Kentish Council
Planning Exhibition Documents
Planning Administration
Date Advertised: 14/10/2026 Ref. Number: K-DA077/2026
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# Kentish Council

# PUBLIC NOTICE

## APPLICATION FOR DEVELOPMENT APPROVAL

An application for development approval has been made which may affect you.

## Details about the application – K-DA077/2026

| | |
|---|---|
| Address of the land | **202 Lockwoods Road SHEFFIELD** |
| What use or development is proposed in the application | **Visitor Accommodation – proposed VISITOR ACCOMMODATION & SIGNAGE** |
| Date of notice | **14 October 2026** |

The application and supporting documents are open for public inspection on Council's website at www.kentish.tas.gov.au or at the Council Offices, 69 High Street, Sheffield during the following office hours:-

Monday to Friday, 8.00 a.m to 4.30 p.m.

**Any person may lodge a representation on the proposed use or development.**

*Your representation must:*

- be *received* within 14 days of the date of this notice;
- be in writing;
- be addressed to:
  The Chief Executive Officer,
  Kentish Council,
  P.O. Box 63, Sheffield 7306; or email
  submissions@latrobe.tas.gov.au
- and include:
  the reasons for your representation; and
  the address of the land.

# Aerial View – K-DA077/2026, 202 Lockwoods Road, Claude Road

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| Office Use Only | |
|---|---|
| Application No | PID |
| | 22 |

# KENTISH COUNCIL

## DEVELOPMENT APPLICATION

Application for Development Permit under Section 58 or Section 57 of the *Land Use Planning and Approvals Act 1993*, and Request for Development Certification for when No Permit Required.

1 Full Name of Applicant(s): TEENA Osmond

2 Postal Address of Applicant(s) PO Box 144

SHEFFIELD TAS 7306 Phone: [redacted]

Mobile No.: [redacted] Email: [redacted]

3 Full Name of Owner(s): TEENA Osmond

4 Postal Address of Owner(s): PO Box 144

SHEFFIELD TAS 7306 Phone: [redacted]

Mobile No. [redacted] Email: [redacted]

5 Present Use of the Land: Livestock grazing with associated farm sheds

6 Proposed Use and/or Development (subject of this application): Construction and use of one 60m² cabin for visitor and family guest accommodat.

At (Location of property): 202 Lackwoods Rd

Clyde Rd Tasmania 7306

Certificate/s of Title reference: 204623/1

7 Estimated costs of development: $ 400 000

8 Supporting Details: A CHECK LIST IS PROVIDED ON THE NEXT PAGE AND MUST BE ACKNOWLEDGED AND SIGNED BY THE APPLICANT.

Signed T Osmond Dated: 28/09/26

# Kentish Council Development Application Pack

202 Lockwoods Road, Claude Road TAS 7306

Visitor accommodation cabin | Certificate of Title 204688/1 | 28 September 2026

Prepared from the signed application, the owner's responses to the application checklist, architectural drawings and specialist reports. The proposed development is one 60 m² visitor accommodation cabin with associated access, parking and site works.

## Contents


**1 Supporting statement**

Responses to checklist item 2, including site preparation, signs, lighting, landscaping, materials and operation.

**2 Signed application and checklist**

Photographed signed development application, including its conditional third page and signed checklist.

**3 Title text and Folio Plan**

Title search image supplied by owner and original one-page Folio Plan PDF.

**4 Architectural drawings**

KACE Architects, 20 September 2026: site map, site plan, cabin floor plan, section, roof plan and elevations.

**5 Geo Environmental Solutions report**

Site conditions and on-site wastewater assessment and drawings, 31 pages.

**6 GES bushfire report**

Bushfire hazard report and associated plans, 24 pages.


## Review notes before lodgement

- The title text is a screenshot of the official search. Replace it with the original PDF if Council requires an original. The Folio Plan is the original one-page PDF supplied by the owner. The title text identifies Teena Maree Osmond as registered proprietor; the Folio Plan reproduces historical title information.
- The drawings label the cabin 'proposed second dwelling' while the bushfire report describes a Class 1b visitor accommodation building. This application describes the intended use as visitor accommodation. Confirm the final plan wording and building classification with the designer or building surveyor.
- Several site details remain approximate: the sign mounting height, exact lighting positions and output, pine species and spacing, and any measured distances or relative levels not explicitly shown on the supplied plans. Council may request these particulars.


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# Supporting Statement for Visitor Accommodation

Applicant and landowner: Teena Osmond
Land: 202 Lockwoods Road, Claude Road TAS 7306, CT 204688/1
Proposal: Construction and use of a 60 m² cabin for visitor accommodation with associated driveway extension, parking and turnaround.

This statement supplies the narrative particulars requested by checklist item 2 and should be read with the accompanying scaled architectural drawings and Geo Environmental Solutions reports. Measurements described as approximate are based on owner information and are not a substitute for surveyed or dimensioned plans.

## 2(a) Site plan and existing development

Architectural drawing 01 contains a 1:500 site plan and a 1:3000 site map showing the existing dwelling, proposed cabin, title boundaries, access and proposed wastewater infrastructure. Drawing 02 shows a dimensioned cabin floor plan, roof plan, section and elevations. The proposed enclosed building area is 60 m², approximately 10 m by 6 m.

Other existing structures identified by the owner are a chook pen (approximately 5 m × 3 m); a three-bay former dairy shed (approximately 8 m × 6 m, with one enclosed tool-storage bay); a storage shed (approximately 6 m × 10 m); an open tractor shed (approximately 6 m × 3.5 m); and a mower shed (approximately 4 m × 2 m). An existing 27,000 L water tank is beside the sheds. The existing residence and land are used for domestic purposes and livestock grazing.

The existing vehicle entry will be retained. The gravel driveway presently reaches the residence and will be extended approximately 50–60 m toward the visitor cabin, with parking beside the cabin and a vehicle turnaround. This extension length is an owner estimate. Guests are expected to arrive in one car; no more than two guest cars are expected at one time, with additional parking available at the residence.

The Geo Environmental Solutions assessment describes the proposed on-site wastewater treatment and absorption area. Its plan and architectural drawing 01 locate the tank, pumpwell, splitter boxes, cut-off drain and absorption trenches in relation to the cabin and residence. The final design and siting must be consistent across the drawings and wastewater report.

## 2(b) Site preparation, signage and external works

### Site preparation

The works involve minor levelling, construction of the cabin, and extension of the existing gravel driveway to the cabin, parking area and vehicle turnaround. No buildings or structures are to be demolished and no trees are to be removed.

### Entrance sign

One proposed square entrance sign, approximately 1.5 m × 1.5 m, will stand just inside the front gate on the subject land. It is intended to be Corten weathering steel, displaying The Hush name, a Mount Roland motif and visitor accommodation wording. The owner described a height of approximately 2.5 m above ground; whether this is to the top or bottom edge of the sign remains to be confirmed. Its final support design and exact position are also to be confirmed. A ground-mounted solar spotlight in front of the sign will illuminate its face. The visual concept is indicative, and the final

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logo artwork has not been submitted here.

### Exterior lighting

Low-level, in-ground solar lights are proposed to mark the cabin parking and turnaround area. Additional solar lights may mark the driveway approach. There will be one porch light at the cabin entrance and one exterior veranda light, as well as the solar spotlight directed toward the entrance sign. Final positions, aiming and light output will be confirmed when fittings are selected; lighting is intended to serve access and safety within the property.

### Landscaping

Approximately 10–12 pine trees are proposed between the residence and cabin to provide screening. A small, low-growing garden including lavender is proposed in front of the cabin. The pine species, spacing and planting-row dimensions remain to be confirmed.

### Exterior materials and colours

Architectural drawing 02 indicates Colorbond roofing and wall cladding, hardwood battens and a composite deck. The owner intends black finishes to the cabin’s exterior surfaces, including roof, walls, battens, trim and decking. The proposed entrance sign will have a Corten steel weathered finish. Final proprietary colours and finishes remain to be selected.

## 2(c) Building plans, levels and drainage

Architectural drawing 02 includes the proposed cabin floor plan, elevations, roof plan and section. It identifies the kitchen, living room, bedroom and bathroom and shows the deck and veranda. The architectural site plan and Geo Environmental Solutions report show the proposed on-site wastewater arrangements and cut-off drain. Relative site levels and any final surface-water drainage details should be checked against the designer’s final drawings before submission.

## 2(d) Proposed operation

Employees: Two part-time employees, both residing on the property, will operate the accommodation.

Vehicles servicing the site: Those employees will undertake cleaning, linen, rubbish handling and routine maintenance without separate service vehicle visits. Firewood delivery is anticipated approximately once per month during winter. Guest vehicle movements arise from bookings; guests are expected to arrive in one car, with a maximum of two guest cars at any time.

Hazardous chemicals: None are proposed to be stored on site for the visitor accommodation.

Days and hours: The cabin will be available for bookings seven days per week throughout the year, except when reserved for family and friends. Guest check-in is from 2:00 pm and check-out is by 10:00 am.

## Heritage Tasmania responses

The applicant has marked “No” to each question on the signed checklist: the property is not on the Tasmanian Heritage Register; no advice has been sought from Heritage Tasmania; and no Certificate of Exemption has been sought for these works.

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# Title search - folio text CT 204688/1 (supplied screenshot)

9:07 5G 60
FolioText-204688-1....

the LIST

## RESULT OF SEARCH

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

Tasmanian Government

SEARCH OF TORRENS TITLE

| VOLUME | FOLIO |
|---|---|
| 204688 | 1 |
| EDITION | DATE OF ISSUE |
| 7 | 03-Sept-2026 |

SEARCH DATE : 16-Sept-2026
SEARCH TIME : 01.22 pm

DESCRIPTION OF LAND

Parish of KENTISBURY, Land District of DEVON
Lot 1 on Plan 204688
Derivation : Lot 11370 Gtd. to G.F. Humphreys
Prior CT 2296/22

SCHEDULE 1

N223280 TRANSFER to TEENA MAREE OSMOND Registered 03-Sept-2026 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

the List

# FOLIO PLAN

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

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Tasmanian Government

ORIGINAL – NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE— REGISTERED FOR OFFICE CONVENIENCE TO REPLACE

CERTIFICATE OF TITLE

Register Book
Vol. Fol.
2296 22

Cert. of Title Vol. 444 Fol. 123.

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

T. E. Hutchinson

Recorder of Titles.

RECORDER OF TITLES TASMANIA

DESCRIPTION OF LAND

PARISH OF KENTISBURY LAND DISTRICT OF DEVON
TWENTY FOUR ACRES on the Plan hereon.

FIRST SCHEDULE (continued overleaf)

ENTRY CANCELLED
ACTING RECORDER OF TITLES

DORIS EMILY LEAMAN of West Kentish, Married Woman.

SECOND SCHEDULE (continued overleaf)

NO. A279571 MORTGAGE to George Edward Collins.
Registered 4th December, 1967 at Noon.
(Sgd.) T. E. HUTCHINSON
Recorder of Titles.

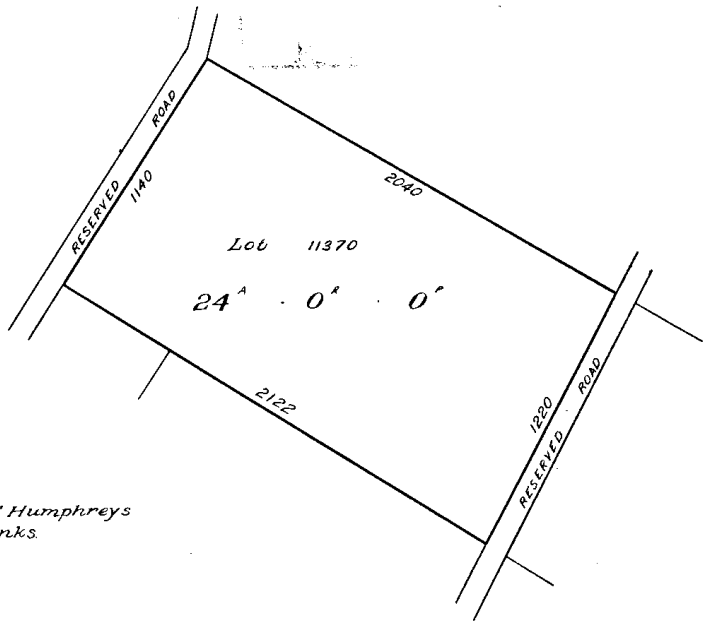
DISCHARGED A321576
Recorder of Titles

CANCELLED
21 NOV 1994

RECORDER OF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

REGISTERED NUMBER 204688




Lot 111370 Grtd. to G F Humphreys
Meas in links

1st Edition. Registered 18 DEC 1967
Derived from C.T. Vol. 444 Fol. 123. Transfer 110326 - C.I. Byard.

