

PLANNING AUTHORITY COMMITTEE - 6 JUNE 2022 ATTACHMENTS

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<b>Application No.</b>	<b>Location</b>	<b>Development</b>	<b>Approval Date</b>
PA2021.0195	34-44 Lovett Street, Devonport	Sports and Recreation (new grandstand, lighting infrastructure and associated facilities)	10/05/2022
PA2022.0036	10 Ambleside Place, Ambleside	Residential (shed)	11/05/2022
PA2022.0038	4 Massey Place, Quoiba	Storage	28/04/2022
PA2022.0039	182 Sheffield Road, Spreyton	Residential (single dwelling)	28/04/2022
PA2022.0040	38 Triton Road, East Devonport	2 lot subdivision	02/05/2022
PA2022.0043	10 Esplanade, East Devonport	Signage (illuminated)	06/05/2022
PA2022.0047	61 Don Heads Road, Don	Residential (alterations and additions - heritage landscape precinct)	02/05/2022
PA2022.0053	4 Ashgrove Street, Devonport	Residential (outbuilding)	17/05/2022
PA2022.0054	Torquay Road, East Devonport	Residential (assisted housing)	06/05/2022

Office use	
Application no.	_____
Date received:	_____
Fee:	_____
Permitted/Discretionary	



## Devonport City Council

Land Use Planning and Approvals Act 1993 (LUPAA)

Devonport Interim Planning Scheme 2013

## Application for Planning Permit

### Use or Development Site

Street Address: 11 MARCONI COURT, STONY RISE, 7310

Certificate of Title Reference No.: 176742/50

### Applicant's Details

Full Name/Company Name: PDA SURVEYORS Q.B.O. MONEE PTY LTD.

Postal Address: 77 GUNN ST, DEVONPORT, 7310

Telephone: 64236875

Email: tom.reilly@pda.com.au

### Owner's Details (if more than one owner, all names must be provided)

Full Name/Company Name: MONEE PTY LTD

Postal Address: P.O. Box 511, DEVONPORT, 7310

Telephone: 0419 394 244

Email: roger@rfsprojects.com.au

ABN: 47 611 446 016  
 PO Box 604  
 137 Rooke Street  
 Devonport TAS 7310  
 Telephone 03 6424 0511  
[www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)  
[council@devonport.tas.gov.au](mailto:council@devonport.tas.gov.au)

Sufficient information must be provided to enable assessment against the requirements of the planning scheme.

Please provide one copy of all plans with your application.

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**Assessment of an application for a Use or Development**

What is proposed?: MULTI LOT SUBDIVISION INCLUDING ALL SERVICES & ROADS

Description of how the use will operate: IN A TYPICAL LIGHT INDUSTRIAL MANNER, TO BE DETERMINED BY FUTURE OWNERS.

Use Class (Office use only): EXISTING LOT 19 USE IS STORAGE OTHER LOTS, NO USE, NOMINAL SERVICE INDUSTRY USE.

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**Value of use and/or development**

\$ 1.2M

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**Notification of Landowner/s (s.52 Land Use Planning and Approvals Act, 1993)**

If land is not in applicant's ownership

I, THOMAS KELLY declare that the owner/s  
of the land has/have been notified of my intention to make this application. 23 Dec 2020

Applicant's signature: \_\_\_\_\_

Date: 6 MAY 2020

If the application involves land owned or administered by the Devonport City Council

Devonport City Council consents to the making of this permit application.

General Manager's signature: \_\_\_\_\_

Date: \_\_\_\_\_

If the application involves land owned or administered by the Crown

Crown consent must be included with the application.

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**Signature**

I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct. I also understand that:

- if incomplete, the application may be delayed or rejected; and
- more information may be requested in accordance with s.54 (1) of LUPAA.

**PUBLIC ACCESS TO PLANNING DOCUMENTS - DISCRETIONARY PLANNING APPLICATIONS (s.57 of LUPAA)**

I understand that all documentation included with a discretionary application will be made available for inspection by the public.

Applicant's signature: \_\_\_\_\_

Date: 6 MAY 2020

**PRIVACY ACT**

The personal information requested on this form is being collected by Council for processing applications under the *Land Use and Planning Approvals Act 1993* and will only be used in connection with the requirements of this legislation. Council is to be regarded as the agency that holds the information.

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**Fee & payment options**


**Pay by Direct Deposit** – BSB: 067-402 Account No. 000 000 13 – Please quote your application number.



**Pay in Person at Service Tasmania** – Present this notice to any Service Tasmania Centre, together with your payment. See [www.service.tas.gov.au](http://www.service.tas.gov.au) for opening hours.



**Pay by Phone** – Please contact the Devonport City Council offices on 64240511 during office hours, Monday to Friday.



**Pay by Post** – Cheques should be made payable to Devonport City Council and posted to PO Box 604, Devonport, Tasmania, 7310.



## RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



### SEARCH OF TORRENS TITLE

VOLUME 176742	FOLIO 50
EDITION 2	DATE OF ISSUE 21-Aug-2019

SEARCH DATE : 06-May-2020

SEARCH TIME : 02.11 PM

### DESCRIPTION OF LAND

City of DEVONPORT

Lot 50 on Sealed Plan 176742

Derivation : Part of Lot 294, 500 Acres Gtd. to C. S. Button

Prior CT 120917/1

### SCHEDULE 1

C19764 TRANSFER to MONEE PTY LTD Registered 30-Apr-1997 at  
12.01 PM

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP176742 EASEMENTS in Schedule of Easements

SP176742 FENCING PROVISION in Schedule of Easements

SP120917 FENCING COVENANT in Schedule of Easements

SP120917 SEWERAGE AND/OR DRAINAGE RESTRICTION

SP120917 SEPTIC TANK NOTIFICATION

D131562 MORTGAGE to Rufus Investments Proprietary Limited

Registered 02-Jul-2014 at noon

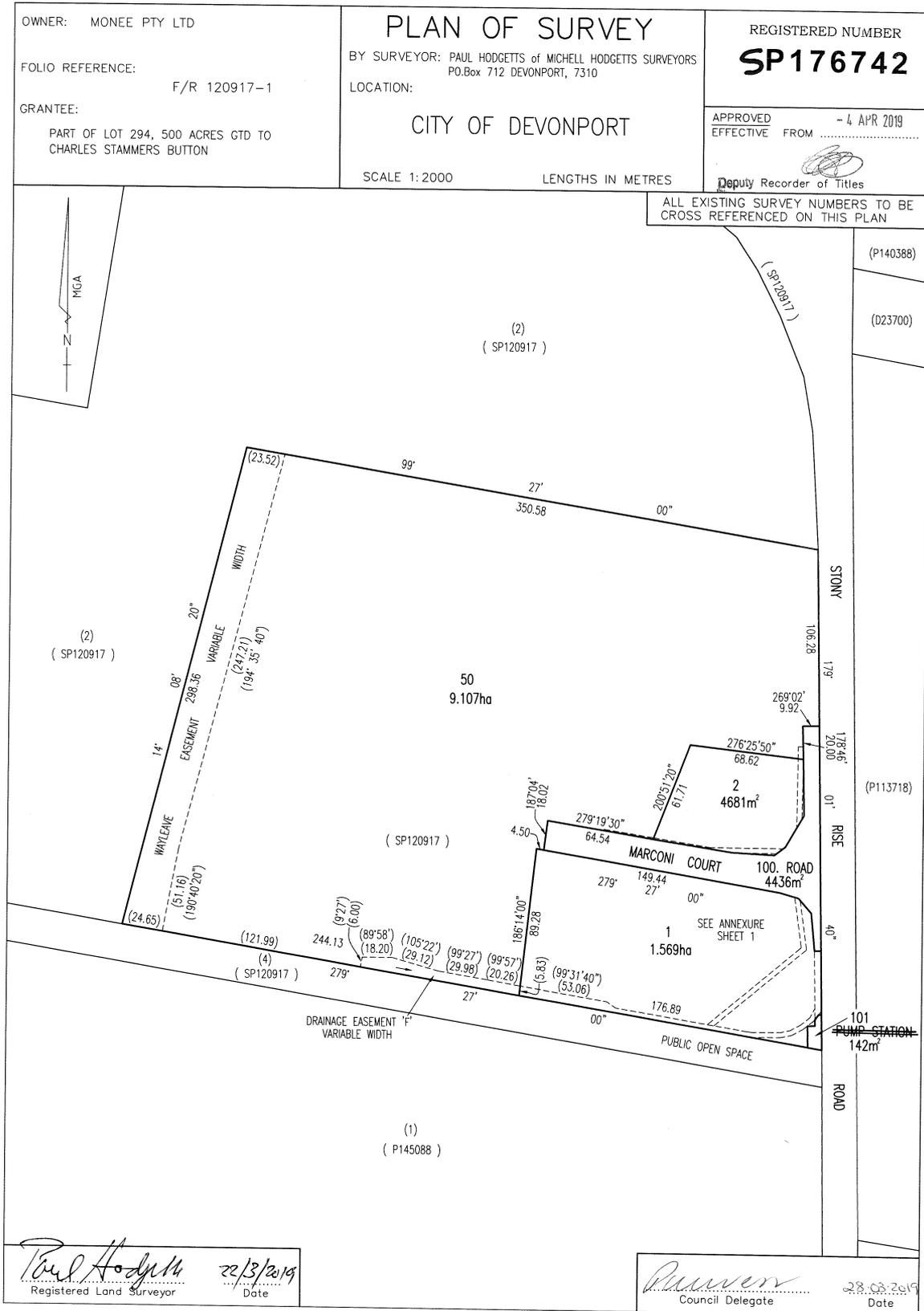
### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



**FOLIO PLAN**  
RECORDER OF TITLES

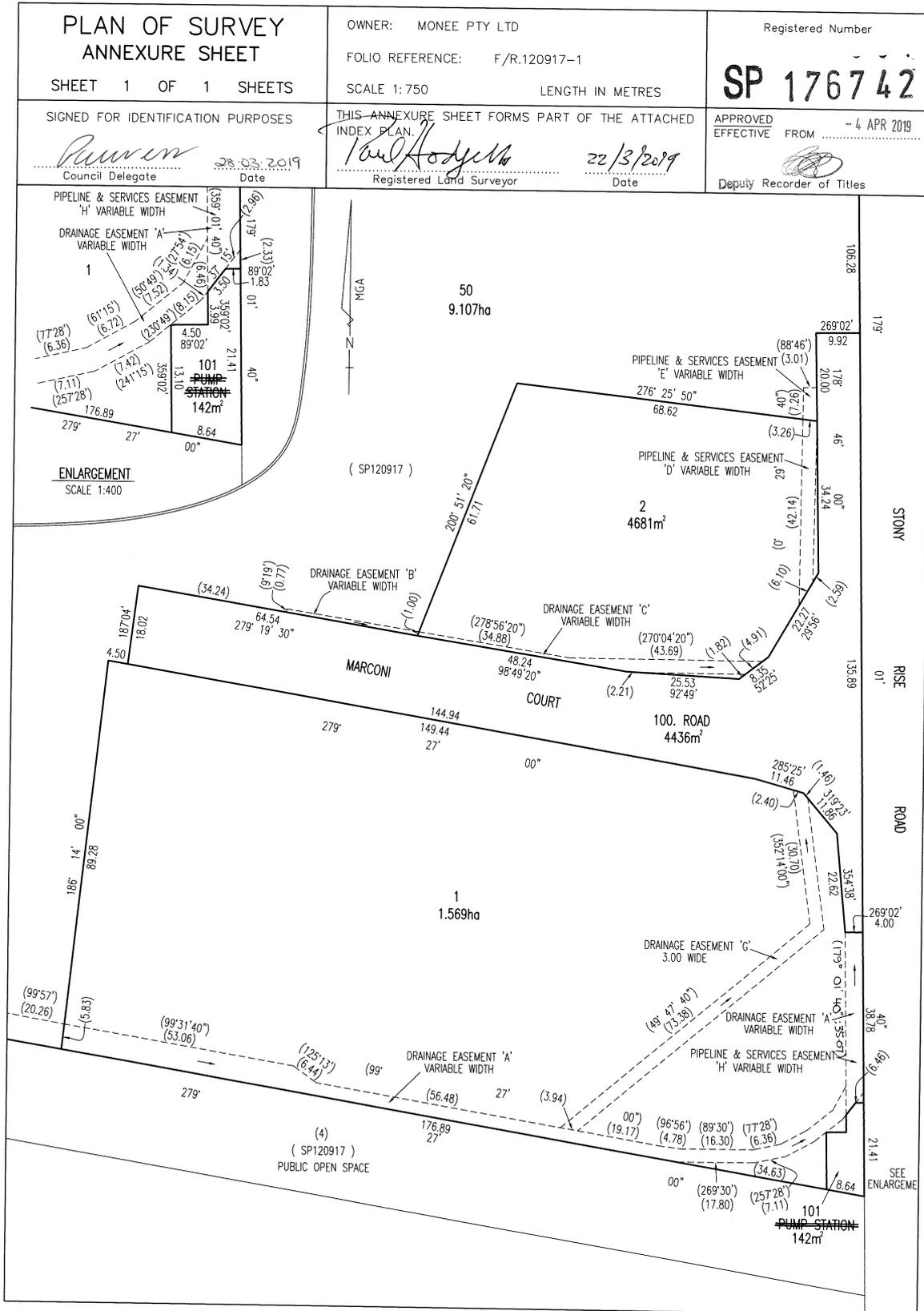
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**FOLIO PLAN**  
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





# SCHEDULE OF EASEMENTS

RECORDER OF TITLES

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<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 176742</b>

PAGE 1 OF 5 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and  
 (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and  
 (2) any easements or profits a prendre described hereunder.

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

FENCING PROVISION

In relation to the lots on the Plan the Vendor (Monee Pty Ltd (ACN 076 603 748)) shall not be required to fence.

Burdening Easements

Lot 1 on the Plan IS SUBJECT TO a right of drainage in gross in favour of the Devonport City Council over the land marked "DRAINAGE EASEMENT 'A' VARIABLE WIDTH" on the Plan;

Lot 50 on the Plan IS SUBJECT TO a right of drainage in gross in favour of the Devonport City Council over the land marked "DRAINAGE EASEMENT 'B' VARIABLE WIDTH" on the Plan;

Lot 2 on the Plan IS SUBJECT TO a right of drainage in gross in favour of the Devonport City Council over the land marked "DRAINAGE EASEMENT 'C' VARIABLE WIDTH" on the Plan;

Lot 2 on the Plan IS SUBJECT TO a Pipeline and Services easement (as defined herein) in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE &amp; SERVICES EASEMENT 'D' VARIABLE WIDTH" on the Plan;

Lot 50 on the Plan IS SUBJECT TO a Pipeline and Services easement (as defined herein) in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE &amp; SERVICES EASEMENT 'E' VARIABLE WIDTH" on the Plan;

Lot 50 on the Plan IS SUBJECT TO a right of drainage in gross in favour of the Devonport City Council over the land marked "DRAINAGE EASEMENT 'F' VARIABLE WIDTH" on the Plan;

Director

MONEE PTY LTD (ACN 076 603 748)

Director/Secretary

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Monee Pty Ltd (ACN 076 603 748)	PLAN SEALED BY: Devonport City Council
FOLIO REF: 120917/1	DATE: 28 March 2019
SOLICITOR & REFERENCE: CORMISTON LEGAL - SEP 181541	REF NO. PA20170099
 Council Delegate	
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

# SCHEDULE OF EASEMENTS

RECORDER OF TITLES

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<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 5 PAGES	Registered Number  <b>SP 176742</b>
SUBDIVIDER: MONEE PTY LTD (ACN 076 603 748) FOLIO REFERENCE: 120917/1	

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Lot 1 on the Plan IS SUBJECT TO a right of drainage in gross in favour of the Devonport City Council over the land marked "DRAINAGE EASEMENT 'G' 3.00 WIDE" on the Plan;

Lot 1 on the Plan IS SUBJECT TO a Pipeline and Services easement (as defined herein) in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE & SERVICES EASEMENT 'H' VARIABLE WIDTH" on the Plan;

Lot 50 on the Plan IS SUBJECT TO a Wayleave Easement (as defined herein) in favour of Tasmanian Networks Pty Ltd over the land marked "WAYLEAVE EASEMENT VARIABLE WIDTH" on the Plan.

### INTERPRETATION

"Pipeline and Services Easement" means the full right and liberty for TasWater at all times to-

- (1) enter and remain upon the land marked "PIPELINE & SERVICES EASEMENT 'D' VARIABLE LENGTH", "PIPELINE & SERVICES EASEMENT 'E' VARIABLE LENGTH", "PIPELINE & SERVICES EASEMENT 'H' VARIABLE WIDTH" on the Plan ("the Easement Land") with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage and water through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
  - (1) without doing unnecessary damage to the Easement Land; and
  - (2) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lots on the Plan from the highway at any then existing vehicle entry and cross the Lots on the Plan to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lots on the Plan.

### PROVIDED ALWAYS THAT:

- (1) The registered proprietor of the Lots on the Plan ("the Owner") must not without the written consent of TasWater first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:
  - (a) Alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;

Director

MONEE PTY LTD (ACN 076 603 748)

Director/Secretary

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

# SCHEDULE OF EASEMENTS

RECORDER OF TITLES

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- (b) Install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
  - (c) Remove any thing that supports, protects or covers any Infrastructure on or in the easement Land;
  - (d) Do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
  - (e) In any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
  - (f) Permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
- (a) The Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
  - (b) If the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
- (a) reinstate the ground level of the Easement Land; or
  - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
  - (c) replace anything that supported, protected or covered the Infrastructure.

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) Sewer pipes and water pipes and associated valves;
- (b) Telemetry and monitoring devices;
- (c) Inspection and access pits;
- (d) Markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (e) Anything reasonably required to support, protect or cover any of the Infrastructure;
- (f) Any other Infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water through the Easement Land or monitoring or managing that activity; and
- (g) Where the context permits, any part of the Infrastructure.

"Wayleave easement" means:

FIRSTLY the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants, agents, invitees and contractors ("TasNetworks") at all times:

Director

MONEE PTY LTD (ACN 076 603 748)

Director/Secretary

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# SCHEDULE OF EASEMENTS

RECORDER OF TITLES

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<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 4 OF 5 PAGES	Registered Number  <b>SP 176742</b>
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- (a) To clear the lands marked "WAYLEAVE EASEMENT VARIABLE WIDTH" on the Plan (described as "the servient land") and to lay, erect, construct, inspect, install, maintain, repair, modify, add to, replace, remove and operate in, upon, through, over, along and under the servient land the following:  
Towers, poles, wires, cables, apparatus, appliances, and all other ancillary and associated equipment which includes telecommunication equipment (described collectively as "electricity infrastructure") for, or principally for, the transmission and distribution of electrical energy and for any incidental purposes.
- (b) To operate and maintain electricity infrastructure on the servient land.
- (c) To cut away remove and keep clear of the electricity infrastructure all trees and other obstructions or erections of any nature whatsoever which may at any time:
- (i) overhang, encroach upon or be in or on the servient land; or
  - (ii) which may in the opinion of TasNetworks endanger or interfere with the proper operation of the electricity infrastructure.
- (d) To enter the servient land for all or any of the above purposes and to cross the remainder of the land with any and all necessary plant, equipment, machinery and vehicles for the purpose of access and egress to and from the servient land, and where reasonably practicable, in consultation with the registered proprietor/s (except when urgent or emergency repair work is needed).

SECONDLY the benefit of a covenant for TasNetworks and with the registered proprietor/s for themselves and their successors not to:

- (i) erect any buildings; or
- (ii) place any structures, objects or vegetation;

within the servient land without the prior written consent of TasNetworks. TasNetworks may rescind their consent if in the opinion of TasNetworks there are safety, access or operational concerns.



Director

MONEE PTY LTD (ACN 076 603 748)



Director/Secretary

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# SCHEDULE OF EASEMENTS

RECORDER OF TITLES

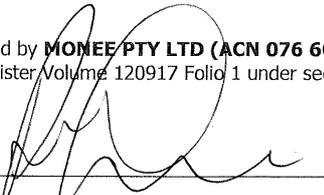
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Executed by **MONEE PTY LTD (ACN 076 603 748)** being the registered proprietor of the land described by Folio of the Register Volume 120917 Folio 1 under section 127 of the Corporations Act 2001:

  
 Director

  
 Director/Secretary

Name of Director: Rhys Gwynne Cropper

Name of Director/Secretary: Craig Peter Badcock

The Consent of **COMMONWEALTH BANK OF AUSTRALIA**

As Mortgagee pursuant to Mortgage ~~D5592~~: D55992: J.S.

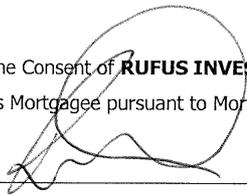
SIGNED SEALED AND DELIVERED  
 for and on behalf of COMMONWEALTH BANK  
 OF AUSTRALIA by its Attorney **JADE SEENANDAN**  
 under Registration Power of Attorney No. 72/6177  
 who certifies that he/she is **SENIOR CONVEYANCING OFFICER**  
 of the COMMONWEALTH BANK OF AUSTRALIA  
 and declares that he/she has received no notice  
 of revocation of the said Power of Attorney and  
 in the presence of:

  
 Bank Officer, Sydney  
 Name of Authorised Person **Shireen Musallam**

150 George Street Parramatta NSW 2150

The Consent of **RUFUS INVESTMENTS PTY LTD**

As Mortgagee pursuant to Mortgage D131562:

  
 Signature of Director

  
 Signature of Director

Name of Director: Rhys Gwynne Cropper

Name of Director: Rosalee Gaynor Cropper

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



***- Compliance Submission -  
Multi-lot subdivision at Marconi Court, Spreyton***

*Prepared by: Thomas Reilly*

*Date: 23 December 2020*

*PDA Surveyors reference: 45368*

***Tasmanian Planning Scheme – Devonport***

<i>Provision</i>	<b>Applicable</b>	<b>Compliant</b>	<b>Comment:</b>
<i>1.0 Identification</i>	Yes	Yes	The site is within the area of the Tasmanian Planning Scheme - Devonport.
<i>2.0 Planning Scheme Purpose</i>	Yes	Yes	The Planning Scheme provides standards for the development proposed.
<i>3.0 Interpretation</i>	Yes	Yes	Definitions in section 3 have been applied in this submission.
<i>4.0 Exemptions</i>	No	N/A	No exemptions apply.
<i>5.0 Planning Scheme Operation</i>	Yes	Yes	In accordance with 5.2, the land on which the activity would occur is in the Industrial Zone. No Specific Area Plans apply. Compliance with Codes is considered below.
<i>6.1 Application Requirements</i>	Yes	Yes	In accordance with 8.1.2, the application documentation includes:  (a) details of the location of the proposed use or development (see Plan of Subdivision);  (b) a copy of the certificate of title, title plan and schedule of easements (enclosed);

		(c) a full description of the proposed use or development (description contained below); (d) a description of the manner in which the proposed use or development will operate.  See 18.3.1 P4 for descriptions.	
<i>7.0 General Provisions</i>	Yes	Yes	No General Provisions apply.
<b><i>18.0 LIGHT INDUSTRIAL ZONE</i></b>			
<i>18.1 Zone Purpose Statements</i>	No	N/A	No use is proposed. In accordance with 6.10.2 there is no cause for consideration of the Zone Purpose Statements.
<i>18.2 Use Table</i>	No	N/A	The proposal involves subdivision and in accordance with 6.2.6 it does not need to be categorised into one of the Use Classes.
<i>18.3 Use Standards</i>	No	N/A	No use proposed and no use standards apply.
<i>18.4.1 Building height</i>	No	N/A	No buildings proposed.
<i>18.4.2 Setbacks</i>	Yes	Yes	P1  Contrary to the AS, the two rows of the existing storage sheds would be located on the frontage boundary. There would need to be a substantial realignment of the existing road in order to meet the AS. It is considered that the existing storage units would have a minor impact on the potential of the site to be landscaped at the frontage. In accordance with the PC, it is considered that there would be no significant impact on safety of road users, vehicle access or parking.
<i>18.4.3 Fencing</i>	No	N/A	No new dwellings proposed.

<i>18.4.4 Outdoor storage</i>	No	N/A	No outdoor storage involved.
<i>18.4.5 Landscaping</i>	No	N/A	It is considered that the proposed subdivision should not cause reconsideration of landscaping on the existing storage site.
<i>18.5.1 Lot design</i>	Yes	Yes	<p>A1</p> <p>In accordance with (a), the area of each lot exceeds 1000m<sup>2</sup>.</p> <p>It is noted that the 20m x 15m building area on each lot would meet the setback standards as shown.</p> <p>It is considered that existing storage sheds would meet the setback standard at 18.4.2, as discussed above.</p> <p>A2</p> <p>Contrary to A2, lots 2, 5, 10, 12, 13, 14, 15 and 16 would have frontages to the internal road less than 20m.</p> <p>P2</p> <p>In accordance with Performance Criteria, lots 2, 5, 10, 12, 13, 14, 15 and 16 would have access strips to gain access to and from the new road. Each connection to the road would have the following attributes:</p> <ul style="list-style-type: none"> <li>(a) No other lot would use the land as their sole and principle means of access.</li> <li>(b) The access land has a cross fall no greater than 1 in 10, which is considered sufficient to contain a regularly constructed access road with minimal earthworks.</li> </ul>

		<p>(c) No issues with functionality or useability of the frontage.</p> <p>(d) The access width and frontage width of at least 9m is proven over time to be sufficient for commercial and industrial traffic unless on steep land – which it's not.</p> <p>(e) Each lot has sufficient size to accommodate on-site vehicle manoeuvring.</p> <p>(f) The access width and frontage width of at least 9m is considered sufficient for emergency services.</p> <p>(g) The pattern of development in the wider area does not in any way indicate that the proposed connection to the road is not sufficient for the intended use.</p> <p>A3</p> <p>All accesses would be formed and constructed in accordance with the requirements of the Road Authority.</p>	
<i>18.5.2 Services</i>	Yes	Yes	<p>A1, A2, A3</p> <p>In accordance with the AS, each lot would be suitably connected to the reticulated services.</p>
<b><i>CODES</i></b>			
<i>C1 Sign Code</i>	No	N/A	No signage involved.
<i>C2 Parking and Sustainable Transport Code</i>	Yes	Yes	The existing parking areas on the storage unit lot (Lot 19) are concrete and have been constructed and drained to an appropriate standard in accordance with the existing building and plumbing permits for the site. The storage unit lot and each other lot provides sufficient space to accommodate parking, manoeuvring and circulation. No changes to existing accesses involved.

