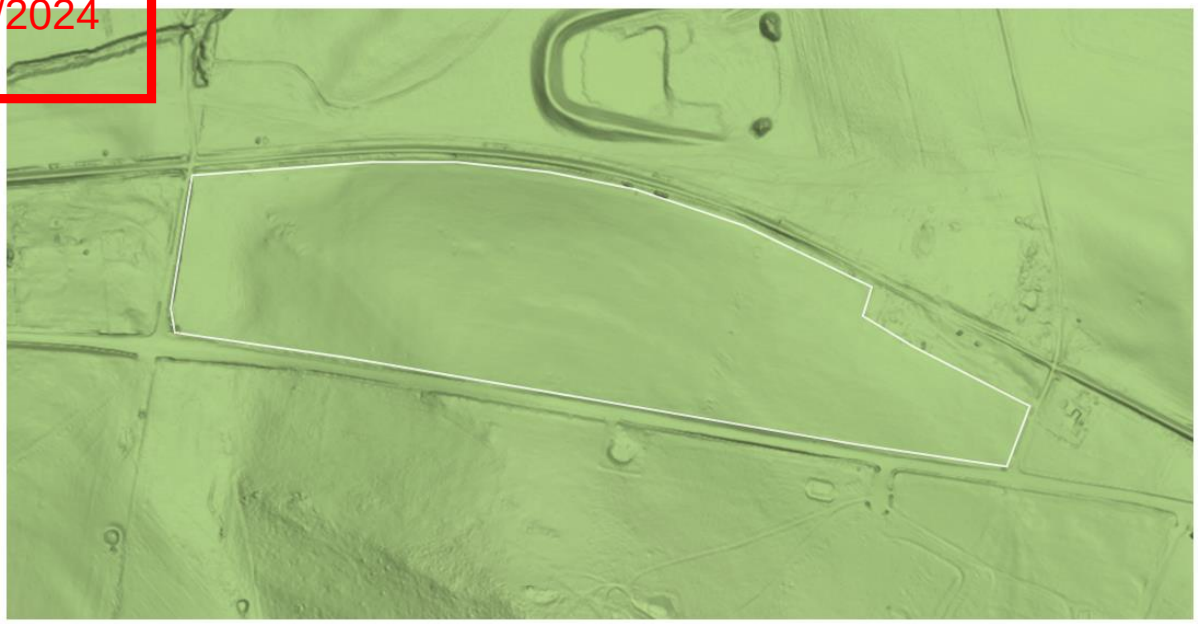
The site is surrounded by similar rural land that has also been mostly cleared of native vegetation. The site is mapped within the Bushfire Prone Areas Overlay of the *Southern Midlands Interim Planning Scheme 2015.*

Satellite view of subject property (outlined in white) and surrounding land (source: State Aerial Photo accessed via LISTmap 20/12/2020).

Topography

The site is at the base of an unnamed hill at the northern end of the Coal River Tier. The land to the north of the site is a level plain at the base of a valley. The land to the west and north-west slopes downward toward Woodlands Creek. Therefore, the site is above the level of the land to the north, north-west, and west, below the level of the land to the south, and at a similar level as the nearby land to the south-east.

Topographical relief (10m contours) of subject property (outlined in black) and surrounding land (source: LISTmap accessed 20/12/2020).



Hillshade relief of subject property (outlined in white) and surrounding land (source: LISTmap accessed 20/12/2020).

Site Assessment

Vegetation

The land within 100m of the site has been cleared of native vegetation. Only a limited number of isolated Eucalypt trees have been retained upon this land. Therefore, the vegetation surrounding the site is classified as Class G Grassland in accordance with Table 2.3 of the Australian Standard.

Slope

The effective slope to the north, east, west, and north-west of the site is downslope and less than 5°. The effective slope in the remaining directions is either upslope or level and 0°.

Distances

The proposed development would be provided with adequate separation distances from bushfire prone vegetation within the property boundaries.

Bushfire Attack Level

Table 2.6 within the Australian Standard prescribes Bushfire Attack Levels for development based upon the relevant Fire Danger Index, its distance from unmanaged vegetation, the type of bushfire prone vegetation nearby, and the gradient beneath the vegetation. A BAL assessment must be based upon the highest BAL posed to a development. As demonstrated in the attached Hazard Management Areas Table, the Bushfire Attack Level posed to the proposed dwelling would be BAL12.5.

Determination – Director of Building Control: Requirements for Building in Bushfire-Prone Areas (transitional)

Construction Requirements

The proposal complies with clause 4.1 of the Director's Determination as the proposed building work would be carried out in accordance with the construction requirements prescribed for BAL12.5 within the Australian Standard.

Property Access

The proposed access arrangements for the development must comply with clause 4.2 of the Director's Determination. As the length of the driveway that would provide access to the building would be greater than 200m and would provide access to an onsite fire fighting water supply, these arrangements must comply with the standards prescribed in Row C of Table 4.2 of the Director's Determination.

The driveway must have an all-weather surface of compacted gravel or similar and the required 20 tonne carrying capacity. The driveway would not cross a watercourse so would not include a bridge or culvert. The driveway must have the required 4m trafficable width and the necessary vertical and horizontal clearances from bushfire prone vegetation. Regular maintenance should be carried out along the length of the driveway in order to maintain these clearances.

Given that the access point to the property is at a similar level as the site, the driveway would comply with the maximum gradient prescribed for unsealed roads (10°) and the maximum prescribed cross-fall (3°). The driveway would not contain any significant curves. A turning area must be provided for fire fighting vehicles at the end of the driveway. A passing bay must be provided at approximately the mid-point of the driveway.

Provided that the proposed access arrangements comply with the relevant standards prescribed within Table 4.2, the proposal would be in accordance with sub-clause 4.2 (2)(a) of the Director's Determination. The access arrangements would comply with subclauses 2(b) and 2(c) as they would provide access to within 90m of all exterior elements of the development (measured as a hose-lay) and a hardstand for the fire fighting water point discussed below.

Water Supply for Fire Fighting

The proposal must comply with clause 4.3 of the Director's Determination. A static water supply for fire-fighting must be provided in accordance with Table 4.3B to ensure compliance with this clause. To provide this supply, a water tank adjacent to the required turning area is recommended. The tank must provide the specified minimum quantity of 10,000L and be constructed from the required materials.

Any fittings, pipework, and accessories associated with the onsite supply must comply with the requirements within Element C of Table 4.3B. Signage must be provided for the fire fighting water point in accordance with the TFS Guidelines referred to in Element D. A hardstand area for fire fighting appliances must be provided by the turning area within the required distance from the fire fighting water point but greater than the minimum distance specified from building area. The hardstand must have the required width and form part of the proposed access to the development.

Hazard Management Areas

The proposal complies with clause 4.4 of the Director's Determination for, as demonstrated on the attached Bushfire Hazard Management Plan, the development would be provided with the Hazard Management Areas required to achieve BAL12.5. The lot was not provided with a BAL at the time of subdivision.

Recommendations

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

Construction Requirements

(a) The development must comply with the general construction requirements prescribed within Section 3 and the specific requirements prescribed for a Bushfire Attack Level of BAL2.5 within Section 5 of the Australian Standard for the *Construction of Buildings in Bushfire Prone Areas AS3959:2018*.

(b) Any plans submitted to the project Building Surveyor together with an application for a Certificate of Likely Compliance (CLC) for the proposed building work must demonstrate likely compliance with the above sections of the Standard. Plans submitted for CLC approval should be annotated to include the relevant construction requirements prescribed within the Australian Standard.

Property Access

Vehicular access to the building must:

1) Meet the property access requirements described in Row C of Table 4.2 of the *Determination – Director of Building Control: Requirements for Building in Bushfire-Prone Areas (transitional)*. Specifically the access must comply with the following requirements:
   (a) All-weather construction,
   (b) Load capacity of at least 20 tonnes, including bridges and culverts;
   (c) Minimum carriageway width of 4 metres,
   (d) Minimum vertical clearance of 4 metres,
   (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway,
   (f) Cross falls of less than 3° (1:20 or 5%),
   (g) Dips less than 7° (1:8 or 12.5%) entry and exit angle,
   (h) Curves with a minimum inner radius of 10 metres,
   (i) Maximum gradient of 15° (sealed sections) or 10° (unsealed sections),
   (j) Include a turning area for fire appliances provided by either a "T" or "Y" shaped turning head 4m wide and 8m long, or, a turning circle with a minimum outer radius of 10 metres.
   (k) A 20m long, 6m wide passing bay must be provided at approximately the mid-point of the proposed property access.
2) Include access from a public road to within 90 metres of the furthest part of the building measured as a hose lay.

Water Supply for Fire Fighting

1) The building must be provided with a static water supply dedicated for fire fighting purposes which meets the following requirements of Table 4.3B of the *Determination – Director of Building Control: Requirements for Building in Bushfire-Prone Areas (transitional)*:
   (a) The fire fighting water point of the water supply must be within 90m of the furthest parts of the building area, measured as a hose lay;
   (b) The water supply must be a minimum of 10,000L and must not be used for any other purpose including fire fighting sprinkler or spray systems; and,
   (c) Any above ground water supply must be metal, concrete, or lagged by non-combustible materials.
2) 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) Where buried, have a minimum depth of 300mm (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 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 220 mm length);

3) 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 that complies with the following requirements (please refer to Appendix 5 for further guidance):
   (a) Be marked with the letter "W" contained within a circle with the letter in upper case of not less than 100 mm in height;
   (b) Be in fade-resistant material with white reflective lettering and circle on a red background;
   (c) Be located within one metre of the water connection point in a situation which will not impede access or operation; and,
   (d) Be no less than 400 mm above the ground.
4) A hardstand area for fire appliances must be provided:
   (a) No more than three metres from the fire fighting water point, measured as a hose lay;
   (b) No closer than six metres from the building area to be protected;
   (c) With a minimum width of three 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.

Hazard Management Areas

(a) Hazard Management Areas (HMA) must be established substantially in accordance with the attached BHMP such that fuels are reduced sufficiently and other hazards are removed such that the fuels and other hazards do not significantly contribute to bushfire attack.
(b) The HMA must be maintained in a "minimal fuel" condition throughout the life of the development. According to clause *2.2.3.2(f)* of the Australian Standard: "minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm)".
(c) Any plants planted within the HMA should be listed as "Low Flammability" species in the TFS publication *Fire Resisting Garden Plants* (see Appendix 5). Plants listed as "Moderate Flammability" or "High Flammability" or similar species should not be planted within the HMA. Any plants listed as "Moderate Flammability" that are retained within the HMA should "not be allowed to dominate your garden and should be well maintained, being especially careful to remove dead material before it accumulates". Plants listed as "High Flammability" should not be retained within the HMA.

Other

The property owner should develop a Bushfire Survival Plan for the site in accordance with the TFS publication *Bushfire: Prepare to Survive*.

Conclusion

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

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

ADAM SMEE
ACCREDITED BUSHFIRE HAZARD PRACTITIONER (BFP-120)

Appendix (1) Site Folio plan

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNER K.N. GANGELL

FOLIO REFERENCE C.T. 47586/3

GRANTEE
PART OF 845A-2R-0P ~~& 1950AC~~
GRANTED TO WILLIAM BRODRIBB

PLAN OF TITLE

LOCATION
LAND DISTRICT OF MONMOUTH
PARISH OF YARLINGTON

FIRST SURVEY PLAN No.