# PROPOSED SECOND DWELLING
# AT
# 202 LOCKWOODS ROAD
# SHEFFIELD
# TAS 7306

20 SEPTEMBER 2026


**Kentish Council**

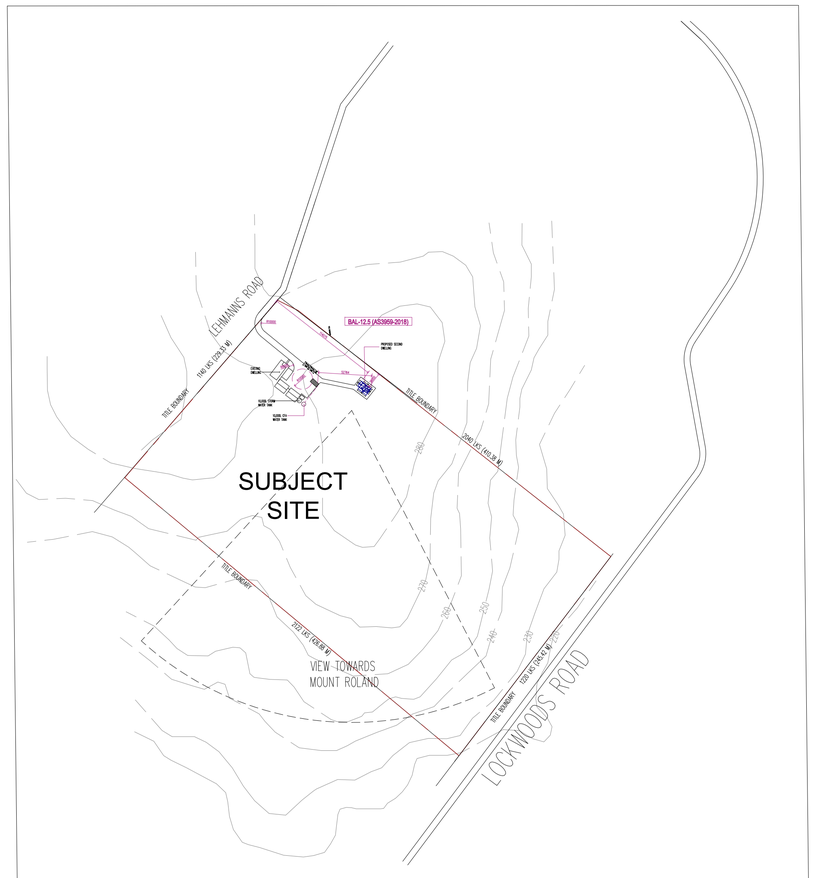
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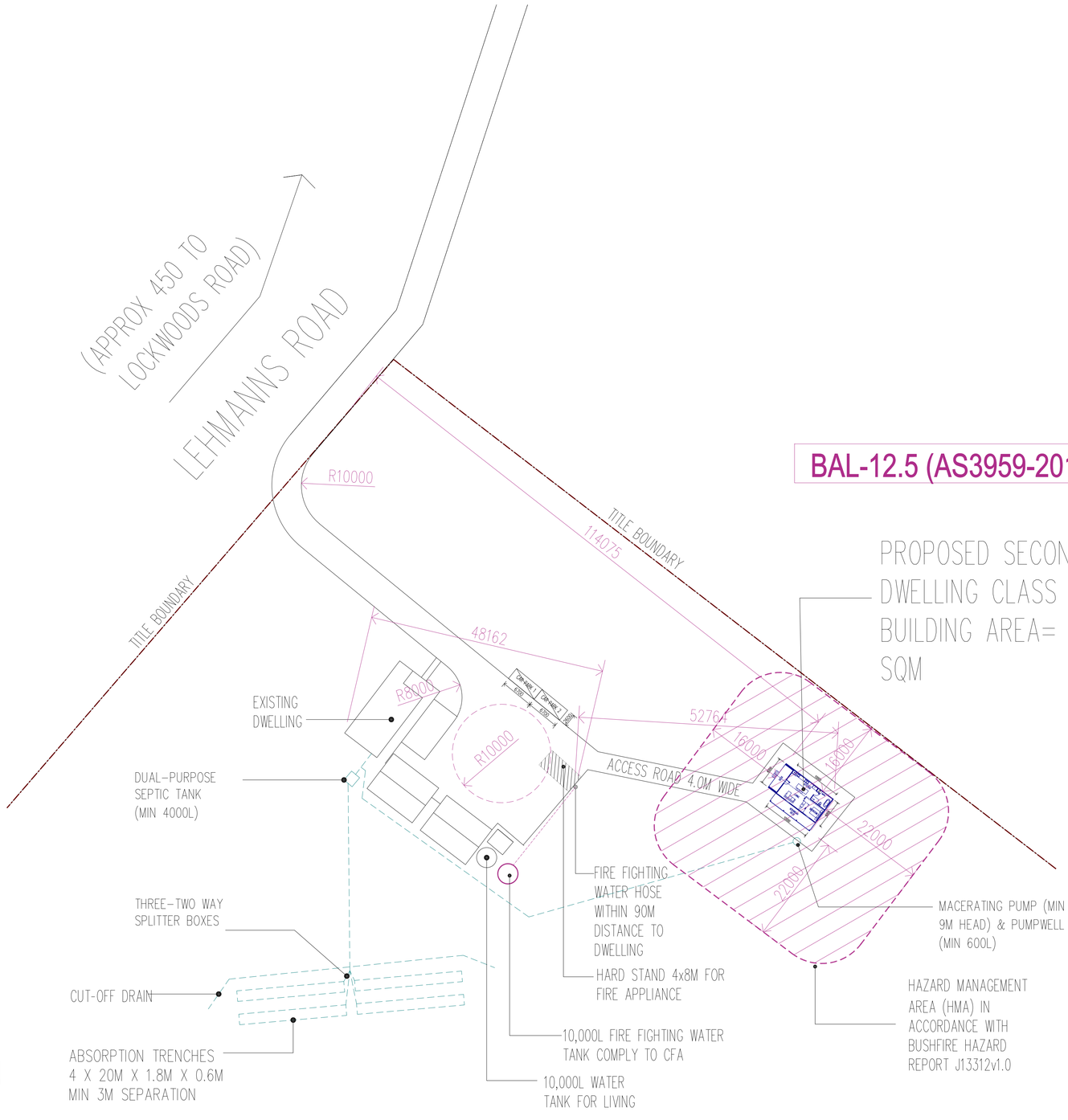
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# SITE MAP

1:3000




BAL-12.5 (AS3959-2018)

PROPOSED SECOND DWELLING CLASS 1B BUILDING AREA= 60 SQM

# SITE PLAN

1:500

KACE·AR

KACE ARCHITECTS PTY LTD
ABN 81 636 848 514
U111B 1 COLOMBO ST
MITCHAM, VIC 3132

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PROJECT:

PROPOSED
SECOND DWELLING
AT 202
LOCKWOODS ROAD
SHEFFIELD
TAS 7306

CLIENT: BRIAN ATKINS

PROJECT REF: KA146

FILE REF.

ARCHITECT: KWAI CHOON MAK

SCALE: 1:3000/ 1:500@A1

DATE: 20260918

TITLE : ARCHITECTURAL DRAWING

DWG NO.:

01

NORTH

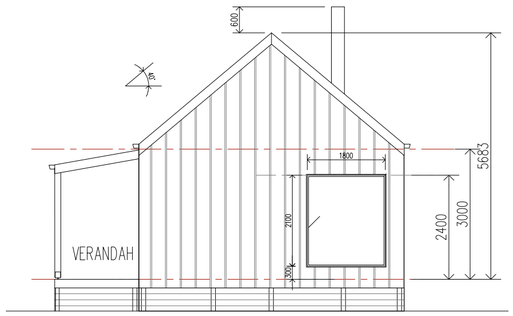
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## LEGEND

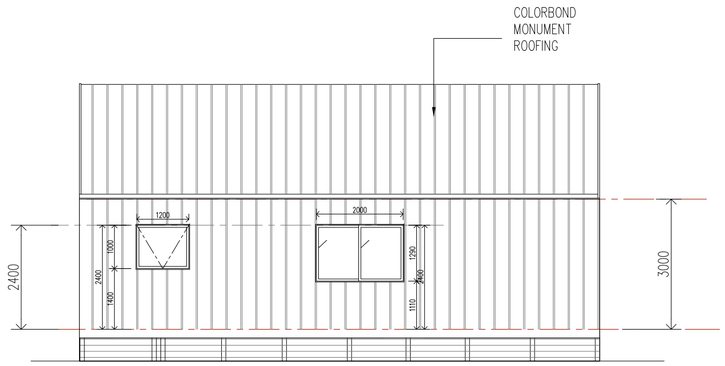
COLORBOND ROOF

COMPOSITE DECK

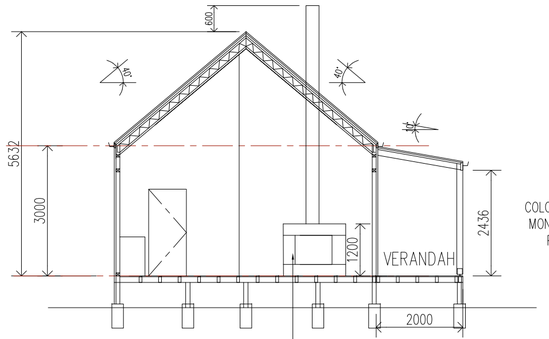
HARWOOD BATTENS



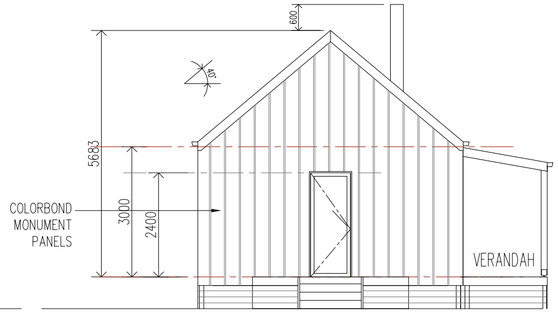

SOUTHEAST ELEVATION



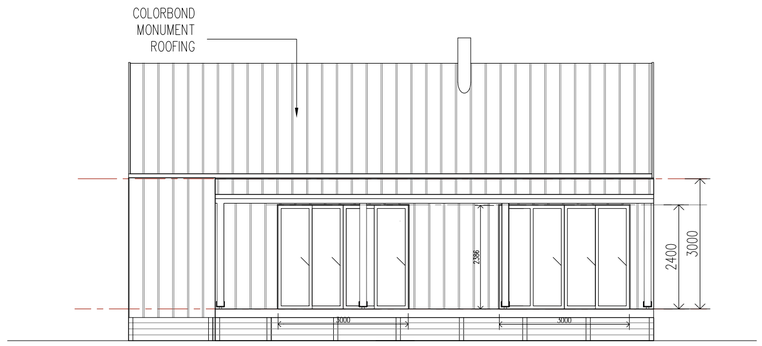

NORTHEAST ELEVATION



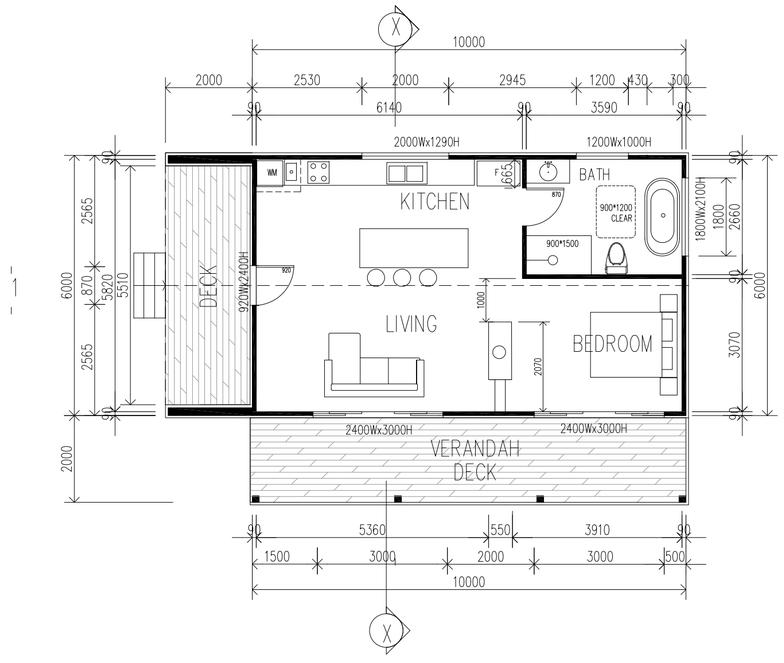

SECTION XX




NORTHWEST ELEVATION

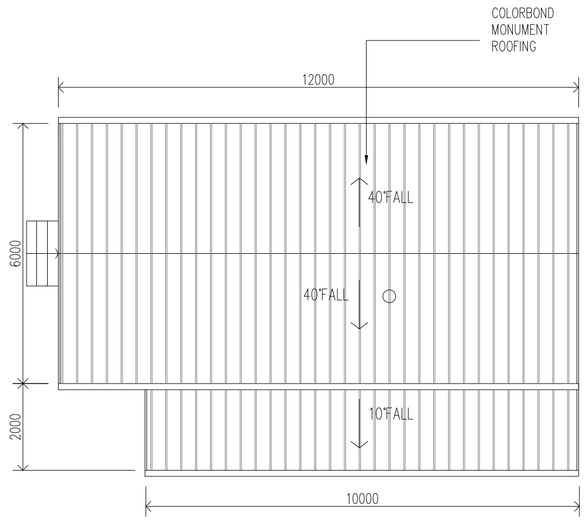



SOUTHWEST ELEVATION




GROUND FLOOR PLAN

BUILDING AREA=60 SQM




ROOF PLAN

BAL-12.5 (AS3959-2018)

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TAS 7306

CLIENT: BRIAN ATKINS

PROJECT REF: KA146

FILE REF.

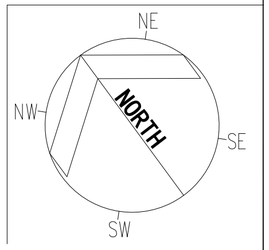
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SCALE: 1:100@A2

DATE: 20260918

TITLE : ARCHITECTURAL DRAWING

DWG NO.:
02



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GES geo-environmental solutions

# *GEO-ENVIRONMENTAL REPORT*

## JOB NUMBER

J13312

## ADDRESS

*202 Lockwoods Rd*

*Claude Road*

## CLIENT

Teena Osmond

GEO- ENVIRONMENTAL SOLUTIONS

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

## Investigation Details

| | |
|---|---|
| **Client:** | Teena  Osmond |
| **Site Address:** | 202 Lockwoods Rd, Claude Road |
| **Date of Inspection:** | 17/07/2026 |
| **Proposed Works:** | Alterations/Additions |
| **Investigation Method:** | AMS Power Probe - Direct Push |
| **Inspected by:** | AM |

## Site Details

| | |
|---|---|
| **Certificate of Title (CT):** | 204688/1 |
| **Title Area:** | Approx. 10.12 ha |
| **Applicable Planning Overlays:** | Bushfire-prone areas, Landslip Hazard |
| **Slope & Aspect:** | 10° S facing slope |
| **Vegetation:** | Pasture Undisturbed |

## Background Information

| | |
|---|---|
| **Geology Map:** | MRT 1:250000 |
| **Geological Unit:** | Cambrian Sediments |
| **Climate:** | Annual rainfall 1050mm |
| **Water Connection:** | Tank |
| **Sewer Connection:** | Unserviced-On-site required |
| **Testing and Classification:** | AS2870:2011, AS1726:2017, AS1547:2012 & AS4055:2021 |

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## Investigation

Testholes were completed at selected locations across the site to characterise the subsurface conditions and assess the distribution and variability of soil materials. Testhole locations are shown on the site plan, and the interpreted soil profile conditions are summarised below. In-situ testing was undertaken at the time of investigation to provide an indication of the bearing capacity of the materials encountered. The site was assessed for on-site wastewater management according to AS1547:2012.