<i>C3 Road and Rail Code</i>	No	N/A	<p>C3.2.1</p> <p>(a) No existing vehicle crossing or private level crossing involved.</p> <p>(b) No new vehicle crossings, junctions or level crossings.</p> <p>(c) No sensitive uses involved.</p>
<i>C4 Electricity Transmission Infrastructure Code</i>	Yes	Yes	<p>C4.7.1</p> <p>A1</p> <p>In accordance with (a), the proposal involves lots that contain 10m x 15m building areas entirely located outside the registered electricity easement.</p>
<i>C5 Telecommunications Code</i>	No	N/A	The site is not near and the proposal does not involve telecommunications infrastructure of the type covered by the Code.
<i>C6 Local Heritage Code</i>	No	N/A	There are no Local Historic Heritage areas involved.
<i>C7 Natural Assets Code</i>	No	N/A	<p>The proposal does not involve development within a future coastal refugia area or priority vegetation area. A waterway and coastal protection area exists along the southern boundary of the site. This overlay covers the now redirected and fully confined Horsehead Creek.</p> <p>The Creek is highly modified and disturbed and resembles a controlled drain for the catchment area. The natural environmental values of the creek have been degraded and are practically irretrievable on this site.</p> <p>C7.7.1 P1</p> <p>In the circumstances, it is considered that the adverse impacts on the Creek as a natural asset would be minimal. Only a small part of Lot 18 contains the overlay area. The lot would contain sufficient developable space away from the overlay area to ensure that whatever values remain are protected. Up to 13m at the rear of lot 19 would be within the</p>

			overlay area. This is entirely developed with concrete and no further adverse impact is likely as a result of the proposed subdivision.
<i>C8 Scenic Protection Code</i>	No	N/A	The site contains no land affected by a Scenic Protection Area overlay.
<i>C9 Attenuation Code</i>	No	N/A	No use or development involved that would be located within an attenuation area.
<i>C10 Coastal Erosion Code</i>	No	N/A	The site contains no land affected by Coastal Erosion risk.
<i>C11 Coastal Inundation Code</i>	No	N/A	The site contains no land affected by Coastal Inundation risk.
<i>C12 Flood Prone Areas Code</i>	No	N/A	The site contains no land affected by flood risk.
<i>C13 Bushfire-Prone Areas Code</i>	Yes	Yes	The site is bushfire prone. A report from an accredited bushfire consultant is included with the application. The recommendations of the report are to be adopted.
<i>C14 Contaminated Land Code</i>	No	N/A	No contamination is known to be present.
<i>C15 Landslip Hazard Code</i>	Yes	Yes	C15.4.1 The site contains no areas of land identified by Mineral Resources Tasmania as containing landslide risk.
<i>C16 Safeguarding Airports Code</i>	No	N/A	The site is not within an ANEF area and not within prescribed airspace.

- End -

# Bushfire Hazard Management Report: Subdivision

**Report for:** RFS Projects

**Property Location:** 11 Marconi Court, Stony Rise

**Prepared by:** Scott Livingston  
Livingston Natural Resource Services  
299 Relbia Road  
Relbia, 7258

**Date:** 4<sup>th</sup> February 2022  
Version 2



**Summary**

**Client:** RFS Projects

**Property identification:** Current zoning: Light Industrial, *Tasmanian Planning Scheme-Devonport 2021*

11 Marconi Court, Stony Rise, CT 176742/50, PID 9854677

**Proposal:** A 27 + reserve lot and roads subdivision in two stages, is proposed from existing title CT 176742/50, 11 Marconi Court, Stony Rise.

**Assessment comments:** A field inspection of the site was conducted to determine the Bushfire Risk and Attack Level.

**Assessment by:**



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Scott Livingston,  
Master Environmental Management,  
Natural Resource Management Consultant.  
Accredited Person under part 4A of the Fire Service Act 1979:  
Accreditation # BFP-105.

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Figure 10: west across balance lot ..... **Error! Bookmark not defined.**

## VERSION

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This report supersedes BHMP SRL20/18S, dated 22/4/2020 with changes to lot layout.

## DESCRIPTION

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A 27 + reserve lot and roads subdivision in two stages, is proposed from existing title CT 176742/50, 11 Marconi Court, Stoney Rise.

The site is cleared with grasses, sedges, occasional eucalypt regrowth and weeds except for the proposed Reserve lot which is forest and lot 18 is mostly cleared and has storage sheds. Land to the north is forest. Stony Rise Road forms the northern portion of the eastern boundary, the southern portion is light industrial developments with grassland further to the east of the road. The southern boundary has a +- 20-30m wide forest strip separating the site from low threat vegetation on the Mersey Vale Lawn Cemetery, the western portion of the cemetery lot is forested. The western boundary has a power line easement with variable width (8-16m) cleared area, land further to the west is a mosaic of forest and cleared previously cleared areas (shrubland/ scrub).

See Appendix 1 for maps and site plan. Appendix 2 for photos.

## BAL AND RISK ASSESSMENT

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The land is mapped as Bushfire Prone in Planning Scheme Overlays.

### VEGETATION AND SLOPE

Lot		North	East	South	West
1	Vegetation	0-60+m grassland on lots, 60+-100m forest (reserve lot)	0-100m managed land	0-100m managed land	0-100m grassland (on lots)
	Slope	Flat/ Upslope	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope
	BAL Rating existing vegetation	BAL FZ	BAL low	BAL low	BAL 12.5
	BAL Rating with HMA & setbacks	BAL 12.5			
2	Vegetation	western portion, 0-50+m grassland on lots, 50+-100m forest (reserve lot), eastern portion	0-100m managed land	0-100m managed land / part grassland (lot 1)	0-100m grassland (on lots)

		0-100m forest (reserve lot)			
	Slope	Flat/ Upslope	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope
	BAL Rating existing vegetation	BAL FZ	BAL low	BAL low/ BAL 12.5	BAL FZ
	BAL Rating with HMA & setbacks	BAL 12.5 / BAL 19			
		<b>North East</b>	<b>South East</b>	<b>South West</b>	<b>North West</b>
3	Vegetation	0-60m forest. 60-100, managed land (road)	0-20m grassland, 20-100m managed land	0-100m grassland (on lots)	0-100m grassland (on lots)
	Slope	Flat/ Upslope	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope
	BAL Rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with HMA	BAL 12.5 /19			
4	Vegetation	0-80m forest. 80-100, managed land (road)	0-65m grassland, 65-100m managed land	0-100m grassland (on lots)	0-30+m forest/grassland (on lots) 30+-100m forest
	Slope	Flat/ Upslope	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope
	BAL Rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with HMA & setbacks	BAL 12.5 /19			
		<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
5	Vegetation	0-100m forest	0-100m forest (reserve lot)	0-100m grassland (on lots)	0-100m grassland (on lots)
	Slope	Flat/ Upslope	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope
	BAL Rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with HMA & setbacks	BAL 12.5 /19			
6,7	Vegetation	0-100m forest	0-40+m grassland (on lots) 40+-100m forest	0-100m grassland (on lots)	0-100m grassland (on lots)
	Slope	Flat/ Upslope	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope
	BAL Rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ

	BAL Rating with HMA & setbacks	BAL 12.5 /19			
8, 9	Vegetation	0-100m forest	0-100m grassland (on lots)	0-100m grassland (on lots)	0-70+m grassland (on lots)70+-90+m grassland (poerline) 90+-100m forest
	Slope	Flat/ Upslope	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope
	BAL Rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with HMA & setbacks	BAL 12.5 /19			
10	Vegetation	0-100m forest	0-100m grassland (on lots)	0-100m grassland (on lots)	0-5m grassland (powerline), 5-100m forest100m forest
	Slope	Flat/ Upslope	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope
	BAL Rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with HMA & setbacks	BAL 12.5 /19			
11	Vegetation	0-35m grassland,35-45 forest (on lots) 45-100m forest	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m forest/ part shrubland)
	Slope	Flat/ Upslope	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope
	BAL Rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with HMA & setbacks	BAL 12.5 /19			
12	Vegetation	0-70m grassland,70-80 forest (on lots) 80-100m forest	0-100m grassland	0-100m grassland	0-15m grassland,15-45m forest,45-100m shrubland
	Slope	Flat/ Upslope	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope
	BAL Rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with HMA & setbacks	BAL 12.5 /19			

13	Vegetation	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland (on lots)	0-15m grassland,15-45m forest,45-100m shrubland
	Slope	Flat/ Upslope	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope
	BAL Rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with HMA & setbacks	BAL 12.5 /19			
14	Vegetation	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland (on lots)	0-25m grassland,25-55m forest,55-100m shrubland
	Slope	Flat/ Upslope	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope
	BAL Rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with HMA & setbacks	BAL 12.5 /19			
15	Vegetation	0-100m grassland (on lots)	0-100m grassland (on lots)	0-44m grassland (on lots) 44-100m forest	0-25m grassland,25-55m forest,55-100m shrubland
	Slope	Flat/ Upslope	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope
	BAL Rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with HMA & setbacks	BAL 12.5 /19			
16	Vegetation	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m forest	0-25m grassland,25-55m forest,55-100m shrubland
	Slope	Flat/ Upslope	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope
	BAL Rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with HMA & setbacks	BAL 12.5 /19			
17	Vegetation	0-100m grassland	0-33m grassland, 33- 100m low threat (on lots)	0-100m forest	0-69m grassland (on lots), 69-84m grassland, 84-100m forest
	Slope	Flat/ Upslope	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope

	BAL Rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with HMA & setbacks	BAL 12.5 /19			
18	Vegetation	0-100m grassland (on lots)	0-100m low threat	0-25+m forest, 25+-100m low threat	0-100m grassland (on lots)
	Slope	Flat/ Upslope	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope
	BAL Rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with HMA & setbacks	BAL 12.5 /19			
19	Vegetation	0-100m grassland (on lots)	0-65m grassland (on lots) 65-100m low threat	0-100m low threat (on lots)	0-100m grassland (on lots)
	Slope	Flat/ Upslope	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope
	BAL Rating existing vegetation	BAL FZ	BAL FZ	BAL Low	BAL FZ
	BAL Rating with HMA & setbacks	BAL 12.5*			
20	Vegetation	0-100m grassland (on lots)	0-100m grassland (on lots)	0-65m grassland (on lots) 100m low threat (on lots)	0-100m grassland (on lots)
	Slope	Flat/ Upslope	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope
	BAL Rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with HMA & setbacks	BAL 12.5*			
21, 22	Vegetation	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland (on lots)
	Slope	Flat/ Upslope	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope
	BAL Rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with HMA & setbacks	BAL 12.5*			
23, 24	Vegetation	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland (on lots)	0-60m grassland (on lots), 60-75m

					grassland, 70-100m forest
	Slope	Flat/ Upslope	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope
	BAL Rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with HMA & setbacks	BAL 12.5*			
25	Vegetation	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland (on lots)	0-100m grassland (on lots)
	Slope	Flat/ Upslope	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope
	BAL Rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with HMA & setbacks	BAL 12.5*			
26, 27	Vegetation	0-100m grassland	0-100m grassland	0-100m low threat (on lots)	0-100m grassland
	Slope	Flat/ Upslope	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope
	BAL Rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with HMA & setbacks	BAL 12.5*			

### **BUILDING AREA BAL RATING**

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after development and management of land within the subdivision and have also considered slope gradients.

Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied, other building constraints such as topography have not been considered.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2018, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

<b>Bushfire Attack Level (BAL)</b>	<b>Predicted Bushfire Attack &amp; Exposure Level</b>
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m <sup>2</sup>

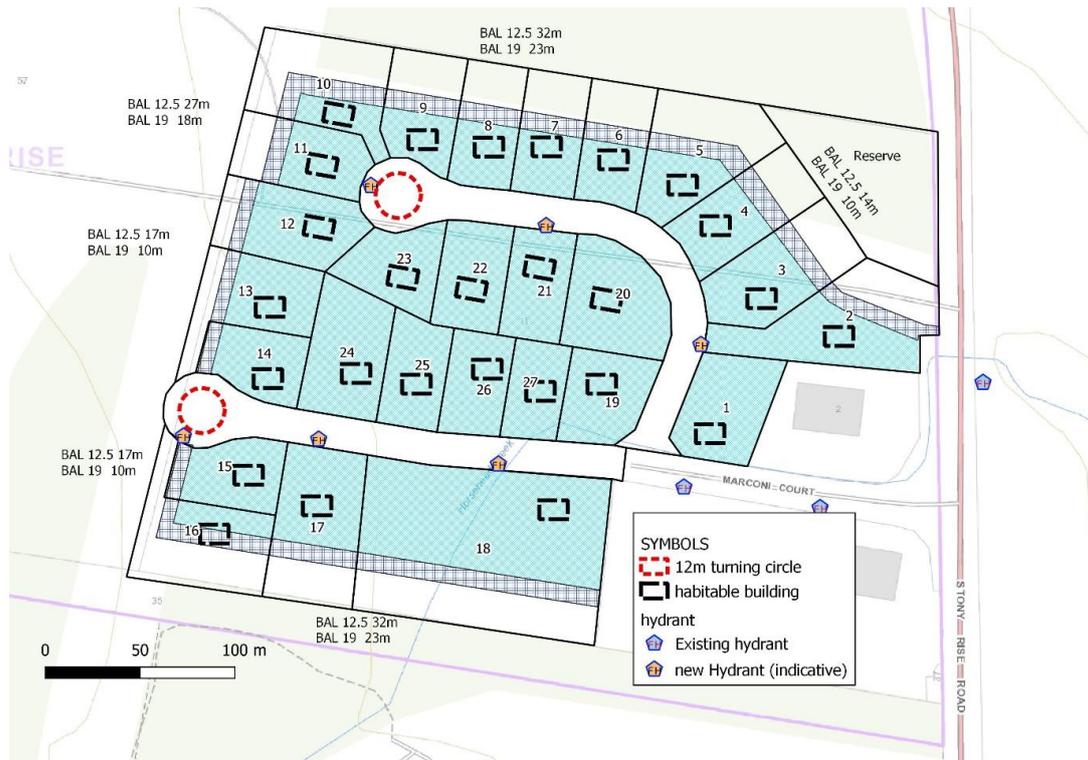
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m <sup>2</sup>
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m <sup>2</sup>
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m <sup>2</sup>
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

### **BUILDING SETBACKS**

BAL	Slope	Grassland	Forest
BAL Low	all	50m	100m
BAL 12.5	Flat/ Upslope	14m	32m
	Down slope 0-5°	16m	38m
	Down slope 5-10°	19m	46m
BAL 19	Flat/ Upslope	10m	23m
	Down slope 0-5°	11m	27m
	Down slope 5-10°	13m	34m

### **PROPOSED LOT BAL RATING**

The diagram below shows BAL 12.5 and BAL 19 building areas. Once the site is fully developed and low threat vegetation Lots 19, 25, 26, & 27 will achieve BAL Low, and portions of Lots 1, 20, 21, 22, & 23 will achieve BAL Low. If Construction of a habitable building (Class 1, 2 3, 8 or 9) is proposed on any of those lots it is recommended the bushfire risk is re assessed at the time of building planning.



**Figure 1: Proposed Lots and building areas.**

**HAZARD MANAGEMENT AREAS**

During staging land within the developed lots and an adjacent area on the balance (stage 2 lots) must be maintained as low threat vegetation to provide the BAL building areas as described in this report. At completion of stage all areas of the site with the exception of the proposed reserve area must be maintained in perpetuity as low threat vegetation.

The interim hazard management area for stage 1 provides two zones, land immediately adjacent to developed lot boundaries must be maintained as low threat, eg grasses mown to less than 100mm. Land in the 16-31m zone from lot boundaries must carry a fuel load no higher than grassland by regular slashing. Land outside the 31m zone will not require management of fuels until stage 2. The reserve lot will not require any fuel management.

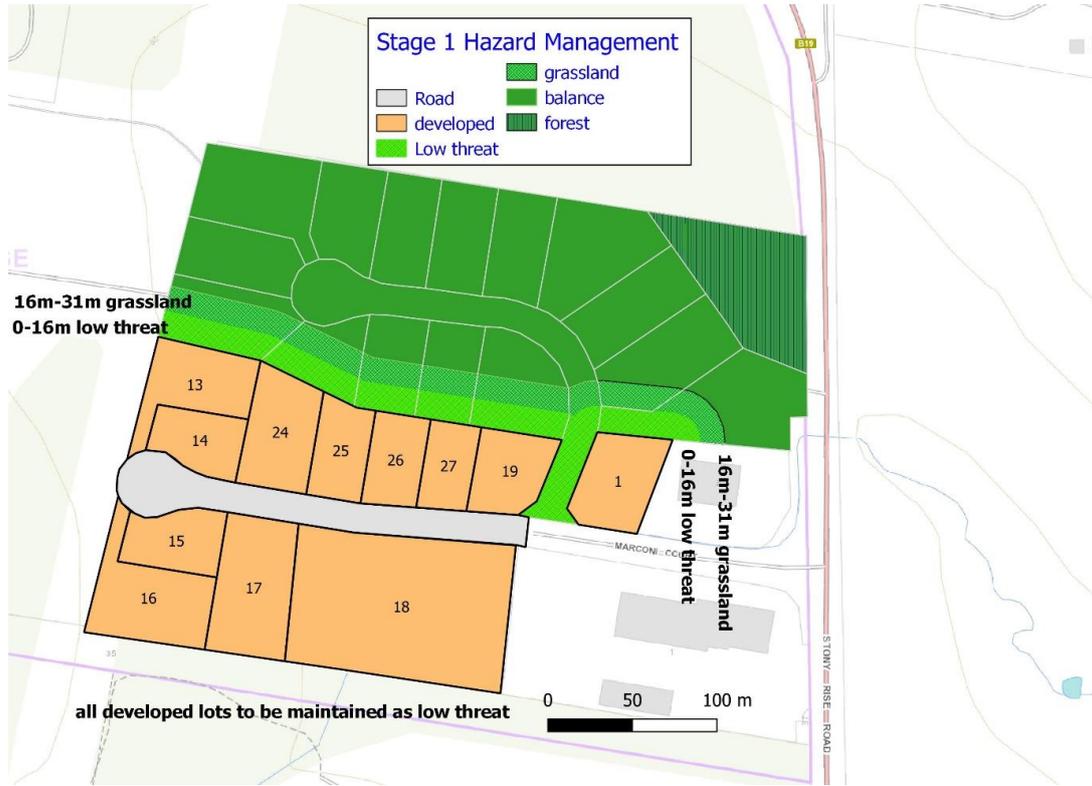


Figure 2: Hazard Management Areas

## ROADS

Subdivision roads within bushfire prone areas must comply with the relevant elements of Table C13.1 Tasmanian Planning Scheme. The terminus of any dead-end road, including during staging must meet turning circle provisions including a 12m outer radius. Dead end roads must be 7m in width. Cul de sac heads must have no parking signs, and if the carriageway is less than 12m outer radius, mountable kerbs and footpaths must be installed to provide compliant trafficable surface. All proposed roads meet these requirements.

**Table C13.1 Standards for Roads**

Element	Requirement
A.	<p>Roads.</p> <p>Unless the development standards in the zone require a higher standard, the following apply:</p> <ul style="list-style-type: none"> <li>(a) two-wheel drive, all-weather construction;</li> <li>(b) load capacity of at least 20 tonnes, including for bridges and culverts;</li> <li>(c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;</li> <li>(d) minimum vertical clearance of 4m;</li> <li>(e) minimum horizontal clearance of 2m from the edge of the carriageway;</li> <li>(f) cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;</li> <li>(h) curves have a minimum inner radius of 10m;</li> <li>(i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7m in width;</li> <li>(j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and</li> <li>(k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with <i>Australian Standard, AS 1743-2001 Road signs-Specifications</i>.</li> </ul>

## PROPERTY ACCESS

Access to bushfire prone lots must comply with the relevant elements of Table C13.1 Tasmanian Planning Scheme. No access to water supply points will be required therefore property access will meet element A and no design or construction requirements apply.

**Table C13.2 Standards for Property Access**

Element	Requirement
A.	<p>Property access length is less than 30m; or access is not required for a fire appliance to</p> <p>There are no specified design and construction requirements.</p>

	access a fire fighting water point.	
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) all-weather construction;</li> <li>(b) load capacity of at least 20t, including for bridges and culverts;</li> <li>(c) minimum carriageway width of 4m;</li> <li>(d) minimum vertical clearance of 4m;</li> <li>(e) minimum horizontal clearance of 0.5m from the edge of the carriageway;</li> <li>(f) cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;</li> <li>(h) curves with a minimum inner radius of 10m;</li> <li>(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</li> <li>terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> <li>(i) a turning circle with a minimum outer radius of 10m; or</li> <li>(ii) a property access encircling the building; or</li> <li>(iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.</li> </ul> </li> <li>(j)</li> </ul>
C.	Property access length is 200m or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) the requirements for B above; and</li> <li>(b) passing bays of 2m additional carriageway width and 20m length provided every 200m.</li> </ul>
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) complies with requirements for B above; and</li> <li>(b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.</li> </ul>

## **FIRE FIGHTING WATER SUPPLY**

The subdivision will be serviced by a reticulated water supply. New hydrants must meet the requirements of Table C13.4 Tasmanian Planning Scheme. If any portion of a building is greater than 120m hose lay from a hydrant a Static water supply compliant with table C13.5 must be installed prior to commencement of construction.

A compliant static supply must be installed to service the existing building on the balance lot prior to sealing of titles for any lot, this may be by either upgrade including fittings and signage for the existing tank or a new tank. If the tank to the east of the dwelling is to be used it would require either a remote offtake (piped to the driveway), or additional access to meet requirements.

**Table C13.4 Reticulated Water Supply for Fire Fighting**

Element	Requirement
A.	The following requirements apply:

	Distance between building area to be protected and water supply.	(a) the building area to be protected must be located within 120m of a fire hydrant; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Design criteria for fire hydrants.	The following requirements apply: fire hydrant system must be designed and constructed in (a) accordance with <i>TasWater Supplement to Water Supply Code of Australia, WSA 03-2011-3.1 MRWA 2nd edition</i> ; and (b) fire hydrants are not installed in parking areas.
C.	Hardstand.	A hardstand area for fire appliances must be provided: (a) no more than 3m from the hydrant, measured as a hose lay; (b) no closer than 6m from the building area to be protected; (c) with a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

## CONCLUSIONS

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A 27 + reserve lot and roads subdivision in two stages, is proposed from existing title CT 176742/50, 11 Marconi Court, Stony Rise. The area is mapped as bushfire prone.

There is sufficient area on all lots to provide for a BAL 19. The BAL 12.5 and BAL 19 building areas may change with development on site. If the site is fully developed and low threat vegetation Lots 19, 25, 26, & 27 will achieve BAL Low, and portions of Lots 1, 20, 21, 22, & 23 will achieve BAL Low. If Construction of a habitable building (Class 1, 2, 3, 8 or 9) is proposed on those lots it is recommended the bushfire risk is re assessed at the time of building planning

During staged development hazard management areas must be in place and maintained to preserve the BAL ratings of lots.

Subdivision roads must comply with the relevant elements of Table C13.1 Tasmanian Planning Scheme.

The subdivision will be serviced by a new reticulated supply. New hydrants must meet the requirements of Table C13.4 of the Tasmanian Planning Scheme and in place prior to sealing of titles.

## REFERENCES

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Department of Justice (Tasmania). (2017). *Determination - Requirements for building in bushfire prone areas 2017*.

Department of Premier and Cabinet (Tasmania). (2017). *Building Act 2016*.