COMPILED BY LESTER FRANKS SURVEY & GEOGRAPHIC PTY LTD

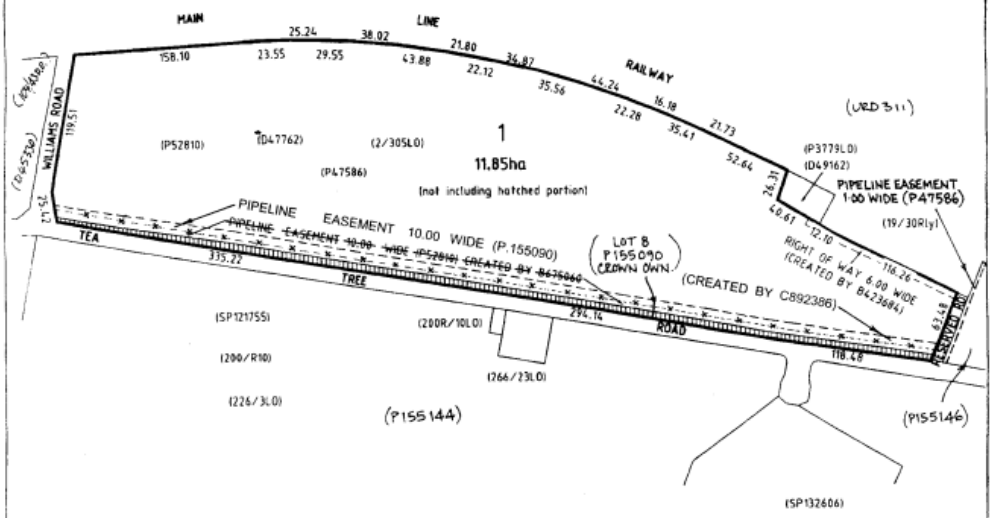
SCALE 1: 3000 LENGTHS IN METRES

REGISTERED NUMBER
P155145

APPROVED 25 FEB 2009
Alice Kava
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 125 (5227)	LAST UPI No. FXY46	LAST PLAN No. P47586	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

BALANCE PLAN

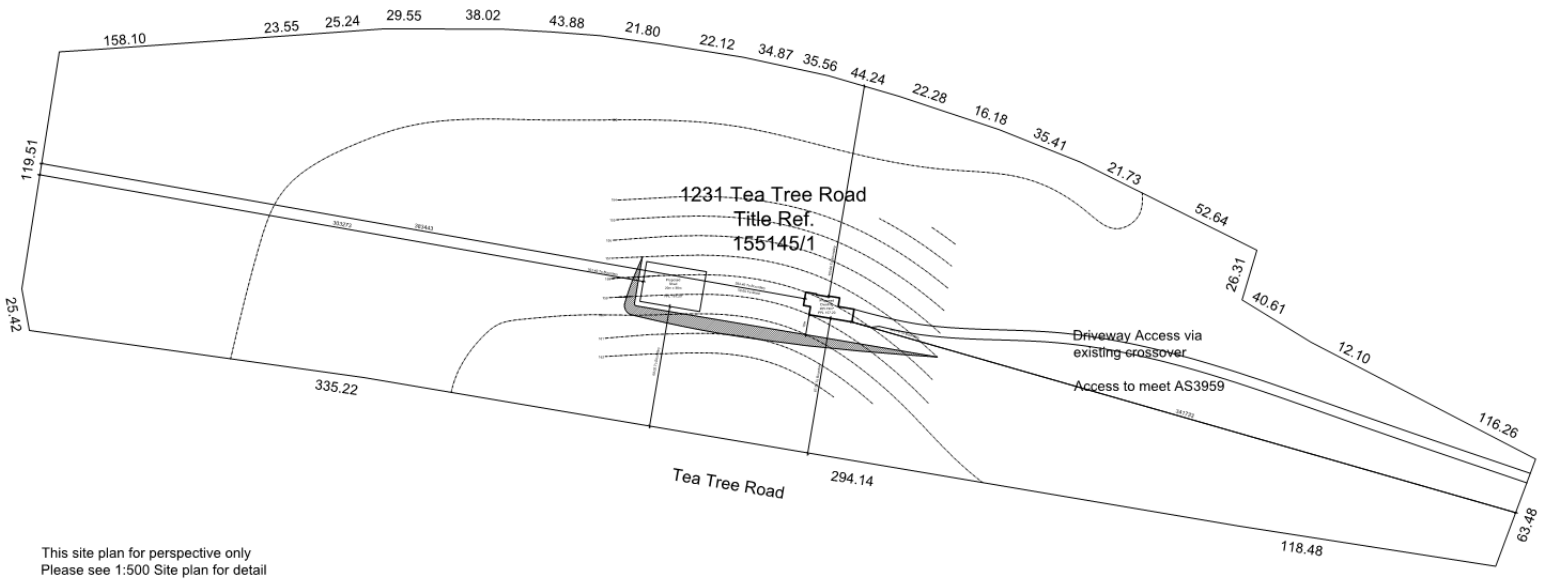


C892385 RELEASE OF EASEMENT
PIPELINE EASEMENT 10.00 WIDE (P.155090)
(CREATED BY B675060) IS HEREBY
RELEASED PURSUANT TO SEC.108
LAND TITLES ACT 1980

Alice Kava 13 JUL 2009
RECORDER OF TITLES DATE

Note: subject property is lot 1 on the above plan.

CONSTRUCTION AND MATERIALS IN
ACCORDANCE WITH AS 1684.2 AND
AS 3959 FOR BUSHFIRE ATTACK LEVEL - BAL TBA
GLAZING TO BE IN ACCORDANCE WITH AS1288
AND AS2047
WIND SPEED 41m/s N3



This site plan for perspective only
Please see 1:500 Site plan for detail

Septic Tank System Details TBA
(per plumbing application)

All setbacks have satisfied 27.4.2
and
Roads and Railways code 5.6.1 A1.1

SITE AREAS	
SITE AREA	11.85ha
TOTAL BUILDING AREA	805.72m²
TOTAL SITE COVERAGE	0.68%

site plan 1:2000

MODULUS studio
Modulus Studio
579 Shark Point Road
Penna, Tasmania
Ph: 0404 071 299
info@modulusstudio.com.au

project name
Geeves House
site
1231 Tea Tree Road, Tea Tree
client
Raymond Geeves

project number
1231_TeaTree2020
output size: A3
status
DA
date 25/09/2020

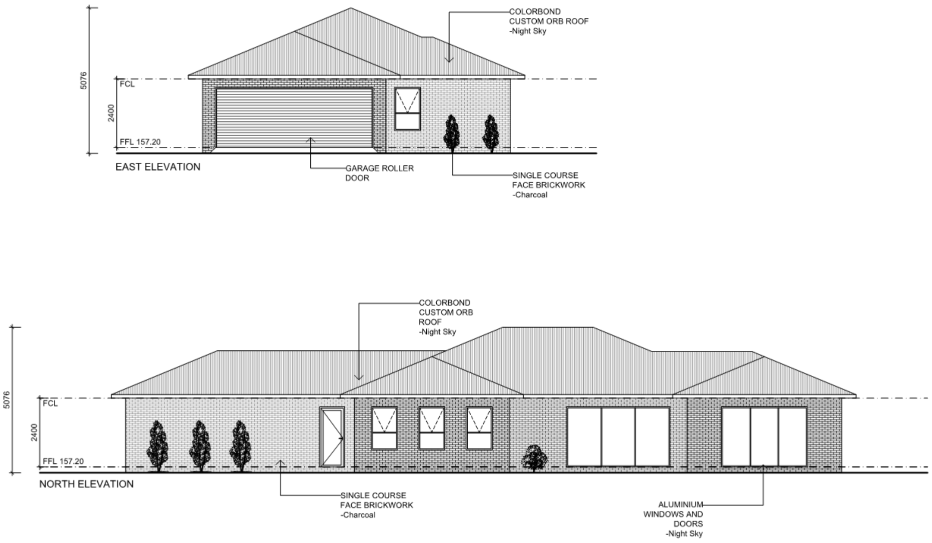
drawing title
Site Plan 1:2000
drawing number
DA01
file: 1231_TeaTree2020_PD

SMC - KEMPTON

RECEIVED

19/06/2024

CONSTRUCTION AND MATERIALS IN ACCORDANCE
WITH AS 1684.2 AND
AS 3959 FOR BUSHFIRE ATTACK LEVEL - BAL TBA
GLAZING TO BE IN ACCORDANCE WITH AS1288
AND AS2047
WIND SPEED 41m/s N3



FLOOR AREAS	
FLOOR AREA	168.70m²
GARAGE	37.02m²
TOTAL	205.72m²

elevations 1:100

General Notes
Do not scale plans, use written dimensions only. The owner/builder subcontractor shall verify all dimensions, levels, setbacks and specifications prior to commencing works or ordering materials and shall be responsible for ensuring that all building works conform to the current NCC and Australian standards, building regulations and town planning requirements. Report any discrepancies to this office. © Modulus Group Pty Ltd - These designs, drawings and specifications must not be copied or reproduced in any form without written permission from Modulus Group Pty Ltd.

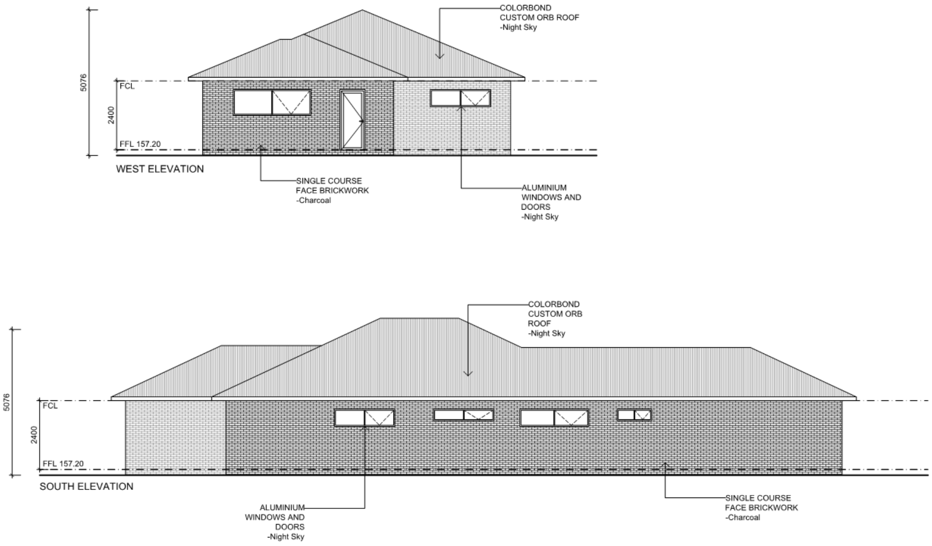
MODULUS studio
Modulus Studio
579 Shark Point Road
Penna, Tasmania
Ph: 0404 071 299
info@modulusstudio.com.au

project name
Geeves House
site
1231 Tea Tree Road, Tea Tree
client
Raymond Geeves

project number
1231_TeaTree2020
output size: A3
status
DA
date 25/09/2020

drawing title
ELEVATIONS
drawing number
DA04
file: 1231_TeaTree2020_PD

CONSTRUCTION AND MATERIALS IN ACCORDANCE
WITH AS 1684.2 AND
AS 3959 FOR BUSHFIRE ATTACK LEVEL - BAL TBA
GLAZING TO BE IN ACCORDANCE WITH AS1288
AND AS2047
WIND SPEED 41m/s N3



FLOOR AREAS	
FLOOR AREA	168.70m²
GARAGE	37.02m²
TOTAL	205.72m²

elevations 1:100

General Notes
Do not scale plans, use written dimensions only. The owner/builder subcontractor shall verify all dimensions, levels, setbacks and specifications prior to commencing works or ordering materials and shall be responsible for ensuring that all building works conform to the current NCC and Australian standards, building regulations and town planning requirements. Report any discrepancies to this office. © Modulus Group Pty Ltd - These designs, drawings and specifications must not be copied or reproduced in any form without written permission from Modulus Group Pty Ltd.

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project name
Geeves House
site
1231 Tea Tree Road, Tea Tree
client
Raymond Geeves

project number
1231_TeaTree2020
output size: A3
status
DA
date 25/09/2020

drawing title
ELEVATIONS
drawing number
DA05
file: 1231_TeaTree2020_PD

Appendix (3) Hazard Management Areas Table

	North	South-East	South	West
Vegetation Type:	Class G Grassland			
Relationship to site:	Downslope	Level	Upslope	Downslope
Effective slope:	0° to <5°	0°	0°	0° to <5°
Potential separation distance^:	>100m	>100m	67m	>100m
Assessed BAL:	BAL12.5	BAL12.5	BAL12.5	BAL12.5
Proposed BAL:	**BAL12.5**			
HMA required:	16m	14m	14m	16m

Notes: ^to property boundary.

Appendix (4) Site Photos

Photo 1: view to north-east from site.

Photo 2: view to east from southern boundary of site.

Photo 3: view to north-west from southern boundary of site.

Photo 4: view to west from southern boundary of site.

Photo 5: view to south-west from southern boundary of site.

Photo 6: view to south-east from southern boundary of site.