**Engineering Profile Summary**

| TH 1 Depth (m) | TH 2 Depth (m) | USCS | Description |
|---|---|---|---|
| 0.00-0.20 | 0.00-0.30 | **MH** | **Clayey SILT trace of fine grained sand**: High plasticity, brown, moist, medium dense. |
| 0.20-1.75 | 0.30-2.00 | **CH** | **Silty CLAY**: High plasticity, orange-brown, moist, very stiff (red and white mottling below 0.6m). |
| 1.75-2.40 | | **MH** | **Clayey SILT**: High plasticity, grey, moist, medium dense, no refusal. |

**Wastewater Soil Profile Summary**

| TH 3 Depth (m) | USCS | Description |
|---|---|---|
| 0.00-0.80 | **Cl** | **Silty CLAY**: Medium plasticity, brown, moist, firm. |
| 0.80-1.20 | **ML** | **Clayey SILT with some fine sand**: Low plasticity, grey, moist, medium dense. |
| 1.20-1.60 | **Cl** | **Sandy CLAY**: Medium plasticity, moist, very stiff. |
| 1.60-2.00 | **CH** | **Silty CLAY**: High plasticity, grey mottled white, moist, very stiff, no refusal. |

## Site Notes

Soils on site consist of deep silty clay dominant soils developed from andesitic lavas.

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## Site Classification

The site has been assessed and classified in accordance with AS2870:2011 *"Residential Slabs and Footings".*

The site has been classified as:

**Class H1**

$y_s$ range: **40-60mm**

Notes: The site has been classified as Class H-1 (40-60mm Ys range), the profile is highly reactive and is expected to exhibit significant ground surface movement. Design and construction should be made in accordance with this classification.

## Wind Loading Classification

According to *"AS4055:2021 - Wind Loads for Housing"* the house site is classified below:

| | |
|---|---|
| **Wind Classification:** | **N3** |
| Region: | A |
| Terrain Category: | 2.0 |
| Shielding Classification: | NS |
| Topographic Classification: | T1 |
| Wind Classification: | N3 |
| Design Wind Gust Speed – m/s ($V_{h,u}$): | 50 |

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## Wastewater Classification & Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **Light Clay (category 5).** It is proposed to install a dual-purpose septic tank with on-site absorption. A Design Loading Rate (DLR) of 7L/m$^2$/day has been assigned for primary treated effluent.

The existing fourbedroom dwelling and proposed studio have a calculated maximum wastewater output of 960L/day. This is based on a tank water supply and a maximum occupancy of 8 people (120L/day/person).

Using the DLR of 7L/m$^2$/day, an absorption area of at least 144m$^2$ will be required to accommodate the expected flows. This can be accommodated by Four 20m x 1.8m x 0.6m terraced absorption trenches connected to a dual-purpose septic tank (min 4000L) via three two-way splitter boxes with speed levelers to ensure equal distribution. A pump (min 9m head) and pumpwell (min 600L) will be required to pump the effluent from the studio to the septic tank. For all calculations please refer to the Trench summary reports. A cut-off drain will be required upslope of the absorption area and excluded from all traffic or future building works. A 100% reserve area should be set aside for future wastewater requirements. There is sufficient space available on site to accommodate the reserve due to the large property size (>2ha). Therefore, a formal reserve area has not been assigned.

The following setback distances are consistent with the Building Act 2016:

| | |
|---|---|
| Upslope or level buildings: | 3m |
| Downslope buildings: | 6m |
| Upslope or level boundaries: | 1.5m |
| Downslope boundaries: | 20m |
| Downslope surface water: | 100m |

with Building Act 2016 Guidelines for On-site Wastewater Management Systems is outlined in the attached table. During construction GES will need to be notified of any variation to the soil conditions or wastewater loading as outlined in this report.

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## Construction Notes & Recommendations

The site has been classified as **Class H1**. - highly reactive clay site, which may experience significant ground movement from moisture changes.

**Foundation Considerations:**

It is recommended that all footings be founded in the natural material with bearing capacities >100kPa.

**Earthworks Recommendations**

All earthworks on site must comply with AS3798:2007, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

It is also recommended that during construction that GES or the design engineer be notified of any major variation to the foundation conditions or wastewater parameters as outlined in this report.

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# In-Situ Bearing Capacity Testing

## APPENDIX 1 - DCP Results Table

**Dynamic Cone Penetration (DCP) Conversion to Californian Bearing Ratio (ref: Australian Standard AS 1289.6.3.2 - 1997)**

**DCP Location** TH1

| Depth (mm) | DCP (Blows/100mm) | DCP (mm/Blow) | DCP Resistance (mPa) | Allowable Bearing Capacity (kPa) | CBR (Rounded Up) |
|---|---|---|---|---|---|
| 0-100 | 3 | 33.3 | 0.9 | 104 | 6 |
| 100-200 | 4 | 25.0 | 1.3 | 139 | 8 |
| 200-300 | 4 | 25.0 | 1.3 | 139 | 8 |
| 300-400 | 5 | 20.0 | 1.6 | 174 | 10 |
| 400-500 | 4 | 25.0 | 1.3 | 139 | 8 |
| 500-600 | 4 | 25.0 | 1.3 | 139 | 8 |
| 600-700 | 5 | 20.0 | 1.6 | 174 | 10 |
| 700-800 | 5 | 20.0 | 1.6 | 174 | 10 |
| 800-900 | 5 | 20.0 | 1.6 | 174 | 10 |
| 900-1000 | 6 | 16.7 | 1.9 | 208 | 13 |
| 1000-1100 | 4 | 25.0 | 1.3 | 139 | 8 |
| 1100-1200 | 5 | 20.0 | 1.6 | 174 | 10 |
| 1200-1300 | 4 | 25.0 | 1.3 | 139 | 8 |
| 1300-1400 | 4 | 25.0 | 1.3 | 139 | 8 |
| 1400-1500 | 6 | 16.7 | 1.9 | 208 | 13 |
| 1500-1600 | 6 | 16.7 | 1.9 | 208 | 13 |

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## Site Photos






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# Trench Summary Reports

**GES**

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

## Assessment Report

### Site assessment for on-site waste water disposal

| | | | |
|---|---|---|---|
| Assessment for | Teena Osmond | Assess. Date | 20-Aug-26 |
| | | Ref. No. | |
| Assessed site(s) | 202 Lockwoods Road, Caude Road | Site(s) inspected | 17-Jul-26 |
| Local authority | Kentish | Assessed by | JP Cumming |

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 = 960 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 320

Sullage volume (L/day) = 640

Total nitrogen (kg/year) generated by wastewater = 2.9

Total phosphorus (kg/year) generated by wastewater = 2.3

**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) | 43 | 47 | 49 | 65 | 90 | 105 | 105 | 86 | 86 | 87 | 66 | 63 |
| Adopted rainfall (R, mm) | 42 | 47 | 49 | 65 | 90 | 105 | 105 | 86 | 86 | 86 | 65 | 63 |
| Retained rain (Rr, mm) | 34 | 38 | 39 | 52 | 72 | 84 | 84 | 69 | 69 | 69 | 52 | 50 |
| Max. daily temp. (deg. C) | | | | | | | | | | | | |
| Evapotrans (ET, mm) | 130 | 110 | 91 | 63 | 42 | 29 | 32 | 42 | 63 | 84 | 105 | 126 |
| Evapotr. less rain (mm) | **97** | **72** | **52** | **11** | **-30** | **-55** | **-53** | **-27** | **-6** | **15** | **53** | **76** |

Annual evapotranspiration less retained rain (mm) = 206

**Soil characterisitics**

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

Adopted permeability (m/day) = 0.12 Adopted LTAR (L/sq m/day) = 7 Min depth (m) to water = 3

**Proposed disposal and treatment methods**

| | |
|---|---|
| Proportion of wastewater to be retained on site: | All wastewater will be disposed of on the site |
| The preferred method of on-site primary treatment: | In a package treatment plant |
| The preferred method of on-site secondary treatment: | In-ground |
| The preferred type of in-ground secondary treatment: | Evapotranspiration bed(s) |
| 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) = | 80 |
| Width (m) = | 1.8 |
| Depth (m) = | 0.6 |
| Total disposal area (sq m) required = | 140 |
| comprising a Primary Area (sq m) of: | 144 |
| and a Secondary (backup) Area (sq m) of: | |

Sufficient area is available on site

Comments

A DLR of 7L/sq m/day has been applied and an absorption area of at least 144 sqm is required. Therefore the systems should have the capacity to cope with predicted climatic and loading events.

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**GES**

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

# Site Capability Report

## Site assessment for on-site waste water disposal

| | | | |
|---|---|---|---|
| Assessment for | Teena Osmond | Assess. Date | 20-Aug-26 |
| | | Ref. No. | |
| Assessed site(s) | 202 Lockwoods Road, Caude Road | Site(s) inspected | 17-Jul-26 |
| Local authority | Kentish | Assessed by | JP Cumming |

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

| Alert | Factor | Units | Value | Confid level | Limitation Trench | Limitation Amended | Remarks |
|---|---|---|---|---|---|---|---|
| | Expected design area | sq m | 1,000 | V. high | Moderate | No change | |
| | Density of disposal systems | /sq km | 4 | Mod. | Very low | | |
| | Slope angle | degrees | 10 | High | Moderate | | |
| | Slope form | Straight simple | | High | Low | | |
| | Surface drainage | Mod. good | | High | Low | | |
| | Flood potential | Site floods <1:100 yrs | | High | Very low | | |
| A | Heavy rain events | Common | | High | High | | |
| AA | Aspect (Southern hemi.) | Faces S | | V. high | Very high | | |
| | Frequency of strong winds | Common | | High | Low | | |
| | Wastewater volume | L/day | 960 | High | High | Moderate | Other factors lessen impact |
| | SAR of septic tank effluent | | 1.7 | High | Low | | |
| | SAR of sullage | | 2.6 | High | Moderate | | |
| | Soil thickness | m | 1.2 | V. high | Very low | | |
| | Depth to bedrock | m | 1.2 | V. high | Moderate | | |
| | Surface rock outcrop | % | 0 | V. high | Very low | | |
| | Cobbles in soil | % | 0 | V. high | Very low | | |
| | Soil pH | | 5.5 | High | Low | | |
| | Soil bulk density | gm/cub. cm | 1.4 | High | Very low | | |
| | Soil dispersion | Emerson No. | 8 | V. high | Very low | | |
| | Adopted permeability | m/day | 0.12 | Mod. | Very low | | |
| | Long Term Accept. Rate | L/day/sq m | 7 | High | Moderate | No change | |

Comments

The site has the capability to accept onsite wastewater

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**GES**

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

# Environmental Sensitivity Report

## Site assessment for on-site waste water disposal

| | | | |
|---|---|---|---|
| Assessment for | Teena Osmond | Assess. Date | 20-Aug-26 |
| | | Ref. No. | |
| Assessed site(s) | 202 Lockwoods Road, Caude Road | Site(s) inspected | 17-Jul-26 |
| Local authority | Kentish | Assessed by | JP Cumming |

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

| Alert | Factor | Units | Value | Confid level | Limitation Trench | Limitation Amended | Remarks |
|---|---|---|---|---|---|---|---|
| | Cation exchange capacity | mmol/100g | 90 | High | Low | | |
| | Phos. adsorp. capacity | kg/cub m | 0.6 | High | Moderate | | |
| | Annual rainfall excess | mm | -206 | High | Very low | | |
| | Min. depth to water table | m | 3 | High | Very low | | |
| | Annual nutrient load | kg | 5.3 | High | Low | | |
| | G'water environ. value | Agric non-sensit | | V. high | Low | | |
| | Min. separation dist. required | m | 3 | High | Very low | | |
| | Risk to adjacent bores | Very low | | V. high | Very low | | |
| | Surf. water env. value | Agric non-sensit | | V. high | Low | | |
| | Dist. to nearest surface water | m | 400 | V. high | Low | | |
| | Dist. to nearest other feature | m | 120 | V. high | Very low | | |
| | Risk of slope instability | Very low | | V. high | Very low | | |
| | Distance to landslip | m | 70 | V. high | Moderate | | |

Comments: There is low risk of environmental harm associated with onsite wastewater retention at this site.