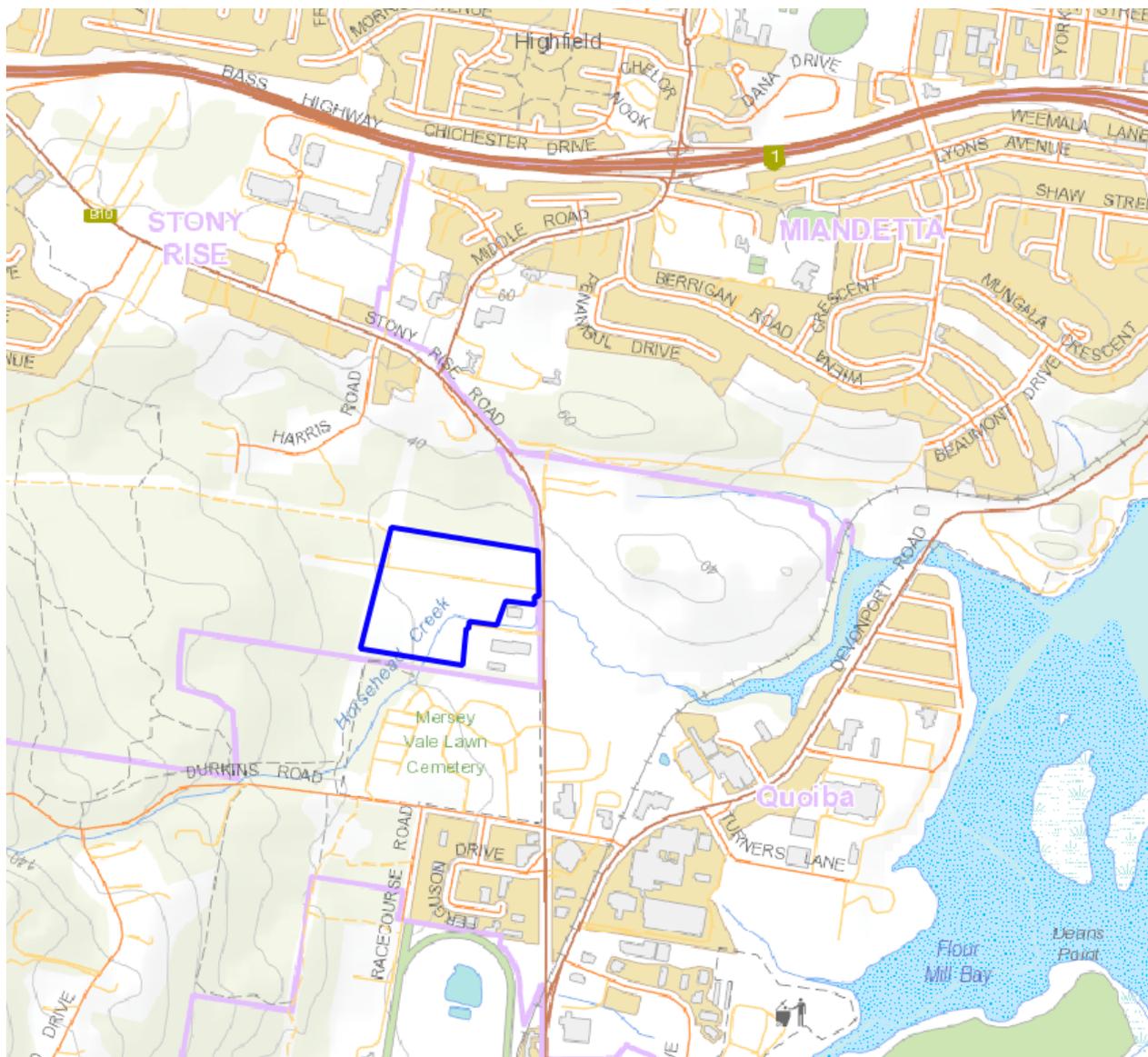
Department of Premier and Cabinet (Tasmania). (2017). *Building Regulations 2016*.

Standards Australia Limited. (2009). *AS 3959-2018 Construction of buildings in bushfire prone areas*

Tasmanian Planning Commission. (2021). *Tasmanian Planning Scheme*

Tasmanian Planning Commission. (2017). *Planning Directive No. 5.1 - Bushfire-Prone Areas Code*.

**APPENDIX 1 – MAPS**



**Figure 3: Location existing lot in blue**



**Figure 4: Aerial Image**

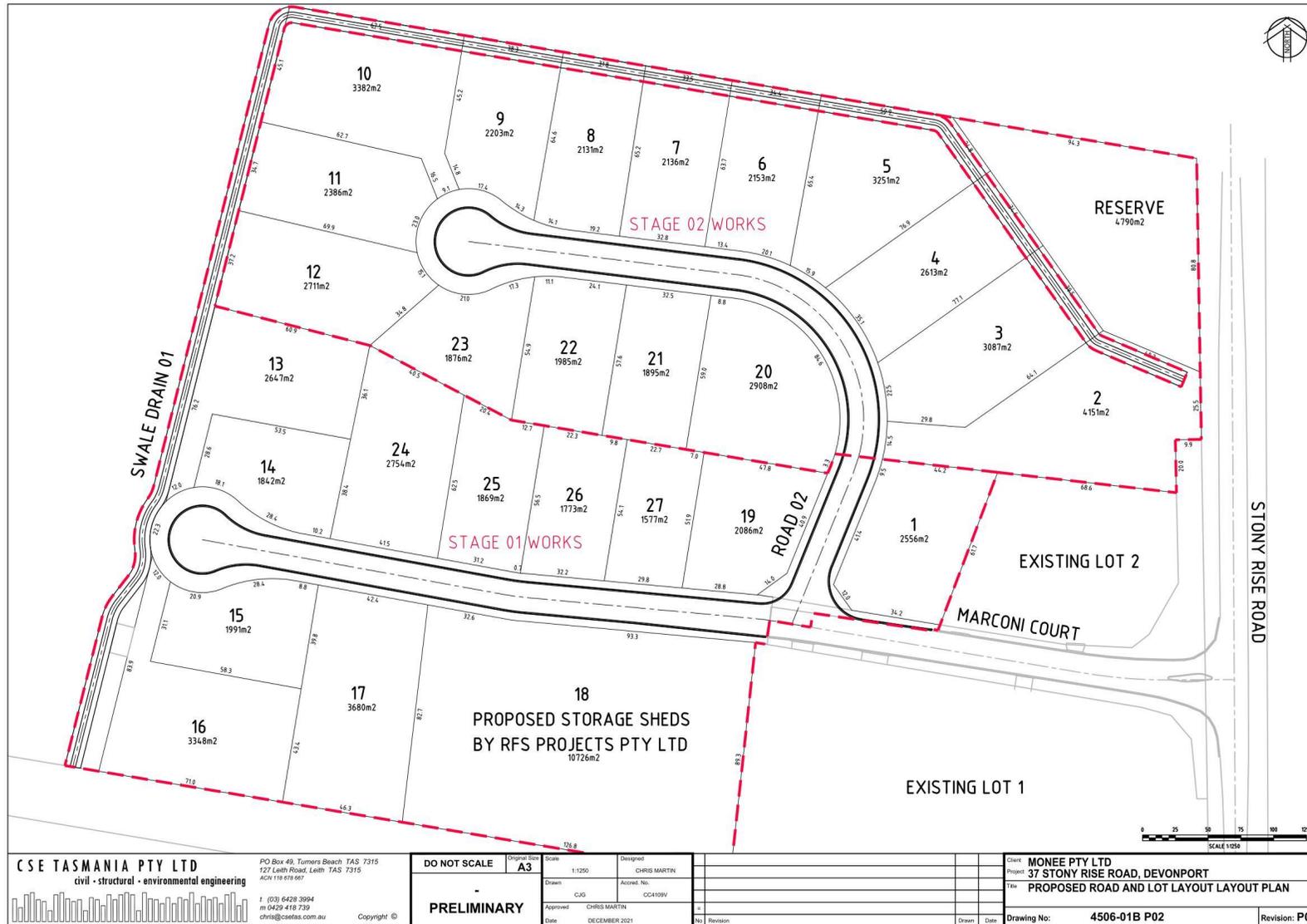


Figure 5: Proposed Subdivision Plan

**APPENDIX 2 – PHOTO**

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**Figure 6: north west from Marconi Court extension**



**Figure 7: south east from Marconi Court extension**



**Figure 8: west across stage 2 lots**

## Bushfire Hazard Management Plan: Subdivision

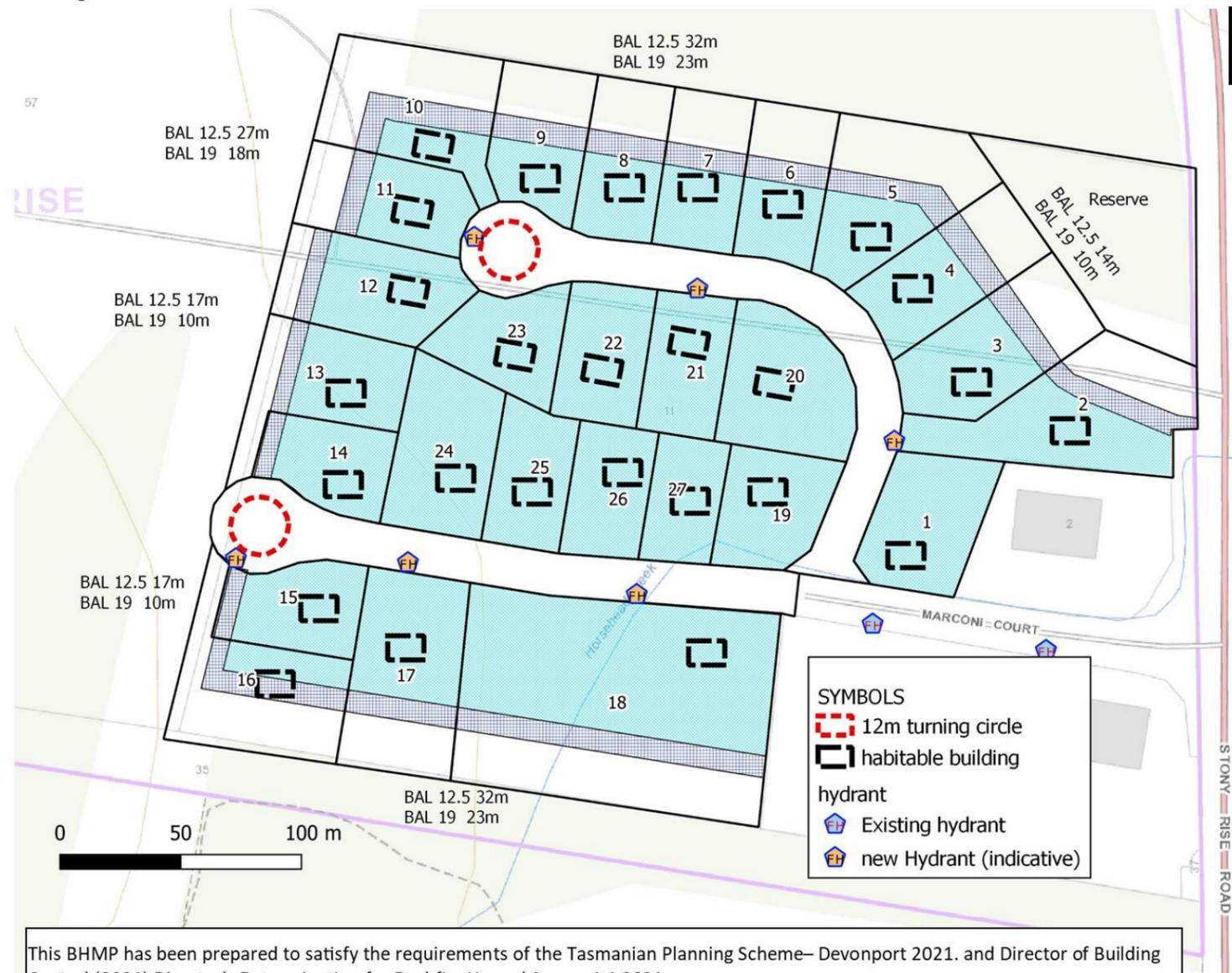
### Construction: BAL 12.5, BAL 19 as shown

Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959.

Building setbacks / BAL ratings apply to habitable buildings (Class 1, 2, 3, 8 or 9) and class 10a buildings within 6m of a habitable building.

<b>Proposed Development</b>	Subdivision, 27lots reserve lot and roads from 1 lot
<b>Plan of Subdivision</b>	Propose Road and Lot Layout Plan , RFS Projects
<b>Property Owner</b>	Monee Pty Ltd
<b>Address</b>	11 Marconi Court, Stony Rise
<b>CT</b>	176742/50
<b>PID</b>	9854677

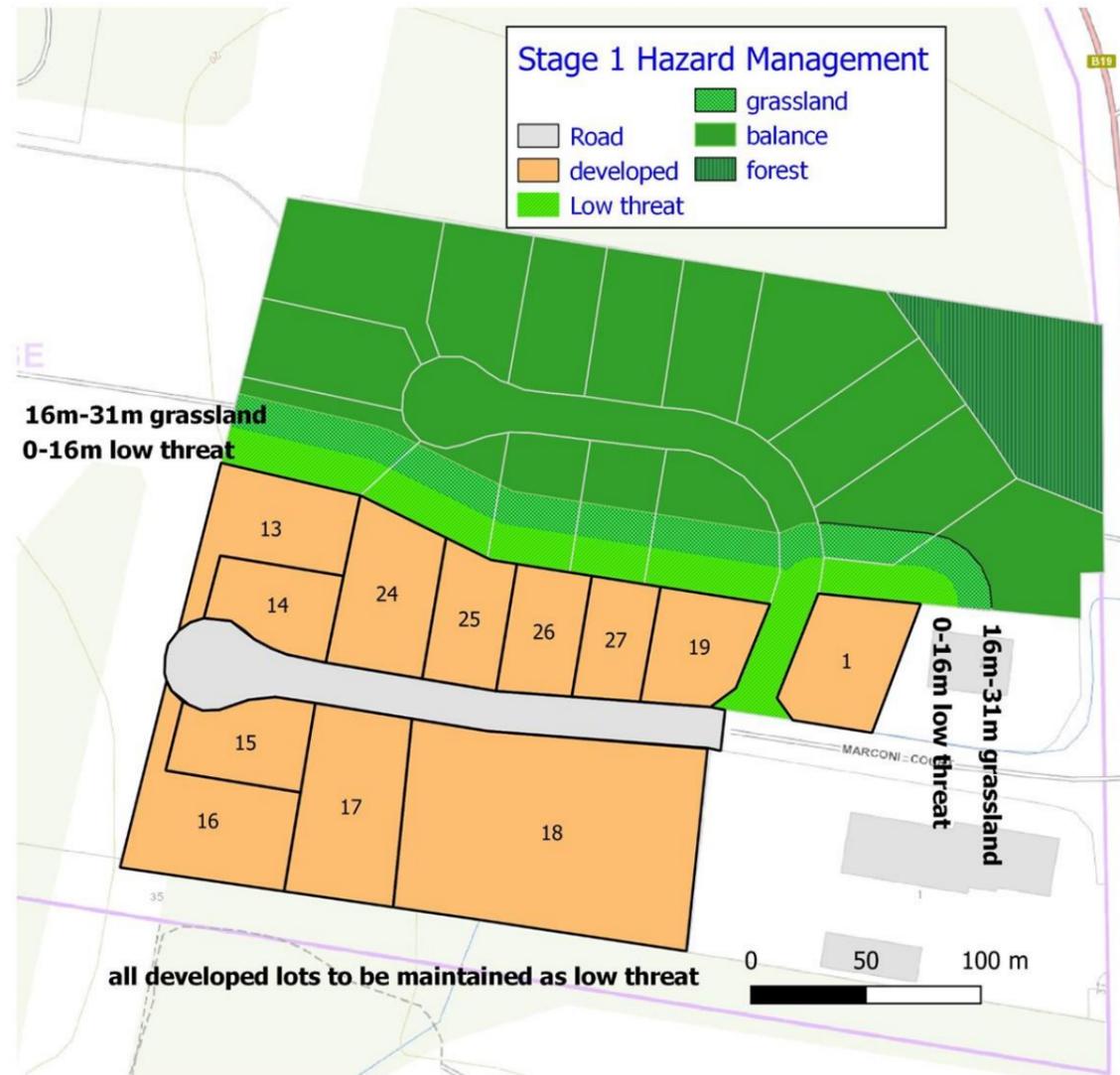
The following must be in place for the existing dwelling prior to sealing of titles for any lot: Hazard Management area, roads and water supply



This BHMP has been prepared to satisfy the requirements of the Tasmanian Planning Scheme– Devonport 2021. and Director of Building Control (2021) Director’s Determination for Bushfire Hazard Areas v1.1 2021

This plan should be read in conjunction with the report titled: Bushfire Report CT 176742/50 11 Marconi Court, Stony Rise v2. Livingston Natural Resource Services

Scott Livingston  
 Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C  
 Date 4/2/2022  
 SRL20/18S2



**Stage 1 Hazard Management**

	grassland
	developed
	Road
	Low threat
	balance
	forest

**16m-31m grassland  
0-16m low threat**

**0-16m low threat  
16m-31m grassland**

**all developed lots to be maintained as low threat**

**Hazard Management Areas**

During staging land within the developed lots and an adjacent area on the balance (stage 2 lots) must be maintained as low threat vegetation to provide the BAL building areas as described in this report. At completion of stage all areas of the site with the exception of the proposed reserve area must be maintained in perpetuity as low threat vegetation.

The interim hazard management area for stage 1 provides two zones, land immediately adjacent to developed lot boundaries must be maintained as low threat, eg grasses mown to less than 100mm. Land in the 16-31m zone from lot boundaries must carry a fuel load no higher than grassland by regular slashing. Land outside the 31m zone will not require management of fuels until stage 2. The reserve lot will not require any fuel management.

**The owner of a lot is responsible for management of fuels within their lot (s) Hazard Management Areas must be in place prior to sealing of titles for any stage.**

**Water Supply**

A reticulated water supply to the standards below must be in place prior to sealing of titles for any lot..

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

- a. the building area to be protected must be located within 120m of a fire hydrant; and
- b. the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

**Design criteria for fire hydrants.**

- a. fire hydrant system must be designed and constructed in accordance with *TasWater Supplement to Water Supply Code of Australia, WSA 03-2011-3.1 MRWA 2nd edition*; and
- b. fire hydrants are not installed in parking areas.

**Hardstand.** A hardstand area for fire appliances must be provided:

- a. no more than 3m from the hydrant, measured as a hose lay;
- b. no closer than 6m from the building area to be protected;
- c. with a minimum width of 3m constructed to the same standard as the carriageway; and
- d. connected to the property access by a carriageway equivalent to the standard of the property access.

**Roads**

Roads to the standards below must be in place prior to sealing of titles for a stage.

Dead end roads must be 7min width. Cul de sac heads must have no parking signs, and if the carriageway is less than 12m outer radius, mountable kerbs and footpaths must be installed to provide compliant trafficable surface.

- a. two-wheel drive, all-weather construction;
- b. load capacity of at least 20 tonnes, including for bridges and culverts;
- c. minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;
- d. minimum vertical clearance of 4m;
- e. minimum horizontal clearance of 2m from the edge of the carriageway;
- f. cross falls of less than 3 degrees (1:20 or 5%);
- g. maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;
- h. curves have a minimum inner radius of 10m;
- i. dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7m in width;
- j. dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and
- k. carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with *Australian Standard, AS 1743-2001 Road signs-Specifications*.

Scott Livingston  
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C  
Date 4/2/2022

SRL20/18S2

**BUSHFIRE-PRONE AREAS CODE****CERTIFICATE<sup>1</sup> UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993****1. Land to which certificate applies**

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

**Street address:**

11 Marconi Court, Stony Rise

**Certificate of Title / PID:**

CT 176742/50, PID 9854677

**2. Proposed Use or Development****Description of proposed Use and Development:**

Subdivision, 28 lots + reserve &amp; road from 1 lot

**Applicable Planning Scheme:**

Tasmanian Planning Scheme -Devonport

**3. Documents relied upon**

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Report CT 176742/50 11 Marconi Court, Stony Rise v2	Scott Livingston	4/2/2022	2
Bushfire Hazard Management Plan CT 176742/50 11 Marconi Court, Stony Rise v2	Scott Livingston	4/2/2022	2
Propose Road and Lot Layout Plan	RFS Projects	-/12/21	P02

**4. Nature of Certificate**

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

<input type="checkbox"/>	<b>E1.4 / C13.4 – Use or development exempt from this Code</b>	
	<b>Compliance test</b>	<b>Compliance Requirement</b>

<sup>1</sup> This document is the approved form of certification for this purpose and must not be altered from its original form.

<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk
--------------------------	----------------------	-------------------------------

<input type="checkbox"/>	<b>E1.5.1 / C13.5.1 – Vulnerable Uses</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/>	<b>E1.5.2 / C13.5.2 – Hazardous Uses</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input checked="" type="checkbox"/>	<b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as ‘balance’)
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	<b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk

<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables
-------------------------------------	--------------------------------	--------------------------------------

<input checked="" type="checkbox"/>	<b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input checked="" type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

### 5. Bushfire Hazard Practitioner

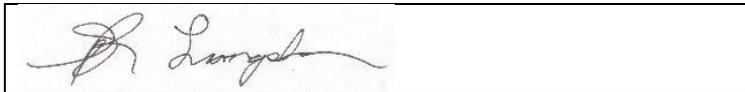
<b>Name:</b>	<input type="text" value="Scott Livingston"/>	<b>Phone No:</b>	<input type="text" value="0438 951 021"/>
<b>Postal Address:</b>	<input type="text" value="299 Relbia Road"/>	<b>Email Address:</b>	<input type="text" value="scottlivingston.lnrs@gmail.com"/>
<b>Accreditation No:</b>	<input type="text" value="BFP – 105"/>	<b>Scope:</b>	<input type="text" value="1, 2, 3A, 3B, 3C"/>

### 6. Certification

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

- Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

**Signed:**  
certifier



**Name:**

**Date:**

**Certificate Number:**

(for Practitioner Use only)

**CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM**

**Section 321**

To:  Owner /Agent  
  
  Suburb/postcode

Form **55**

**Qualified person details:**

Qualified person:   
 Address:  Phone No:   
  Fax No:   
 Licence No:  Email address:

Qualifications and Insurance details:  *(description from Column 3 of the Director of Building Control's Determination)*

Speciality area of expertise:  *(description from Column 4 of the Director of Building Control's Determination)*

**Details of work:**

Address:  Lot No:   
  Certificate of title No:

The assessable item related to this certificate:  *(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:  *(description from Column 1 of Schedule 1 of the Director of Building Control's Determination)*

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*  
 building work, plumbing work or plumbing installation or demolition work:   
 or  
 a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:

- Bushfire Attack Level Assessment & Report

Relevant calculations:

References:

Australian Standard 3959  
Building Amendment Regulations 2016  
Director of Building Control, Determinations

- Categories of Building Control and Demolition Work (July 2017)
- Requirements for Building in Bushfire Prone Areas. (July 2017)
- Application of Requirements for Building in Bushfire Prone Areas. (Feb 2017)

Director of Building Control (2021) Director’s Determination for Bushfire Hazard Areas v1.1 2021

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

1. Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959  
Bushfire Hazard Management Plan

Assessed as – BAL 12.5, BAL 19

Proposal is compliant with DTS requirements, tables 1, 2, 3A/3B & 4, Director’s Determination for Bushfire Hazard Areas v1.1 2021.

*Scope and/or Limitations*

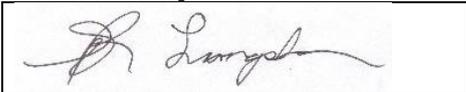
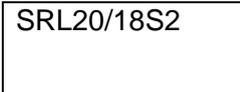
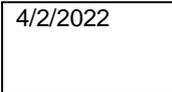
**Scope:**

This report was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with Director of Building Control, Determination- Requirements for Building in Bushfire Prone Areas, the Building Code of Australia and Australian Standards, AS 3959-2018, Construction of buildings in bushfire-prone areas.

**Limitations:**

- The inspection has been undertaken and report provided on the understanding that;-
1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report.
  2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
  3. Impacts of future development and vegetation growth have not been considered.