Appendix (5) TFS Fire Resisting Garden Plants

Introduction

All vegetation will burn in a bushfire and pose a hazard to people and their homes. However, not all vegetation has the same flammability and there is great potential for people living in bushfire prone areas to reduce their fire hazard by changing the plants in their gardens.

Flammability Groups

In the following list E denotes an exotic plant, TN a plant native to Tasmania, AN a plant native to mainland Australia and X a known environmental weed.

Corymbia maculata - Spotted Gum

High Flammability

These plants have been shown to be highly flammable and should not be planted or allowed to remain inside your house's Building Protection Zone. They should also be avoided in the Fuel Modified Zone. Move these plants away from your house and replace them with less flammable plants.

Acacia dealbata	TN	Silver Wattle
Acacia stricta	TN	Hop Wattle
Acacia verticillata	TN	Prickly Moses
Acer palmatum	E	Japanese Maple
Acmena smithii	AN	Lilly Pilly
Aesculus hippocastanum	E	Common Horse Chestnut
Allocasuarina cunninghamiana	AN	River Sheoak
Angophora floribunda	E	Rough-barked Apple
Bambusa vulgaris	E	Bamboo
Banksia integrifolia	AN	Coast Banksia
Banksia marginata	TN	Honeysuckle
Betula pendula	E	Silver Birch
Buddleia davidii	E	Butterfly Bush
Callistemon citrinus	AN	Common Red Bottlebrush
Callitris rhomboidea	TN	Oyster Bay Pine
Cassia javanica	E	Pink Cassia
Chamaecyparis lawsoniana	E	Lawson Cypress
Cinnamomum camphora	E	Camphor Laurel
Citrus limon	E	Lemon
Cortaderia argentea	E X	Pampas Grass
Corymbia maculata	AN	Spotted Gum
Cupressus funebris	E	Mourning Cypress
Dodonaea viscosa	TN	Native Hop
Elaeocarpus reticulatus	TN	Blueberry Ash
Eucalyptus amygdalina	TN	Black Peppermint
Eucalyptus globulus	TN	Blue Gum
Eucalyptus obliqua	TN	Brown Stringybark
Eucalyptus paniculata	AN	Grey Ironbark
Eucalyptus pulchella	TN	White Peppermint
Eucalyptus viminalis	TN	White Gum
Exocarpos cupressiformis	TN	Native Cherry
Flindersia australis	AN	Crow's Ash
Gahnia grandis	TN	Cutting Grass
Gleditsia tricanthos	E	Honey Locust
Grevillea x Poorinda	AN	Poorinda Cultivars of Grevilleas
Grevillea robusta	AN	Silky Oak
Grevillea rosmarinifolia	AN	Rosemary Grevillea
Ilex aquifolium	E X	Holly
Lepidosperma laterale	AN	Sword Rush
Leptospermum lanigerum	TN	Woolley Teatree
Leptospermum scoparium	TN	Manuka, Teatree
Lomandra longifolia	TN	Saggs
Melaleuca alternifolia	AN	Paperbark
Monstera deliciosa	E	Monstera
Nandina domestica	E	Sacred Bamboo
Nicotiana glauca	AN	Tobacco Bush
Pinus elliottii	E	Slash or Elliott's Pine
Pinus patula	E	Mexican or Weeping Pine
Pittosporum undulatum	AN X	Sweet Pittosporum
Platanus x acerifolia	E	Plane Tree
Poa sp.	AN	Poa Grass
Populus sp.	E	Poplar
Quercus robur	E	English oak
Spiraea catoniensis	E	May
Tasmannia lanceolata	TN	Native Pepper
Ulex europaeus	E X	Gorse
Viburnum opulus	E	Guelder Rose

Text by Mark Chladil and Jennifer Sheridan.
Photographs of selected plants by Alan Macfadyen, Royal Tasmanian Botanical Gardens. Thanks to Natalie Papworth, Royal Tasmanian Botanical Gardens.
Original research and publication supported by the Tasmanian Fire Research Fund. Revision 3, 2006.

Moderate Flammability

These plants should be avoided in the Building Protection Zone. They should not be allowed to dominate your garden and should be well maintained, being especially careful to remove dead material before it accumulates.

Acacia melanoxylon - Blackwood

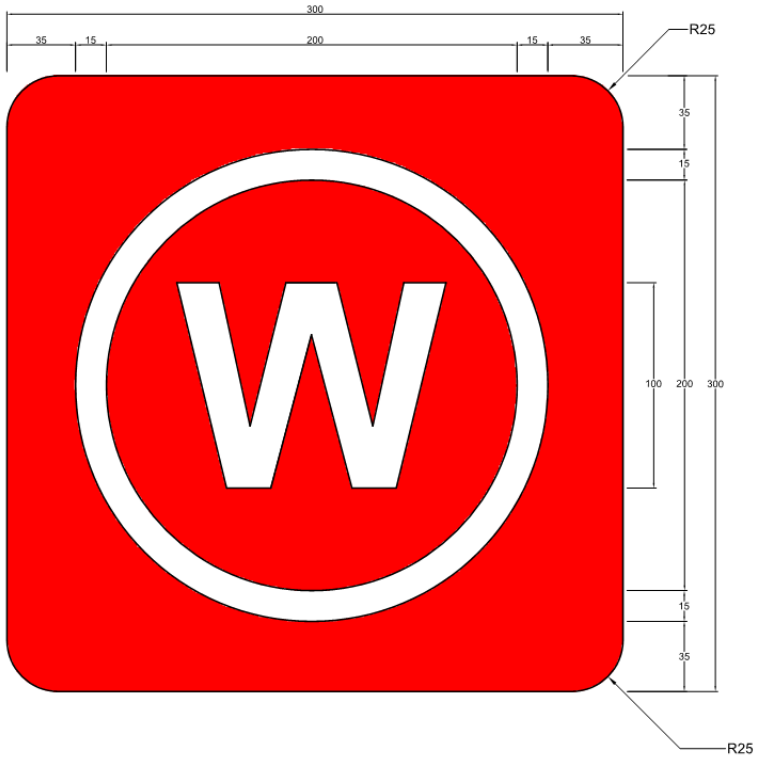
Acacia baileyana	AN X	Cootamundra Wattle
Acacia decurrens	AN	Green Wattle
Acacia mearnsii	TN	Black Wattle
Acacia melanoxylon	TN	Blackwood
Acacia podalyrifolia	AN	Mt Morgan Wattle
Actinidia chinensis	E	Kiwi Fruit
Araucaria heterophylla	AN	Norfolk Island Pine
Atherosperma moschatum	TN	Sassafras
Bedfordia salicina	TN	Blanket Bush
Beyeria viscosa	TN	Pinkwood
Brachychiton acerifolius	AN	Illawarra Flame Tree
Brachychiton discolor	AN	Lacebark
Brachychiton rupestris	AN	Bottle Tree
Calodendrum capense	E	Cape Chestnut
Canna indica	E	Canna Lily
Cassia floribunda	E	Smooth Cassia
Ceanothus papillosus	E	Pacific Blue
Chaenomeles japonica	E	Flowering Quince
Chrysanthemum indicum	E	Chrysanthemum
Citrus nobilis	E	Mandarin
Coleonema pulchrum	E	Diosma
Cotoneaster glaucophyllus	E X	Cotoneaster
Cucurbita maxima	E	Pumpkin
Cymbopogon citratus	E	Lemon Grass
Cyphomandra betacea	E	Tamarillo
Delonix regia	E	Poinciana
Dicksonia antarctica	TN	Man Fern
Diospryros sp.	E	Persimmon
Eriobotrya japonica	E	Loquat
Escallonia macrantha	E	Escallonia
Euryops pectinatus	E	Yellow Daisy Bush
Genista monspessulana	E X	Montpellier Broom
Koelreuteria paniculata	E	Golden Rain Tree
Lantana camara	E	Lantana
Ligustrum lucidum	E	Large-leaved Privet
Liquidambar styraciflua	E	Liquidamabar
Magnolia grandiflora	E	Magnolia
Morus sp.	E	Mulberry
Myoporum insulare	AN	Boobyalla
Nerium oleander	E	Oleander
Olearia argophylla	TN	Musk
Photinia glabra var. rubens	E	Chinese Fire Bush or Red-leafed Photinia
Pittosporum bicolor	TN	Cheesewood
Pteridium esculentum	TN	Bracken Fern
Rhododendron sp.	E	Rhododendron
Rosa sp.	E X	Roses, Briars
Salix babylonica	E	Weeping Willow
Salix chilensis	E	Pencil Willow
Sorbus aucuparia	E	Rowan
Spathodea campanulata	E	African Tulip Tree
Syringa vulgaris	E	Lilac
Weigela florida	E	Fairy Trumpets
Zieria arborescens	TN	Stinkwood

Low Flammability

These plants are acceptable in the Building Protection Zone and will be valuable replacements for more flammable plants.

Hymenosporum flavum - Native Frangipanni

Artemisia sp.	E	Wormwood or Angels Hair
Camellia sp.	E	Camellias
Capsicum annum var. fasciculatum	E	Chilli
Diplarrena moraea	TN	White Flag Iris
Gazania hybrida	E	Treasure Flower
Hebe speciosa	E	Veronica
Hemerocallis aurantiaca	E	Day Lilly
Hydrangea macrophylla	E	Hydrangea
Hymenocallis littoralis	E	Spider Lily or Spider Flower
Hymenosporum flavum	AN	Native Frangipanni
Lampranthus aurantiacus	E	Pigface or Iceplant
Lavendula angustifolia	E	English Lavender
Passiflora herbertiana	AN	Native Passionfruit
Pelargonium peltatum	E	Geranium
Pomaderris apetala	TN	Dogwood
Prunus sp.	E	Plum
Solanum melongera	E	Eggplant

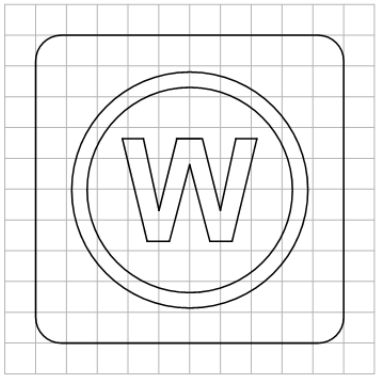


OVERALL SIGN DIMENSIONS (mm): 300 x 300, +/- 5
SURFACE AREA OF SIGN (sq m) : 0.0895

LEGEND COLOUR: WHITE (N14) IN ACCORDANCE WITH AS2700,
WITH A RETROREFLECTIVE SURFACE FINISH
BACKGROUND COLOUR: SIGNAL RED (R13) IN ACCORDANCE WITH AS2700

FOR SIGN FIXING AND LOCATION REQUIREMENTS, REFER TO
TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES

FOR LEGEND SPECIFICATIONS AND MANUFACTURING DETAIL
REFER TO TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES



GRID MODULE X = 30mm Y= 30mm

Tasmania Fire Service

ISSUE	APPR'D	DATE	AMENDMENT
A			
B			
C			
D			

NOTES
- all dimensions are in mm
- written dimensions take precedence over scaled measurements

TITLE
TASMANIA FIRE SERVICE
WATER SUPPLY SIGN

DRWN	APPR'D	DATE	FILE	DWG NO.	SCALE
WH	CC	2/2/2017	BPP	TFS-WS01	1:2

Appendix (7) Bushfire Hazard Management Plan

Note: the following BHMP satisfies sub-regulation 11F (1) of the *Building Regulations 2014* which remains in effect pursuant to the transitional arrangements set-out in Schedule 6 of the Building Regulations 2016.

SMC - KEMPTON
CONSTRUCTION AND OCCUPANCY OF BUILDINGS IN ACCORDANCE WITH AS3959-2018 AND
AS 3959 FOR VEGETATION CLASSIFIED AS RAINFOREST - BAL TBC
CLADDING TO BE IN ACCORDANCE WITH AS1288 AND AS2047
WIND SPEED 41m/s N3
ACCEPTED
19/06/2024

BHMP Endorsement

a) This BHMP applies to Tea Tree Rd, Campania (CT 155145/1, PID 9436038).
b) The certifying Bushfire Hazard Practitioner is Adam Smee, accreditation no. BFP-120, scope of accreditation level 1, 2, and 3A.
c) This BHMP applies to the dwelling shown on the plans prepared by Modulus Studio, dated 25/9/2020.
d) The bushfire hazard management and protection measures identified in the Recommendations section of the Bushfire Hazard Report (BHR) prepared by Southern Planning, dated 20/12/2020 must be implemented.
e) This BHMP satisfies clauses 4.1, 4.2, 4.3, and 4.4 of the *Director's Determination – Requirements for Building in Bushfire-Prone Areas (transitional).*
f) The above BHR is a schedule to this BHMP. This BHMP must be read in conjunction with the BHR.