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# APPENDIX A - Explanatory Notes

## 1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings.

### 1.1 Site Classification AS2870:2011

Site classification with reference to the above Australian Standards are based on site reactivity.

| Class | Foundation Conditions | Characteristic Surface Movement |
|---|---|---|
| A | Most sand and rock sites with little or no ground movement from moisture changes. | 0mm |
| S | Slightly reactive clay sites, which may experience only slight ground movement from moisture changes. | 0 – 20mm |
| M | Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes. | 20 – 40mm |
| H-1 | Highly reactive clay sites, which may experience high ground movement from moisture changes. | 40 – 60mm |
| H-2 | Highly reactive clay sites, which may experience very high ground movement from moisture changes. | 60 – 75mm |
| E | Extremely reactive sites, which may experience extreme ground movement from moisture changes. | >75mm |

*Note: Soils where foundation performance may be significantly affected by factors other than reactive soil movement are classified as Class P.*

A site is classified as *Class P* when:

- The bearing capacity of the soil profile in the foundation zone is generally less than 100kpa
- If excessive foundation settlement may occur due to loading on the foundation.
- The site contains uncontrolled fill greater than 0.8m in depth for sandy sites and 0.4m in depth for other soil materials.
- The site is subject to mine subsistence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance

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## 1.2 Soil Characterisation

This information explains the terms of phrase used within the soil description area of the report.
It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

| NON-COHESIVE – SAND & GRAVEL | | |
|---|---|---|
| **Consistency Description** | **Field Test** | **Relative Density (%)** |
| Very loose (VL) | Easily penetrated with 13 mm reinforcing rod pushed by hand. | 0 - 15 |
| Loose (L) | Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven. | 15 - 35 |
| Medium dense (MD) | Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling. | 35 - 65 |
| Dense (D) | Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive. | 65 - 85 |
| Very dense (VD) | Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer. | >85 |

| COHESIVE - SILT & CLAY | | |
|---|---|---|
| **Consistency Description** | **Field Test** | **Indicative undrained shear strength kPa** |
| Very soft | Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand. | <12 |
| Soft | Easily penetrated 10 mm by thumb. Moulded by light finger pressure | >12 and <25 |
| Firm | Impression by thumb with moderate effort. Moulded by strong finger pressure | >25 and <50 |
| Stiff | Slight impression by thumb cannot be moulded with finger. | >50 and <100 |
| Very Stiff | Very tough. Readily indented by thumbnail. | >100 and <200 |
| Hard | Brittle. Indented with difficulty by thumbnail. | >200 |

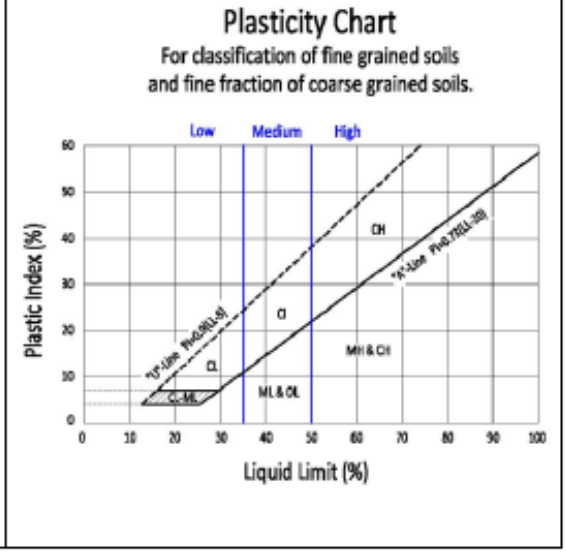
| SOIL MOISTURE | | | |
|---|---|---|---|
| **NON COHSIVE – COARSE GRAINED (SAND & GRAVEL)** | | **COHSIVE – FINE GRAINED (SILT & CLAY)** | |
| **Term** | **Moisture Condition** | **Moisture Condition** | |
| Dry (D) | Non-cohesive and free flowing | Moist, dry of plastic limit | w<PL |
| Moist (M) | Soil feels cool, darkened in colour Soil tends to stick together | Moist, near of plastic limit | w≈PL |
| Wet (W) | Soil feels cool, darkened in colour Soil tends to stick together, free water forms when handling | Moist, wet of plastic limit | w>PL |
| | | Wet, near liquid limit | w≈LL |
| | | Wet, wet of liquid limit | w>LL |

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## 1.3 USCS Material Descriptions

Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

| Major Divisions | | Particle size mm | USCS Group Symbol | Typical Names | Laboratory Classification | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | % < 0.075 mm (2) | Plasticity of fine fraction | $C_u = \frac{D_{60}}{D_{10}}$ | $C_c = \frac{(D_{30})^2}{(D_{10})(D_{60})}$ | NOTES |
| COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm) | BOULDERS | 200 | | | | | | | |
| | COBBLES | 63 | | | | | | | |
| | GRAVELS (more than half of coarse fraction is larger than 2.36 mm) | coarse 20<br>medium 6<br>fine 2.36 | GW | Well graded gravels and gravel-sand mixtures, little or no fines | 0-5 | — | >4 | Between 1 and 3 | (1) Identify fines by the method given for fine-grained soils. |
| | | | GP | Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels | 0-5 | — | Fails to comply with above | | |
| | | | GM | Silty gravels, gravel-sand-silt mixtures (1) | 12-50 | Below 'A' line or PI<4 | — | — | |
| | | | GC | Clayey gravels, gravel-sand-clay mixtures (1) | 12-50 | Above 'A' line and PI>7 | — | — | |
| | SANDS (more than half of coarse fraction is smaller than 2.36 mm) | coarse 0.6<br>medium 0.2<br>fine 0.075 | SW | Well graded sands and gravelly sands, little or no fines | 0-5 | — | >6 | Between 1 and 3 | (2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC. |
| | | | SP | Poorly graded sands and gravelly sands, little or no fines | 0-5 | — | Fails to comply with above | | |
| | | | SM | Silty sands, sand silt mixtures (1) | 12-50 | Below 'A' line or PI<4 | — | — | |
| | | | SC | Clayey sands, sand-clay mixtures (1) | 12-50 | Above 'A' line and PI>7 | — | — | |
| FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm | SILTS & CLAYS (Liquid Limit ≤50%) | | ML | Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity | Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions' | | | | |
| | | | CL<br>CI | Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays | | | | | |
| | | | OL | Organic silts and clays of low plasticity | | | | | |
| | SILTS & CLAYS (Liquid Limit >50%) | | MH | Inorganic silts, mic- aceous or diato-maceous fine sands or silts, elastic silts | | | | | |
| | | | CH | Inorganic clays of high plasticity, fat clays | | | | | |
| | | | OH | Organic silts and clays of high plasticity | | | | | |
| | HIGHLY ORGANIC SOILS | | PT | Peat and other highly organic soils | | | | | |




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Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

| Soil Classification | Particle Size |
|---|---|
| Clay | Less than 0.002mm |
| Silt | 0.002 – 0.06mm |
| Fine/Medium Sand | 0.06 – 2.0mm |
| Coarse Sand | 2.0mm – 4.75mm |
| Gravel | 4.75mm – 60.00mm |

## 1.4 Bearing Capacities and DCP testing.

DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

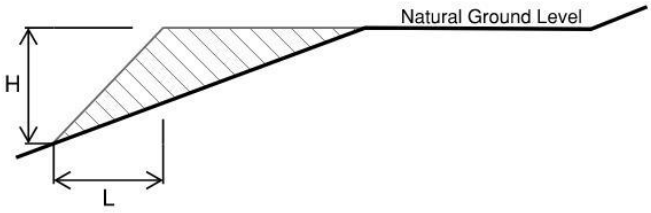
It should be noted that the DCP/PSP derived allowable bearing capacities have been estimated from empirical correlations typically for a minimum 1.0m wide strip footing using a factor of safety of 2.0 without taking into account any embedment, specific load spread dimensions, impact of groundwater and any settlement exceeding 25mm.

Site Anomalies – During construction GES will need to be notified of any major variation to the foundation conditions as outlined in this report.

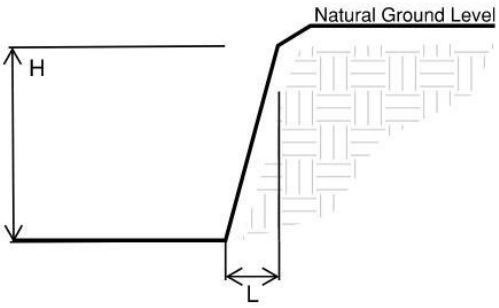
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## 1.5 Batter Angles for Embankments (Guide Only)

FILL EMBANKMENTS




CUT EMBANKMENTS




| Material Type - (Site Classification) | | Un-retained embankment slope ratios - Height : Length | |
|---|---|---|---|
| | | Site Cut | Compacted Site FILL |
| **Stable Rock** (Class A) | | **8H:1L** | **2H:3L** (or 1H:1.5L) |
| **SAND** (Class A) | | **1H:2L** | **1H:2L** |
| **Clay** (Class M-E) | **Firm-Stiff** | **1H:1L** | **1H:2L** |
| | **Soft** | **2H:3L** (or 1H:1.5L) | **Not Suitable** |
| **Soft/Loose/Uncompacted Soils (Class P)** | | **Not Suitable** | **Not Suitable** |

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# APPENDIX B - Glossary of Terms

**Bearing Capacity** – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

**Clay** – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

**Dynamic Cone Penetrometer (DCP)** – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

**Dispersive soil** – A soil that has the ability to pass rapidly into suspension in water.

**Footing** – Construction which transfers the load from the building to the foundation.

**Foundation** – Ground which supports the building

**Landslip** – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

**Qualified Engineer** – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

**Reactive Site** – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

**Sand** – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

**Services** – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

**Silt** – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

**Site** – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

**Surface Movement ($y_s$)** – Design movement (mm) at the surface of a reactive site caused by moisture changes.

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# APPENDIX C - Disclaimer

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

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by a third party.

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## Demonstration of setbacks being consistent with Directors Guidelines for On-site Wastewater Management Systems

| Acceptable Solutions | Performance Criteria | Compliance |
|---|---|---|
| **A1**<br>Horizontal separation distance from a building to a land application area must comply with one of the following:<br><br>a) be no less than 6m; or<br><br>b) be no less than:<br><br>i. 3m from an upslope building or level building;<br>ii. If primary treated effluent to be no less than: 4m plus 1m for every degree of average gradient from a downslope building;<br>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<br><br>a) The land application area is located so that<br><br>(i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and<br>(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 | Consistent with A1 (b) (i)<br><br>Land application area will be located with a minimum separation distance of 3m from an upslope or level building.<br><br>Consistent with A1 (a)<br><br>Land application area will be located with a minimum separation distance of 6m from a downslope building. |
| **A2**<br>Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b)<br><br>(a) be no less than 100m; or<br><br>(b) be no less than the following:<br><br>i. if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or<br>if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water. | P2<br><br>Horizontal separation distance from downslope surface water to a land application area must comply with all of the following:<br><br>a) Setbacks must be consistent with AS/NZS 1547 Appendix R;<br><br>b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is | Consistent with A2 (b) (i)<br><br>Land application area will be located a minimum of 100m from downslope surface water |

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| | | |
|---|---|---|
| **A3**<br>Horizontal separation distance from a property boundary to a land application area must comply with either of the following:<br><br>(a) be no less than 40m from a property boundary; or<br><br>(b) be no less than:<br>i. 1.5m from an upslope or level property boundary; and<br>ii. if primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or<br>if secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary. | **P3**<br>Horizontal separation distance from a property boundary to a land application area must comply with all of the following:<br><br>a) setback must be consistent with AS/NZS1547 Appendix R; and<br>b) a risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable. | Consistent with A3 (b) (i)<br><br>Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary<br><br>Consistent with A3 (b) (ii)<br><br>Land application area will be located with a minimum separation distance of 20m from a downslope property boundary. |
| **A4**<br>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**<br>Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following:<br><br>a) setback must be consistent with AS/NZS 1547 Appendix R; and<br>a risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable | No bore or well identified within 50m |

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| | | |
|---|---|---|
| **A5**<br>Vertical separation distance between groundwater and a land application area must be no less than:<br><br>(a) 1.5m if primary treated effluent; or<br>(b) 0.6m if secondary treated effluent | **P5**<br>Vertical separation distance between groundwater and a land application area must comply with the following:<br><br>a) setback must be consistent with AS/NZS1547 Appendix R; and<br>a risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable | No groundwater encountered. |
| **A6**<br>Vertical separation distance between a limiting layer and a land application area must be no less than:<br><br>(a) 1.5m if primary treated effluent; or<br>(b) 0.5m if secondary treated effluent | **P6**<br>Vertical setback must be consistent with AS/NZS1547 Appendix R. | No limiting layer identified. |
| **A7**<br>N/A | **P7**<br>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 | Consistent with P7. |

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# AS1547:2012 – Loading Certificate – Septic System Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

**Site Address:** 202 Lockwoods Road, Caude Road

**System Capacity:** 8 persons @ 120L/person/day

**Summary of Design Criteria**

**DLR:** 7mm/day.

**Irrigaion area:** 144m$^2$

**Reserve area location /use:** Not 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 in the absorption trenches. 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: Teena Osmond *Owner name*
PO Box 144 *Address*
Sheffield 7306 *Suburb/postcode*

## Designer details:

Name: John-Paul Cumming
Category: Bld. Srvcs. Dsgnr. - Hydraulic
Business name: Geo-Environmental Solutions
Phone No: 03 6223 1839
Business address: 29 Kirksway Place
Battery Point 7004
Fax No: N/A
Licence No: CC774A
Email address: office@geosolutions.net.au

## Details of the proposed work:

**Owner/Applicant** Teena Osmond
Designer's project reference No. J13312
**Address:** 202 Lockwoods Rd
Lot No: 204688/1
Claude Road 7306

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

**Description of work:**
On-site wastewater management system - 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 Designer |
| | ☐ Structural design | Engineer or Civil Designer |
| | ☐ Fire Safety design | Fire Engineer |
| | ☐ Civil design | Civil Engineer or Civil Designer |
| | ☒ Hydraulic design | Building Services Designer |
| | ☐ Fire service design | Building Services Designer |
| | ☐ Electrical design | Building Services Designer |
| | ☐ Mechanical design | Building Service Designer |
| | ☐ Plumbing design | Plumber-Certifier; Architect, Building Designer or Engineer |
| | ☐ Other (specify) | |

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

Other details:

Septic tank and absorption trenches

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## Design documents provided:

The following documents are provided with this Certificate –
*Document description:*

| | | |
|---|---|---|
| Drawing numbers: | Prepared by: Geo-Environmental Solutions | Date: Aug-26 |
| Schedules: | Prepared by: | Date: |
| Specifications: | Prepared by: Geo-Environmental Solutions | Date: Aug-26 |
| Computations: | Prepared by: | Date: |
| Performance solution proposals: | Prepared by: | Date: |
| Test reports: | Prepared by: Geo-Environmental Solutions | Date: Aug-26 |

## 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:

Geo-Environmental Assessment - 202 Lockwoods Road Claude Road - Aug-26

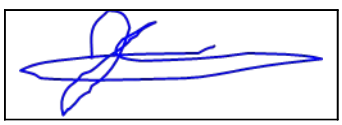
Geo-Environmental Assessment - 202 Lockwoods Road Claude Road - Aug-26

## Attribution as designer:

I John-Paul Cumming, 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: | John-Paul Cumming |  | 20/08/2026 |
| Licence No: | CC774A | | |

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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.**

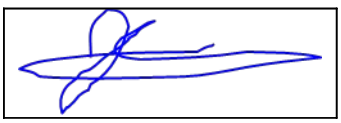
**I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:**

- [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 ..... John-Paul Cumming..... 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: | John-Paul Cumming |  | 20/08/2026 |

CERTIFIED PROFESSIONAL SOIL SCIENTIST 2020 CPSS John Paul Cumming

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# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

**Section 321**

**Form 55**

To: Teena Osmond *Owner /Agent*
PO Box 144 *Address*
Sheffield 7306 *Suburb/postcode*

## Qualified person details:

Qualified person: John-Paul Cumming
Address: 29 Kirksway Place
Battery Point 7004
Phone No: 03 6223 1839
Fax No:
Licence No: AO999
Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS stage 2)
*(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items*

Speciality area of expertise: AS2870-2011 Foundation Classification
*(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

## Details of work:

Address: 202 Lockwoods Rd
Claude Road 7306
Lot No:
Certificate of title No: 204688/1

The assessable item related to this certificate: Classification of foundation Conditions according to AS2870-2011

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

## Certificate details:

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

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

building work, plumbing work or plumbing installation or demolition work ☒
or
a building, temporary structure or plumbing installation: ☐

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In issuing this certificate the following matters are relevant –

| | |
|---|---|
| Documents: | The attached soil report for the address detailed above in 'details of work' |
| Relevant calculations: | Reference the above report. |
| References: | AS2870:2011 residential slabs and footings<br>AS1726:2017 Geotechnical site investigations<br>CSIRO Building technology file – 18. |

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

Site Classification consistent with AS2870-2011.