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

	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:			

**MONEE PTY LTD**  
**11 MARCONI COURT, STONY RISE, TAS 7310**  
**LATROBE COUNCIL**  
**CSE TASMANIA REF: 4506-01B**  
**JANUARY / 2020**



**LOCALITY PLAN**  
 SCALE: 1:3000



DRAWING SCHEDULE		
DRAWING No.	DRAWING NAME	REVISIONS
4506-01B_G01	COVER SHEET AND LOCALITY PLAN	Rev B
4506-01B_G02	GENERAL DETAILS PLAN	Rev B
4506-01B_G03	GENERAL NOTES PLAN	Rev B
4506-01B_G04	GENERAL ARRANGEMENT LAYOUT PLAN	Rev B
4506-01B_G05	LOT LAYOUT PLAN	Rev B
4506-01B_C01	MARCONI COURT LAYOUT AND LONG SECTION PLAN	Rev B
4506-01B_C02	MARCONI COURT CROSS SECTIONS PLAN SHEET 01	Rev B
4506-01B_C03	MARCONI COURT CROSS SECTIONS PLAN SHEET 02	Rev B
4506-01B_C04	MARCONI COURT CROSS SECTIONS PLAN SHEET 03	Rev B
4506-01B_C05	ROAD 02 LAYOUT AND LONG SECTION PLAN	Rev B
4506-01B_C06	ROAD 02 CROSS SECTIONS PLAN SHEET 01	Rev B
4506-01B_C07	ROAD 02 CROSS SECTIONS PLAN SHEET 02	Rev B
4506-01B_C08	KERB RETURN LAYOUT AND LONG SECTIONS PLAN	Rev B
4506-01B_C09	CUL-DE-SAC LAYOUT AND LONG SECTION PLAN	Rev B
4506-01B_C10	CONSTRUCTION DETAILS PLAN	Rev B
4506-01B_C11	STORMWATER LAYOUT PLAN	Rev B
4506-01B_C12	STORMWATER LONG SECTIONS PLAN SHEET 01	Rev B
4506-01B_C13	STORMWATER LONG SECTIONS PLAN SHEET 02	Rev B
4506-01B_C14	STORMWATER LONG SECTIONS PLAN SHEET 03	Rev B
4506-01B_C15	STORMWATER LONG SECTIONS PLAN SHEET 04	Rev B
4506-01B_C16	STORMWATER LONG SECTIONS PLAN SHEET 05	Rev B
4506-01B_C17	STORMWATER LONG SECTIONS PLAN SHEET 06	Rev B
4506-01B_C18	STORMWATER LONG SECTIONS PLAN SHEET 07	Rev B
4506-01B_C19	STORMWATER CATCHMENTS LAYOUT PLAN	Rev B
4506-01B_C20	SEWER RETICULATION LAYOUT PLAN	Rev B
4506-01B_C21	SEWER LONG SECTIONS PLAN SHEET 01	Rev B
4506-01B_C22	SEWER LONG SECTIONS PLAN SHEET 02	Rev B
4506-01B_C23	SEWER LONG SECTIONS PLAN SHEET 03	Rev B
4506-01B_C24	SEWER LONG SECTIONS PLAN SHEET 04	Rev B
4506-01B_C25	SEWER LONG SECTIONS PLAN SHEET 05	Rev B
4506-01B_C26	SEWER LONG SECTIONS PLAN SHEET 06	Rev B
4506-01B_C27	WATER RETICULATION LAYOUT PLAN	Rev B
4506-01B_C28	WATER RETICULATION DETAILS PLAN	Rev B
4506-01B_C29	SWALE DRAIN 01 LAYOUT AND LONG SECTION PLAN SHEET 01	Rev B
4506-01B_C30	SWALE DRAIN 01 LAYOUT AND LONG SECTION PLAN SHEET 02	Rev B
4506-01B_C31	SWALE DRAIN 01 LAYOUT AND LONG SECTION PLAN SHEET 03	Rev B
4506-01B_C32	SWALE DRAIN 01 LAYOUT AND LONG SECTION PLAN SHEET 04	Rev B
4506-01B_C33	SWALE DRAIN 01 CROSS SECTIONS PLAN SHEET 01	Rev B
4506-01B_C34	SWALE DRAIN 01 CROSS SECTIONS PLAN SHEET 02	Rev B
4506-01B_C35	SWALE DRAIN 01 CROSS SECTIONS PLAN SHEET 03	Rev B
4506-01B_C36	SWALE DRAIN 01 CROSS SECTIONS PLAN SHEET 04	Rev B
4506-01B_C37	SWALE DRAIN 01 CROSS SECTIONS PLAN SHEET 05	Rev B
4506-01B_C38	LOT GRADING LAYOUT PLAN	Rev B

**CSE TASMANIA PTY LTD**  
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 127 Leith Road, Leith TAS 7315  
 ACN 118 678 667

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<b>PRELIMINARY</b>		Drawn CJG	Accred. No. CC4109V
		Approved CHRIS MARTIN	Date JANUARY 2020

No	Revision	Drawn	Date
B	DRAWING UPDATED WITH NEW ROAD AND LOT LAYOUT	CJG	28/04/20

Client **MONEE PTY LTD**  
 Project **11 MARCONI COURT, STONY RISE**  
 Title **COVER SHEET AND LOCALITY PLAN**

Drawing No: **4506-01B G01**      Revision: **B**

### TYPICAL LEGEND:

	PROPOSED LOT BOUNDARIES
	EXISTING LOT BOUNDARIES
	PROPOSED EASEMENTS
	PROPOSED BUILDING ENVELOPES
	PROPOSED PAVEMENT SAW CUT EDGE
	PROPOSED CONCRETE DRIVEWAY/FOOTPATHS
	PROPOSED CONTOURS
	EXISTING CONTOURS
	EXISTING FENCE LINE
	EXISTING GATE
	EXISTING TOP OF BANK
	EXISTING TOE OF BANK
	PROPOSED STORMWATER DRAINAGE LINE
	PROPOSED STORMWATER PIT
	PROPOSED STORMWATER MANHOLE
	EXISTING STORMWATER DRAINAGE LINE
	EXISTING STORMWATER MANHOLE
	PROPOSED WATER MAIN
	PROPOSED WATER METER
	PROPOSED WATER STOP VALVE
	EXISTING WATER MAIN
	PROPOSED SEWER MAIN
	PROPOSED SEWER MANHOLE
	EXISTING SEWER MAIN
	EXISTING SEWER MANHOLE
	EXISTING ELECTRICAL LINE
	EXISTING ELECTRICAL POLE
	EXISTING TREES
	EXISTING TREES TO BE REMOVED

### STANDARD SEWER & WATER DRAWINGS (WSA)

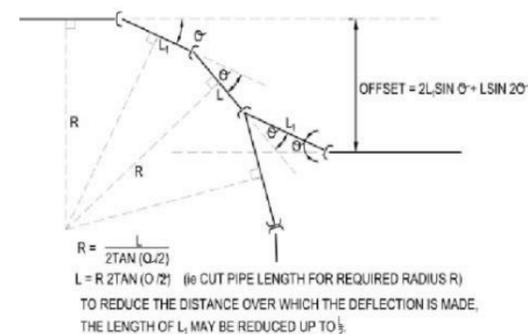
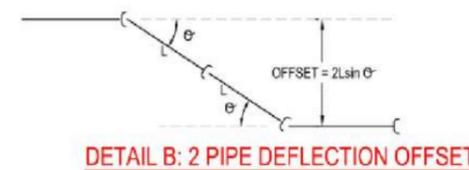
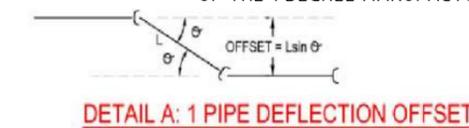
- DRAWINGS AS LISTED IN TASWATER SUPPLEMENTS TO
- WATER SUPPLY CODE OF AUSTRALIA (WSA 03-2011-3.1 MRWA V2.0)
  - SEWERAGE SUPPLY CODE OF AUSTRALIA (WSA 02-2014-3.1 MRWA)

### STANDARD ROAD AND STORMWATER DRAWINGS (TSD)

GENERAL DRAWINGS  
TSD-G01 TO G04

ROAD AND STORMWATER DRAWINGS  
TSD-C01 TO C10

NOTE - FOLLOWING DEFLECTION VALUES MUST BE AMENDED FOR TASWATER TO 0.75% OF THE 1 DEGREE MANUFACTURERS DEFLECTION



**TABLE 3: DEFLECTIONS**

	PIPE / JOINT TYPE			COMMENTS
	TYPICAL RETIC PVC PIPE	TYPICAL RETIC DI PIPE	TYPICAL PVC PIPE + DOUBLE SOC CONNECTOR	
TYPICAL FULL LENGTH FOR L (m)	6	5.5	6 (PVC)	
TYPICAL MINIMUM LENGTH FOR L (m)	3	2.25	3 (PVC)	
TYPICAL theta MAX (degrees)	1	3.5	7	VARIES DEPENDING ON MANUFACTURER
MAX 1 PIPE MAX OFFSET (mm) <sup>1</sup>	100	(340)	(730)	HORIZONTAL OR VERTICAL DEFLECTION
MAX 2 PIPE MAX OFFSET (mm) <sup>1</sup>	210	(670)	(146)	2 or 3 PIPE HORIZONTAL DEFLECTION USUALLY NOT PREFERRED ALONG STRAIGHT ROADS DUE TO DISRUPTION OF OTHER ASSETS
MAX 3 PIPE MAX OFFSET (mm) <sup>1</sup>	(420)	(1340)	(2910)	
TYPICAL MIN R (m)	344	90	49	ASSUMING USE OF FULL PIPE LENGTHS
VERTICAL BLOCKING REQUIREMENTS	NO THRUST BLOCK REQUIRED	THRUST CALCULATION REQUIRED <sup>2</sup>	THRUST CONTROL REQUIRED <sup>3</sup>	VERTICAL BLOCKS REQUIRE WATER AGENCY APPROVAL <sup>5</sup>
HORIZONTAL BLOCKING REQUIREMENTS	NO THRUST BLOCK REQUIRED	THRUST CALCULATION REQUIRED <sup>2</sup>	THRUST BLOCK REQUIRED <sup>4</sup>	

**NOTES ON TABLE 3:**

- ALL FIGURES HAVE BEEN CALCULATED ASSUMING FULL PIPE LENGTHS
- MAX OFFSETS CALCULATED USING FULL LENGTH PIPES.
- THRUST CONTROL REQUIREMENTS NEED TO BE CALCULATED AS PER THE METHOD DESCRIBED IN MRWA-W-204.
- BLOCK AS PER TABLE 1 OF MRWA-W-205A USING 1/2 OF THE MASS VOLUME OF THE 11.25' BEND.
- BLOCK AS PER 6 DEG BENDS OF MRWA-W-204.
- FLANGED OR WELDED BENDS PREFERRED TO VERTICAL BLOCKS.

TO REDUCE EXCAVATION DEPTHS AND / OR LIMIT DISRUPTION TO HORIZONTAL ALIGNMENTS, THE FOLLOWING ARRANGEMENTS ARE GENERALLY PREFERRED:

- FIGURES IN CIRCLES INDICATED THAT THIS OFFSET IS NORMALLY BETTER ACHIEVED USING 22 1/2° BENDS (FOR 300 TO 600 OFFSETS).
- FIGURES IN DIAMONDS INDICATE THAT THIS OFFSET IS NORMALLY BETTER ACHIEVED USING 45° BENDS (FOR > 600 OFFSETS).

**CSE TASMANIA PTY LTD**  
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<b>PRELIMINARY</b>	Drawn CJG	Accred. No. CC4109V	
	Approved CHRIS MARTIN		
	Date JANUARY 2020		

B	DRAWING UPDATED WITH NEW ROAD AND LOT LAYOUT	CJG	28/04/20
No	Revision	Drawn	Date

Client <b>MONEE PTY LTD</b>	Project <b>11 MARCONI COURT, STONY RISE</b>	Title <b>GENERAL DETAILS PLAN</b>
Drawing No: <b>4506-01B G02</b>		

## NOTES (GENERAL, EARTHWORKS & LANDSCAPING)

### GENERAL

1. D.C.C. - DEVONPORT CITY COUNCIL
2. T.W. - TAS WATER
3. ALL SETOUT BY A LICENSED SURVEYOR.
4. LEVEL DATUM - AHD
5. PRIOR TO ANY EXCAVATION, CONTRACTOR IS TO LOCATE ALL EXISTING UNDERGROUND SERVICES
6. ALL EXISTING MANHOLES AND SERVICE PITS / LIDS AFFECTED BY THE WORKS TO BE RAISED TO SUIT DESIGN LEVELS. WORK TO BE CARRIED OUT BY THE RELEVANT AUTHORITY AT DEVELOPERS EXPENSE.
7. CONTRACTOR TO ARRANGE PROVISION OF 'AS CONSTRUCTED' INFORMATION. SURVEY CO-ORDINATES TO BE RECORDED IN GDA94 & AHD AND PROVIDED IN ELECTRONIC AND HARD COPY FORMAT IN ACCORDANCE WITH THE REQUIREMENTS OF COUNCIL & T.W.
8. SERVICE OFFSETS AS PER TAS STANDARD DRAWINGS.
9. ALL ROAD AND STORMWATER WORKS IN ACCORDANCE WITH TAS STANDARD DRAWINGS.

### EARTHWORKS

10. STRIP TOPSOIL FROM ENTIRE AREA OF ROADWAYS AND EXTERNAL AREAS THAT ARE TO BE CUT OR FILLED. TOPSOIL SHALL BE STOCKPILED ON SITE WHERE DIRECTED.
11. REDUNDANT OPEN DRAINS TO BE FILLED TO SUIT SURROUNDING NATURAL SURFACE. CONTRACTOR TO PROVIDE REPORT OF SITE CLASSIFICATION AND CERTIFICATION OF LEVEL 2 COMPACTION TO AS 3798.
12. AREAS OF FILL GREATER THAN 300MM IN DEPTH SHALL BE FILLED AND COMPACTED IN ACCORDANCE WITH AS3798.
13. NO FILLING OVER SERVICE MAINS IS PERMITTED. ALL FILLING TO BE DONE PRIOR TO PIPE TRENCHING AND INSTALLATION.

### LANDSCAPING

14. ALL DISTURBED SURFACES SHALL BE REVEGETATED AND STABILISED WITH STABILISATION GRASS MIX.
15. GOOD QUALITY TOPSOIL TO BE USED ON NATURE STRIP AREAS. GRASS SEED TYPES TO BE ADVISED BY COUNCIL
16. ADVISORY NOTE - LANDSCAPING DESIGN, INCLUDING STREET FURNITURE AND BOLLARDS TO BE CONFIRMED.

## NOTES (ROADWORKS & DRAINAGE)

### ROADWORKS

1. SERVICE TRENCHES UNDER TRAFFICKED AREAS SHALL BE BACKFILLED WITH COMPACTED PAVEMENT SUB BASE MATERIAL.

### STORMWATER

1. FULL HEIGHT BENCHING TO BE USED IN ACCORDANCE WITH TSD SW03.
2. PROVIDE ELECTROMAGNETIC, METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES. ENSURE TAPE TERMINATIONS ARE ACCESSIBLE.
3. TOPS OF MANHOLES SHALL BE FINISHED TO MATCH ADJACENT FINISHED SURFACE LEVELS AND GRADES.
4. PIPE BEDDING AND HAUNCHING - AS PER TSD-G01.
5. 20mm CRUSHED ROCK BEDDING TO BE USED IN STORMWATER TRENCHES WITH SUB-SOIL DRAINS.
6. NEW PIPEWORK SHALL BE:
  - AS SPECIFIED ON STORMWATER LONG SECTIONS
  - PROPERTY CONNECTIONS: 150mmØ P.V.C. (SN8)AS PER TSD-SW25.
7. ALL PIPES GREATER THAN 100mmØ ARE TO BE RUBBER RING JOINTED AND LAID ON A MINIMUM OF 75mm SAND BEDDING EXTENDING TO 150mm ABOVE THE TOP OF PIPE.
8. ALL STORMWATER LOT CONNECTIONS SHALL BE BROUGHT NOMINALLY 100mm ABOVE SURROUNDING SURFACE AND SEALED WITH A GLUED END CAP. CAPS SHALL BE PAINTED GREEN. LOCATIONS OF CONNECTION POINTS TO BE MARKED WITH STAR PICKETS.
9. PROVIDE ELECTROMAGNETIC, METAL IMPREGNATED TAPE IN ALL NON CONDUCTIVE PIPE TRENCHES. ENSURE TAPE TERMINATIONS ARE ACCESSIBLE.
10. STORM WATER MANHOLE BENCHING IN ACCORDANCE WITH TSD-SW03.
11. SIDE ENTRY PITS TO TSD-SW10 - TYPE 3 UNLESS UNO.
12. MANHOLE, LIDS AND SURROUNDS:
  - IN THE ROAD RESERVATION AND TRAFFICKED AREAS - CLASS D - 'GATIC' HEAVY DUTY OR APPROVED EQUIVALENT
  - NON TRAFFICKED AREAS - 'GATIC' LIGHT DUTY OR APPROVED EQUIVALENT

## NOTES (SEWER & WATER)

### SEWER

1. ALL SEWER SUPPLY CONSTRUCTION TO:
  - SEWERAGE SUPPLY CODE OF AUSTRALIA (WSA 02 2014 3.1 MRWA) - PART 3: CONSTRUCTION AS AMENDED BY THE TASWATER SUPPLEMENT
2. NEW PIPEWORK SHALL BE:
  - AS SPECIFIED ON SEWER LONG SECTIONS
3. PROPERTY CONNECTIONS: 100 DIA. P.V.C. (SN10) RRJ AND IN ACCORDANCE WITH TYPE 4 ... MRWA-S-304 INCLUDING A SURFACE AS SHOWN.
 

NOTE - INSPECTION OPENINGS SHALL BE 0.5m INSIDE THE PROPERTY BOUNDARY NOT OUTSIDE THE BOUNDARY.

  - TASWATER APPROVED PRODUCTS ARE CONTAINED ON THE CITY WEST WATER WEBSITE [HTTP://WWW.MRWA.COM.AU/PAGES/PRODUCTS.ASPX](http://www.mrwa.com.au/pages/products.aspx)
  - INSPECTED PRIOR TO BACKFILL
4. PROVIDE ELECTROMAGNETIC, METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES. ENSURE TAPE TERMINATIONS ARE ACCESSIBLE.
5. ALL LIVE CONNECTIONS BY TW AT DEVELOPERS COST.

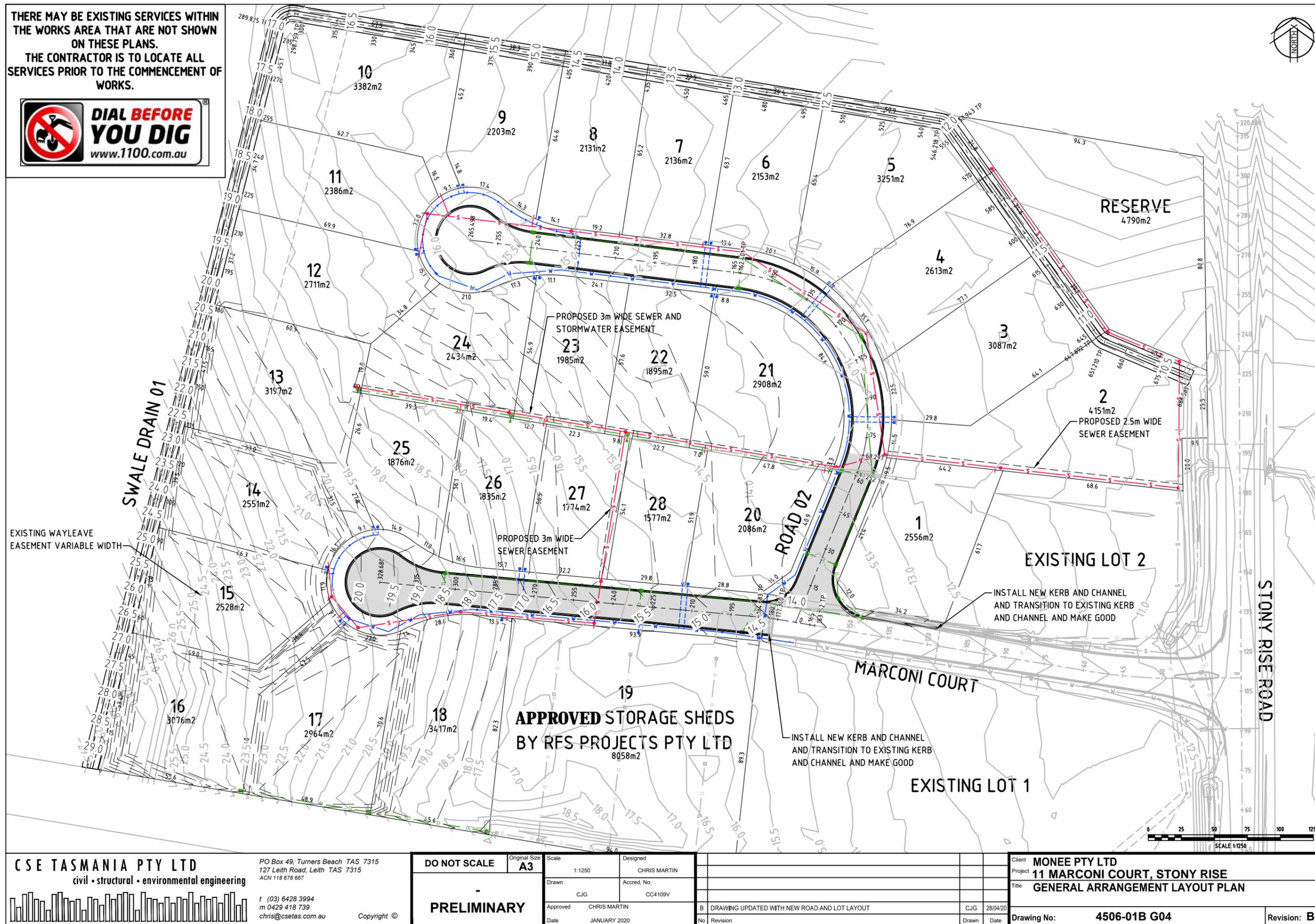
### WATER

1. ALL WATER SUPPLY CONSTRUCTION TO:
  - WATER SUPPLY CODE OF AUSTRALIA (WSA 03-2011-3.1 VERSION MRWA EDITION V2.0) - PART 2: CONSTRUCTION AS AMENDED BY THE THE TASWATER SUPPLEMENT.
  - TASWATER'S STANDARD DRAWINGS TW-SD-W-20 SERIES
  - WATER METERING POLICY/METERING GUIDELINES
  - BOUNDARY BACKFLOW CONTAINMENT REQUIREMENTS AND AS3500.1:2003.
2. NEW PIPEWORK SHALL BE:
  - SERIES 2 OPVC PN16 - SIZE AS INDICATED ON THE DRAWINGS
  - 63 O.D. P.E. PN16 (CUL-DE-SAC HEAD ONLY)
  - ALL FITTINGS SHALL BE PN16 RATED
  - TASWATER APPROVED PRODUCTS ARE CONTAINED ON THE CITY WEST WATER WEBSITE [HTTP://WWW.MRWA.COM.AU/PAGES/PRODUCTS.ASPX](http://www.mrwa.com.au/pages/products.aspx)
  - INSPECTED PRIOR TO BACKFILL
  - BACKFILLED UNDER ROADWAYS IN COMPACTED SUBBASE 1 GRAVEL AT OMC COMPACTED IN 150mm LAYERS.
3. PROVIDE THRUST BLOCKS AT ALL BENDS AND TEES.
5. ALL LIVE CONNECTIONS BY TW AT DEVELOPERS COST.
6. ALL STOP VALVES TO BE CLOCKWISE CLOSING.
7. PROVIDE C.I. VALVE BOX COVERS TO ALL VALVES AND FIRE PLUG.
8. STOP VALVES AND FIRE PLUGS SHALL BE MARKED IN ACCORDANCE WITH THE IPWEA FIRE HYDRANT GUIDELINES: TASMANIA DIVISION.
9. FIRE PLUGS AND VALVE POSITIONS TO BE MARKED IN ACCORDANCE WITH THE WSA CODE AND TASWATER SUPPLEMENT.
10. PROVIDE ELECTROMAGNETIC, METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES. ENSURE TAPE TERMINATIONS ARE ACCESSIBLE.
11. MINIMUM COVER:- UNDER ROADWAYS (EXCLUDING MAJOR ROADS) AND VEHICULAR CROSS OVERS - 750mm, RESIDENTIAL LAND - 450mm, NON RESIDENTIAL LAND 600mm.
12. ALL PROPERTY CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TASWATER STANDARD DRAWING TW-SD-W-20 SERIES. THEY SHALL BE DN25(I.D.20) HDPE (PE100) SDR 11 PN16 PIPE.
13. ALL FITTINGS TO BE F.B.E.
14. FIRE PLUGS TO HAVE 100mm RISERS WITH SPRING TYPE PLUGS.
15. TASWATER TO WITNESS PRESSURE TEST TO 1200KPa PRIOR TO BACKFILL AT JOINTS.
16. MAIN TO BE DISINFECTED PRIOR TO CONNECTION TO THE RETICULATION NETWORK. REFER TO WSA CODE FOR DETAILS.
17. PLACEMENT OF WATER MAINS IN FILL REQUIRES THE CONTRACTOR TO PROVIDE DOCUMENTARY EVIDENCE INCLUDING:-
  - 17.1. THE COMPOSITION OF FILL MATERIAL, VERIFYING THAT IT CONTAINS NO ORGANIC OR OTHER MATERIALS THAT DECOMPOSE OR OTHERWISE LEAD TO LONG TERM SETTLEMENT
  - 17.2. THE PLACED LAYER THICKNESS
  - 17.3. THE COMPACTION METHOD USED
  - 17.4. THE DEPTH BELOW THE SURFACE OF EACH COMPACTED LAYER AT WHICH EACH FIELD DENSITY WAS MEASURED.
  - 17.5. THE FIELD DENSITY CALCULATION SHEETS AND RESULTS FOR ALL OF THE FILL BELOW THE INVERT OF THE PROPOSED WATER MAIN, VERIFYING THAT IT HAS AN IN-SITU DENSITY OF NOT LESS THAN 95% OF ITS STANDARD MAXIMUM DRY DENSITY (AS1289.5.1.1).