1231 Tea Tree Road
Title Ref.
155145/1

154 155 156 157 158 159 160 161 162

Proposed Shed
20m x 30m
(Height 6m)
FFL 157.20

Proposed Dwelling
205.72m²
FFL 157.20

16 m
14 m

Septic Tank System D
(per plumbing application)

Establish Hazard Management Area in accordance with recommendations of BHR

Provide turning area and hardstand for fire fighting vehicles

Construct dwelling to BAL12.5

Provide minimum 10,000L firefighting water supply in accordance with Table 4.3B, Director's Determination

Provide access in accordance with Row B Table 4.2, Director's Determination

All setbacks have satisfied 27.4.2
and
Roads and Railways code 5.6.1 A1.1

SouthernPlanning

SITE AREAS	
SITE AREA	11.85ha
TOTAL BUILDING AREA	205.72m²
TOTAL SITE COVERAGE	0.68%

Site plan 1:500

drawing title: Site Plan 1:500
drawing number: DA02
file: 1231_TeaTree2020_PD

project number: 1231_TeaTree2020
output size: A3
status: DA
date 25/09/2020

project name: Geeves House
site: 1231 Tea Tree Road, Tea Tree
client: Raymond Geeves

MODULUS studio
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579 Shark Point Road
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Ph: 0404 071 299
info@modulusstudio.com.au

DOYLE SOIL CONSULTING

SITE AND SOIL EVALUATION REPORT

ONSITE WASTEWATER ASSESSMENT

1231 Tea Tree Road

Tea Tree

November 2020

Doyle Soil Consulting -150 Nelson Rd Mt Nelson 7007-0488 080 455 -robyn@doylesoilconsulting.com.au

SITE INFORMATION

Client: Raymond Geeves

Address: 1231 Tea Tree Road, Tea Tree (CT 155145/1)

Site Area: Approximately 11.85 ha

Date of inspection: 12/11/2020

Building type: New house

Services: Tank

Planning Overlays: Bushfire Prone Areas

Geology: Triassic Sandstone and Mudstone – Mineral Resources Tasmania 1:25 000 Tea Tree sheet

Soil Depth: No refusal at 1.3 - 1.9 m

Subsoil Drainage: Imperfect subsoil drainage

Drainage lines / water courses: None within 100 m of the proposed construction area

Vegetation: Pasture

Rainfall in previous 7 days: No rainfall

Slope: Approximately 6° to the north east

Wastewater Land Application Area Setbacks

Required setback from Foundations: 6 m

Required setback from downslope boundary: 40 m

Required setback from upslope and side boundaries: 6 m

Required setback from downslope surface water: 100 m

Required vertical setback to bedrock: 1.5 m below the base of the trench (Table R1 of AS1547-2012)

Site Assessment and Sample Testing

Site and soil assessment in accordance with AS1547-2012 *Onsite domestic wastewater assessment and design*.

Emerson Dispersion Test – slight dispersion detected in the proposed LAA

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

SOIL PROFILES – Test Hole 2

Depth (m)	Horizon	Description and field texture grade	Soil Category
0.0 – 0.15	A1	Very dark greyish brown 10YR 3/2, **Sand**, single grain, dry loose consistency, common roots.	**1**
0.15 – 0.70	$B2_1$	Greyish brown 10YR 5/2 with common brownish yellow 10YR 6/5 mottles, **Sandy Light Clay**, very strong medium angular blocky structure, abundant roots, dry very stiff consistency to 0.25m then moist stiff consistency to 0.7m, stone line at 0.65 – 0.70 m. Sand down cracks.	**5**
0.70 – 0.85	$B2_2$	Light yellowish brown 2.5Y 6/4 with common medium light grey 10YR 7/1 and red 10R 4/6 mottles, **Sandy Light Clay**, moderate medium angular blocky structure, slightly moist firm consistency.	**5**
0.85 – 1.3		Light grey 10YR 7/1, **Sandy Light Clay** with common fine red 10R 5/6 + light yellowish brown 2.5Y 6/4 mottles/ sand down cracks moderate medium angular blocky structure, slightly moist firm consistency.	**5**
1.3 – 1.6		Light grey 10YR 7/1 with common fine yellow 10YR 7/6 mottles very, **Sandy Light Clay**, moderate medium angular blocky structure, moist firm friable consistency.	**5**
1.6 – 1.9+		Light grey 10YR 7/1 with common fine yellow 10YR 7/6 mottles, **Silty Light Clay**, very strong medium angular blocky structure, slightly moist stiff consistency, probable weathered mudstone. No refusal.	**5**

SOIL PROFILES – Test Hole 3

Depth (m)	Horizon	Description and field texture grade	Soil Category
0.0 – 0.20	A1	Very dark greyish brown 10YR 3/2, **Sand**, single grain, dry loose consistency, common roots.	**1**
0.20 – 0.70	$B2_1$	Yellowish brown 10YR 5/4 with flecks of charcoal, **Fine Sandy Light Clay**, weak medium to coarse angular blocky structure, moist firm consistency common roots.	**5**
0.70 – 0.90	$B2_2$	Yellow 10YR 7/8, **Light Clay**, moderate medium angular blocky structure, few roots, slightly stiff consistency.	**5**
0.90 – 1.2	BC	Yellow with few fine light grey 10YR 7/1 mottles, **Very Sandy Clay Loam**, strong medium platy structure, slightly moist firm friable consistency.	**4**
1.2 – 1.7	C1	White N8 with common fine yellow 10YR 7/8 mottles, **Sandy Clay Loam**, strong fine platy structure, slightly moist firm consistency.	**4**
1.7 – 1.9+	C2	White N8, **Sandy Clay Loam+,** strong fine platy structure, slightly moist firm consistency. No refusal.	**4**

Site and Soil comments

The soil profile has formed from clayey colluvium derived from Triassic sandstone/ mudstone. The profile is deep with no refusal occurring at approximately 1.9 m. The field textures of the soil profile are dominated by sandy clay which is moderate to highly reactive and moderate to strongly structured with low bearing capacity to at least 0.8 m.

Emerson Aggregate Dispersion Test

Soils with an excess of exchangeable sodium ions on the cation exchange complex (clays), can cause clay dispersion. Under some circumstances the presence of dispersive soils can also lead to significant erosion, and in particular tunnels leading to eventual gully erosion. Based upon field survey of the property and the surrounding area, no erosion was identified at the site.

The subsoil was tested for dispersion using the Emerson Aggregate Test (EAT). Photos are available on request. The Class 2(1) indicates a very slight dispersive characteristic, Class 2(2) indicates a slight dispersive characteristic, Class 7 is some swelling/slaking but no dispersion and Class 8 is no dispersion.

The subsoils are therefore only slightly spontaneously dispersive and so exposure to rainfall may lead to minor clay dispersion and potentially rill and tunnel erosion, although this is more common in sandy lighter clays, sandy clay loams and silt loams. Dispersive clay subsoil materials can also cause sealing of the soil surface – if left out in wet weather, they then dry and set very hard in dry weather.

To minimise this, we recommend coverage of exposed subsoil with topsoil or regular treatment with gypsum at 0.5 Kg/m^2 along with minimising subsoil disturbance whenever possible.

Sample	Depth (m)	Visual sign	Class
TH 2	0.15 – 0.70	Some dispersion (obvious milkiness < 50% of aggregate affected)	Class 2(2)
TH 2	0.85 – 1.30	No slaking and no dispersion	Class 8
TH 2	1.30 – 1.60	Some slaking and no dispersion	Class 7
TH 2	1.60 – 1.90	No slaking and no dispersion	Class 8
TH 3	0.20 – 0.70	Some dispersion (Slight milkiness immediately adjacent to aggregate)	Class 2(1)
TH 3	0.20 – 0.70	Some dispersion (obvious milkiness < 50% of aggregate affected)	Class 2(2)
TH 3	0.90 – 1.20	No slaking but some swelling of aggregate	Class 7
TH 3	0.70 – 0.90	No slaking but some swelling of aggregate	Class 7
TH 3	1.20 – 1.70	No slaking but some swelling of aggregate	Class 7

Wastewater Classification and Design

According to AS1547-2012, the soil is **category 5** (Light Clay).

Primary treatment recommended.

Wastewater loading 5 persons @ 120 L/day (mains) - 600 L/day.

Design Loading Rate 7 L/m^2/day.

Total minimum Land Application Area required 86 m^2.

The proposed 3-bedroom dwelling has a calculated daily wastewater loading of 600 L/day (up to 5 persons @ 120 L/person). With a maximum daily loading of 600 L/day and a DLR of 7 L/m^2/day a dual purpose septic tank (min 3000 L) will require a minimum absorption area of 86 m^2.

This may be installed as three terraced absorption trenches 20 m long x 1.5 m wide x 0.6 m. A splitter box will be required to ensure equal distribution. Sandy loam topsoil should be mounded over the whole area. The base of the bed should be scarified with gypsum applied at a rate of 1 kg per m^2.

A diversion drain is required above the land application area. A 100% reserve area should be set aside for future wastewater requirements.

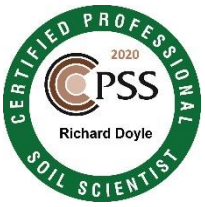
Compliance with the *Building Act 2016* is shown in the attached table for acceptable criteria.

It is recommended that during construction Doyle Soil Consulting be notified of any major variation to the soil conditions or loading rate as predicted in this report.

Robyn Doyle

B.Agr.Sc.

Soil Scientist and Wastewater Designer



Dr Richard Doyle

B.Sc.(hons) M.Sc.(Geol), Ph.D. (Soil Sci.),
CPSS (Certified Prof Soil Scientist)
Geologist and Soil Scientist

Appendix 1 - Trench

Doyle Soil Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Assessment for	Raymond Geeves	Assess. Date	25-Nov-20
		Ref. No.	
Assessed site(s)	1231 Tea Tree Road	Site(s) inspected	12-Nov-20
Local authority	Southern Midlands Council	Assessed by	R Doyle

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

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 600 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 200

Sullage volume (L/day) = 400

Total nitrogen (kg/year) generated by wastewater = 4.4

Total phosphorus (kg/year) generated by wastewater = 1.1

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

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	51	36	42	40	42	39	44	52	44	41	54	58
Adopted rainfall (R, mm)	39	32	35	33	35	43	36	53	44	43	46	42
Retained rain (Rr, mm)	33	27	30	28	29	36	31	45	37	36	39	36
Max. daily temp. (deg. C)	25	24	22	19	16	14	13	14	16	18	21	23
Evapotrans (ET, mm)	137	120	91	61	41	27	30	43	63	91	103	130
Evapotr. less rain (mm)	**104**	**93**	**61**	**33**	**12**	**-9**	**-1**	**-1**	**26**	**55**	**64**	**94**

Annual evapotranspiration less retained rain (mm) = 531

Soil characterisitics

Texture = Light Clay Category = 5 Thick. (m) = 1.2

Adopted permeability (m/day) = 0.06 Adopted LTAR (L/sq m/day) = 7 Min depth (m) to water = 10

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In dual purpose septic tank(s)
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	Trench(es)
The preferred type of above-ground secondary treatment:	None
Site modifications or specific designs:	Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	41
Width (m) =	1.5
Depth (m) =	0.6
Total disposal area (sq m) required =	86
comprising a Primary Area (sq m) of:	86
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

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

Comments

The calculated DLR for the category 5 soil is 7 mm/day and an absorption area of 86 sq m is required for the three bedroom house. Therefore the system should have the capacity to cope with predicted climatic and loading events.