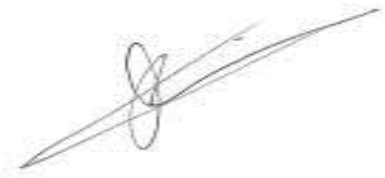
*Scope and/or Limitations*

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

**I, John-Paul Cumming certify the matters described in this certificate.**

Qualified person:

*Signed:*

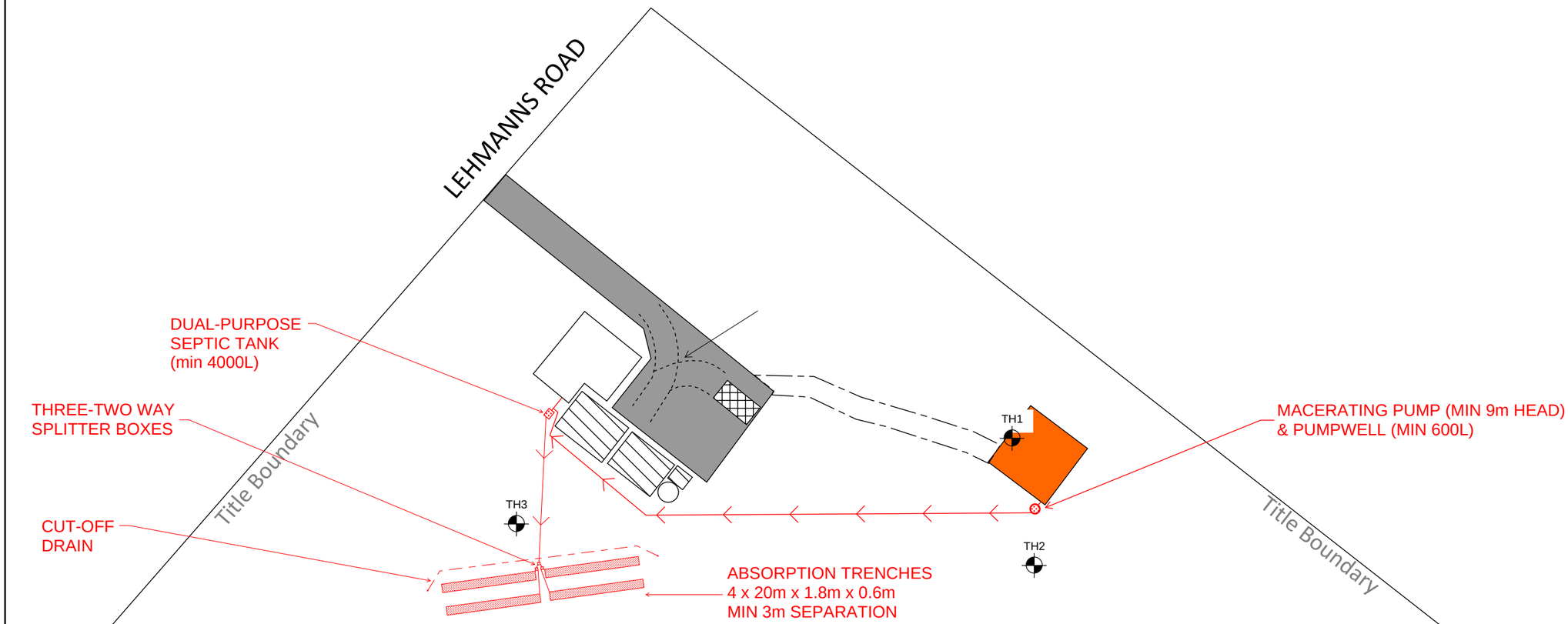


*Certificate No:* J13312

*Date:* 20/08/2026

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GES geo-environmental solutions




**Wastewater system:**

Dual-purpose septic tank (min 4000L)

Cut-off drain
Three-two way splitter boxes

Terraced Absorption Trenches
4 x 20m x 1.8m x 0.6m

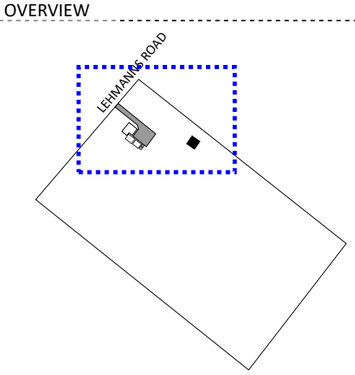
Min 3m separation

Min 3m from upslope buildings
Min 6m from downslope buildings
Min 1.5m from upslope or level boundaries
Min 20m from downslope boundary
Min 100m from downslope surface water

Refer to GES report

Dr. John Paul Cumming
Building Services Designer-
Hydraulic
CCC774A
20/08/2026

OVERVIEW



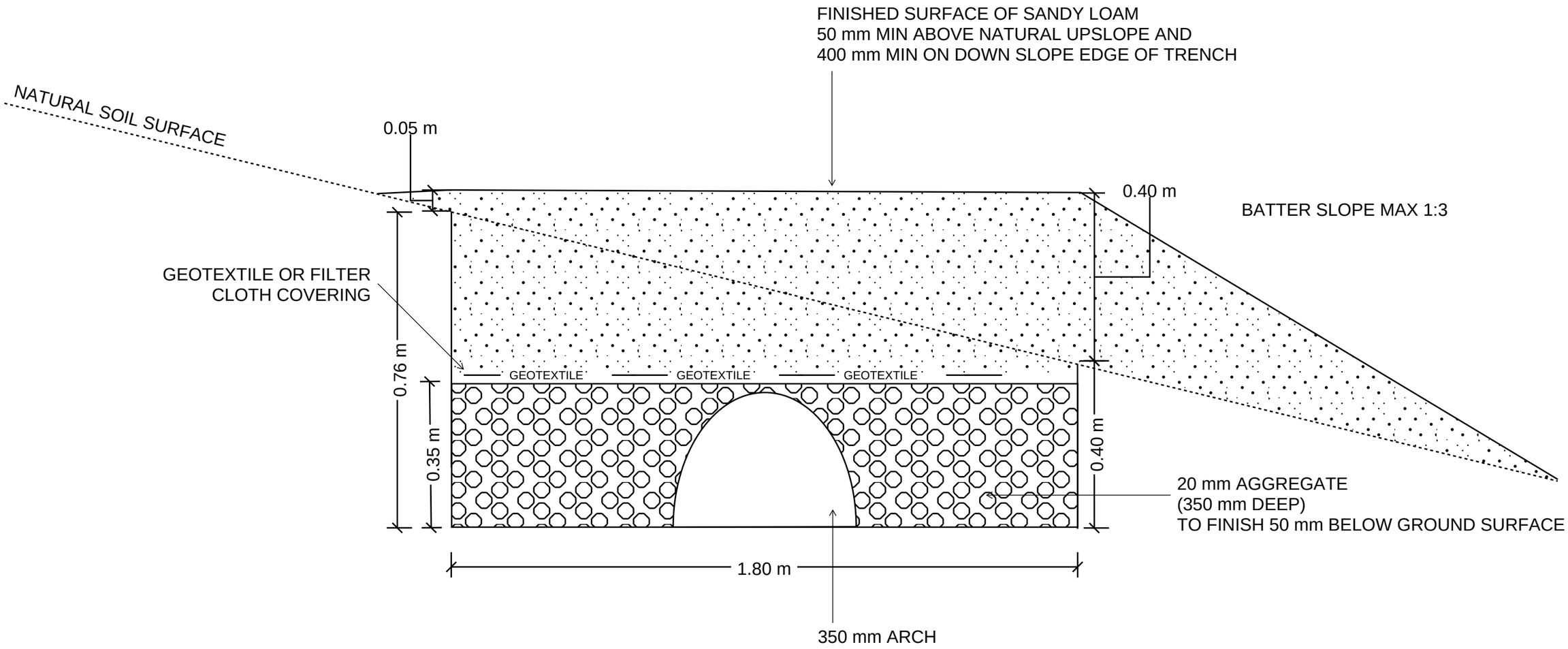

| | | | | | | |
|---|---|---|---|---|---|---|
| Do not scale from these drawings. Dimensions to take precedence over scale. | Teena Osmund<br>202 Lockwoods Road Caude Road<br>7306 | C.T.: 204688/1<br>PID: 6490135 | Date: 20/08/2026 | On-Site Wastewater Management Plan | Drawing Number: | Sheet 1 of 1<br>Drawn by: LR |

**Design notes:**

1. Absorption trench dimensions of up to 21m long by 0.4m deep by 1.8m wide
   – total storage volume calculated at average 35% porosity
2. Base of trenches to be excavated level and smearing and compaction avoided
3. 350mm arch should be placed in the centre of trench
4. Geotextile or filter cloth to be placed over the distribution arch to prevent clogging
5. Construction on slopes up to 25% to allow trench depth range 700mm upslope edge to 400mm on down slope edge
6. Dispersive soils gypsum to be incorporated into the base of the trench at a rate of 1kg/m$^2$
7. All works on site to comply with AS3500 and Tasmanian Plumbing code

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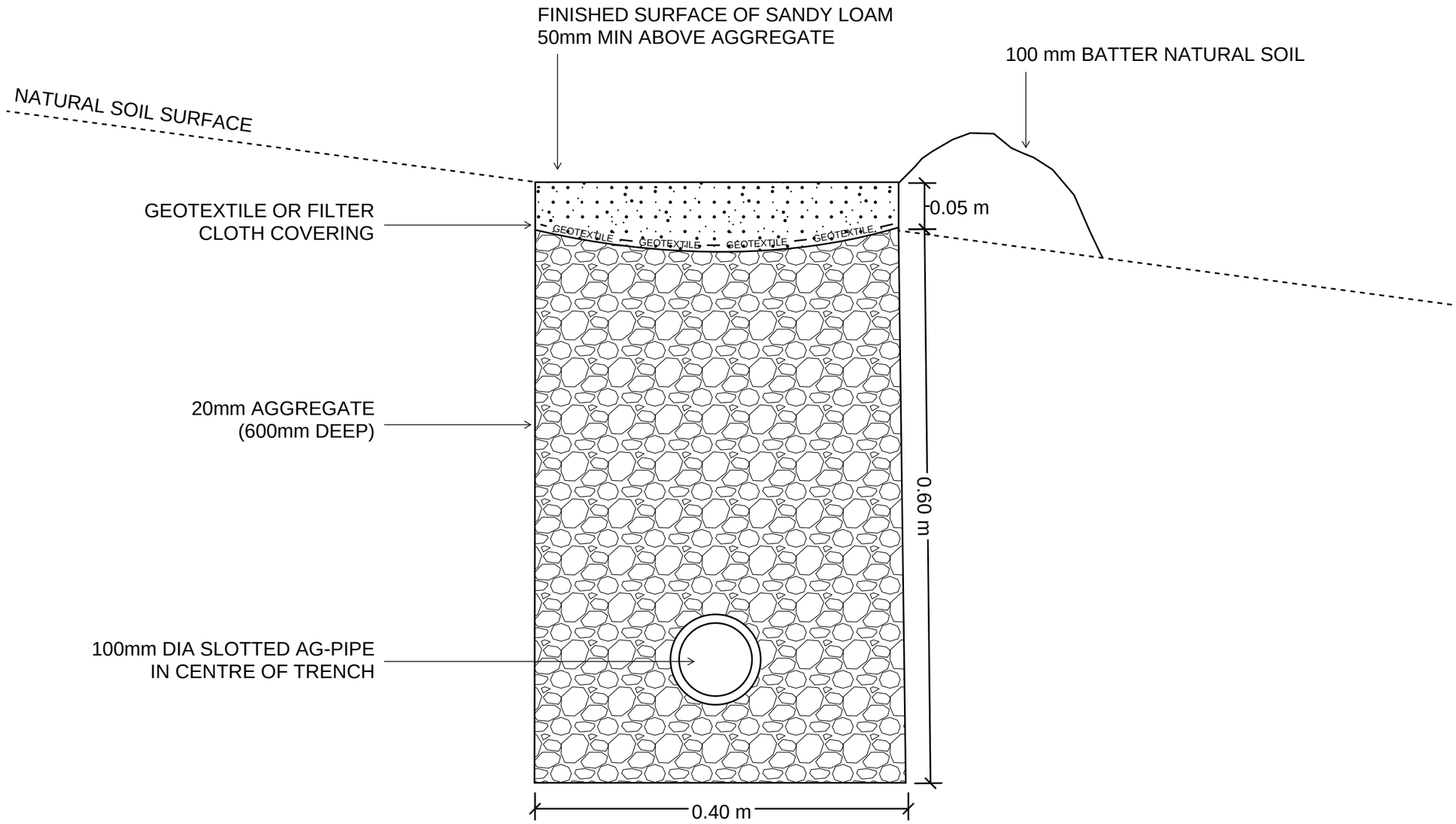

| | | | |
|---|---|---|---|
| Do not scale from these drawings. Dimensions to take precedence over scale. | | | Wastewater Absorption Trench Design |

**Design notes:**

1. Cut-off drain dimensions of up to 25m long by 0.4m wide by 0.6m deep
   - depths and widths minimum
2. Base of trench to be excavated level and smearing and compaction avoided
3. 100mm slotted ag-pipe should be placed in centre of trench within lower 100mm of aggregate
4. Geotextile or filter cloth to be placed over the aggregate to prevent clogging of the pipe and aggregate
5. If shallow subsurface flow is occurring at the clay subsoil/sandy topsoil boundary (duplex soils)
   - the trench base should extend at least 75mm into the subsoil clay to capture subsurface water
6. Trench discharge to stormwater system or shallow on site dissipation toes across the contour