### NOTES FOR SURVEYOR

- FOR ALL SEWER SERVICES THAT ARE NOT DEEMED TO CONTROL THE LOT THE PLAN OF SUBDIVISION COUNCIL ENDORSEMENT PAGE IS TO NOTE, PURSUANT TO SECTION 83 OF THE LOCAL GOVERNMENT (BUILDING AND MISCELLANEOUS PROVISIONS) ACT 1993, THAT TASWATER CANNOT GUARANTEE CUSTOMERS SANITARY DRAINS WILL BE ABLE TO DISCHARGE VIA GRAVITY INTO TASWATER'S SEWERAGE SYSTEM.
- TASWATER EASEMENTS SHALL BE CREATED IN ACCORDANCE WITH TASWATER'S PIPELINE AND SERVICES EASEMENT DEFINITION - SEE TASWATER WEBSITE [HTTP://WWW.TASWATER.COM.AU/ARTICLEDOCUMENTS/489/PIPELINE%20AND%20SERVICES%20EASEMENT%20PRECEDENT%20FOR%20USE%20WITH%20SCHEDULE%20OF%20EASEMENTS.PDF.ASPX](http://www.taswater.com.au/articledocuments/489/pipeline%20and%20services%20easement%20precedent%20for%20use%20with%20schedule%20of%20easements.pdf.aspx)
- COUNCIL STORMWATER EASEMENT TO BE PROVIDED AS PER SURVEY PLAN

<b>CSE TASMANIA PTY LTD</b> civil • structural • environmental engineering 	PO Box 49, Turners Beach TAS 7315 127 Leith Road, Leith TAS 7315 ACN 118 678 667  t (03) 6428 3994 m 0429 418 739 chris@csetas.com.au  Copyright ©	DO NOT SCALE Original Size <b>A3</b>	Scale N.T.S.	Designed CHRIS MARTIN				Client <b>MONEE PTY LTD</b>
		Drawn C/JG	Accred. No. CC4109V					
		Approved CHRIS MARTIN						Title <b>GENERAL NOTES PLAN</b>
		Date JANUARY 2020						Drawing No: <b>4506-01B G03</b>
								Revision: <b>B</b>



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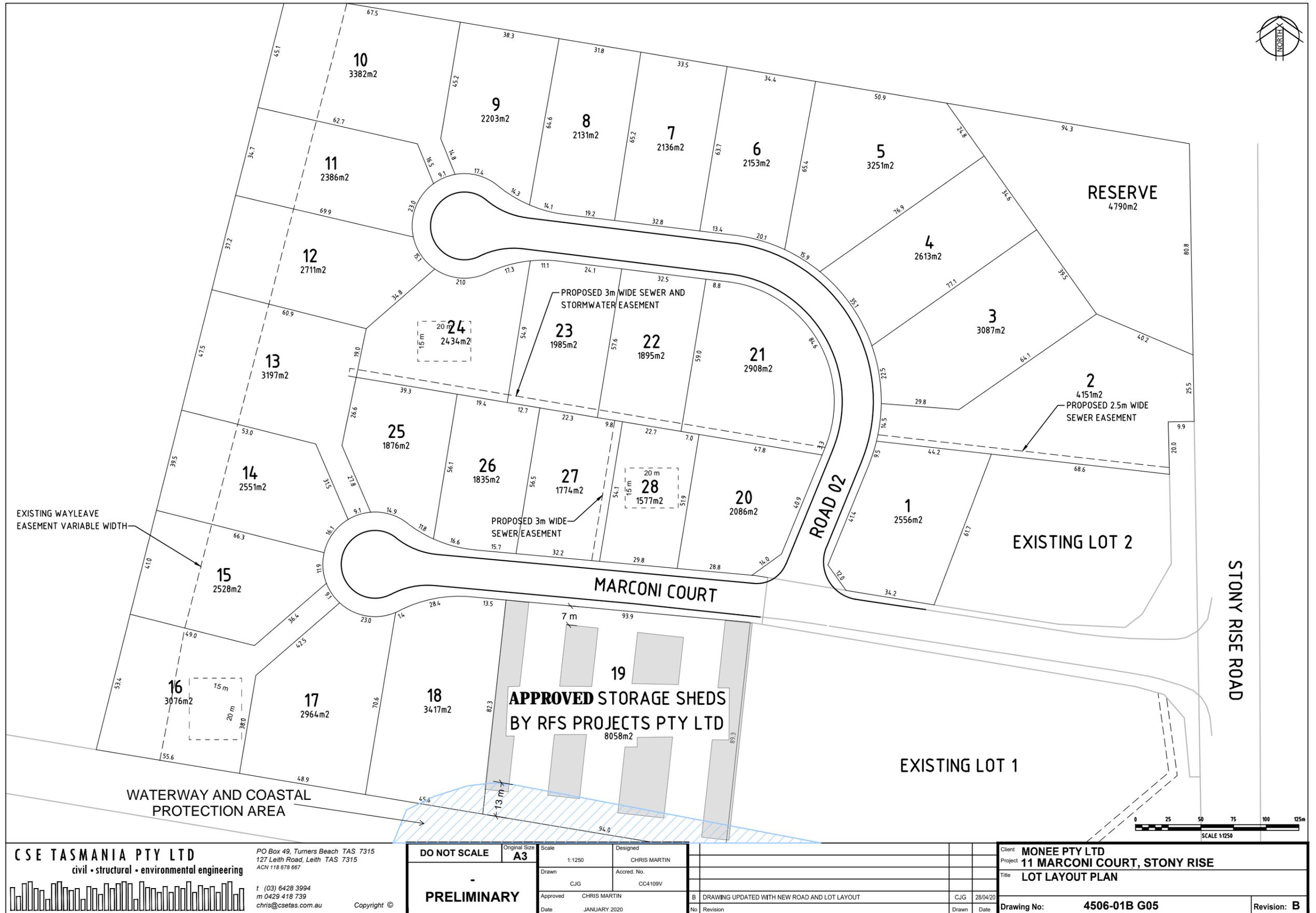
t (03) 6428 3994  
m 0429 418 739  
chris@csetas.com.au

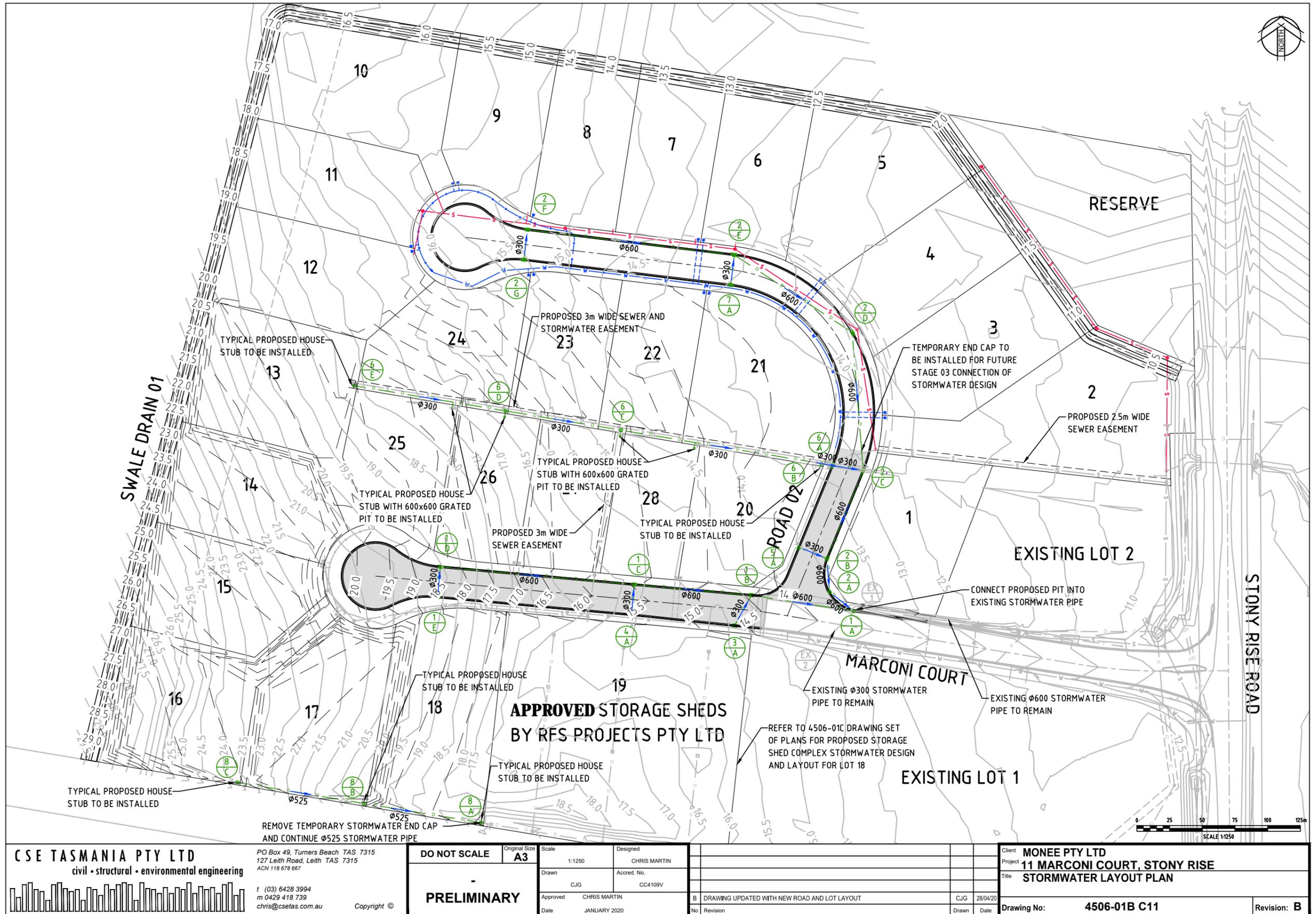
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<b>DO NOT SCALE</b>	Original Size	Scale	Designed
<b>PRELIMINARY</b>	<b>A3</b>	1:1250	CHRIS MARTIN
		Drawn	Accred. No.
		CJG	CC4109V
		Approved	CHRIS MARTIN
		Date	JANUARY 2020

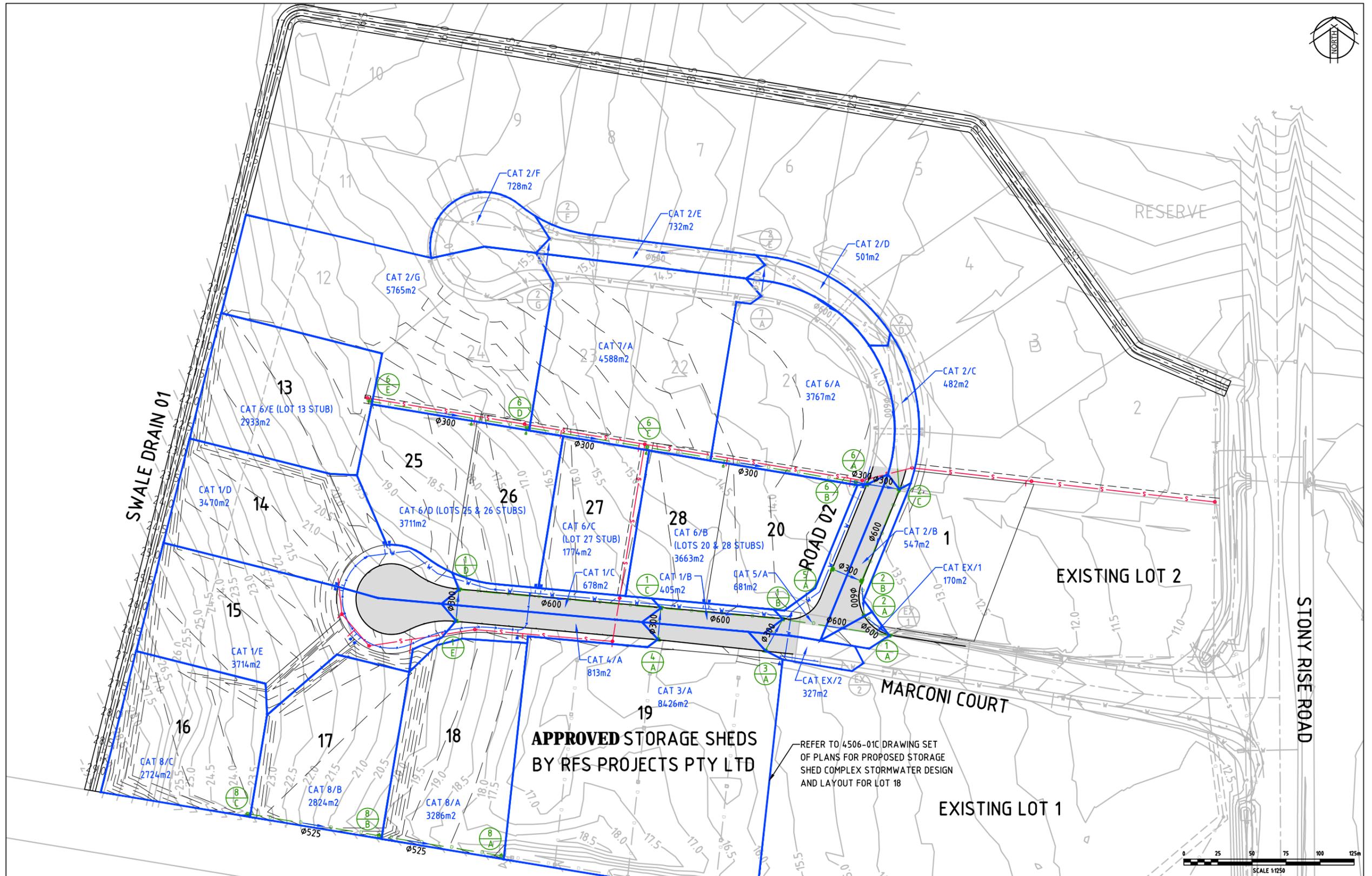
B	DRAWING UPDATED WITH NEW ROAD AND LOT LAYOUT	CJG	28/04/20
No	Revision	Drawn	Date

Client	<b>MONEE PTY LTD</b>
Project	<b>11 MARCONI COURT, STONY RISE</b>
Title	<b>GENERAL ARRANGEMENT LAYOUT PLAN</b>
Drawing No:	<b>4506-01B G04</b>
Revision:	<b>B</b>

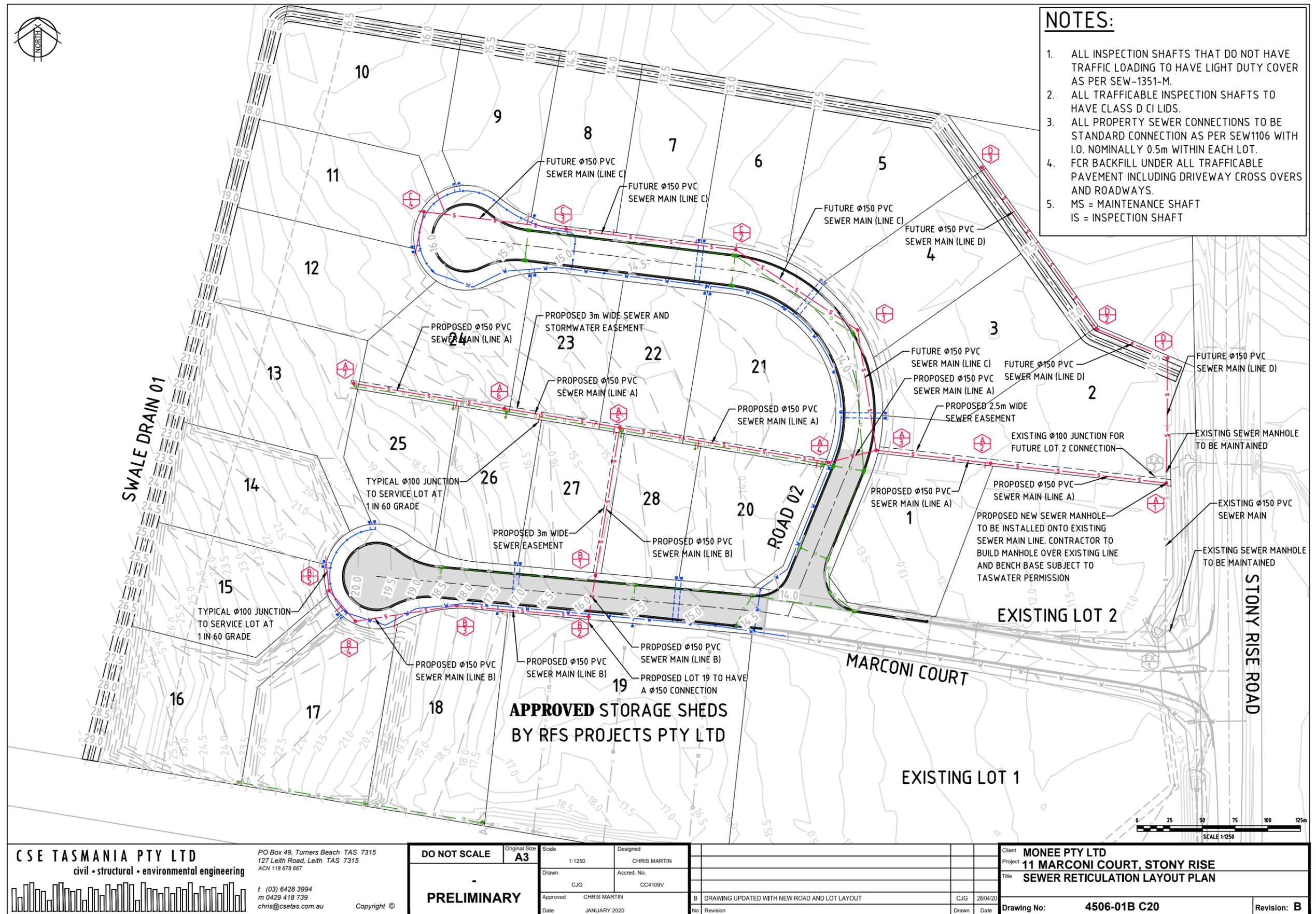


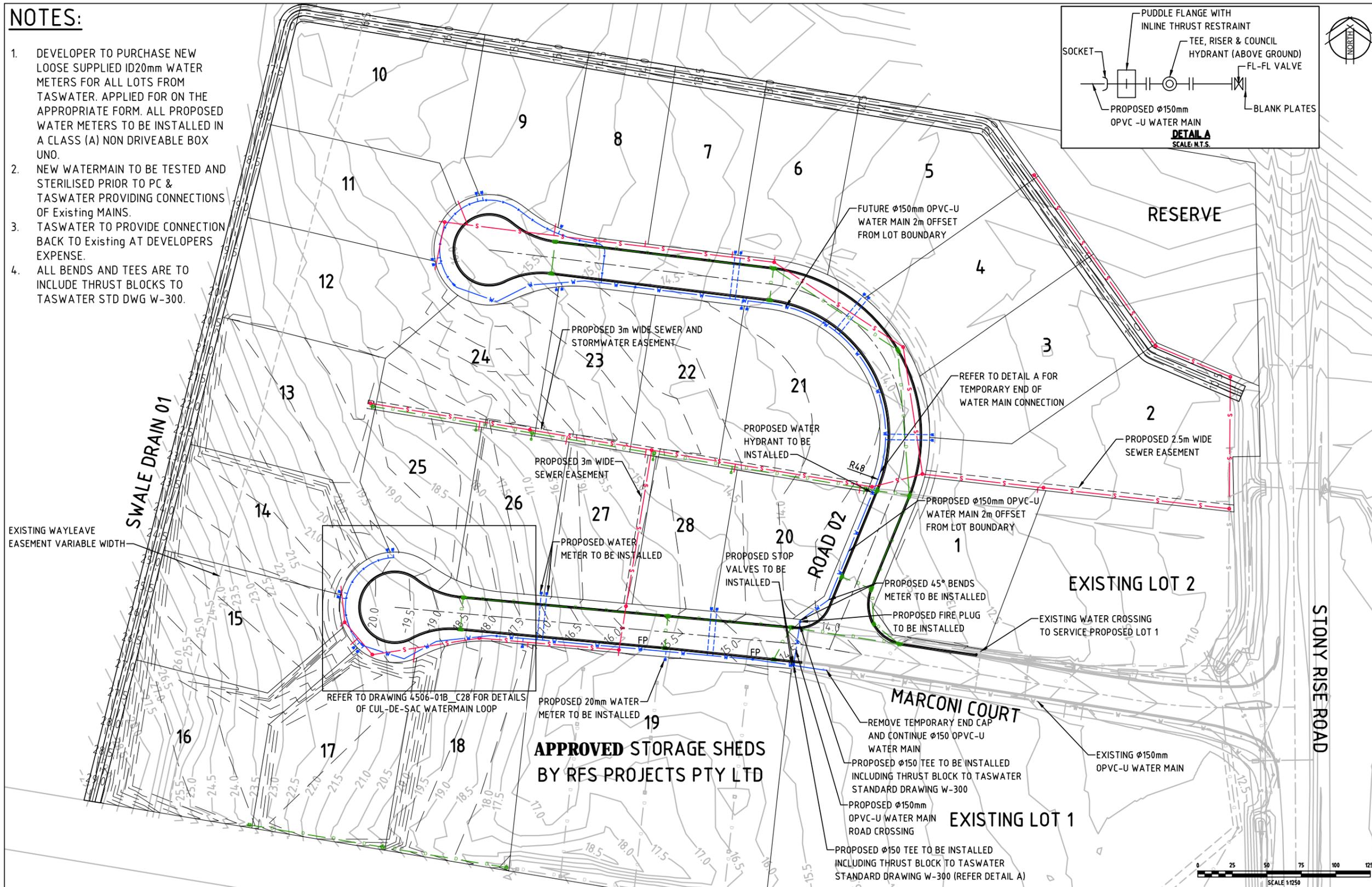


<b>CSE TASMANIA PTY LTD</b> civil • structural • environmental engineering PO Box 49, Turners Beach TAS 7315 127 Leith Road, Leith TAS 7315 ACN 118 678 667 t (03) 6428 3994 m 0429 418 739 chris@csetas.com.au Copyright ©	DO NOT SCALE Original Size <b>A3</b>	Scale 1:1250	Designed CHRIS MARTIN	Client <b>MONEE PTY LTD</b>
	<b>PRELIMINARY</b>	Drawn C/JG	Accred. No. CC4109V	Project <b>11 MARCONI COURT, STONY RISE</b>
	Approved CHRIS MARTIN	Date JANUARY 2020	B DRAWING UPDATED WITH NEW ROAD AND LOT LAYOUT	Title <b>STORMWATER LAYOUT PLAN</b>
			No Revision	Drawing No: <b>4506-01B C11</b>
			Drawn C/JG	Date 28/04/20
				Revision: <b>B</b>

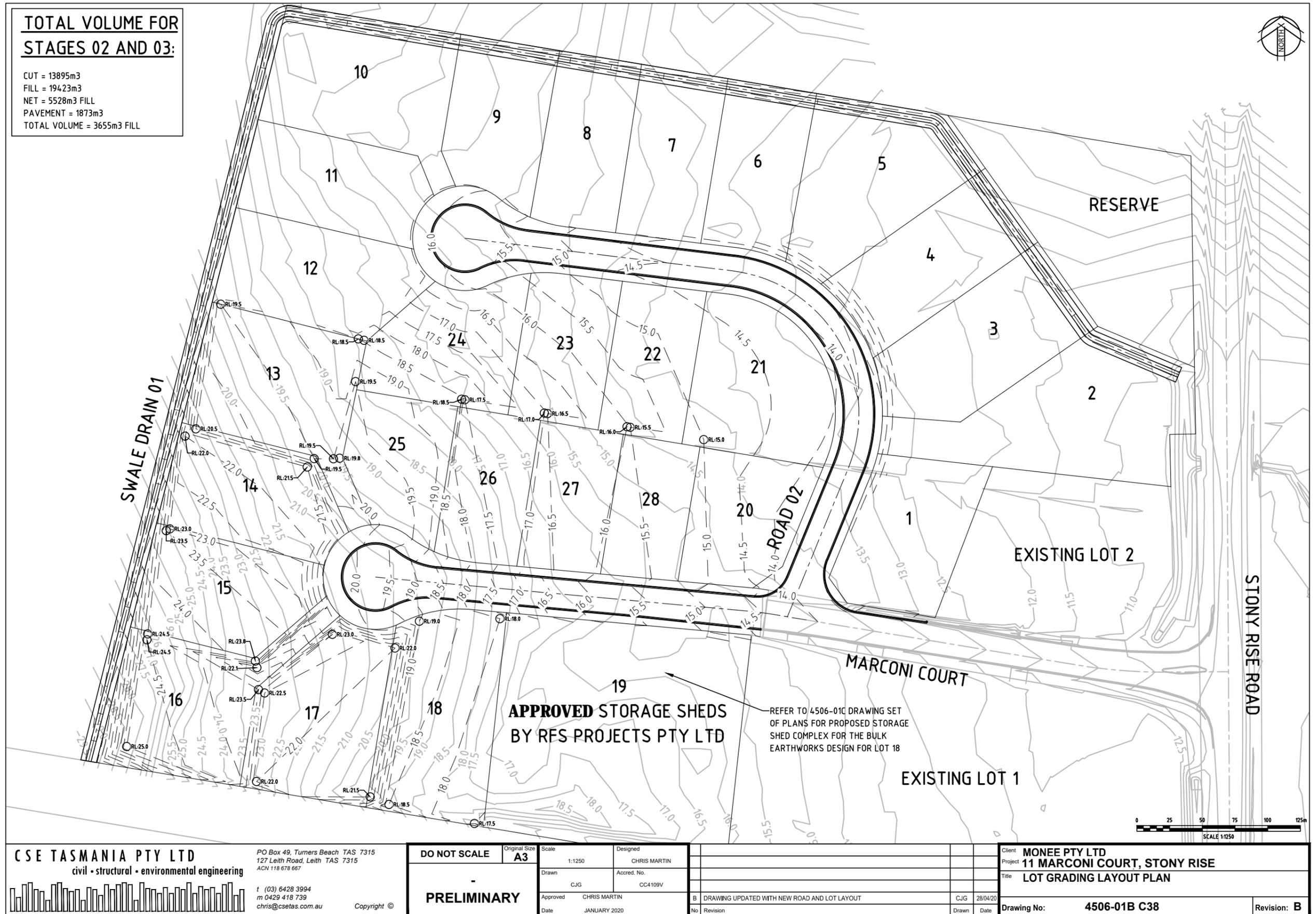


<b>CSE TASMANIA PTY LTD</b> civil • structural • environmental engineering PO Box 49, Turners Beach TAS 7315 127 Leith Road, Leith TAS 7315 ACN 118 678 667 t (03) 6428 3994 m 0429 418 739 chris@csetas.com.au Copyright ©	DO NOT SCALE Original Size <b>A3</b>	Scale 1:1250	Designed CHRIS MARTIN	Client <b>MONEE PTY LTD</b>
	<b>PRELIMINARY</b>	Drawn C/JG	Accred. No. CC4109V	Project <b>11 MARCONI COURT, STONY RISE</b>
	Approved CHRIS MARTIN	Date JANUARY 2020	Title <b>STORMWATER CATCHMENTS LAYOUT PLAN</b>	Drawing No: <b>4506-01B C19</b>
			B DRAWING UPDATED WITH NEW ROAD AND LOT LAYOUT No Revision	Revision: <b>B</b>

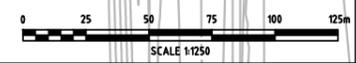




<b>CSE TASMANIA PTY LTD</b> civil • structural • environmental engineering 	PO Box 49, Turners Beach TAS 7315 127 Leith Road, Leith TAS 7315 ACN 118 678 667  t (03) 6428 3994 m 0429 418 739 chris@csetas.com.au  Copyright ©	DO NOT SCALE Original Size <b>A3</b>	Scale 1:1250	Designed CHRIS MARTIN	Client <b>MONEE PTY LTD</b> Project <b>11 MARCONI COURT, STONY RISE</b> Title <b>WATER RETICULATION LAYOUT PLAN</b>
		<b>PRELIMINARY</b>	Drawn C/JG	Accred. No. CC4109V	
		Approved CHRIS MARTIN	Date JANUARY 2020	B DRAWING UPDATED WITH NEW ROAD AND LOT LAYOUT	C/JG 28/04/20
				No Revision	Drawing No: <b>4506-01B C27</b> Revision: <b>B</b>



**TOTAL VOLUME FOR STAGES 02 AND 03:**  
 CUT = 13895m3  
 FILL = 19423m3  
 NET = 5528m3 FILL  
 PAVEMENT = 1873m3  
 TOTAL VOLUME = 3655m3 FILL



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<b>PRELIMINARY</b>	Drawn CJG	Accred. No. CC4109V	
	Approved CHRIS MARTIN	Date JANUARY 2020	

B	DRAWING UPDATED WITH NEW ROAD AND LOT LAYOUT	CJG	28/04/20
No	Revision	Drawn	Date

Client	<b>MONEE PTY LTD</b>
Project	<b>11 MARCONI COURT, STONY RISE</b>
Title	<b>LOT GRADING LAYOUT PLAN</b>
Drawing No:	<b>4506-01B C38</b>
Revision:	<b>B</b>

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**From:** Elizabeth  
**Sent:** Wednesday, 27 April 2022 3:53 PM  
**To:** Devonport City Council  
**Subject:** Representation for Planning Application PA2021.0005 - 11 Marconi Court

To the General Manager Devonport City Council

6/04/2022

Application Number: PA2021.0005 Proposed Use or Development: 28 lot subdivision Address of the Land: 11 Marconi Court, Stony Rise Date of Notice: 09/04/2022

Dear Sir,

I am concerned the proposed 28 lot subdivision will potentially impact endangered species on the adjoining land to the north, and will these species be taken in to consideration while assessing this proposal?