Doyle Soil Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Assessment for	Raymond Geeves	Assess. Date	25-Nov-20
		Ref. No.	
Assessed site(s)	1231 Tea Tree Road	Site(s) inspected	12-Nov-20
Local authority	Southern Midlands Council	Assessed by	R Doyle

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

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Expected design area	sq m	2,000		Low		
	Density of disposal systems	/sq km	5		Very low		
	Slope angle	degrees	6		Low		
	Slope form	Convex spreading			Very low		
	Surface drainage	Good			Very low		
	Flood potential	Site floods 1 in 75-100 yrs			Low		
	Heavy rain events	Rare			Low		
	Aspect (Southern hemi.)	Faces NE or NW			Low		
	Frequency of strong winds	Common			Low		
	Wastewater volume	L/day	600		Moderate		
	SAR of septic tank effluent		1.0		Low		
	SAR of sullage		2.5		Moderate		
	Soil thickness	m	1.2		Very low		
	Depth to bedrock	m	3.0		Very low		
	Surface rock outcrop	%	0.01		Very low		
	Cobbles in soil	%	0		Very low		
	Soil pH		6.0		Low		
	Soil bulk density	gm/cub. cm	1.5		Low		
AA	Soil dispersion	Emerson No.	2		Very high		
	Adopted permeability	m/day	0.06		Low		
A	Long Term Accept. Rate	L/day/sq m	7		High		

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

Comments

The site is suitable for onsite wastewater disposal with a very large area available. The subsoil is slightly dispersive and will benefit from an application of gypsum during construction of the trenches.

Doyle Soil Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Assessment for	Raymond Geeves	Assess. Date	25-Nov-20
		Ref. No.	
Assessed site(s)	1231 Tea Tree Road	Site(s) inspected	12-Nov-20
Local authority	Southern Midlands Council	Assessed by	R Doyle

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

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
A	Cation exchange capacity	mmol/100g	45		High		
	Phos. adsorp. capacity	kg/cub m	0.7		Moderate		
	Annual rainfall excess	mm	-531		Very low		
	Min. depth to water table	m	10		Very low		
	Annual nutrient load	kg	5.5		Low		
	G'water environ. value	Agric sensit/dom irrig			Moderate		
	Min. separation dist. required	m	3		Very low		
	Risk to adjacent bores						Factor not assessed
	Surf. water env. value	Agric sensit/dom drink			Moderate		
	Dist. to nearest surface water	m	175		Moderate		
	Dist. to nearest other feature	m	60		Low		
	Risk of slope instability		Low		Low		
	Distance to landslip	m	800		Very low		

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

Comments

There will be a low environmental risk due to the large available area and the distance to the dowslope boundary means a very low risk of off-site movement.

Demonstration of wastewater system compliance to *Building Act 2016 Guidelines for On-site Wastewater Disposal*

Acceptable Solutions	Performance Criteria	Compliance
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: (i) 3m from an upslope building or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 a) The land application area is located so that (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Complies with A1 (a) Land application area will be located with minimum separation distance to proposed building of 6m.
A2 Horizontal separation distance from downslope 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 downslope 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 downslope surface water to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 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.	Complies with A2 (a) Land application area located > 100m from downslope surface water

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A3 (a) Land application area located no less than 40m from downslope 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	Complies with A4 No bore or well identified within 50m

A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	Complies with A5 (a) No groundwater encountered
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) 0.5m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Complies with A6 (a) No limiting layer identified
A7 nil	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	Complies

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AS1547:2012 – Loading Certificate – Septic System Design

This loading certificate is provided in accordance with Clause 7.4.2(d) of AS/NZS 1547:2012 and sets out the design criteria and the limitations associated with use of the system.

Site Address: 1231 Tea Tree Road, Tea Tree

System Capacity: 5 people @ 120L/person/day

Summary of Design Criteria

DLR: 7L/m^2/day.

Absorption area: 86m^2

Reserve area location /use: Assigned – more than 100% available

Water saving features fitted: Standard fixtures

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

Typical loading change consequences: Expected to be minimal due to capacity of system and site area (provided loading changes within 25% of design)

Overloading consequences: Continued overloading may cause hydraulic failure of the absorption area and require upgrading/extension of the area. Risk considered acceptable due to visible signs of overloading and owner monitoring.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non-occupation. Under such circumstances additional maintenance of the system may be required. Risk considered acceptable.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the absorption area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Septic tank de-sludging must also be monitored to prevent excessive sludge and scum accumulation. Monitoring and regulation by the property owner required to ensure compliance.

Other operational considerations: Owners/occupiers must be aware of the operational requirements and limitations of the system, including the following; the absorption area must not be subject to traffic by vehicles or heavy stock and should be fenced if required. The absorption area must be kept with adequate grass cover to assist in evapotranspiration of treated effluent. The septic tank must be desludged at least every 3 years, and any other infrastructure such as septic tank outlet filters must also be cleaned regularly (approx. every 6 months depending upon usage). Foreign materials such as rubbish and solid waste must be kept out of the system.

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CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Modulus Studio *Owner name*

579 Shark Point Road *Address*

Penna TAS 7171 *Suburb/postcode*

Designer details:

Name: Robyn Doyle

Category: Bldg srvcs dsgnr-hydraulic domestic

Business name: Doyle Soil Consulting

Phone No: 0488080455

Business address: 150 Nelson Rd

Mount Nelson 7007

Fax No:

Licence No: CC7418

Email address: robyn@doylesoilconsulting.com.au

Details of the proposed work:

Owner/Applicant Modulus Studio

Designer's project reference No. 2020-11

Address: 1231 Tea Tree Road

Lot No: 1

Tea Tree TAS 7026

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

Description of work:

Wastewater Design

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

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

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

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

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Doyle Soil Consulting	Date: November 2020
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Doyle Soil Consulting	Date: November 2020
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Doyle Soil Consulting	Date: November 2020

Standards, codes or guidelines relied on in design process:

AS1547-2012 On site domestic wastewater management.

AS3500 (Parts 0-5)-2013 Plumbing and drainage set.

Any other relevant documentation:

Site and Soil Evaluation Report

Attribution as designer:

I, Robyn Doyle, am responsible for the design of that part of the work as described in this certificate.

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

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

	Name: (print)	*Signed*	*Date*
Designer:	R Doyle		16/11/2020
Licence No:	CC7418		

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Assessment of Certifiable Works: (TasWater)

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

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

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

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

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

Certification:

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Robyn Doyle		16/11/2020

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Absorption Trench Design for 1500 mm wide trench

Design notes:

1. Absorption trench dimensions of up to 20 000 mm long by 1500 mm wide by 400/600 mm deep.

2. Base of trenches to be excavated level and smearing and compaction of base and sides to be avoided. Gypsum to be applied at 1 Kg/ m^2.

3. Min 350 mm arch should be placed in centre of trench and covered with aggregate.

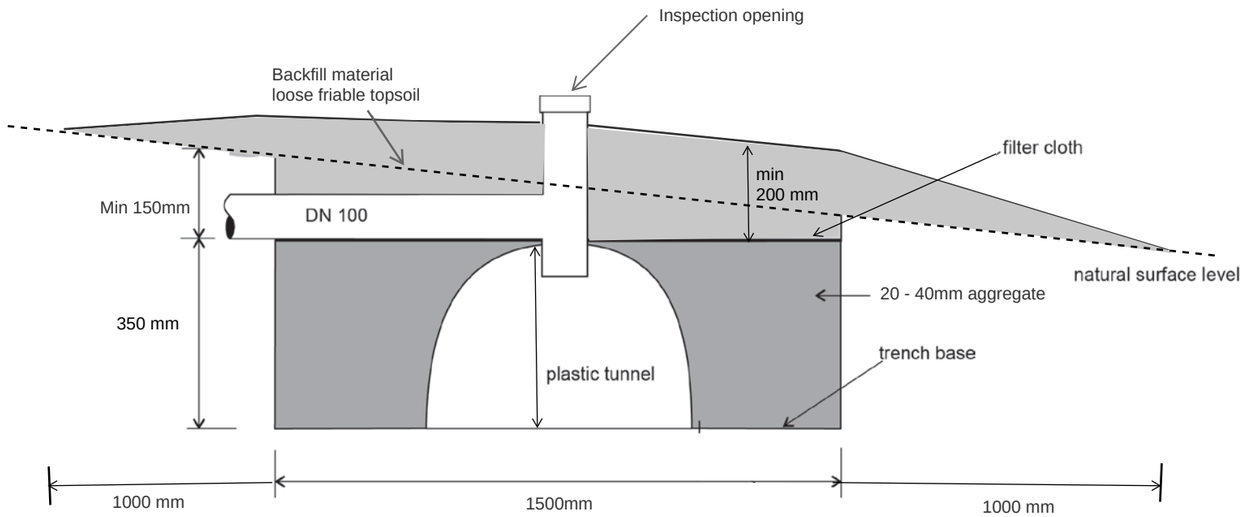
4. Geotextile or filter cloth to be placed over the distribution arch to prevent clogging of the pipes and aggregate – in sand (category 1 soils) the sides of the trench over the aggregate should also be covered.

5. Construction on slopes up to 20% to allow trench depth range 650mm upslope edge to 450 mm on down slope edge.

6. On slopes over 10 % the sandy loam cover should be 150 mm above natural with a downslope batter no less than 1000 mm in length to avoid surface water accumulation (up slope ag drain also recommended to divert surface water flows).

7. All works on site to comply with AS3500 and NCC 2019.

Trench Arch



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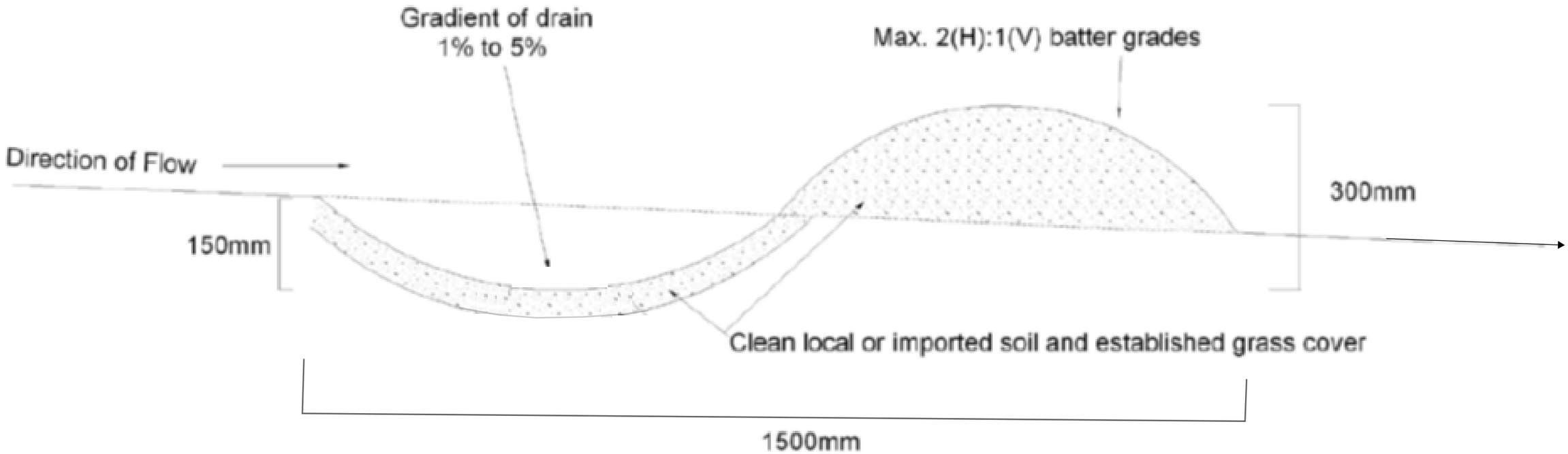
Cross Section: Upslope Diversion Drain



Reference: Design and Installation of On-site Wastewater Systems p179 -subsurface Effluent Irrigation -Sydney Catchment Authority -NSW Government.