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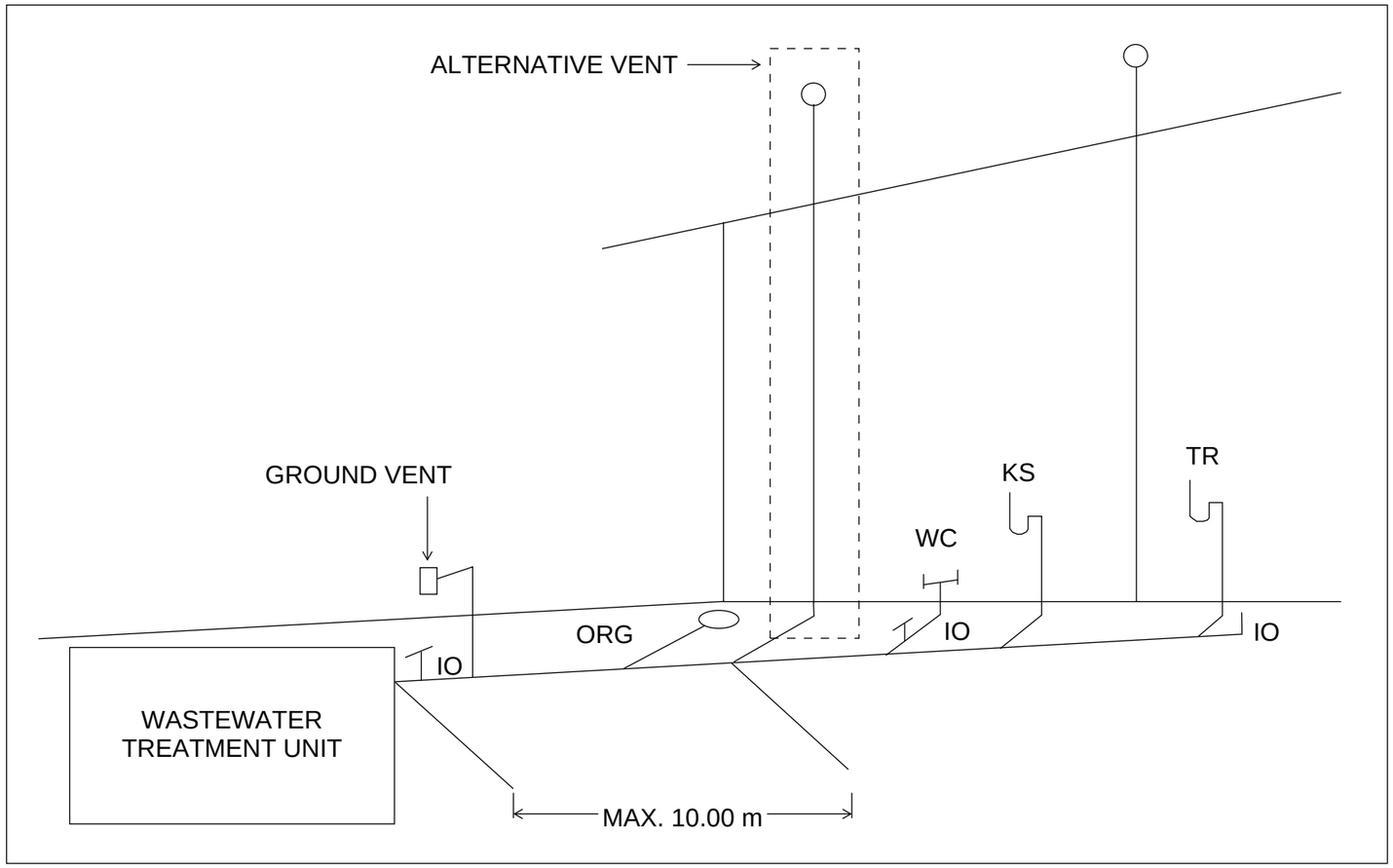
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| | | | |
|---|---|---|---|
| Do not scale from these drawings. Dimensions to take precedence over scale. | | | Cut-off drain detail |

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## Tas Figure C2D6 - Alternative Venting Arrangement

Venting must terminate in accordance with AS/NZS3500.2

Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system

Use of a ground vent is not recommended

Inspection openings must:
1. Be located at the inlet to an on-site wastewater management system treatment unit and at the point of connection to the land application area
2. Must terminate as close as practical to the underside of an approved inspection opening cover which is to be installed at finished surface level

Access openings providing access for desludging or maintenance of on-site wastewater management system treatment units must terminate at or above finished surface level

| | | | |
|---|---|---|---|
| Do not scale from these drawings. Dimensions to take precedence over scale. | | | Tas Figure C2D6 - Alternative Venting Arrangement |

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GES geo-environmental solutions

Proposed Visitor Accommodation Development – 202 Lockwoods Road, Claude Road

# Bushfire Hazard Report

Applicant: Teena Osmond



July 2026 J13312v1.0

GEO ENVIRONMENTAL SOLUTIONS
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# Contents

1.0 Purpose ..... 3
2.0 Summary ..... 3
3.0 Introduction ..... 4
4.0 Proposal ..... 4
5.0 Bushfire Attack Level (BAL) Assessment ..... 4
5.1 Methods ..... 4
5.2 Site Description ..... 5
5.3. Bushfire Attack Level Assessment ..... 5
6.0 Results ..... 8
6.1 Construction Requirements ..... 8
6.2 Property Access Requirements ..... 9
6.3 Water Supplies for Firefighting Requirements ..... 10
6.4 Hazard Management Area Requirements ..... 12
7.0 Compliance ..... 13
8.0 Guidance ..... 14
9.0 Further Information ..... 14
10.0 Glossary ..... 15
11.0 References ..... 16
12.0 Limitations Statement ..... 17
Appendix A – Site Photos ..... 18
Appendix B - Site Plan ..... 20

Attachment 1 – Bushfire Hazard Management Plan
Attachment 2 - Certificate of Others (Form 55)

Disclaimer

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

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

Authorship

Prepared and certified by Alice Higgins FPO (planning), Bushfire Practitioner (BFP165, Scope 1, 2, 3A, 3B, 3C), Geo Environmental Solutions.

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

On site Photography: Geo Environmental Solutions.

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# 1.0 Purpose

This bushfire hazard report for 202 Lockwoods Road, Claude Road has been developed in support of a building application in a bushfire-prone area. It will demonstrate compliance with the Building Regulations 2016, Director's Determination – Bushfire Hazard Areas, version 1.2, 16th July 2024, and AS 3959-2018. A Certificate of Others (Form 55) and a certified Bushfire Hazard Management Plan (BHMP) indicating the management and protection measures to be implemented in a form approved by the Chief Fire Officer of the Tasmania Fire Service, are attached.

# 2.0 Summary

Site details and compliance

| | |
|---|---|
| Title reference | 204688/1 |
| PID | 6490135 |
| Address | 202 Lockwoods Road, Claude Road |
| Applicant | Teena Osmond |
| Municipality | Kentish |
| Planning Scheme | Tasmanian Planning Scheme - Kentish |
| Zoning | Agriculture |
| Land size | ~10.12 ha |
| Class of Building/s | Class 1b habitable building (visitor accommodation) |
| Bushfire Attack Level | BAL-12.5 |
| Certificate of Others (Form 55) | Complete and attached |
| Bushfire Hazard Management Plan | Certified and attached |

Development of a new Class 1b habitable building (visitor accommodation) at 202 Lockwoods Road, Claude Road requires demonstrated compliance with the Building Regulations 2016, and the Director's Determination – Bushfire Hazard Areas, version 1.2, 16th July 2024. The site is within a bushfire-prone area as defined under the Tasmanian Planning Scheme – Kentish. The Bushfire Attack Level has been determined as 'BAL-12.5' as defined in AS 3959 - 2018. Provisions for construction standards, hazard management areas (HMA), property access and water supplies for firefighting will be required as detailed in this report and on the BHMP.

The proposed Class 1b habitable building (visitor accommodation) must be contained within the provided 15 m x 15 m building area. If the proposed Class 1b habitable building (visitor accommodation) is outside of the proposed 15 m x 15 m building area, a reassessment is required.

# 3.0 Introduction

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

# 4.0 Proposal

The proposal is for the construction of a Class 1b habitable building (visitor accommodation) in the north-eastern part of the title at 202 Lockwoods Road, Claude Road. This assessment is based on an on-site meeting with the client and an approximate location indicated on an aerial view map provided by the client (Appendix B).

# 5.0 Bushfire Attack Level (BAL) Assessment

## 5.1 Methods

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

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## 5.2 Site Description

The proposal is located at 202 Lockwoods Road, Claude Road, in the municipality of Kentish and is zoned Agriculture under the Tasmanian Planning Scheme - Kentish. Access to the lot will be by an existing crossover from Lehmanns Road, a council-maintained road. The lot is ~10.12 ha, is rectangular in shape and is located approximately 6.0 km southwest of the Sheffield township centre (Figure 1). The lot is serviced by a gravel roadway, however there is no reticulated water supply system.

Adjacent lands surrounding the lot are zoned Agriculture. The lot is situated in a rural setting characterised by predominantly grassland vegetation with remnant native forest vegetation on the south-western boundary. At a landscape scale the lot occurs within an area of broader grassland vegetation connecting to large-scale native forest vegetation approximately 2 km to the south (Mount Roland) and approximately 6 km to the west and southwest (Lake Barrington). The site location of the proposed Class 1b habitable building (visitor accommodation) has gentle slopes and is located on the crest of a low-lying hill with multiple aspects. The surrounding areas to the east, southeast, south, and southwest are on steep slopes varying between 10 and 20 degrees downslope. The site is located at an altitude of approximately 280 metres above sea level. The slopes, vegetation, and aspects are likely to influence fire behaviour at the site.

## 5.3. Bushfire Attack Level Assessment

The vegetation classification system as defined in AS 3959-2018 Table 2.3 and Figure 2.3 (A to H) has been used to determine vegetation types within 140 metres of the site (Table 1). Vegetation surrounding the lot was assessed (Table 1) and described as ‘grassland’ or excluded from the assessment as ‘low threat vegetation’ within the defined Hazard Management Area, existing roads, and existing buildings with managed gardens. The classified vegetation potentially having the greatest impact on the site is the grassland on slopes 15 to 20 degrees downslope occurring to the east and southeast of the site (Figure 2). Given the relatively large areas of bushfire-prone vegetation in the surrounding landscape, the property could be subject to bushfire attack from any direction during extreme conditions. The prevailing fire weather wind direction is typically from the north and west.

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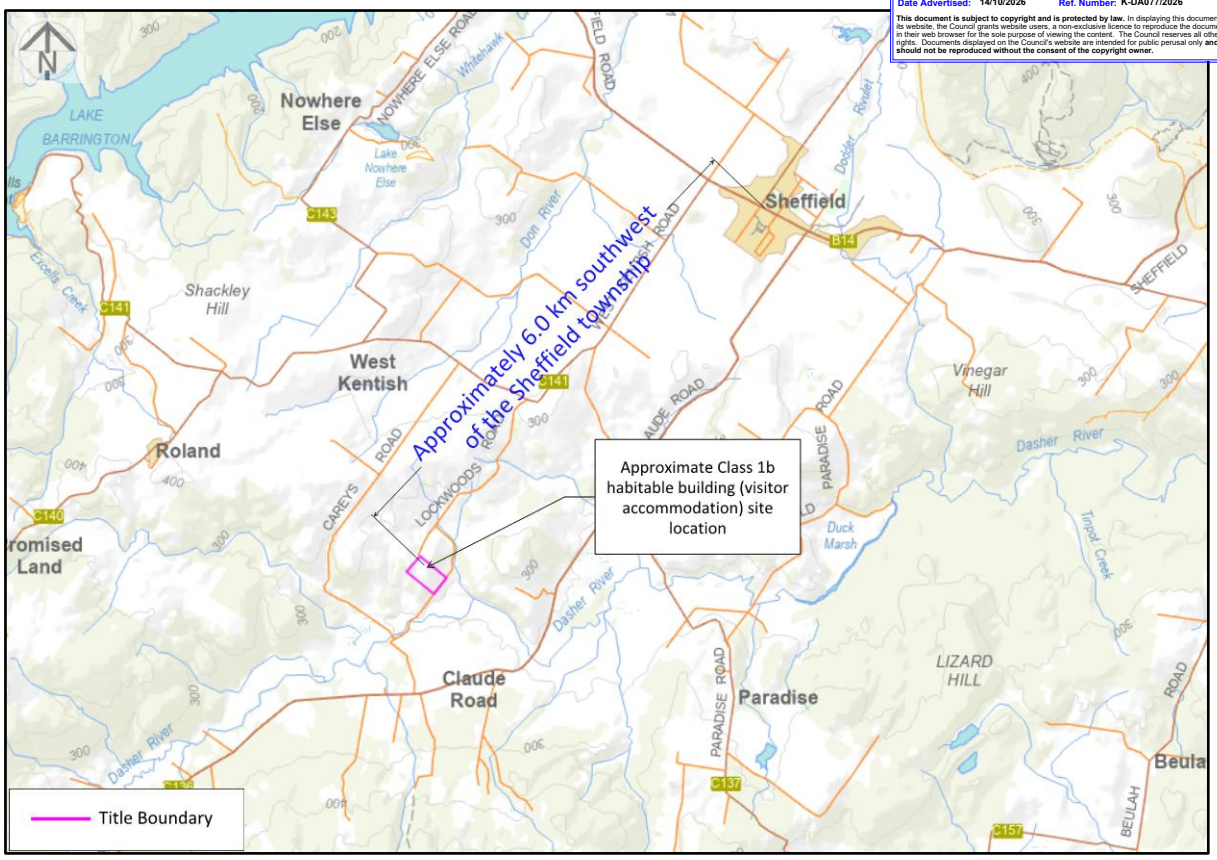



Figure 1. Site location outlined in pink (Image source: LISTmap 2026).