This is the second time this proposal has been put to the Council and although the developers were made very aware of the Endangered Grey (White Morph) Goshawk nest in the vicinity of the blocks on the Northern side (numbers 2 to 11) have made no attempt to alter the sub-division boundary to avoid any disturbance on the protected nest area. I feel that the developers are not hearing the advice they were given and the damage they could do in developing the blocks on the northern side.

The north edge particularly lot 10 are in close proximity to an active Grey (White Morph) Goshawk nest (Raptor Nest No. 2834) location shown on DPIWE Natural Values Atlas, (status -Threatened Species re Threatened Species Protection Act 1995) these birds have successfully raised a number of chicks in recent years.

Also on the NVA are points for the highly Endangered Central North Burrowing Crayfish along the creek which drains from Harris Road area, any modification to the waterway would impact those as well. The developer told me they could possibly clear the area along the creek from the back of the subdivision to the road and build a large bund to prevent possible future flooding of the new subdivision this would destroy multiple habits of Flora and Fauna,

The narrow strip of bush along this north edge is Eucalyptus Ovata – A Threatened Native Vegetation Community, it is also visited by the Endangered Swift Parrots as well as many other birds and wildlife including Echidnas.

I would like to see some consideration of the plight of these endangered species and change stage 2 of the proposal to help protect them by moving the boundaries of these blocks further away from the forested area. It is very important to preserve and protect this area, I hope you consider my letter seriously.

Yours Sincerely

Elizabeth Latham

**From:** Elizabeth  
**Sent:** Sunday, 22 May 2022 8:34 PM  
**To:** Devonport City Council  
**Subject:** Representation for PA2021.0005 11 Marconi Court from Elizabeth Latham

To the General Manager Devonport City Council

23/5/2022

Application Number: PA2021.0005 Proposed Use or Development: 28 lot subdivision  
Address of the Land: 11 Marconi Court & 57 Stony Rise Road, Stony Rise

Dear Sir,

I am concerned the proposed 28 lot subdivision will potentially impact endangered species on the adjoining land to the north, and will these species be taken in to consideration while assessing this proposal?

This is the second time this proposal has been put to the Council and although the developers were made very aware of the Endangered Grey (White Morph) Goshawk nest in the vicinity of the blocks on the Northern side (numbers 2 to 11) have made no attempt to alter the subdivision boundary to avoid any disturbance on the protected nest area. I feel that the developers are not hearing the advice they were given and the damage they could do in developing the blocks on the northern side.

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The narrow strip of bush along this north edge is Eucalyptus Ovata – A Threatened Native Vegetation Community, it is also visited by the Endangered Swift Parrots as well as many other birds and wildlife including Echidnas, Bandicoots & Bennetts Wallaby.

I would like to see some consideration of the plight of these endangered species and change stage 2 of the proposal to help protect them by moving the boundaries of these blocks further away from the forested area. It is very important to preserve and protect this area, I hope you consider my letter seriously.

Yours Sincerely  
Elizabeth Latham.

Office use
Application no. _____
Date received: _____
Fee: _____
Permitted/Discretionary



## Devonport City Council

Land Use Planning and Approvals Act 1993 (LUPAA)

Tasmanian Planning Scheme - Devonport

# Application for Planning Permit

### Use or Development Site

Street Address: 5 ELLICE HILL DR  
SPREYTON TAS 7310

Certificate of Title Reference No.: 41291/19

### Applicant's Details

Full Name/Company Name: CHLOE OVERTON / ECLO DESIGNS

Postal Address: 4 RIVERBEND DR,  
DON, TAS 7310

Telephone: 0419387746

Email: eclo.designs@outlook.com

### Owner's Details (if more than one owner, all names must be provided)

Full Name/Company Name: JEREMY WADE SMITH

Postal Address: 11 GIBSON CRT  
SPREYTON TAS 7310

Telephone: 0409381724

Email: jerome724@gmail.com

ABN: 47 611 446 016  
 PO Box 604  
 137 Rooke Street  
 Devonport TAS 7310  
 Telephone 03 6424 0511  
[www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)  
[council@devonport.tas.gov.au](mailto:council@devonport.tas.gov.au)



Applications may be lodged by email to Council - council@devonport.tas.gov.au  
The following information and plans must be provided as part of an application unless the planning authority is satisfied that the information or plan is not relevant to the assessment of the application:

<b>Application fee</b>	
<b>Completed Council application form</b>	
<b>Copy of the current certificate of title, including title plan and schedule of easements</b>	
<b>Any written permission and declaration of notification required under s.52 of LUPAA</b>	
<b>A site analysis and site plan at an acceptable scale on A3 or A4 paper (1 copy) showing:</b>	
• The existing and proposed use(s) on the site	
• The boundaries and dimensions of the site	
• Topography including contours showing AHD levels and major site features	
• Natural drainage lines, watercourses and wetlands on or adjacent to the site	
• Soil type	
• Vegetation types and distribution including any known threatened species, and trees and vegetation to be removed	
• The location, capacity and connection point of any existing services and proposed services	
• The location of easements on the site or connected to the site	
• Existing pedestrian and vehicle access to the site	
• The location of existing and proposed buildings on the site	
• The location of existing adjoining properties, adjacent buildings and their uses	
• Any natural hazards that may affect use or development on the site	
• Proposed roads, driveways, parking areas and footpaths within the site	
• Any proposed open space, common space, or facilities on the site	
• Proposed subdivision lot boundaries (where applicable)	
• Details of any proposed fencing	
<b>Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 on A3 or A4 paper (1 copy) showing:</b>	
• Setbacks of buildings to property (title) boundaries	
• The internal layout of each building on the site	
• The private open space for each dwelling	
• External storage spaces	
• Parking space location and layout	
• Major elevations of every building to be erected	
• The relationship of the elevations to existing ground level, showing any proposed cut or fill	
• Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites	
• Materials and colours to be used on roofs and external walls	
<b>Details of any signage proposed</b>	

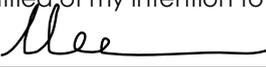
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**Value of use and/or development**\$ 330,000

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**Notification of Landowner/s** (s.52 *Land Use Planning and Approvals Act 1993*)

If land is not in applicant's ownership

I, CHLOE OVERTON declare that the owner/s of the land has/have been notified of my intention to make this application.Applicant's signature:  Date: 10/04/2022

If the application involves land owned or administered by the Devonport City Council

Devonport City Council consents to the making of this permit application.

General Manager's signature: \_\_\_\_\_ Date: \_\_\_\_\_

If the application involves land owned or administered by the Crown

Crown consent must be included with the application.

---

**Signature**

I apply for consent to carry out the use and development described in this application. I declare that all the information given is true and correct. I also understand that:

- if incomplete, the application may be delayed or rejected; and
- more information may be requested in accordance with s.54 (1) of LUPAA.

PUBLIC ACCESS TO PLANNING DOCUMENTS - *DISCRETIONARY* PLANNING APPLICATIONS (s.57 of LUPAA)

I understand that all documentation included with a discretionary application will be made available for inspection by the public.

Applicant's signature:  Date: 19/04/2022**PRIVACY ACT**The personal information requested on this form is being collected by Council for processing applications under the *Land Use Planning and Approvals Act 1993* and will only be used in connection with the requirements of this legislation. Council is to be regarded as the agency that holds the information.

---

**Fee & payment options****DD****Pay by Direct Deposit** – BSB: 067-402 Account No. 000 000 13 – Please quote your application number.**Pay in Person at Service Tasmania** – Present this notice to any Service Tasmania Centre, together with your payment. See [www.service.tas.gov.au](http://www.service.tas.gov.au) for opening hours.**Pay by Phone** – Please contact the Devonport City Council offices on 64240511 during office hours, Monday to Friday.**Pay by Post** – Cheques should be made payable to Devonport City Council and posted to PO Box 604, Devonport, Tasmania, 7310.

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SEARCH OF TORRENS TITLE

VOLUME 41291	FOLIO 19
EDITION 6	DATE OF ISSUE 29-Jul-2021

SEARCH DATE : 19-Oct-2021

SEARCH TIME : 11.28 AM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 19 on Sealed Plan 41291

Derivation : Part of Lot 378, 500 Acres Gtd. to Adye Douglas &amp; Ors.

Prior CT 4618/47

SCHEDULE 1

M898292 TRANSFER to JEREMY WADE SMITH Registered  
29-Jul-2021 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 41291 COUNCIL NOTIFICATION under Section 468(12) of the  
Local Government Act 1962  
SP 41291 COVENANTS in Schedule of Easements  
SP 41291 FENCING COVENANT in Schedule of Easements  
E268306 MORTGAGE to Commonwealth Bank of Australia  
Registered 29-Jul-2021 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



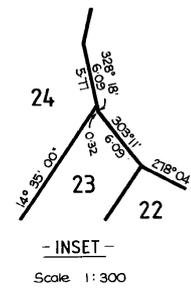
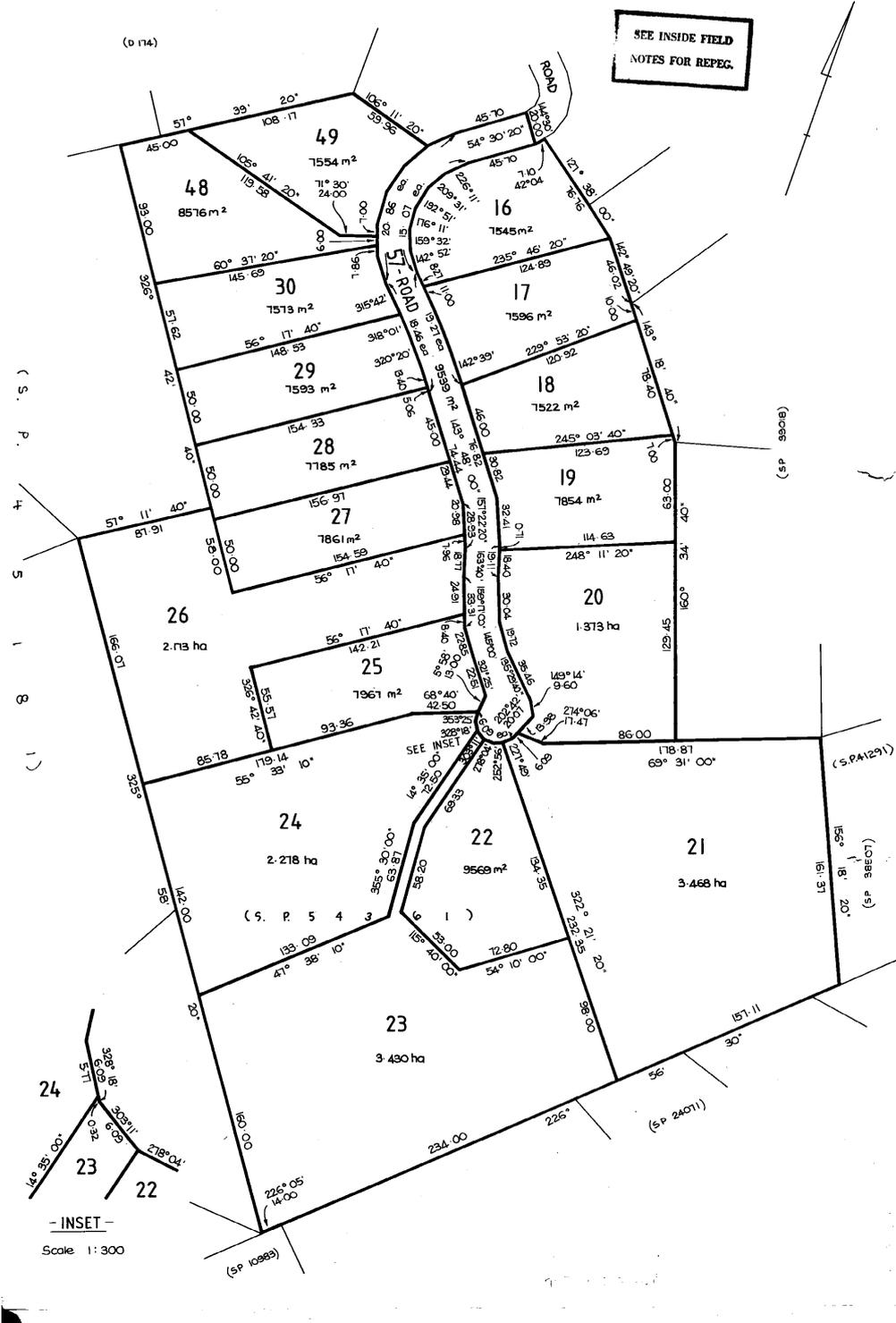
FOLIO PLAN  
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



*7760 SP 41291*

Owner: Holmans Investments Pty. Ltd.	<b>PLAN OF SURVEY</b> by Surveyor... MR. N. D. LESTER... <i>ante 2/1/7</i> of land situated in the <b>LESTER, FRANKS &amp; CO. PTY. LTD.</b> <b>CITY OF DEVONPORT</b> SCALE 1: 2000 MEASUREMENTS IN METRES	Registered Number: <b>SP41291</b>
Title Reference: C.T. 4552-99		Approved Effective from: <b>30 NOV 1986</b>
Grantee: Part of Lot 378, 500 Ac, Adye Douglas and Edward John Dawes, Purs.		<i>Handwritten Signature</i> Recorder of Titles



# SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SCHEDULE OF EASEMENTS

PLAN NO.

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

# SP41291

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

### EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

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

The Owner of each lot on the plan COVENANTS:-

FIRSTLY with HOLMANS INVESTMENTS PTY. LTD. (hereinafter called "the Vendor") that the Vendor shall not be required to fence

SECONDLY with the Vendor and the Owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the plan and with the residue of the land comprised in Certificate of Title Volume 4552 Folio 99 and each and every part thereof to observe the following stipulations:-

- (a) There shall not be erected on the said lot any buildings other than a single dwelling house together with the usual outbuildings appurtenant thereto
- (b) No dwelling house or other building shall be used for any other purpose other than a private dwelling house and/or for the provision of professional services
- (c) Not to carry on in or upon the said lot any trade, manufacture or business of any kind other than the provisions of professional services
- (d) There shall not be erected on the said lot or attached to any building or erected thereon any advertisement, hoarding bill, or poster or other similar erection of an unsightly nature
- (e) Not to erect on the said lot any dwelling house other than a dwelling house constructed of brick or stone or brick or stone cladding or cedar weatherboard or planking
- (f) Not to erect on the said lot any garage or outbuilding other than a garage or outbuilding constructed of brick or stone or brick or stone cladding or cedar weatherboard or planking or colourbond or similarly painted iron or aluminium material
- (g) Not to erect on the said lot any dwelling house or outbuilding with roofing material other than of tile or colourbond or other similarly painted iron aluminium or similar building material
- (h) Not to cut down any tree or trees upon the said lot without first obtaining the approval of The Mayor Alderman and Citizens of the City of Devonport or its successors PROVIDED THAT the provisions of this covenant shall not apply in respect of the cutting down of any tree or trees for the clearance of any site for the purposes of a dwelling house together with the usual outbuildings appurtenant thereto



# SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



41291

NOTWITHSTANDING anything hereinbefore contained or implied the Vendor reserves the right to:-

- (1) Sell any lot on the plan or the residue of the land comprised in Certificate of Title Volume 4552 Folio 99 freed and exempted from any one or more of the foregoing covenants and to waive or alter any such covenants relating thereto
- (2) Modify, waive, release or allow any departure from any covenants relating to any lot out of the land comprised in the said title whether imposed or entered into before or at the same time or as after the date hereof and whether they are the same covenants

THE COMMON SEAL of HOLMANS INVESTMENTS PTY. LTD. )  
 the registered proprietor of Certificate of Title )  
 Volume 4452 Folio 99 was hereunto affixed in the )  
 presence of: )

.....  (Director)

.....  (Director)





# SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



41291

This is the schedule of easements attached to the plan of Holmans Investments Pty. Ltd.  
*(Insert Subdivider's Full Name)*

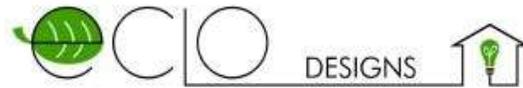
..... affecting land in

Certificate of Title Volume 4552 Folio 99  
*(Insert Title Reference)*

Sealed by Devonport City Council on 28<sup>th</sup> August 1989

Solicitor's Reference .....   
*Council Clerk/Town Clerk*

05K 3134



**Planning cover letter:  
5 Ellice hill drive Spreyton**

Applicant: eclo designs

Prepared by: chloe overton

Date:03/05/22

Project no. 21047

Certificate of title: 41291/19

PID:7396482

Site area:7854m2

Municipality: Devonport

Zone: rural living

Proposal: dwelling

Use Class: residential

Figure 1:



11.4.2 Building height, setback and siting

Objective:	That height, setback and siting of buildings: (a) is compatible with the character of the area; (b) does not cause an unreasonable loss of amenity; (c) minimises the impact on the natural values of the area; and (d) minimises the impact on adjacent uses.
------------	--

The proposed application doesn't meet the acceptable solutions regarding the front setback of 20m.

This is because the site has a crest band shown in figure 1 in red where the site significantly drops off to steep for vehicle access. This area is also landslip as shown in figure 2.

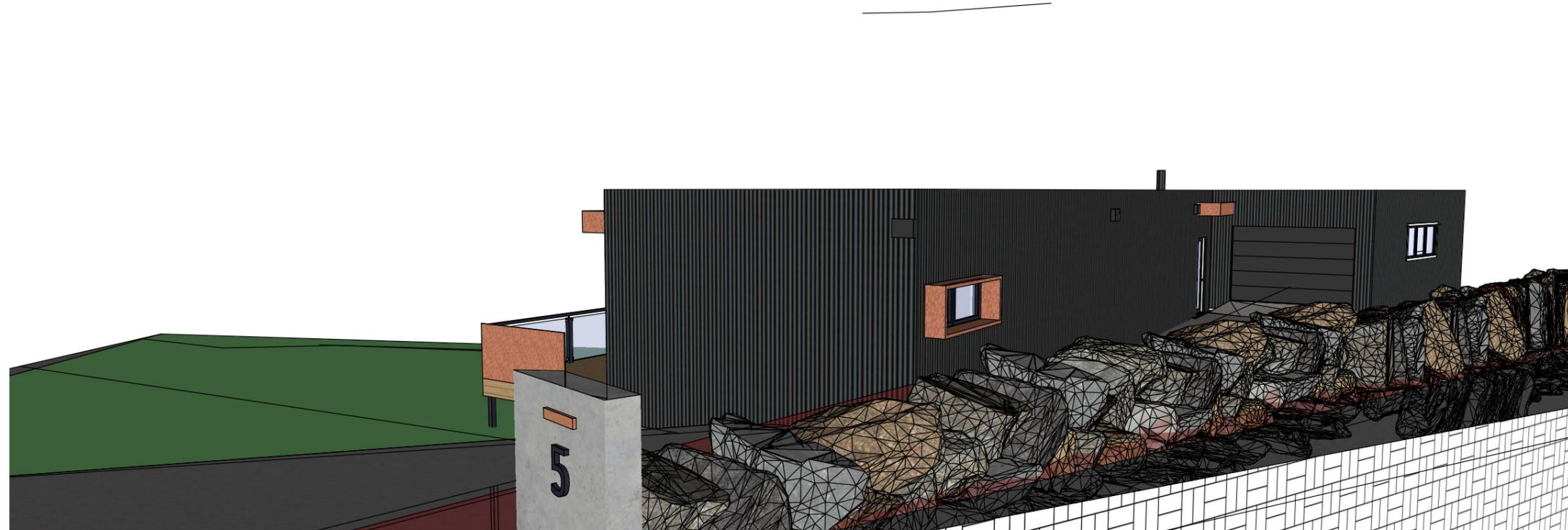
Thus the proposed dwelling must be positioned further forward than the neighbouring properties which are not effected but the topography restraints.

There are also considerations to allow area for onsite wastewater on this challenging site and the most suitable position is down slope of the dwelling clear from the crest as shown on eco design plans plans page A01

Figure 2:



# Proposed Residence AT 5 Ellice Hill Dr, Spreyton, TAS, 7310 FOR Jeremy Smith



DESIGNS

eclo.designs@outlook.com  
0419387746

### SITE INFORMATION

LAND TITLE REFERENCE: **41291/19**  
 WIND CLASSIFICATION: **N2**  
 SOIL CLASSIFICATION: **H1**  
 CLIMATE ZONE: **ZONE 7**  
 BAL LEVEL: **12.5**  
 ALPINE OR SUB-ALPINE AREA: **N/A**  
 CORROSION ENVIRONMENT: **N/A**  
 OTHER HAZARDS: **LAND SLIP**  
 PID: **7396482**  
 ZONING: **RURAL LIVING**

### AREA SCHEDULE

SITE AREA: **7854.0m2**  
 FLOOR AREA: **203.80m2/21.93SQ**  
 DECK AREAS: **36.8m2**

COVER PAGE	A00
SITE PLAN	A01
ENLARGED SITE PLAN	A01a
ISOMETRIC VIEWS	A02
FLOOR PLAN	A03
ELEVATION 1 & 2	A04
ELEVATION 3 & 4	A05
SETOUT PLAN	A06
ROOF PLAN	A07
INTERNAL PLUMBING PLAN	A08
ELECTRICAL PLAN	A09
SECTION 1 & 2	A10
CONSTRUCTION DETAILS	A11
WATERPROOFING SCHEDULE	A12
WINDOW SCHEDULE	A13
DOOR SCHEDULE	A14
LIGHTING CALCULATOR	A15
NCC NOTES	A16

REV	DATE	DESCRIPTION
1	03/05/22	BOLDER RETAINING WALL

CLIENT  
**Jeremy Smith**

PROJECT NO.  
**21047**

PROJECT NAME  
**Proposed Residence**

PROJECT ADDRESS  
**5 Ellice Hill Dr,  
Spreyton, TAS,  
7310**

DRAWN C.O	ACCREDITATION CC6669
DOCUMENT DATE 29/03/2022	PAPER SIZE A3

DRAWING TITLE  
**Cover Page**

DOCUMENT PHASE  
**Development Application**

# A0C

**SITE PLAN LEGEND & NOTES:**

**GENERAL NOTES:**  
 DURING CONSTRUCTION SOIL AND WATER IS TO BE APPROPRIATELY MANAGED. THIS INCLUDES THE PROVISION OF SILT FENCING, FILTER SCREENS OR DEDICATED SILT TRAPS TO PREVENT DISCHARGE OF GRAVEL, SOIL OR OTHER DEBRIS TO ANY EXISTING WATER COURSE OR ADJOINING PROPERTY DURING THE CONSTRUCTION PROCESS.