DOYLE SOIL CONSULTING

Wastewater system:

Dual purpose septic tank (min 3000L)

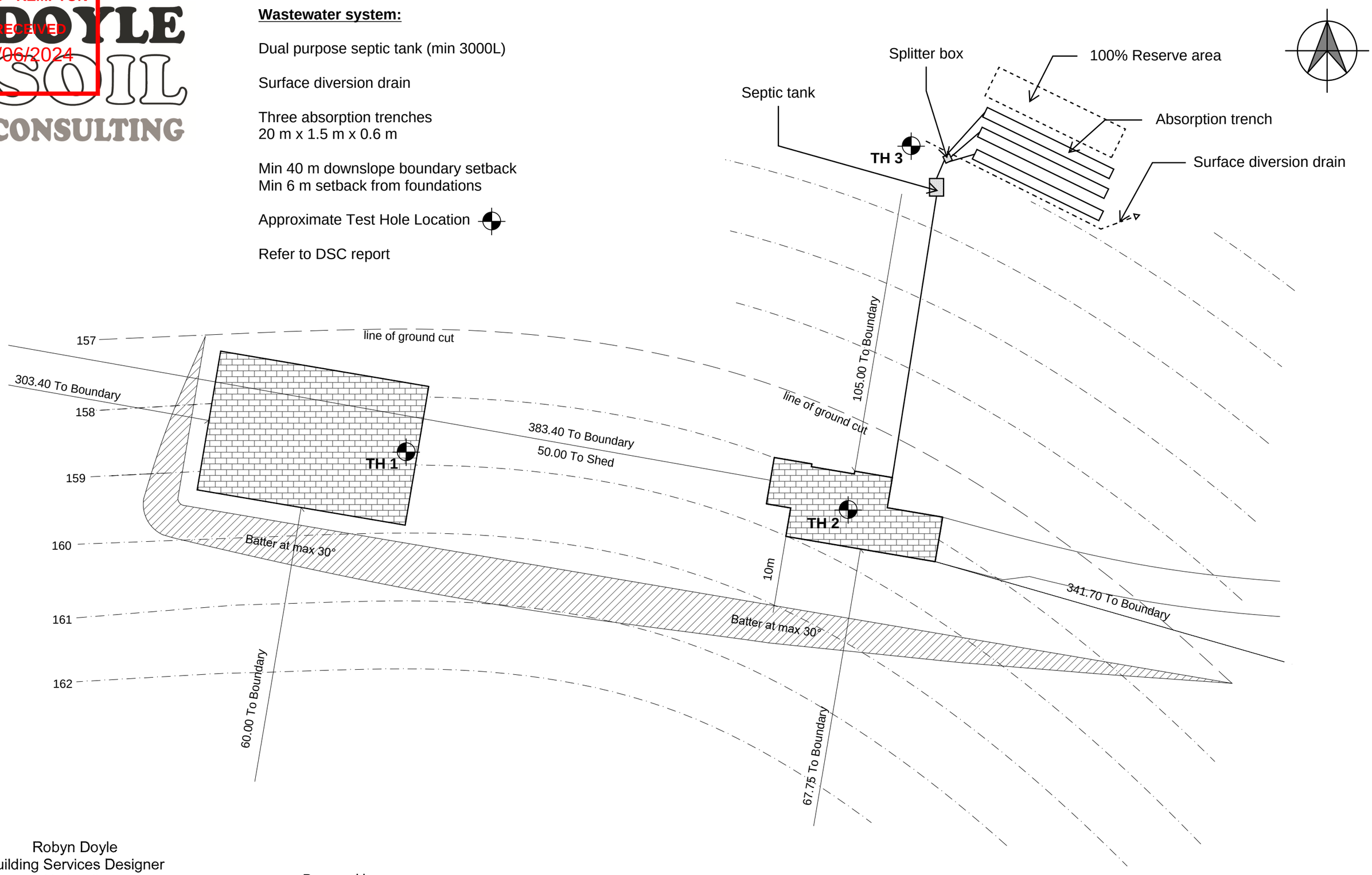
Surface diversion drain

Three absorption trenches
20 m x 1.5 m x 0.6 m

Min 40 m downslope boundary setback
Min 6 m setback from foundations

Approximate Test Hole Location

Refer to DSC report



Robyn Doyle
Building Services Designer
Hydraulic
CC7418

25/11/2020

Prepared by
Evan Langridge

25/11/2020

Plan Scale 1:500

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CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Modulus Studio — ~~Owner~~ /Agent
579 Shark Point Road — Address
Penna 7171 — Suburb/postcode

Form **55**

Qualified person details:

Qualified person: Adam Smee
Address: 22 Jerrim Place — Phone No: 0404 439 402
Kingston Beach 7050 — Fax No:
Licence No: BFP-120 — Email address: adam@southernplanning.com.au

Qualifications and Insurance details: Accredited to report on bushfire hazards under Part IVA of the *Fire Service Act 1979*. *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items*

Speciality area of expertise: Analysis of hazards in bushfire-prone areas *(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Details of work:

Address: Tea Tree Road — Lot No: 1
Campania 7026 — Certificate of title No: 155145

The assessable item related to this certificate: Bushfire hazard assessment for dwelling (class 1a) *(description of the assessable item being certified)*

Certificate details:

Certificate type: Bushfire Hazard. *(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

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

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

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents: Architectural Plans prepared by Modulus Studio, dated 25/9/2020.
Bushfire Hazard Report prepared by Southern Planning, dated 20/12/2020, v1.1.

References:

Australian Standard for the *Construction of Buildings in Bushfire Prone Areas*, AS3959:2018,
Building Regulations 2016,
Determination – Director of Building Control: Requirements for Building in Bushfire-Prone Areas (transitional) v2.2.

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

This certificate certifies the substance of the Bushfire Hazard Report referred to above, specifically that the Bushfire Attack Level posed to the dwelling would be BAL12.5 in accordance with AS3959:2018. The design and construction of the dwelling must comply with Section 3 and Section 5 of AS3959:2018. The certificate also certifies that the work will comply with the applicable Deemed-to-Satisfy requirements.

Scope and/or Limitations

This certification is limited in scope to the methodology prescribed within AS3959:2018 for determining bushfire hazard. The certification is further limited to an assessment of the bushfire hazard posed to the site at the time that a site visit was conducted on 19 December 2020. Therefore, the certification does not allow for significant vegetation regrowth or other factors that may affect the bushfire hazard posed to the proposed work. The certification is also limited by the limitations identified in the Bushfire Hazard Report referred to above.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:	Adam Smee	SP2020-110A	14/6/2024

Agricultural Report

for

1231 Tea Tree Road Property

Raymond Geeves

'Rekuna'

Tasmania

Literature & Resource Analysis

for a

Farm Management Plan

(viticulture – wine grapes)

Required for the Application of a Planning Permit

September 2020

Rod Hancl, B.Ag.Sc. (Hon)

Nutrien Ag Solutions

49 Glenstone Rd, Bridgewater, Tasmania, 7030.

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1. Overview

The following document is a 'Farm Management Plan' and forms part of the Southern Midland Council application prerequisite for a new housing development 'Planning Permit' at the 1231 Tea Tree Road Property, Rekuna, Tas., 7030, which is being assessed under the Southern Midlands Council Interim Planning Scheme 2015.

A 'Desktop' study of the Tasmanian State Government web site, the List (DPIWE 2020) provides a good summary of the available land information. This research identifies the 11-hectare (27.5-acre) property as land that has been zoned as 'Significant Agriculture' (Agricultural Zone). This land is suitable for wine grape production (i.e. viticulture) with appropriate frost protection (Appendix 1). The majority of the land has been classified as Class 5 or land that is unsuitable for cropping, although on the 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.

Picture #1. Dark-brown sandy loam soil. Feels slightly gritty & has rasping sound (i.e. when manipulated with water into a ball). Ribbon length 10 to 20 mm. (i.e. refer Chivers 1996)

Notably land capability should not be confused with land suitability. In Tasmania land capability is a classification system that is used to rate the land for grazing and cropping relevance. Land suitability by comparison considers a more detailed collection of resource information.

The 'Farm Management Plan' should address the agricultural potential for the site, the proposed agricultural use, whether the use and development complies with Table 27.2 of the Southern Midlands Interim Planning Scheme 2015, and whether a dwelling is necessary to support and proposed agricultural outcomes.

The following report deals with the suitability to grow vines (wine grapes) on parts of the 11-hectares of land at 1231 Tea Tree Road. Typically, this 'viticultural enterprise' will involve basic aspects of research and planning like that of any horticultural venture.

2. Summary of Agricultural Report

The following report is a 'Farm Management Plan' (or business plan) for viticulture production on the 11-hectares (27.5-acres) at 1231 Tea Tree Road property. This property has the potential to cultivate 1 or more hectares (2.5 acres) of wine grapes (Appendix 1).

The document presents the literature and resources that should be considered when formulating a 'Farm Management Plan' for wine grape production. The tools and information include electronic e-links to relevant 'Wine grape Literature', 'Industry Bodies' and relevant Government Departments. In general, the literature citations and e-links can be found in 'Section 6, References and Bibliography'.

Kelowna (unknown) identifies that a farm specific business plan is best prepared by the individual farm owner(s) / manager(s). It is the game plan to set objectives and guidelines to benchmark outcomes and identify problems and action plans to keep the enterprise on track. This literature reference material provides a guide for agricultural producers in preparing an actual specific Business Plan.

3. Introduction

To be a successful in any commercial enterprise, a documented 'Farm Management Plan' would be of a fundamental importance for all new ventures whether they are wine grape production (viticulture), horticultural (e.g. olives, walnuts, stone fruit), agricultural (pasture, lucerne or cereals), or non-agricultural businesses.

Kelowna (unknown) identifies the key aspect of a 'Business Plan' should (in part) incorporate developing a document that considers the relevant Literature and Resources. This literature review should then be the basis for the developing a Business Profile and Summary that can be developed with corresponding Goals, Production Plans, Marketing Plans, Management and Labor Plans, a Financial Plans, and a review system that Benchmarks the commercial outcomes. These key aspects will be discussed with reference to viticultural potential for the property at 1231 Tea Tree Road.

4. Literature and Resources for a Farm Business Plan (Viticulture)

The fundamental requirement for documenting a Farm Business Plan for any new enterprise requires a thorough understanding of that industry. This can be achieved by reviewing the available literature, resources information and industry-based networks at a local, state, and national level (Section 6. References & Bibliography).

This Report documents literature that should be considered for a good viticultural understanding and knowledge base. This literature includes information on the Tasmanian Viticultural soils, geology, and their management. The references include the 'History of the Tasmanian Wine Industry' (Walker 2012) and 'the Production of Grapes & Wine in cool climates (Jackson & Schuster 2001) which provides an excellent understanding of the history and dynamics of viticulture in the Tasmanian environment. The 'Grapevine Management Guide 2018-19' (Fahey & Englefield 2018) provides a good understanding of pest and disease management in the vineyard (i.e. powdery

mildew and botrytis diseases require good management in the Coal River Valley area). The 'Organic grapes and wine, a guide to production (Parleviet & McCoy 2001) provides literature for a non-chemical or green approach to wine grape production. The Department of State Growth (2014) literature 'The Wine Industry in Tasmania - A guide for investors' provides thorough overview of the contemporary aspects of the developing Viticultural Industry of Tasmania. While more specific Tasmania literature that can be reviewed includes 'Submission to Green Paper on Agricultural Competitiveness" (Wine Tasmania 2014) or "Submission to the Legislative Council Committee Inquiry into growing Tasmania's Economy" (Wine Tasmania 2015) (Section 6. References & Bibliography).

The Australian Viticultural industry associations can provide a practical knowledge base and a thorough overview of wine grape production. At a state level, for example, there is the Wine Tasmania and at a national level there is Wine Australia and The Australian Wine research Institute. These industry associations should be investigated and where appropriate joined to develop industry contacts and networks (Section 6. References & Bibliography).

4.1 Business Profile and Summary

The business profile and summary should provide an overview of why the 1231 Tea Tree Road property is suited to a capital investment of resources for wine grape production. In particular, the Class 5 land (i.e. Picture #1) should be suitable for viticultural production, with good management, as wine grapes are grown in the Coal River Valley region. This wine grape enterprise will require water for irrigation and frost protection outcomes and has access to town water. 'Stage Three' scheme water could be accessed quite easily for this enterprise but this would be based on availability of water rights. The land will only support a small boutique type vineyard due to the total area constraints on the property.

The literature suggests that Tasmania is one of Australia's strongest wine regions, with demand for its premium cool climate wines currently outstripping supply, widespread global recognition of Tasmania's wine quality, and some of the highest prices in the country being achieved for Tasmania's wines and wine grapes (Wine Tasmania 2014).

The grapevine, Vitis vinifera, has been cultivated for wine and enjoyed for over five thousand years (Jackson & Shuster 2001). Climate is a major factor determining both where grapes can be grown, and the quality of the wine produced from them. And as Walker (2012) clarifies, that since the 1950's, Tasmania has found good soil and climate regions for high quality wine production. Tasmania can be considered a cool-climate wine growing region. Notably many of the best quality wines are produced in smaller 'Boutique' vineyards in cooler climates (Jackson & Schuster 2001).