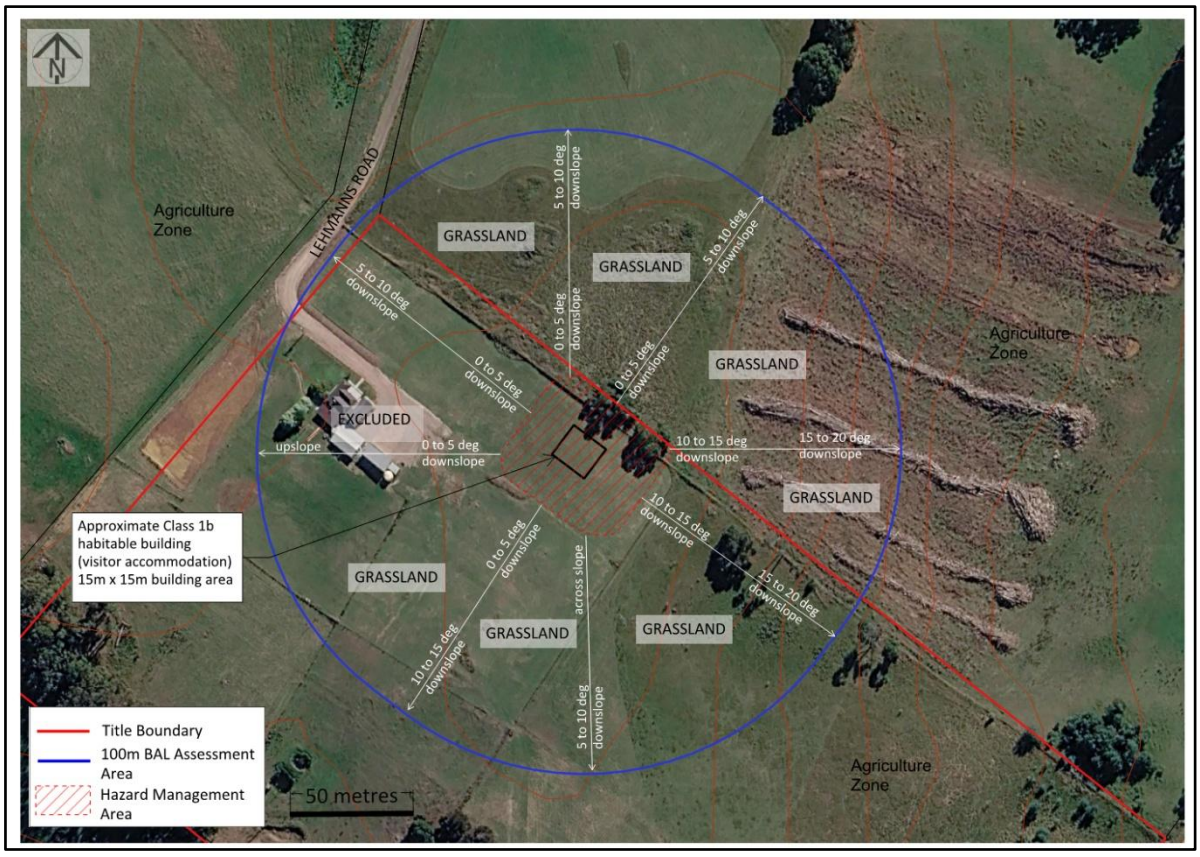



Figure 2. Shows the location of the site (outlined in pink) in the context of the adjacent lands, zoning, classified vegetation, and slopes (Image source: LISTmap 2026).

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

| Azimuth | Vegetation Classification | Effective Slope | Distance to Bushfire-prone vegetation | Hazard Management Area Width | Bushfire Attack Level |
|---|---|---|---|---|---|
| North | Exclusion 2.2.3.2 (e, f)^^ | >0 to 5º downslope | 0 to 16 metres | 16 metres | BAL-12.5 |
| | Grassland^ | >0 to 5º downslope | 16 to 70 metres | | |
| | Grassland^ | >5º to 10º downslope | 70 to >100 metres | | |
| | -- | -- | -- | | |
| North-east | Exclusion 2.2.3.2 (e, f)^^ | >0 to 5º downslope | 0 to 16 metres | 16 metres | BAL-12.5 |
| | Grassland^ | >0 to 5º downslope | 16 to 85 metres | | |
| | Grassland^ | >5º to 10º downslope | 85 to >100 metres | | |
| | -- | -- | -- | | |
| East | Exclusion 2.2.3.2 (e, f)^^ | >0 to 5º downslope | 0 to 22 metres | 22 metres | BAL-12.5 |
| | Grassland^ | >10º to 15º downslope | 22 to 50 metres | | |
| | Grassland^ | >15º to 20º downslope | 50 to >100 metres | | |
| | -- | -- | -- | | |
| South-east | Exclusion 2.2.3.2 (e, f)^^ | >0 to 5º downslope | 0 to 22 metres | 22 metres | BAL-12.5 |
| | Grassland^ | >10º to 15º downslope | 22 to 43 metres | | |
| | Grassland^ | >15º to 20º downslope | 43 to >100 metres | | |
| | -- | -- | -- | | |
| South | Exclusion 2.2.3.2 (e, f)^^ | flat 0º | 0 to 16 metres | 16 metres | BAL-12.5 |
| | Grassland^ | flat 0º | 16 to 40 metres | | |
| | Grassland^ | >5º to 10º downslope | 40 to >100 metres | | |
| | -- | -- | -- | | |
| South-west | Exclusion 2.2.3.2 (e, f)^^ | flat 0º | 0 to 16 metres | 16 metres | BAL-12.5 |
| | Grassland^ | >0 to 5º downslope | 16 to 75 metres | | |
| | Grassland^ | >10º to 15º downslope | 75 to >100 metres | | |
| | -- | -- | -- | | |
| West | Exclusion 2.2.3.2 (e, f)^^ | >0 to 5º downslope | 0 to 16 metres | 16 metres | BAL-12.5 |
| | Grassland^ | >0 to 5º downslope | 16 to 55 metres | | |
| | Exclusion 2.2.3.2 (e, f)^^ | flat 0º | 55 to 85 metres | | |
| | Grassland^ | upslope | 85 to >100 metres | | |
| North-west | Exclusion 2.2.3.2 (e, f)^^ | >0 to 5º downslope | 0 to 16 metres | 16 metres | BAL-12.5 |
| | Grassland^ | >0 to 5º downslope | 16 to 60 metres | | |
| | Grassland^ | >5º to 10º downslope | 60 to >100 metres | | |
| | -- | -- | -- | | |

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

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# 6.0 Results

The Bushfire Attack Level for the proposed Class 1b habitable building (visitor accommodation) 15 m x 15 m building area has been determined as BAL-12.5. There is a risk of ember attack consistent with BAL-12.5. The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m$^2$.

The proposed Class 1b habitable building (visitor accommodation) must be contained within the provided 15 m x 15 m building area. If the proposed Class 1b habitable building (visitor accommodation) is outside of the proposed 15 m x 15 m building area, a reassessment is required.

The Hazard Management Area can be contained within the title boundaries and is not reliant upon off-site excluded land.

## 6.1 Construction Requirements

The proposed Class 1b habitable building (visitor accommodation) must be constructed to BAL-12.5 standards in accordance with Sections 3 and 5 of AS 3959-2018.

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## 6.2 Property Access Requirements

Existing property access (approximately 75 metres long) has been inspected and is considered compliant with design and construction standards as per Clause 2.3.2 and Table 2 Element B of the Director's Determination – Bushfire Hazard Areas, v1.2, 16th July 2024.

The proposed property access extension is approximately 50 metres to access the proposed Class 1b habitable building (visitor accommodation) and access is required for a fire appliance to access a firefighting water connection point. The proposed property access is required to comply with design and construction standards as per Clause 2.3.2 and Table 2 Element B of the Director's Determination – Bushfire Hazard Areas, v1.2, 16th July 2024 as below:

Element B

a) all- weather construction,
b) load capacity of at least 20 tonnes, including for 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 degrees (1:20 or 5%),
g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle,
h) curves with a minimum inner radius of 10 metres,
i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads, and
j) terminate with a turning area for fire appliances provided by one of the following:
    i. a turning circle with a minimum outer radius of 10 metres, or
    ii. a property access encircling the building, or
    iii. a hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

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## 6.3 Water Supplies for Firefighting Requirements

An adequate, accessible, and reliable water supply for firefighting purposes must be supplied for the protection of life and property from the risks associated with bushfire. A minimum dedicated static firefighting water supply of 10,000 litres is required for the proposed Class 1b habitable building (visitor accommodation). An additional dedicated firefighting water supply of 10,000 litres is recommended for the existing Class 1a habitable building. Accordingly, a minimum total dedicated firefighting water supply capacity of 20,000 litres is required including associated infrastructure for firefighting in accordance with Clause 2.3.3 and Table 3B of the Director's Determination – Bushfire Hazard Areas, v1.2, 16th July 2024 as shown below:

**A. Distance between building to be protected and water supply**

The following requirements apply:

a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply, and

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

**B. Static Water Supplies**

A static water supply:

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

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

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

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

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

   i. metal, or

   ii. non-combustible material, or

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

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

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

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

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

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

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

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

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

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

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

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

   i. "Visible",

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

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

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

**D. Signage for static water connections**

The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:

a) Comply with water tank signage requirements within AS 2304, or

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

**E. Hardstand**

A hardstand area for fire appliances must be provided:

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

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

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

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

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

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## 6.4 Hazard Management Area Requirements

The Bushfire Attack Level for this site is BAL-12.5. Table 1 above shows the minimum separation distances required or exceeds the minimum separation distances required (hazard management area width) for each azimuth of the site that will result in a bushfire attack level of BAL-12.5.

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

A HMA is the area, between a habitable building or building area and the bushfire-prone vegetation. The purpose of the HMA is to reduce radiant heat exposure, ember attack and direct flame contact, and provide safer conditions for firefighting. The HMA is to be maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through but is not limited to the following strategies.

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

HMA Maintenance

The established HMA must be maintained in a minimal fuel state for bushfire protection mechanisms to be effective. The need to maintain an effective HMA into the future must be considered when planting gardens and landscaping. Annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. It is particularly important that any flammable fine fuels at ground level such as leaves, litter and wood piles are suitably managed. Any additional fire protection measures implemented by the owners such as fire pumps and sprinkler systems must be tested regularly to ensure functionality.

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# 7.0 Compliance

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

| Requirements | Compliance |
|---|---|
| 2.3.1 Design & Construction Requirements | Clause 2.3.1 requires buildings to be constructed in accordance with AS 3959-2018 or NASH standard – Steel Framed Construction in Bushfire Areas consistent with the BAL determined for the site.<br><br>The BHMP specifies construction to BAL-12.5 standards of AS 3959-2018.<br><br>If the proposed Class 1b habitable building (visitor accommodation) is within the 15 m x 15 m building area and is designed and constructed in accordance with the above construction standards, the development will comply with clause 2.3.1 |
| 2.3.2 Property Access | Clause 2.3.2 requires property access to be designed and constructed to comply with Table 2 of the determination and is applicable from the public roadway to within (at minimum) 90 metres of the furthest part of the building/s and includes access to a hardstand for the firefighting water point.<br><br>Property access length is greater than 30 metres long and less than 200 metres and access is required for a fire appliance to access a firefighting water point and therefore design and construction requirements specified in this report are required for compliance with Table 2.<br><br>If the requirements of section 6.2 of this report are implemented the proposal will comply with clause 2.3.2 |
| 2.3.3 Water Supply for Firefighting | Clause 2.3.3 requires that a new building constructed in a bushfire-prone area is provided with a dedicated firefighting water supply in accordance with Tables 3A or 3B.<br><br>Static water supply requirements consistent with Table 3B have been specified in this report and are identified on the BHMP.<br><br>If the requirements of section 6.3 of this report are implemented the proposal will comply with clause 2.3.3 |
| 2.3.4 Hazard Management Areas | Clause 2.3.4 requires that new buildings in bushfire-prone areas are provided with an HMA which is compliant with Table 4. The HMA must have the minimum separation distances required for the BAL determined for the site and, have an HMA established which reduces fuels and other hazards so that fuels and other hazards do not significantly contribute to the bushfire attack.<br><br>HMAs are shown on the BHMP and are specified to the minimum or exceed the minimum widths required to achieve BAL-12.5 for the Class 1b habitable building (visitor accommodation) 15 m x 15 m building area. This report and the BHMP specify requirements for hazard management areas.<br><br>If the HMAs are established in accordance with the BHMP the proposal will comply with clause 2.3.4 |
| 2.3.5 Emergency Plan | The proposal is for the construction of a new Class 1b habitable building (visitor accommodation) and therefore in this circumstance Emergency Plans are required for compliance prior to occupancy in accordance with Clause 2.3.5 |
| 3. Bushfire Hazard Management Plan and Certificate | A bushfire hazard management plan has been prepared for work for which this division applies and has been certified in accordance with the Chief Officer's requirements by an accredited person. Form 55 is attached. |

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# 8.0 Guidance

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

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

# 9.0 Further Information

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

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

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# 10.0 Glossary

**AS** – Australian Standard

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

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

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

**Bushfire-prone area:**

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

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

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

**Class 1b building** – A boarding house, guest house, or hotel that has a floor area less than 300m$^2$ and ordinarily has less than 12 people living in it. It can also be four or more single dwellings located on one allotment which are used for short-term holiday accommodation.

**deg** – degrees

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

**ha –** hectares

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

**km -** kilometres

**m –** metres

**mm –** millimetres

**NASH –** National Association of Steel Framed Housing

**t –** tonnes

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# 11.0 References

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

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

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

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

LISTmap 2026. Land Information System Tasmania, Tasmania Government.

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

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

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

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# 12.0 Limitations Statement

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

The scope of this study does not allow for the review of every possible bushfire hazard condition and does not provide a guarantee that no loss of property or life will occur because of bushfire. As stated in AS 3959-2018 “It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions”. In addition, no responsibility is taken for any loss which is a result of actions contrary to AS 3959-2018 or the Tasmanian Planning Scheme Bushfire Code. This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required. No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third party.

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# Appendix A – Site Photos




Figure 3. Northern azimuth from the site of the proposed development looking at grassland 0 to 5 degrees downslope.




Figure 4. South-eastern azimuth from the site of the proposed development looking at grassland 15 to 20 degrees downslope.