**EXCAVATION:**  
 ALLOW FOR BULK EXCAVATION WHERE REQUIRED AND ALL EXCAVATION, FILLING, BACK FILLING AND CONSOLIDATION REQUIRED FOR THE FOOTINGS AND SLAB, RETAIN ALL ACCESS AND SERVICES INDICATED. MAKE GOOD.

**SETTING OUT:**  
 THE CLIENT IS RESPONSIBLE FOR VERIFYING THE BOUNDARY PEGS ARE IN THE CORRECT LOCATION, MARKED AND CLEARLY VISIBLE FOR THE BUILDER. THE BUILDER SHALL ACCURATELY SET-OUT THE WORKS AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORKS. AND SHALL MAKE GOOD AT HIS OWN EXPENSE ANY ERRORS ARISING FROM INACCURACIES OF THE SETOUT.

**PROTECTION WORK:**  
 (SECTION 121 OF THE BUILDING ACT) IF EXCAVATION IS TO A LEVEL BELOW THAT OF THE ADJOINING OWNER'S FOOTINGS, ALONG THE TITLE BOUNDARY OR WITHIN 3 METRES OF A BUILDING BELONGING TO AN ADJOINING OWNER, THE BUILDER MUST (AS A MINIMUM) PROVIDE AND MAINTAIN A GUARD TO SUPERVISE THE EXCAVATION. ADJOINING OWNER TO BE NOTIFIED USING FORM 6 (BUILDING AND PROTECTION WORK NOTICE) BY THE BUILDING SURVEYOR.

ON SITE FIRE HYDRANT LOCATION

APPROXIMATE LOCATION OF CUT SHOWN IN RED

APPROXIMATE LOCATION OF FILL SHOWN IN BROWN

**LEGEND**

CONTOURS AT 500 INTERVALS

WATER MAIN LOCATED ON SITE BY AJ WATER

**SITE SERVICES:**

ELECTRICITY, GAS, TELEPHONE, WATER, STORMWATER & SEWER SERVICE LOCATIONS ARE TO BE DETERMINED ON SITE & CONNECTED AS PER LOCAL AUTHORITY REQUIREMENTS.



DESIGNS

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0419387746

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DOCUMENT DATE 29/03/2022	PAPER SIZE A3

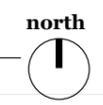
DRAWING TITLE  
**Site Plan**

DOCUMENT PHASE  
**Development Application**

**A01**

STORMWATER DISPOSAL PIPE ALIGNMENT WITH ENERGY DISSIPATION AT END

Site Plan  
 Scale: 1 : 500





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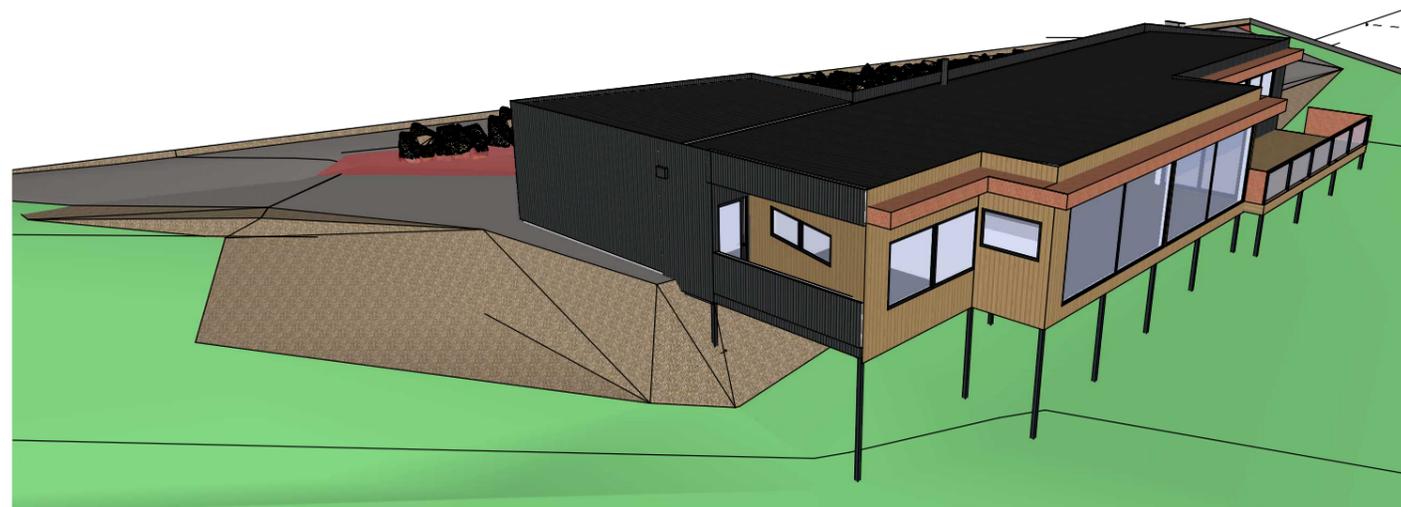
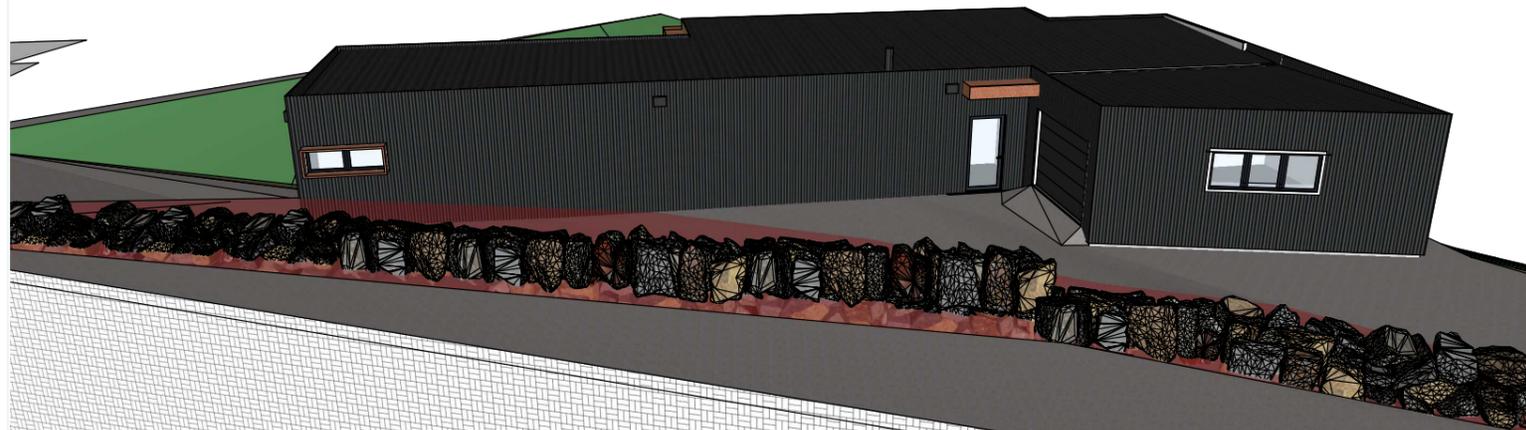
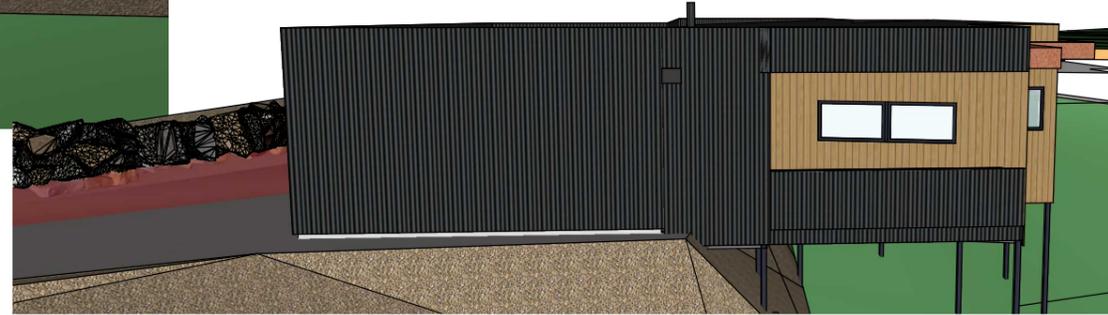
DOCUMENT DATE  
29/03/2022

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A3

DRAWING TITLE  
**Enlarged site plan**

DOCUMENT PHASE  
**Development Application**

**A01c**



↑

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1	03/05/22	BOLDER RETAINING WALL

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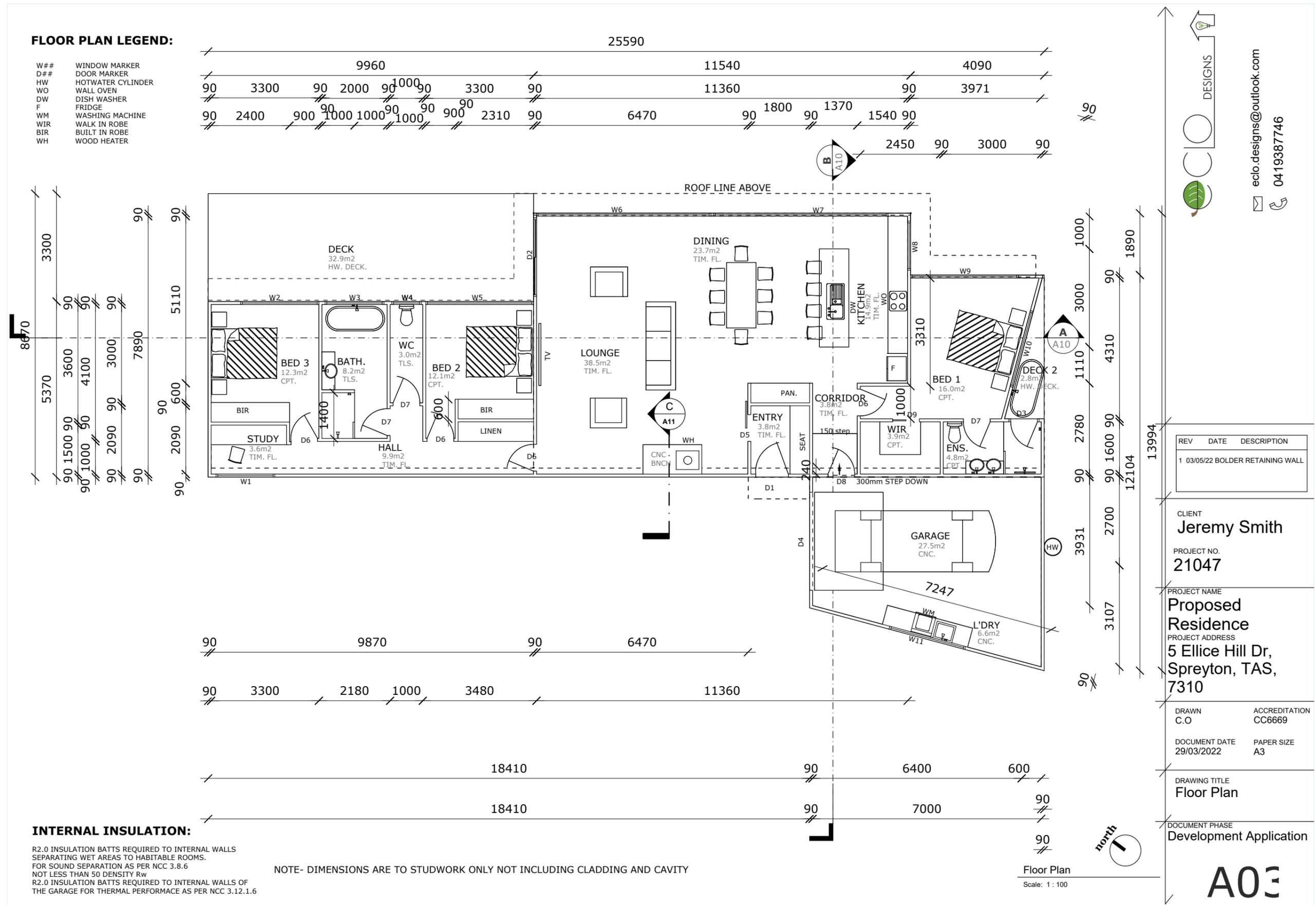
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DRAWING TITLE  
**Isometric views**

DOCUMENT PHASE  
**Development Application**

Isometric views  
Scale: 1 : 100

**A02**





1 North/East Elevation  
Scale: 1 : 100

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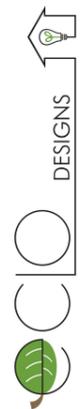
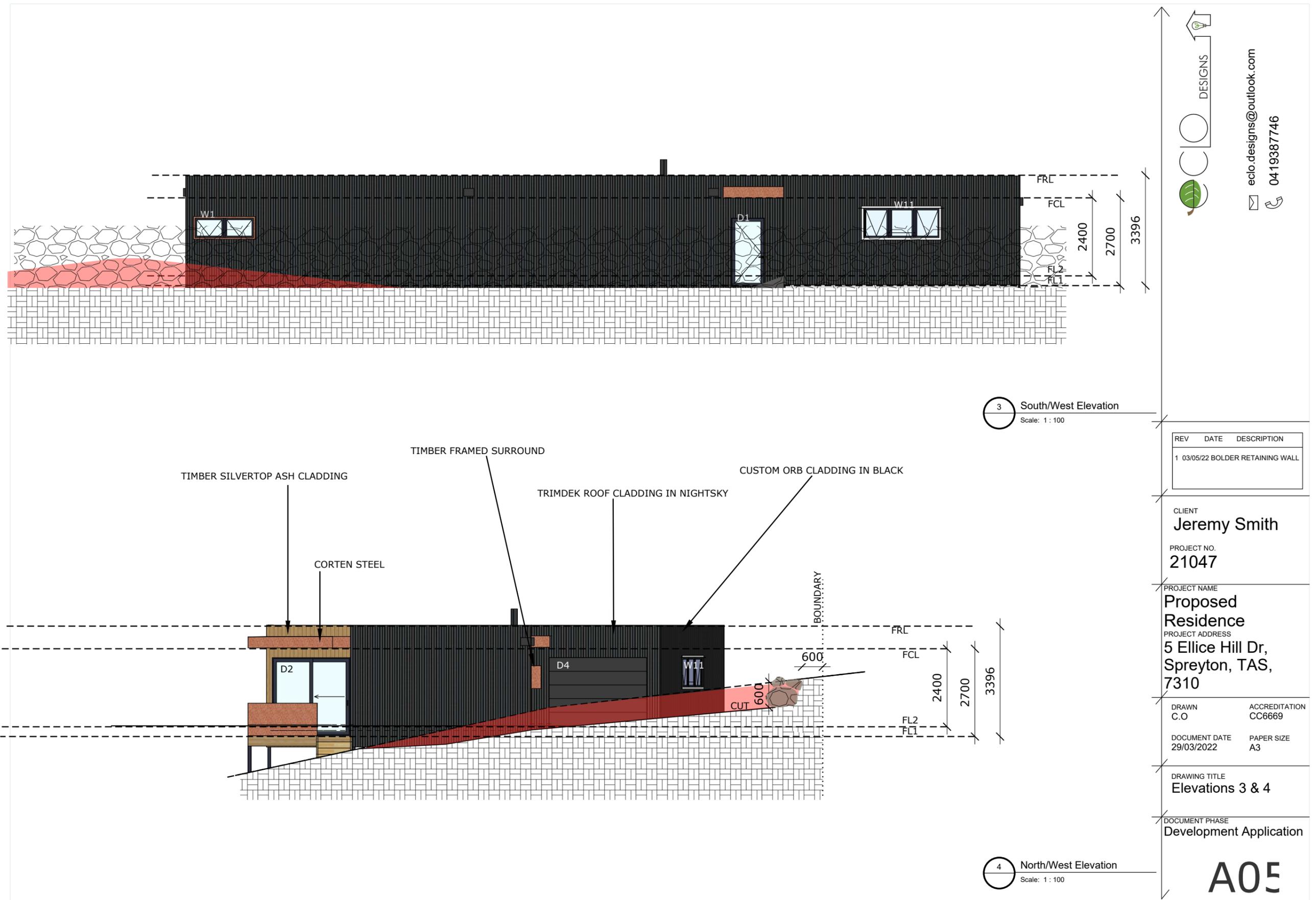
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**Elevations 1 & 2**

DOCUMENT PHASE  
Development Application

**A04**



2 South/East Elevation  
Scale: 1 : 100



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PROJECT NO.  
**21047**

PROJECT NAME  
**Proposed Residence**  
PROJECT ADDRESS  
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Spreyton, TAS,  
7310**

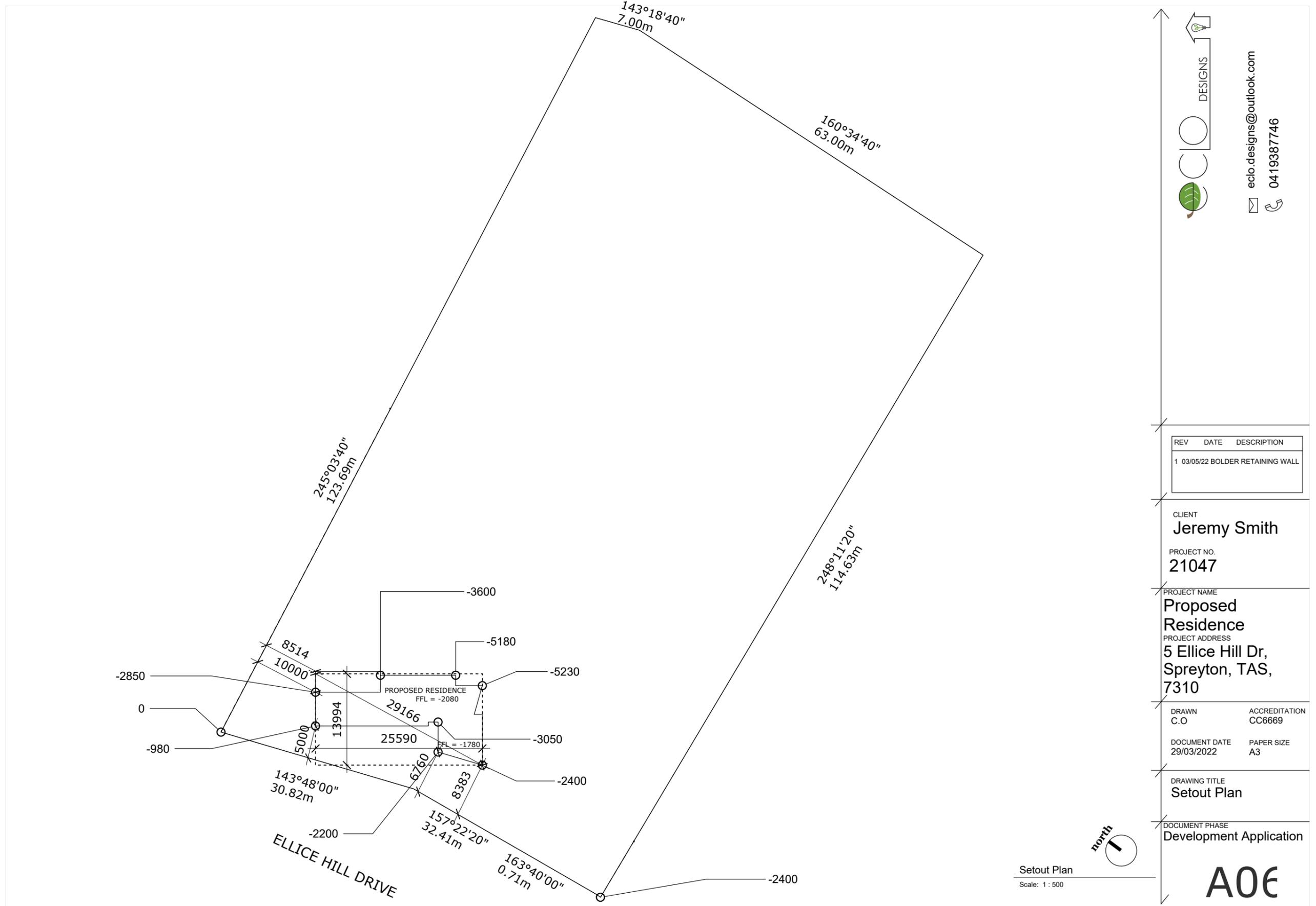
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DOCUMENT DATE 29/03/2022  
PAPER SIZE A3

DRAWING TITLE  
**Elevations 3 & 4**

DOCUMENT PHASE  
**Development Application**

**A05**



**ROOF PLUMBING:**

GENERIC QUAD 150 HIGH FRONT GUTTER IN MONUMENT AND FASCIA

COLORBOND MONUMENT CAPPINGS AND FLASHINGS

**D.P.** 100 x 50 UPVC SQUARE DOWNPIPES MONUMENT FINISH

**RH** RAINHEAD

**NOTES:**

BATTENS TYPICALLY 70 X 35 DEEP HARDWOOD @ 600MAX. CENTRES. (USE F5 KD TREATED PINE IF BATTENS ON TOP OF SARKING).

SEE BCA VOL. 2 FIGURE 3.5.1.5 DIAGRAM B FOR DEFINITION OF INTERNAL AND END SPANS.

VAPOUR PERMEABLE SARKING INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS. ENSURE THERE IS A CLEAR UNIMPEDED PATH OF TRAVEL FOR WATER TO ESCAPE FROM SARKING INTO THE EAVES GUTTER. ADDITIONAL BATTENS OR BLOCKING PIECES MAY BE REQUIRED.

SARKING MUST COMPLY WITH AS/NZS 4200 PARTS 1 AND 2.

DOWNPIPES MUST NOT SERVE MORE THAN 12M OF GUTTER LENGTH FOR EACH DOWNPIPE.

ROOF CLADDING TO COMPLY WITH AS 1562.1.

ROOF DRAINAGE MUST COMPLY WITH:  
 - PLUMBING CODE OF AUSTRALIA PART D1  
 - AS/NZS 3500.3  
 - BCA VOLUME 2 PARTS 3.1.2 AND 3.5.2. (DEEMED TO SATISFY PROVISIONS)

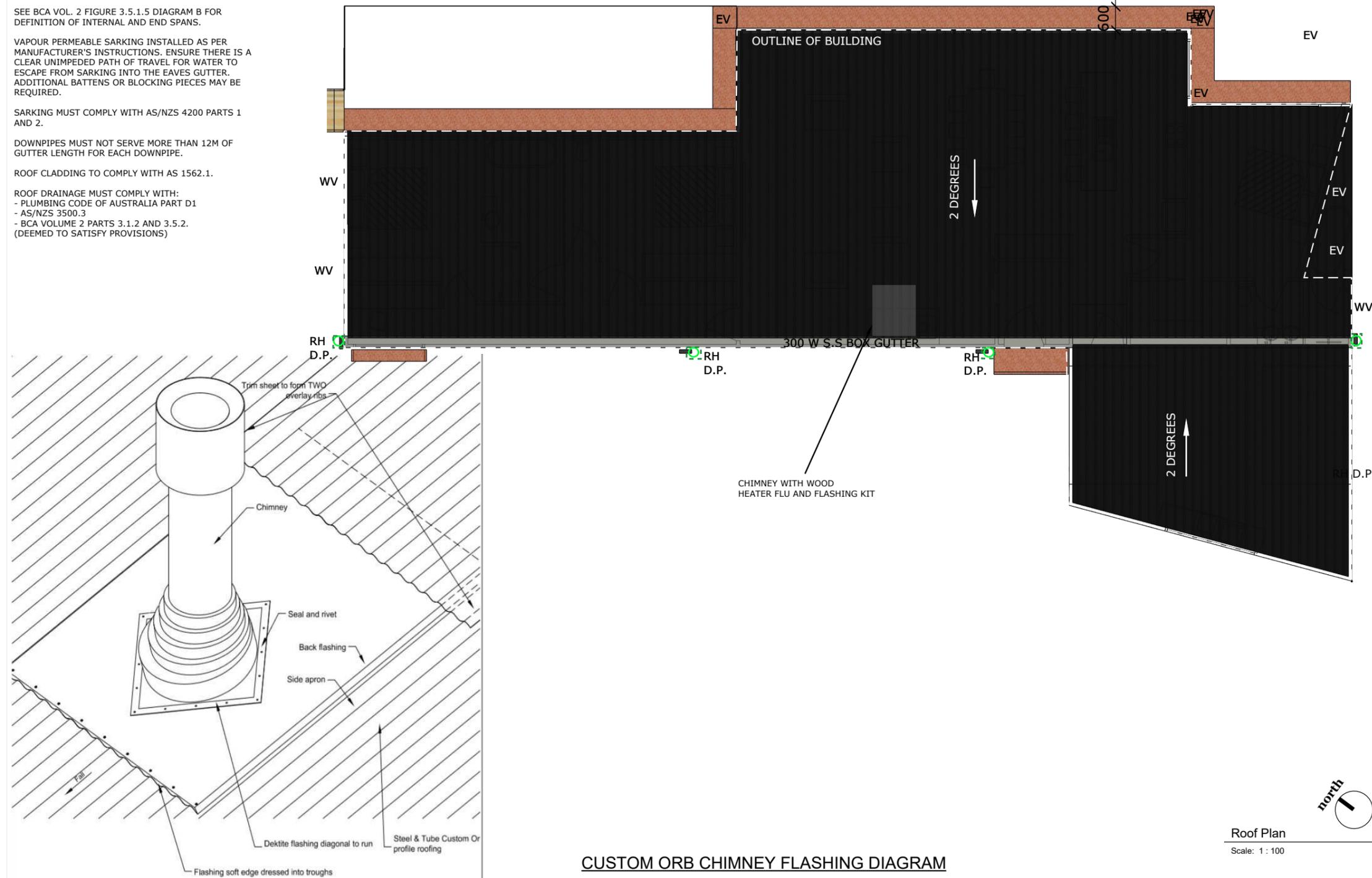
**ROOF PLAN NOTES:**

GUTTERS AND DOWNPIPES TO AS3500. MAXIMUM CENTRES FOR DOWNPIPES TO BE 12M.