Small boutique vineyard in cool climates, such as the acclaimed Coal Valley viticultural region of Tasmania, are being recognized for the major contribution that this type land use makes towards the local economy. Examples of successful small boutique vineyards in the general area include Ese Vineyard at Tea Tree (www.winecompanion.com.au), the Coal Valley Vineyard at Cambridge (https://www.coalvalley.com.au/), Wobbly Boots Vineyard at Campania (https://www.wobblybootvineyard.com.au) and Puddle Duck Vineyard at Richmond (https://www.puddleduckvineyard.com.au/). These vineyards have produced table wines of distinction, for example, the Wobbly Boots vineyard 2017 Limited release Sauvignon Blanc is a triple medal winner. The 1231 Tea Tree Road property vineyard development would fit the description of a small boutique vineyard based on the limited size available for a wine grape development.

Notably these small boutique vineyards are lifestyle type ventures where associated housing are the fundamental important part of the business venture. The housing not only form the family abode but as the business establishes and grows it becomes an important aspect of living the dream, being on farm and allowing straightforward and uncomplicated approach to the demands of attending to the viticultural enterprise.

The Department of State Growth (2014) data suggest that in 2013 there was 200 vineyards, 1880 hectares under vine, the 160 licensed wine producers and 29 wineries that enhanced state employment outcomes by 1100 full-time equivalent positions. This has grown to 230 vineyards in 2019 covering over 2000 plus hectare under vine cultivation (Wine Tasmania 2020) which equates to the average vineyard size being 8.7 ha. But the average size Tasmanian vineyard would be much smaller if the large corporate vineyards were not included in these calculations (e.g. Brown Brothers Kayena Vineyard is 55 ha and The Hazards Vineyard is 175 ha)

A proposed viticultural venture has the potential to optimize the capability of the land to cultivate a valuable wine grape crop and provide maximum economic value to the owners and community. The economic benefits off grazing sheep for wool on this type agricultural land has not change for 25 years, in other words, a farmer has the same income now as he had two and a half decades ago from wool production.

Good management practice in small vineyards can lead to long term sustainable enterprises producing fine wines of distinction leading to enhanced regional wine accolades. This agricultural business direction can lead to optimal land capability outcomes for a vineyard block as it has done for approximately 230 vineyards in Tasmania.

4.2 Goals

The business goals for the 11-hectare (27.5 acre) Tea Tree Road property would be to capitalize on the fact that the Tasmania wine industry sector has been recognized by "both the Tasmanian and Australian Governments as having significant potential to continue and grow its contribution to the overall Tasmanian economy and reputation" (Wine Tasmania 2014).

These goals would be defined by the potential of the land of the Tea Tree Road property being suitable for commercial establishment of wine grape production (Appendix 1). For example, the goal may be to establish 1 ha vineyard of either Pion noir or Chardonnay grapes. Ultimately this goal would vary for each enterprise based on the fundamental business profile, resources, and available finances for the capital investment required for the vineyard establishment.

Notably a major goal for a viticultural business would involve having a thorough understanding of wine grape production and wine making outcomes. The Wine Tasmania, Wine Australia and The Australian Wine Research Institute web sites provides excellent information for understanding of the viticultural industry, wine making, and technical information on vineyard management and Pests and diseases. Kelowna (unknown) identifies other examples of potential business goals that should be considered for farm management outcomes.

Defining the business goals (e.g. establish a 1-hectare vineyard) would shape the required approach and information for the planning of the enterprises production, marketing, finances, labor management and benchmarking outcomes. This knowledge base could be fine tuned by joining the industry associations like Wine Tasmania.

4.3 Production Plan

The purpose of the 'production plan' is to evaluate how the 1231 Tea Tree Road enterprise will efficiently manage wine grape production outcomes and produce efficient wine volumes and other marketable products that the business wishes to sell.

The production plan for the land would be defined by the logistic attributes of implementing the business goals of establishing productive wine grapes on the land (i.e. establish 1 hectare of vineyard). This plan will define the strategies required for other parts of the Farm management Plan for wine grape production.

This production plan Tea Tree Road vineyard should include short and long term aspects required for good viticultural outcomes. These aspects should include 'Site Selection' (Table 1), the subsequent 'Vineyard Establishment' time frames (Table 2), and the in situ 'Vineyard Management' (Table 3).

"Water management for grapevine production is one of the major factors which vineyard managers have to influence the type of fruit that is produced" (Grieger 1998). Calculating potential vineyard water usage for irrigation (Table 4) and potentially frost protection outcomes will be important to help reduce run-off and potential erosion hazards on the generally sloping area of land. Notably an understanding of the soil and how it changes across the vineyard is critical in the design and management of irrigation as it would be for utilizing water for potential frost protection in the vineyard.

In cooler climate viticultural regions, like the Coal River Valley, frost can be devastating to grape growth and production both in the spring and autumn. There are several frost protection options for vineyards that include irrigation water (i.e. over-head), heaters, windmills and some commercial foliar (i.e. spray-on) type products but all are required to be professionally managed. The most effective option for frost protection is via overhead water outcomes but this needs to be critically managed as it can put demands on water supply and the drainage systems. The best management of frost mitigation in a small boutique vineyard is to live on site (i.e. on farm) and to be dedicated to the protection of the vines at any hour of the night (i.e. check that an automated method is working or to physically flick a switch or turn a tap on a basic system). It can take only one frost in spring that can reduce yields and profitability in production of high-quality cool climate wines.

Kelowna (unknown) identifies other examples of production planning strategies that should be considered for agricultural enterprise planning outcomes. Defining the production plan would shape the required approach and information for the planning of the business marketing, financial, labor and benchmarking outcomes. This knowledge base could be fine-tuned by joining the industry associations like Wine Tasmania.

Table 1. Factors to Consider in Vineyard Site Selection

The following should be considered for wine grape production on the land

Professional Advice	Viticultural Consultant / Agronomist
	Vineyard design consultant
	Vineyard building consultant
	Wine maker / Industry contacts
	Frost protection Consultants
	Irrigation / Water Consultant
Define the land suitability	Define & survey vineyard area
	Tree removal?
	Topography (slope / drainage)
Define micro climatic suitability	Rainfall / evapotranspiration (BOM data)
	Frost potential (BOM data) / months / impact on vines / water volumes for frost protection
	Consider farm data (software) collection from vineyard site
	Direct sunlight hours (aspect versus ripening)
Define soil type suitability	Soil analysis & interpretation (topsoil & subsoil) & incorporation implementation of amendments (i.e. lime / gypsum / fertiliser). Cultivation or ripping (or both).
	Inter row cover cropping outcomes (i.e. sow with grass / soil incorporate / direct drill & fertiliser)
	Define soil ripping of vine rows & incorporation of amendments & fertiliser
Water Availability / Vineyard Size	Vineyard water use for irrigation
	Vineyard water use frost protection
	Vineyard size versus water availability
Research Viticultural Markets	Most popular cool-climate wines?
	Best cool-climate grape cultivars?
	Contract wine maker (costs)?
	Contract supply of wine grapes (returns)?

Table 2. Factors to consider in Vineyard Establishment time frames

The following should be considered for wine grape establishment on the land

24 months prior to planting	Vineyard Consultants / Agronomists
	Vineyard sites selection & design
	Water supply
	Irrigation & Frost Protection water volumes
	Land preparation (trees / stone / cultivation)
	Soil sampling analysis (topsoil / subsoil)
18 months prior to planting	Order planting stock (number of canes) / vineyard trellis requirements
	Consider cultivation of soil / weed control
	Consider soil lime & / or Gypsum and fertiliser augmentation (i.e. cultivate or rip?)
12 months prior to planting	Consider labor force & training (FTE)
	Check planting stock order
	Implement topsoil amendments (i.e. lime / gypsum / fertiliser) (i.e. cultivate?).
	Implement cover cropping / permeant pasture species or turf grasses / weed control
6 – 4 months prior to planting	Mark out vineyard design / deep rip rows / apply sub soil fertiliser & amendments
	Maintain vineyard cover crop / pasture / turf & weed control
3 months prior to planting	Vineyard trellis establish (i.e. poles & wires)
	Vineyard irrigation and frost protection establishment
	Vermin protection / fencing establishment
	Weed control
Planting outcomes	Cane (vine) planting / establishment
	Vine irrigation management program / documentation recording / mulching
	Vine pest management program / documentation recording
	Vine nutrition management / documentation recording / soil & plant tissue analysis

Table 3. Factors to consider in situ Vineyard Management

The following should be considered for wine grape annual management program.

Vineyard Site Management	Soil erosion stabilization i.e. pasture establishment / cover cropping versus tractor movements
	Water run-off issues i.e. drainage / water logging versus irrigation (fertigation) & frost protection outcomes
	Wind breaks i.e. design & management
	Wildlife issues i.e. fencing design / bird netting management
Irrigation & frost protection	Water volume required / vineyard size / & its delivery to vineyard area
Planting layout / design	Row size / vine spacing i.e. all vines being irrigated or frost protected adequately. Are tractor movements efficiently applying pesticide & nutrition program
Cool climate cultivar selection	Has the best grape cultivar been selected i.e. Pinot Noir / Pinot Gris / Chardonnay for the vineyard?? Best option is probably one wine type?
	Cultivar yield versus quality versus potential yield returns in the marketplace
Crop Nutrition requirements	Soil lime & / or Gypsum requirements
	Annual Phosphorus, Potassium & Sulphur and trace element requirements
	Application methods for applied nutrition program i.e. broadcast / banded / fertigation / foliar?
Integrated Pest Management	Organic or inorganic? i.e. research option / application method / equipment required / OH&S requirements
	Best pest control management options i.e. Weeds / Fungicide / Insecticide / Recording Data of chemical application

Table 4: Factors involved in Calculating Vineyard Water Use (VWU)

VWU (Litres) / Vine / day = Crop Factor x Evaporation (mm) x vine spacing x row spacing

Crop Factor for spur pruned vine on a single wire with mown under vine sward

	Young	Mature
Budburst	0.05	0.10
Flowering	0.10	0.25
Verasion	0.20	0.50
Harvest	0.30	0.50
Postharvest	0.20	0.25

Reference: Primary Industries and Resources (1999). Water Management for Grape Production: Research to Practice. Primary Industries and Resources, South Australia

Example Calculation:

A mature vine at Verasion would use 13.5 Litres per day if the vine spacing was 1.5 m and row spacing was 3m and evaporation was 6mm

VWU (Litres) / Vine / day = Crop Factor x Evaporation (mm) x vine spacing x row spacing

= 0.5 x 6.0mm x 1.5 m x 3.0m

= 13.5 L / Vine / Day

4.4 Marketing Plan

The purpose of the marketing plan is to evaluate the wine grape industry and therefore highlight potential customers and competitors, define opportunities, trends and constraints.

The market plan would be defined by the wine grape plantings and yield outcomes. That outcome would be based on the business goals and production plan outcomes which are defined by capital investment constraints. For example, at a basic planning level, the process should consider the cultivar of the grapes being planted. The opportunity for the grapes from this cultivar to be either being sold without value adding (e.g. directly to a winery) or value added into wine, bottled and then sold through a Wine Marketer or further capital investment via a cellar door or winery located on the property.

Defining the marketing plan would shape the required approach and information for the planning of the financial plan, labor management and benchmarking outcomes. This knowledge base could be fine-tuned by joining the industry associations like Wine Tasmania.

4.5 Management and Labor Plan

The purpose of the management and labor plan for the Tea Tree Road property vineyard is to evaluate how the goals, production plan and marketing plan outcomes will be implemented and what labor inputs will be required to achieve these objectives.

The management and labor plan for the proposed vineyard would be defined by the enterprise knowledge base and understanding of all aspects of the wine grape production. The cited literature provides an excellent reference material for understanding the Australian and Tasmanian viticultural industries. This will help corelate the labor roles and their individual training requirement in the wine grape enterprise.

The labor inputs for a viticultural enterprise may require either employing qualified employees or could involve obtaining viticultural training (e.g. working in a vineyard to obtain required skills) or recognized training courses, for example, Tasmania Tafe course (https://www.tastafe.tas.edu.au/courses/course/fbp20518) or University course in viticulture or Oenology (i.e. wine making).