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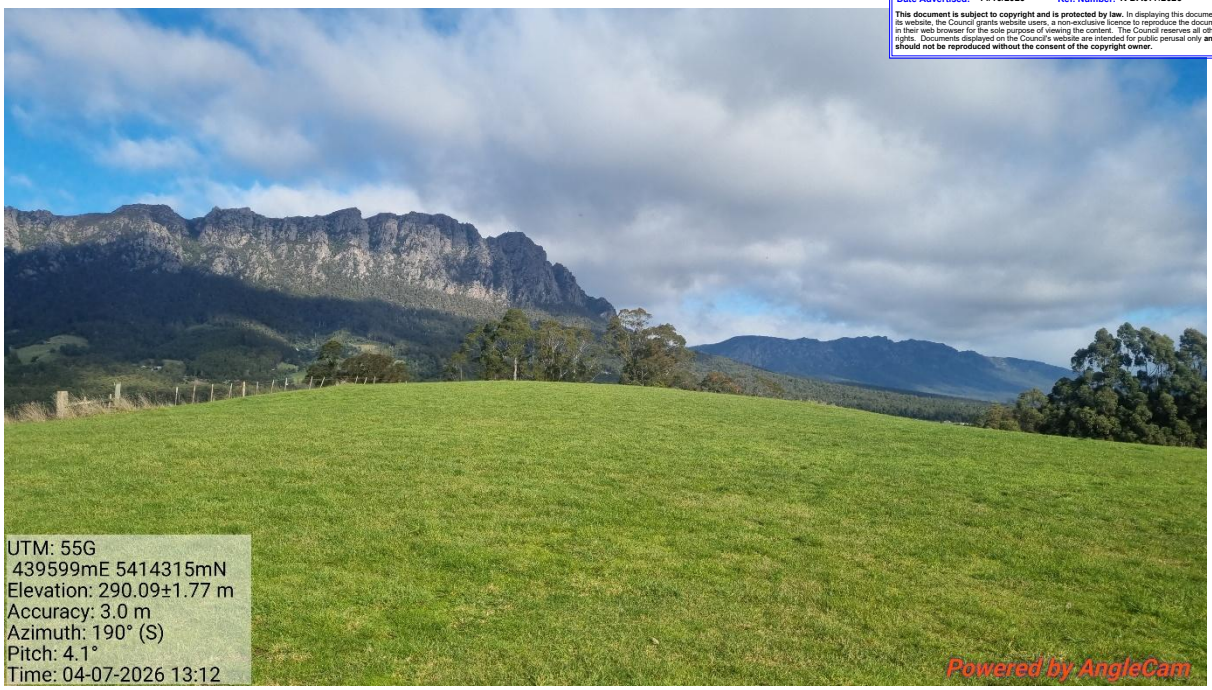



Figure 5. Southern azimuth from the site of the proposed development looking at grassland across slope.




Figure 6. Western azimuth from the site of the proposed development looking at grassland 0 to 5 degrees downslope and excluded land (existing buildings) across slope with grassland upslope beyond.

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# Appendix B - Site Plan



Attachment 1

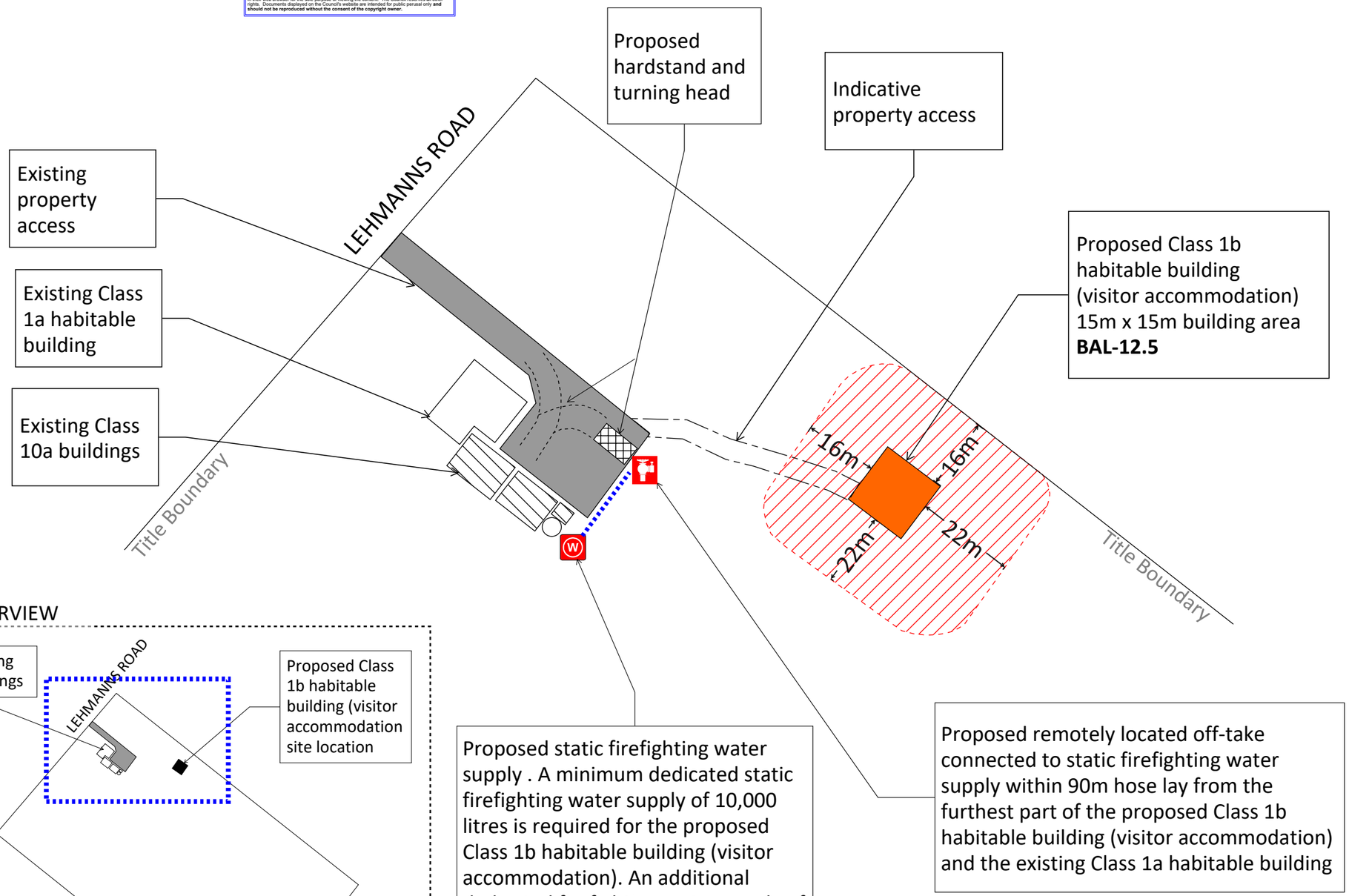
# BUSHFIRE HAZARD MANAGEMENT PLAN

202 Lockwoods Road, Claude Road. July 2026. J13312v1.0

Tasmanian Planning Scheme - Kentish

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OVERVIEW




Proposed static firefighting water supply . A minimum dedicated static firefighting water supply of 10,000 litres is required for the proposed Class 1b habitable building (visitor accommodation). An additional dedicated firefighting water supply of 10,000 litres is recommended for the existing Class 1a habitable building. Accordingly, a minimum total dedicated firefighting water supply capacity of 20,000 litres is required

Proposed remotely located off-take connected to static firefighting water supply within 90m hose lay from the furthest part of the proposed Class 1b habitable building (visitor accommodation) and the existing Class 1a habitable building

## LEGEND

- Proposed Class 1b Habitable Building (visitor accommodation) 15m x 15m Building Area
- Existing Property Access
- Indicative Property Access
- Hazard Management Area
- Proposed Static Firefighting Water Supply (20,000 Litres)
- Proposed Remotely Located Off-take Connection Point
- Proposed Associated Pipework for Static Fire Fighting Water Supply and Remotely Located Off-take Connection Point

## Building Specifications to **BAL-12.5** for the proposed Class 1b habitable building (visitor accommodation) of AS 3959-2018

| | | | | | |
|---|---|---|---|---|---|
| Do not scale from these drawings. Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations. | Client Name and Address:<br>Teena Osmond<br>PO Box 144<br>Sheffield, TAS, 7306 | C.T.: 204688/1<br>PID: 6490135<br>Area: 10.12 ha | The Bushfire Hazard Management Plan is to be printed at A3 in colour and read in conjunction with the Bushfire Hazard Report for the proposed Class 1b habitable building (visitor accommodation) at 202 Lockwoods Road, Claude Road (GES, 14th July 2026, J13312v1.0) | Certification No. J13312<br>Alice Higgins<br>Acc. No. BFP-165<br>Scope 1, 2, 3A, 3B, 3C. | Sheet 1 of 2<br>Prepared by:<br>Alice Higgins |

Attachment 1

# BUSHFIRE HAZARD MANAGEMENT PLAN

202 Lockwoods Road, Claude Road. July 2026. J13312v1.0

Tasmanian Planning Scheme - Kentish

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## DESIGN AND SPECIFICATION REQUIREMENTS

### Requirements for Construction

The proposed Class 1b habitable building (visitor accommodation) must be constructed to BAL-12.5 standards in accordance with Sections 3 and 5 of AS 3959-2018.
The proposed Class 1b habitable building (visitor accommodation) must be contained within the provided 15m x 15m building area.
If the proposed Class 1b habitable building (visitor accommodation) is outside of the proposed 15m x 15m building area, a reassessment is required.

### Requirements for Property Access

Existing property access (approximately 75 metres long) has been inspected and is considered compliant with design and construction standards as per Clause 2.3.2 and Table 2 Element B of the Director's Determination – Bushfire Hazard Areas, v1.2, 16th July 2024.
The proposed property access extension is approximately 50 metres to access the proposed Class 1b habitable building (visitor accommodation) and access is required for a fire appliance to access a firefighting water connection point. The proposed property access is required to comply with design and construction standards as per Clause 2.3.2 and Table 2 Element B of the Director's Determination – Bushfire Hazard Areas, v1.2, 16th July 2024 as below:

The following design and construction requirements apply to property access:

**Element B:**
(a) All-weather construction,
(b) Load capacity of at least 20 tonnes, including for 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° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads, and
(j) Terminate with a turning area for fire appliances provided by one of the following:
(i) A turning circle with a minimum inner radius of 10 metres,
(ii) A property access encircling the building, or
(iii) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

### Requirements for Static Water Supply for Firefighting

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

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

**A Distance between building area to be protected and water supply**
The following requirements apply:
(a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply, and
(b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.

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

### Requirements for Static Water Supply for Firefighting

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

**D) Signage for static water connections**
The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:
(a) Comply with water tank signage requirements within AS2304, or
(b) Comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.

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

### Requirements for Hazard Management Area

A hazard management area is required to be established and maintained by the landowner for the life of the building and is shown on this BHMP. All dimensions shown on the BHMP are minimum separation distances required or exceeds the minimum separation distances required . Guidance for the establishment and maintenance of the hazard management area is also provided.
A hazard management area is the area, between a habitable building or building area and the bushfire-prone vegetation. The purpose of the HMA is to reduce radiant heat exposure, ember attack and direct flame contact, and provide safer conditions for firefighting where possible.
The hazard management area is to be maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

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

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

| | | | | | |
|---|---|---|---|---|---|
| Do not scale from these drawings. Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations. | Client Name and Address:<br>Teena Osmond<br>PO Box 144<br>Sheffield, TAS, 7306 | C.T.: 204688/1<br>PID: 6490135<br>Area: 10.12 ha | The Bushfire Hazard Management Plan is to be printed at A3 in colour and read in conjunction with the Bushfire Hazard Report for the proposed Class 1b habitable building (visitor accommodation) at 202 Lockwoods Road, Claude Road (GES, 14th July 2026, J13312v1.0) | Certification No. J13312<br>Alice Higgins<br>Acc. No. BFP-165<br>Scope 1, 2, 3A, 3B, 3C. | Sheet 2 of 2<br>Prepared by:<br>Alice Higgins |

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Attachment 2

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

**Section 321**

Form **55**

To: Teena Osmond *Owner /Agent*
PO Box 144 *Address*
Sheffield, TAS 7306 *Suburb/postcode*

## Qualified person details:

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

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

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

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

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

## Details of work:

Address: 202 Lockwoods Road
Claude Road TAS 7306
Lot No: 1
Certificate of title No: 204688

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

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

## Certificate details:

Certificate type: Bushfire Hazard Assessment

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

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

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

# Attachment 2

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OR

○ a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

| | |
|---|---|
| Documents: | • Bushfire Hazard Report for 202 Lockwoods Road, Claude Road. 14th July 2026. J13312v1.0<br>• Bushfire Hazard Management Plan for 202 Lockwoods Road, Claude Road. 14th July 2026. J13312v1.0 |
| Relevant | A Bushfire Attack Level assessment has been undertaken in accordance with AS 3959-2018 for the proposed Class 1b habitable building (visitor accommodation) 15m x 15m building area identified on the BHMP |
| References: | • AS 3959-2018 Construction of Buildings in Bushfire-prone Areas<br>• Building Regulations 2016<br>• National Construction Code (NCC) – Vol. 2<br>• Director's Determination - Bushfire Hazard Areas, v1.2, 16th July 2024 |

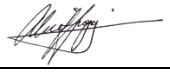
*Substance of Certificate: (what it is that is being certified)*

Bushfire Attack Level Assessment in accordance with AS 3959-2018 and determination of required bushfire mitigation measures as required by the relevant Director's Determination as cited in the Bushfire Hazard Report and on the BHMP.
Design and construction for the proposed Class 1b habitable building (visitor accommodation) must be to a minimum standard of **BAL-12.5** (sections 3 and 5 of AS 3959-2018).
The proposed Class 1b habitable building (visitor accommodation) must be contained within the provided 15m x 15m building area.
If the proposed Class 1b habitable building (visitor accommodation) is outside of the proposed 15m x 15m building area, a reassessment is required.

*Scope and/or Limitations*

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

**I certify the matters described in this certificate.**

| | *Signed:* | *Certificate No:* | *Date:* |
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| Qualified person: |  | J13312 | 14/07/2026 |