The management and labor plan should include an understanding of government employment guidelines. And depending on the planned business outcomes for the viticulturally business may include the requirement for a liquor license (https://www.treasury.tas.gov.au/liquor-and-gaming/liquor/applying-to-sell-liquor/apply-for-a-liquor-licence) or a certificate in the responsible serving of alcohol (https://www.treasury.tas.gov.au/liquor-and-gaming/liquor/responsible-service-of-alcohol)

Kelowna (unknown) identifies other examples of potential management and labor strategies that should be considered for agricultural outcomes. This knowledge base could be fine-tuned by joining the industry associations like Wine Tasmania.

4.6 Financial Plan

The purpose of the financial plan is to evaluate the costs, assumptions and income that can be derived from the planned viticultural enterprises on the Tea Tree Road property.

Wine Tasmania (2020) identifies that in the 2019 vintage there was 17,180 tons harvested (i.e. approximately 1.24 M cases of wine). This equates to an average approximate outcome of 8.6 tons per hectare of wine grape production in Tasmania.

Wine Tasmania (2020) identifies the average value of Tasmania wine grapes in 2019 was $2827 / ton. In particular, the value for still table wines grapes was $3133 / ton and sparkling wine grapes was $2640 per ton.

Utilising the Wine Tasmania data it can be extrapolated that a 1-hectare block of wine grapes with an average yield of 8.6 tons could provide a gross average return back to a viticulture venture of between $22, 704 / ha (i.e. sparkling wines grapes) to $26, 943 / ha (i.e. still wine grapes).

The financial plan for the proposed wine grape production would be ultimately defined by the potential size of the vineyard that can be planned, this will guide the business goal, production plan, marketing plan and labor management outcomes.

Kelowna (unknown) identifies examples of financial strategies and analysis tools that should be considered for agricultural enterprise outcomes. This knowledge base could be fine-tuned by joining the industry associations like Wine Tasmania.

4.7 Benchmarking

The purpose of the business benchmarking is to evaluate the planned strategies for the Tea Tree Road vineyard against the actual seasonal outcomes in wine grape production, yield and quality.

Kelowna (unknown) provides examples of benchmarking strategies that should be considered for agricultural enterprises and states that “regular review of your plan, comparing it to results shown in actual records, will allow you to identify problems and make adjustments quickly”.

Good benchmarking practices for any viticultural enterprise will reduce the risk of spread of viticultural disease (e.g. eutypa, botrytis or Powdery Mildew), noxious weeds, limit fire risk and have good land management outcomes thus protecting the economic value of the rural lands. Wine production could be benchmarked via entering State shows (e.g.

Hobart wine Show or other regional events) or Australian wine awards. This viticultural knowledge base could be fine-tuned by joining industry association like Wine Tasmania.

5 Conclusion

The Coal River Valley area of Tasmania can be classified as a cool climate viticultural region and hence by definition has the potential of producing quality grapes and wines. Tasmania's global reputation for outstanding wines is reflected in the value of both our grapes (five times the country's average) and wine (more than double the country's average), as well as increasing visitations to the island's cellar door (close to 300,000 interstate / international visitors to the twelve months to December 2018)" (Wine Tasmania 2020).

In theory this 'Farm Management Plan' should provide the 1231 Tea Tree Road property the means to safeguard the agricultural productivity of the 11-hectare block. The report presents the fundamental concepts involved with planning a wine grape venture. This vision should incorporate a basic understanding of the Tasmanian wine grape industry, vineyard soils, site selection, vineyard establishment, and ongoing management to achieve good yield high quality grapes that produce wines of distinction.

The Department of State Growth (2014) has developed the following literature, 'The wine industry in Tasmania. A guide for 'investors'. In particular this document clearly defines the key reason for investing in the Tasmanian wine industry (www.investtasmania.com.au).

In summary the Farm Management Plan has addressed the agricultural potential of the site for viticulture and suggests that the development complies with Table 27.2 of the Southern Midlands Interim Planning Scheme 2015 by presenting that other small boutique vineyards, with established housing on small land areas, have provided a valued contribution to the state economy and employment outcomes.

This proposed agricultural outcome for the land will basically have the potential to transform pastureland utilized to graze sheep into a small viticultural venture. This vineyard development under good management has the potential to produce world classed wines. But for proposed wine grape venture to be a successful agricultural development it will ultimately require a need to incorporate careful planning and high capital inputs.

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Industry Bodies

Tasmanian Institute of Agriculture
https://www.utas.edu.au/tia/horticulture/fermentation/resources

Wine Tasmania
http://winetasmania.com.au

Wine Titles (2020). 2019 Tasmanian winegrape vintage results.
https://winetitles.com.au/2019-tasmanian-winegrape-vintage-results/

Wine Australia
https://www.wineaustralia.com/

The Australian Wine Research Institute
https://www.awri.com.au/

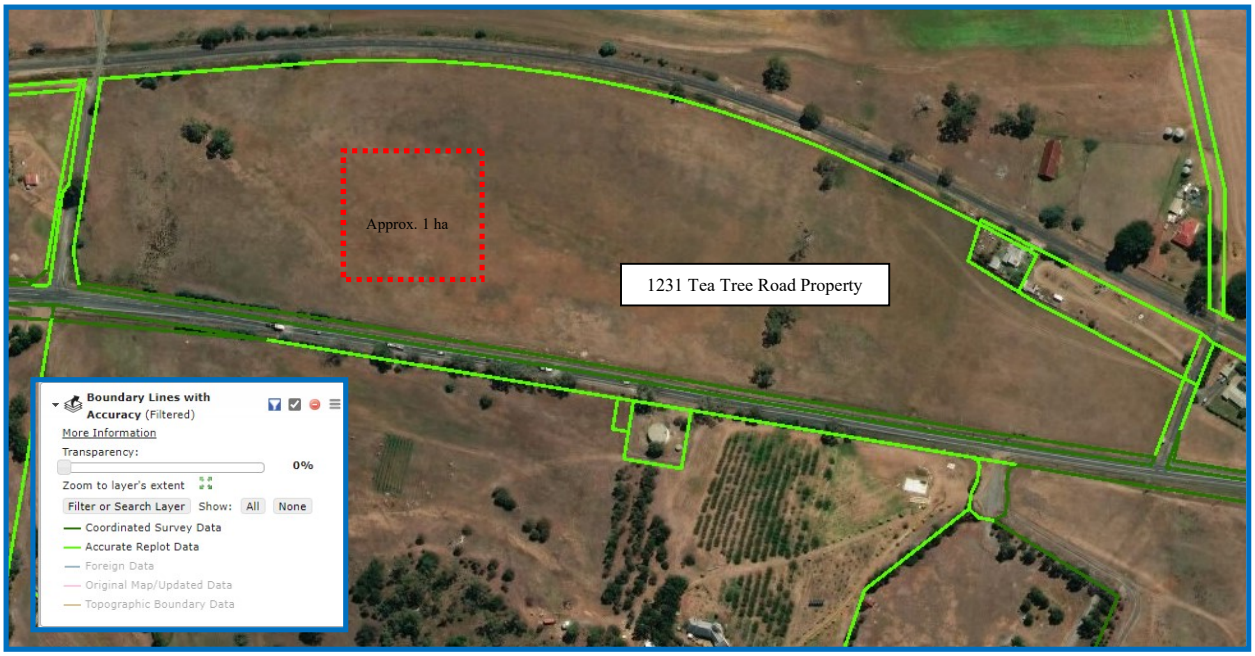
Agrochemicals registered for use in Australian Viticulture 20 / 21
https://www.awri.com.au/wp-content/uploads/agrochemical_booklet.pdf

7 **Appendix 1**

theList, ESRI Imagery map identifying the 1231 Tea Tree Rd property.

The map displays (Green Lines) the 'Boundary line with Accuracy' filter.

The 'red dotted line identifies the potential area for a vineyard site (i.e. approx. 1 hectare or 2.5 acres)



From: Daniel Bastin <daniel@modgroup.net.au>
Sent: Monday, 1 July 2024 3:42 PM
To: Bernadette Conde
Subject: RE: Planning application - 5 Rekuna Station Road, Campania

Hi Bernadette,

I've just spoken with the client and he has confirmed that everything is as per the original DA and Farm Management Plan.
Let me know if you require anything further.

Kind Regards

Daniel Bastin | *CC6836*
Director

Modulus Studio
Shop 14, 31 Cambridge Road
Bellerive, Tasmania 7018
0404 071 299
daniel@modgroup.net.au

From: Bernadette Conde <bconde@southernmidlands.tas.gov.au>
Sent: Monday, July 1, 2024 3:23 PM
To: Daniel Bastin <daniel@modgroup.net.au>
Subject: RE: Planning application - 5 Rekuna Station Road, Campania

Hi Daniel,

Good day!

Could you kindly confirm if the proposed dwelling still aligns with the proposed 'viticultural enterprise- vineyard and winery' as related to the Farm Management Plan submitted?

Thank you.

Kind regards,
Bernadette Conde | Planning Officer | Development & Environmental Services

85 Main Street, Kempton, TAS 7030
(All Correspondence to (P O Box 21), Oatlands, TAS 7120)
P: 03 6254 5050 **M:** 045 882 5762
E: bconde@southernmidlands.tas.gov.au
W: www.southernmidlands.tas.gov.au

From: SMC Mail <mail@southernmidlands.tas.gov.au>
Sent: Wednesday, 19 June 2024 11:35 AM
To: Development and Building <development@southernmidlands.tas.gov.au>
Subject: FW: Planning application - 5 Rekuna Station Road, Campania

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From: Daniel Bastin <daniel@modgroup.net.au>
Sent: Wednesday, 19 June 2024 11:29 AM
To: SMC Mail <mail@southernmidlands.tas.gov.au>
Subject: Planning application - 5 Rekuna Station Road, Campania

Please see link below for application form and all relevant docs for planning application at 5 Rekuna Station Road, Campania.
This was previously approved but has since lapsed. The new plans are similar with the shed orientation being the only change from last time.

Development Application

Please let me know if you have any queries or require anything further.

Kind Regards

Daniel Bastin | *CC6836*
Director

Modulus Studio
Shop 14, 31 Cambridge Road
Bellerive, Tasmania 7018
0404 071 299
daniel@modgroup.net.au

Web: www.southernmidlands.tas.gov.au
Like us on Facebook: https://www.facebook.com/southernmidlands

From: SMC Mail
Sent: Monday, 8 July 2024 1:18 PM
To: Development and Building
Subject: FW: Attention Planning Department
Attachments: May 2024 - OPERATIONAL Lines.docx

Follow Up Flag: Follow up
Flag Status: Flagged

From: Jennifer Jarvis <Jennifer.Jarvis@tasrail.com.au>
Sent: Monday, 8 July 2024 1:12 PM
To: SMC Mail <mail@southernmidlands.tas.gov.au>
Subject: Attention Planning Department

Your Reference DA2400085 – 5 Rekuna Station Road Campania – Dwelling

Thank you for notifying TasRail of the above application.

TasRail has reviewed the available documentation and notes that access to the land/proposed dwelling will be via Rekuna Station Road.

TasRail notes the On Site Wastewater Assessment prepared by Doyle Soil Consulting, and demonstration of compliance table for on-site wastewater disposal.

TasRail could not identify that the applicant has carried out any due diligence with respect to likely exposure to train noise and vibration and particularly train horn noise. TasRail will not require the applicant to undertake a noise modelling or assessment study, but requests the applicant acknowledging in writing to Council (with a copy to TasRail) stating they are aware that trains operate through this area 24/7 with the timetable subject to change at any time, and noting that the train horn is a safety device that is required to be sounded on approach and entry to the rail crossing as well as at any time the train driver perceives risk. TasRail recommends the requested formal acknowledgement be a permit condition to be satisfied prior to commencement of works.

TasRail also requests a copy of the attached TasRail Standard Notes be provided to the applicant so as to inform him of matters relevant to building/owning land adjoining an operational rail corridor.

Kind regards

Jennifer Jarvis

TASRAIL

Group Manager Property and Compliance | Property
Phone: 03 6335 2603 | Mobile: 0428 139 238
11 Techno Park Drive, Kings Meadows, Tasmania, 7249
Jennifer.Jarvis@tasrail.com.au

'Tasmania's trusted provider of safe and dependable rail logistics solutions'