**ROOF STRUCTURE:**

CUSTOM ORB ROOFING IN MONUMENT & PERMIABLE SARKING TIMBER TRUSSES TO MANUFACTURES SPECIFICATIONS

EAVES VENTS WITH ALUMINUM MESH BACKING AT INTERVALS AS SHOWN (2500mm MAX. CENTRES).



**CUSTOM ORB CHIMNEY FLASHING DIAGRAM**

Roof Plan  
Scale: 1 : 100



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C.O

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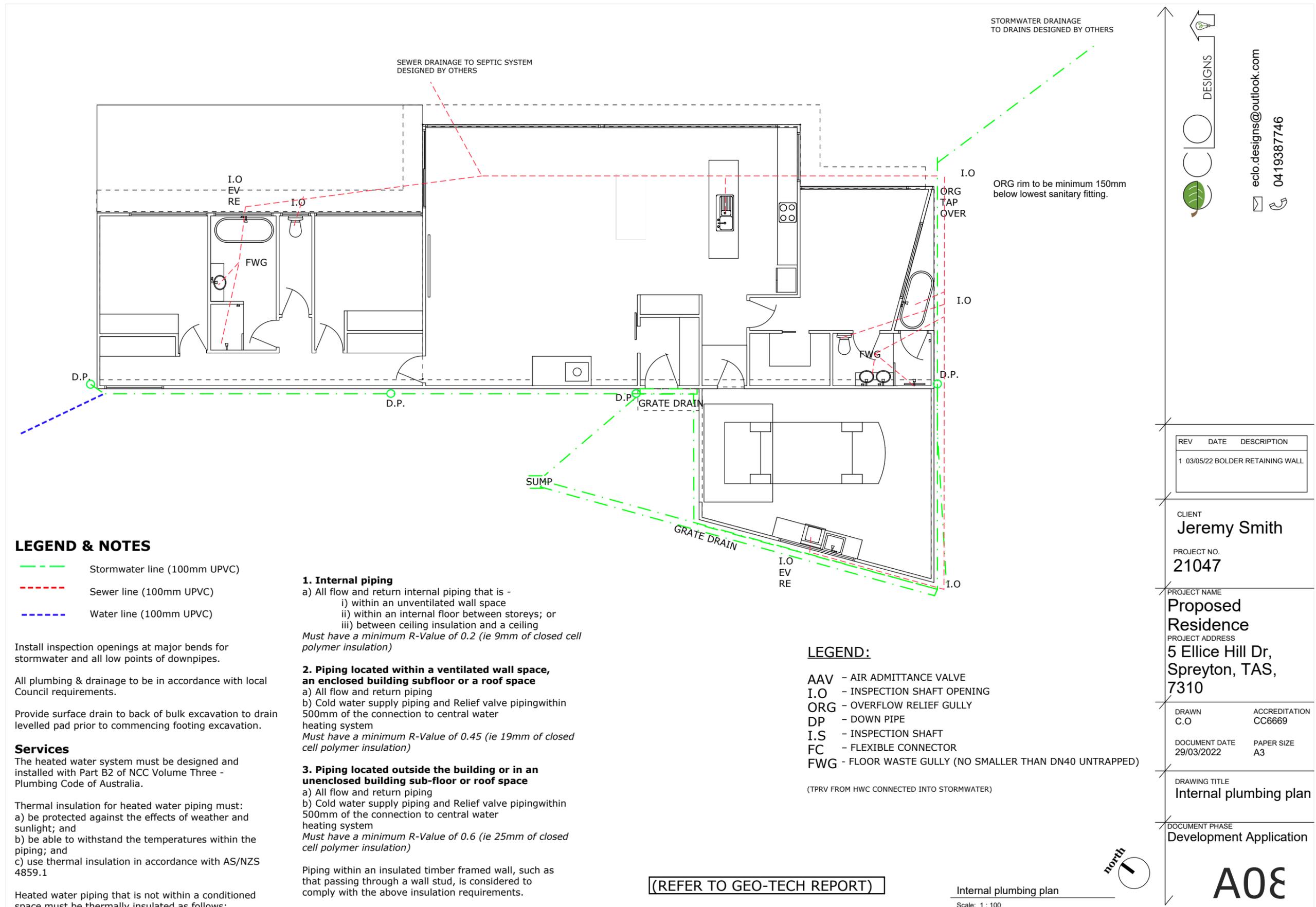
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A3

DRAWING TITLE  
**Roof Plan**

DOCUMENT PHASE  
Development Application

**A07**



**LEGEND & NOTES**

- Stormwater line (100mm UPVC)
- Sewer line (100mm UPVC)
- Water line (100mm UPVC)

Install inspection openings at major bends for stormwater and all low points of downpipes.

All plumbing & drainage to be in accordance with local Council requirements.

Provide surface drain to back of bulk excavation to drain levelled pad prior to commencing footing excavation.

**Services**

The heated water system must be designed and installed with Part B2 of NCC Volume Three - Plumbing Code of Australia.

Thermal insulation for heated water piping must:  
 a) be protected against the effects of weather and sunlight; and  
 b) be able to withstand the temperatures within the piping; and  
 c) use thermal insulation in accordance with AS/NZS 4859.1

Heated water piping that is not within a conditioned space must be thermally insulated as follows:

**1. Internal piping**

- a) All flow and return internal piping that is -
  - i) within an unventilated wall space
  - ii) within an internal floor between storeys; or
  - iii) between ceiling insulation and a ceiling
 Must have a minimum R-Value of 0.2 (ie 9mm of closed cell polymer insulation)

**2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space**

- a) All flow and return piping
  - b) Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system
- Must have a minimum R-Value of 0.45 (ie 19mm of closed cell polymer insulation)

**3. Piping located outside the building or in an unenclosed building sub-floor or roof space**

- a) All flow and return piping
  - b) Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system
- Must have a minimum R-Value of 0.6 (ie 25mm of closed cell polymer insulation)

Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.

**LEGEND:**

- AAV - AIR ADMITTANCE VALVE
- I.O - INSPECTION SHAFT OPENING
- ORG - OVERFLOW RELIEF GULLY
- DP - DOWN PIPE
- I.S - INSPECTION SHAFT
- FC - FLEXIBLE CONNECTOR
- FWG - FLOOR WASTE GULLY (NO SMALLER THAN DN40 UNTRAPPED)

(TPRV FROM HWC CONNECTED INTO STORMWATER)

**(REFER TO GEO-TECH REPORT)**

Internal plumbing plan  
 Scale: 1 : 100

DESIGNS

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 0419387746

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 7310**

DRAWN C.O	ACCREDITATION CC6669
DOCUMENT DATE 29/03/2022	PAPER SIZE A3

DRAWING TITLE  
**Internal plumbing plan**

DOCUMENT PHASE  
**Development Application**

**A0E**



**LANDSLIDE RISK ASSESSMENT  
PROPOSED DEVELOPMENT  
5 ELLICE HILL DRIVE, SPREYTON**

Prepared for: **Jeremy Smith**

Date: 14 April 2022

Document Reference: TG21279/1 - 01report

**Tasman Geotechnics Pty Ltd** ABN 96 130 022 589  
16 Herbert Street, Invermay  
PO Box 4026, Invermay TAS 7248  
T 6338 2398  
E [office@tasmangeotechnics.com.au](mailto:office@tasmangeotechnics.com.au)

Landslide Risk Assessment, 5 Ellice Hill Drive, Spreyton

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## Important information about your report

Tasman Geotechnics  
Reference: TG21279/1 - 01report

i

Landslide Risk Assessment, 5 Ellice Hill Drive, Spreyton

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### Figures

- Figure 1 MRT Geology Map Extract
- Figure 2 MRT Landslide Inventory Map Extract
- Figure 3 MRT Landslide Susceptibility Map Extract
- Figure 4 Site Layout and Test Pit Locations

### Appendices

- Appendix A Engineering Borehole Logs
- Appendix B Laboratory Test Certificates
- Appendix C Landslide Risk Matrix
- Appendix D Risk to Life
- Appendix E Guidelines to Hillside Construction

Version	Date	Prepared by	Reviewed by	Distribution
Original	14 April 2022	Eileen Ooi	Dr Wayne Griffioen	Electronic

Landslide Risk Assessment, 5 Ellice Hill Drive, Spreyton

---

## 1 INTRODUCTION

Tasman Geotechnics was commissioned by Jeremy Smith to provide out a Landslide Risk Assessment for a proposed residential development at 5 Ellice Hill Drive, Spreyton (title reference 41291/19).

The assessment is required as part of the Planning Application process as the development is mapped within a "Low" and "Medium" hazard band on the Landslide Planning Map V2 – Hazard Bands overlay on The LIST. Tasman Geotechnics previously carried out a Landslide Risk Assessment for the site in 2010. The development was never carried out, but the results of that investigation are used in this report.

We understand a new residential dwelling is proposed for the site.

Our scope of work consisted of:

- ) Reviewing available geological reports and maps;
- ) Carrying out a site walkover to note geomorphological features associated with landslide activity;
- ) Excavating three test pits (TP1 to TP3) to determine subsurface conditions;
- ) Laboratory testing on selected soil samples; and
- ) Performing a Landslide Risk Assessment.

The assessment is consistent with the Landslide Risk Assessment guidelines published by the Australian Geomechanics Society (2007).

## 2 BACKGROUND INFORMATION

### 2.1 Regional Setting

The site is situated on the eastern side of Ellice Hill and has an easterly aspect. Ellice Hill rises steeply from the river flats of Spreyton.

### 2.2 Geology

The Mineral Resources Tasmania Digital Geological Atlas, 1:25,000 Series, Latrobe sheet, shows that the crest of Ellice Hill is mapped as Jurassic aged dolerite with Quaternary aged talus (dolerite derived) on slopes below the crest.

Slopes at lower elevation are mapped as Permian aged mudstone. It is likely that the dolerite at Ellice Hill is underlain by mudstone.

An extract of the geological map is shown in Figure 1 and shows that the site is located partly on Jurassic aged dolerite and partly on Quaternary aged talus.

Road cuttings at Kelcey Tier Road show Permian mudstone.

### 2.3 Landslide Mapping

The Mineral Resources Tasmania, Tasmanian Landslide Map Series, Map 2, Devonport – Geomorphology, 1:25,000 scale indicates that 3 landslides are mapped on the east facing slopes. An extract of the map is shown in Figure 2.

The location of the landslides approximately coincides with those mapped by Stevenson (1973). The length of each slide from heel to toe is about 300m, and the width is about 250m.

The approximate location of the site relative to the mapped landslides is also shown in Figure 2. A small triangular shaped area adjacent to Ellice Hill Drive is not affected by the landslide feature. Based on digital elevation models, MRT interpret that ground slopes for the whole site, including the triangular area, are between 13° and 35°.

Landslide Risk Assessment, 5 Ellice Hill Drive, Spreyton

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## 2.4 Landslide Susceptibility

For the basalt soils of North-West coast of Tasmania, MRT have identified two scales of landslides:

- ) Deep-seated rotational landslides; and
- ) Shallow slides or debris flows.

However, the site is mapped on Jurassic dolerite or Quaternary aged talus deposits. For landslides in Quaternary aged talus, susceptibility zones (source, regression and runout) were developed by reference to similar geological units. For the quaternary aged sediments at this site the threshold values for Permian sediments under talus are used, and the threshold values of source, regression and runout areas are 16°, 20° and 12° respectively. The upper part of the site is therefore mapped as a regression zone, while the head scarp area and the remainder of the site is mapped as potential source zone.

## 2.5 Previous Reports

A search of the Mineral Resources Tasmania (MRT) database discovered a number of reports on landslips in the Spreyton area. Three of the reports are considered relevant to the present investigation. These reports are discussed and summarized as follows.

**Stevenson (1973)** This report discusses land stability of the Ellice Hill subdivision. The geology is described as *“Ellice Hill is the most southerly hill of the Kelcey Tier range. It is capped by a small dolerite sill which has shed a small aureole of talus, but the lower part of the hill is formed of the Kelcey Tier Mudstone in the lower part of the Permian succession”*.

The mudstone beds dip toward the east at about 10°, and numerous springs were observed on the eastern side of the hill. According to Stevenson, the orientation of the bedding has ensured that the springs only occur on the eastern side of the hill. Three large slides were identified on the eastern slopes. Stevenson considers that the slides are ancient and stable, but owe their origin to the springs.

The hillside was divided into 3 zones:

- A. The gentle slopes at the crest and foot of the hill were considered “stable”, although it was noted that disposal of stormwater and sewerage at the crest *“could bring about instability in the lower areas”*.
- B. If the landslide areas were to be used as building sites, Stevenson proposed that dewatering of the hillside would be required *“so that the springs no longer run”*. A line of groundwater extraction bores was suggested, with continuous pumping. In addition, disposal of stormwater and sewerage from the houses would *“need to be strictly controlled”*.
- C. The steepest areas were considered unsuitable for development.

**Matthews (1976)** discusses landslip on a private property, about 1.5km north of Ellice Hill Drive. The topography around the site, as described by Matthews, suggests slip zones *“characterized by a series of bulges and narrow flats”*. According to Matthews, the *“broader benches could have formed either as a result of large rotational slips..., or as a result of the different weathering rates of dolerite and the various beds within the Permian sequence”*.

Two slips had occurred near a 3 year old house. One slip had occurred on the steep slope behind the house, and the other on the shallower slope in front of the house. To create a level area, some excavation occurred behind the house and some fill was placed on the slope in front of the house. The slip behind the house caused the fence to lean over, but did not affect the house. The heel of the lower slip passed below the house causing serious cracking to the brickwork.

The house is situated on a flat area, which according to Matthews, is likely to be part of an old rotational landslip. According to Matthews there was no evidence of recent movement in the old landslip.

Two dams were located in the vicinity of the house: one at the toe of the lower slip (20 years old when assessed by Matthews), the other about 100m uphill (about 1 year old when assessed by

Landslide Risk Assessment, 5 Ellice Hill Drive, Spreyton

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Matthews). While not directly contributing to the lower slip, Matthews did observe that the lower dam caused the material at the toe of the slip to remain saturated.

Options presented by Matthews to stabilize the slips include improved drainage of flat areas, draining of the lower dam and tree planting. Matthews also states that piling or construction of French drains could be considered.

**Matthews (1977)** present summary logs of 3 test pits dug on a private property near Spreyton. The aim of the investigation was to establish if a bench toward the rear of the property was formed by a landslip, or by erosion of flat lying Permian rock. The site is described as “*situated at the toe of a slope that has been affected by landslips in the past*”.

The test pits encountered in situ Permian sediments. Therefore, the conclusion from the test pits was that the bench was formed by differential weathering of hard and soft layers in the Permian sequence, not as a result of landslip.

## 2.6 Proposed Development

The proposed development involves a single storey light weight dwelling, located on the western side of the lot. Up to 2m of fill is proposed under the driveway and garage, however, the house is founded on poles.

The design is presented in drawings prepared by ECLO Designs (project 21047, drawings DA A00 to A10, dated 7 September 2021).

The design life of a future building is assumed to be 50 years.

## 3 FIELD INVESTIGATION

The fieldwork was carried out on 1 October 2010 by an Engineering Geologist from Tasman Geotechnics. The fieldwork involved:

- ) A site walkover, and
- ) Drilling of two boreholes (BH1 and BH2) to the depths of 4.5m and 2.7m respectively, using a 4WD mounted Eziprobe rig.

The engineering test pit logs are presented in Appendix A and their locations are shown on Figure 4.

Three soil samples were submitted to a NATA accredited laboratory for testing. Laboratory test certificates are presented in Appendix B and discussed in Section 4.3.

## 4 RESULTS

### 4.1 Surface Conditions

The following site observations were made during the fieldwork in 2010.

The site is a 7854m<sup>2</sup> allotment (about 120m long x 60m wide) in an estate with established homes on similar sized allotments.

The part of the site closest to Ellice Hill Drive is covered in grass, while the lower slopes are overgrown with ferns, blackberries and some mature wattle trees.

There is a definite change in slope crossing the site in a diagonal line. This change in slope represents the head scarp (crest) of a former landslip. The scarp continues on the lots to the north and south of the site. A house has been constructed above the crest on the lot to the north.

Slopes at the site above the crest are typically 15°, while slopes below the crest range from 20° to 30° with a 45° slope noted near the spring on the property.

No evidence of boulders and cobbles were noted on the steep slopes below the crest.

## Landslide Risk Assessment, 5 Ellice Hill Drive, Spreyton

Two springs were observed on the steep slope: i) at approximately the mid-point of the slope within the allotment and ii) near the base of the slope in an adjoining property. The location of the observed springs on and close to the site correspond well to the springs mapped by Stevenson (1973). In addition to these springs, additional springs were noted on the south western side of Redruth Court, also within the area investigated by Stevenson. It is possible that these springs were covered with dense bush when investigated by Stevenson. No attempt was made to confirm the presence of all the springs observed by Stevenson.

#### 4.2 Subsurface Conditions

The test pits encountered similar sub-surface conditions. The typical soil profile above the head scarp consists of:

- ) Topsoil of red/brown silty clay to between 0.4m and 0.6m below ground level (Unit 1a).
- ) Red-brown silty clay of high plasticity to a depth of approximately 1.2m below ground level (Unit 1b), with a gradual change in colour and consistency to;
- ) Sandy clay of medium plasticity, mottled pink/yellow/red with texture indicative of highly weathered rock (Unit 2).

TP1 was terminated at 1.8m below ground level due to refusal on siltstone.

The silty/sandy clay (Unit 2) with highly weathered rock texture is interpreted to be Permian aged mudstone, while the overlying red-brown clay (Unit 1a and 1b) is interpreted to be colluvium derived from the dolerite.

No test pits were dug on the steep parts of the hill.

#### 4.3 Laboratory Results

The laboratory test results are summarised in Table 1. The results show that the material of Unit 1b is a high plasticity clay (Liquid Limit = 78%), while the material of Unit 2 ranges from high liquid limit silt (sample from TP2) to medium plasticity sandy clay (sample from TP3).

**Table 1. Soil classification results**

Sample Reference	Soil Unit	Liquid Limit	Plasticity Index	Linear Shrinkage	% Passing 75-m	USCS symbol
TP3, 0.6m	1b	78	45	18	-	CH
TP2, 1.2m	2	53	23	14	-	MH
TP3, 1.5m	2	46	21	12	54	CI

These results are considered high, and Soil Unit 1b is classified as a high plasticity CLAY. The underlying Soil Unit 2, is classified as a medium plasticity sandy clay or high liquid limit (sandy) silt.

## 5 LANDSLIDE RISK ASSESSMENT

### 5.1 General

Risk assessment and management principles applied to slopes can be interpreted as answering the following questions;

- ) What might happen? (HAZARD IDENTIFICATION).
- ) How likely is it? (LIKELIHOOD).
- ) What damage or injury might result? (CONSEQUENCE).

Landslide Risk Assessment, 5 Ellice Hill Drive, Spreyton

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- ) How important is it? (RISK EVALUATION).
- ) What can be done about it? (RISK TREATMENT).

The risk is a combination of the likelihood and the consequences for the hazard in question. Thus both likelihood and consequences are taken into account when evaluating a risk and deciding whether treatment is required.

The qualitative likelihood, consequence and risk terms used in this report for risk to property are given in Appendix C and are based on the Landslide Risk Management Guidelines, published by Australian Geomechanics Society (AGS, 2007). The risk terms are defined by a matrix that brings together different combinations of likelihood and consequence. Risk matrices help to communicate the results of risk assessment, rank risks, set priorities and develop transparent approaches to decision making.

## 5.2 Geotechnical Model

Based on the subsurface profiles encountered in the test pits and the exposed batters along Kelcey Tier Road, it is our assessment that the siltstone occurring at the base of TP1 belongs to a sequence of Permian aged rocks that form the steep sides of Ellice Hill. There was no evidence of talus on the slopes below the crest (ie gravel or cobbles), while the slopes above the crest are considered to be colluvium.

There are no indications close to the site to show that recent landslide movement has taken place.

## 5.3 Potential Hazards

Based on the site observations, test pit data and available information discussed in the sections above, the following landslide hazards are identified for the site:

**Reactivation of existing (regional) landslip.** Based on the recent MRT mapping, a large landslip is partially located on the property. The failure mechanism of the slip has not been accurately defined or investigated, but is likely to be a large scale rotational/translational failure involving 100,000's of m<sup>3</sup> of material. Slips of this kind are likely to have occurred when sea levels or rainfall were much higher. Therefore re-activation of these slips could occur due to high groundwater levels (eg impeded groundwater drainage or increased surface infiltration) possibly combined with extensive excavation/erosion at the toe to disturb the existing equilibrium. The likelihood for reactivation of the existing slip is assessed to be Unlikely.

**Medium scale** (up to about 8m deep) rotational landslides that incorporate colluvial or talus material. These slips are likely where slopes are locally steep, or have been steepened by earthworks (cut or fill) and would involve up to 10,000 m<sup>3</sup>. Localized soil erosion, eg at the springs, can create slopes that are locally steep. The likelihood of a medium scale slip is assessed to be Possible.

**Small scale** (up to about 2m deep) rotational slides may occur in shallow excavations in colluvial material, or fill platforms that are not retained. Small slumps may occur 10 to 20 years after construction. If retained, such slumps "might occur under very adverse conditions over the design life". Thus, the likelihood of a small scale slide is assessed to be Unlikely.

The identification of the potential hazards considers both the site and nearby properties, and is necessary to address stability issues that may negatively impact upon the site and influence the risk to property.

## 5.4 Risk to Property

The following table summarizes the risk to property of the landslide events in relation to the proposed development as described in Section 2.6, **assuming limitations in Section 6 are incorporated.**

Landslide Risk Assessment, 5 Ellice Hill Drive, Spreyton

**Table 2. Landslide risk profiles**

Scenario	Likelihood	Consequence	Risk Profile
Reactivation of regional landslide	Unlikely: house is above head scarp	Medium: movement is likely to be gradual	Low
Medium scale	Possible: house has no direct effect on springs	Insignificant: a medium scale slide near the springs would not regress beyond the head scarp	Very Low
Small scale	Unlikely: if excavations or fill are retained	Medium: if slip is close to dwelling; Insignificant: if away from buildings	Low

The assessment shows that the proposed development presents a Low level of risk, **provided the limitations listed in Section 6 are incorporated in the design.**

### 5.5 Risk to Life

The calculation of risk to life requires a quantitative assessment. Here, we have used an event tree approach to assess the risk to life for the person most at risk, a resident in the house.

An event tree showing a possible sequence of events is presented in Appendix D for the landslides. The risk assessment shows that the Risk to Life for all scales of landslide and assuming management measures are incorporated in the design and construction of the house, is  $2.5 \times 10^{-6}$ /annum.

### 5.6 Risk Evaluation

The Tasmanian Planning Scheme is effective in the Devonport Municipality since 18 November 2020. Clause C15.6.1 of the scheme stipulates that the objective for building and works within a landslip hazard area is:

*“That building and works on land within a landslip hazard area can:*

- (a) minimise the likelihood of triggering a landslip event; and*
- (b) achieve and maintain a tolerable risk from a landslip.”*

Although tolerable levels of risk for property loss are rarely quoted in literature, AGS (2007d) suggests a Moderate risk profile as a tolerable level of risk for low-rise residential buildings on existing slopes as well as existing landslides.

AGS (2007c) suggests the tolerable loss of life individual risk should be  $10^{-5}$ /annum for new constructed slopes, new development, or existing landslide, and  $10^{-4}$ /annum for existing slopes or existing development.

For the proposed works, the following tolerable levels of risk are adopted;

- ) Risk to property: Moderate,
- ) Risk to life:  $10^{-5}$ /annum.

#### Risk to Property

The risk to property is assessed to be Low. As the risk profile is lower than the adopted level of risk, the works achieve and maintain a tolerable risk from a landslip, and thus the requirements of Clause C15.6.1 are satisfied for risk to property. No reduction or protection measures are required beyond the boundary of the site.

#### Risk to Life

Given that the assessed risk to life is less than the tolerable risk, the requirements of Clause C15.6.1 are satisfied for risk to life.

Landslide Risk Assessment, 5 Ellice Hill Drive, Spreyton

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## 6 DISCUSSION & RECOMMENDATIONS

### 6.1 Limitations on Development

In order to ensure a future dwelling at the site does not increase the risk profile above Low, it is recommended that the following limitations be enforced:

- J Structures should be limited to single story dwellings and constructed from light weight materials, articulated and flexible. Site classification is discussed in Section 6.2.
- J Any proposed house and outbuildings should be located at least 10m above the head scarp and near Ellice Hill Drive.
- J Fill should be kept to a minimum at the site. Fill depths for landscaping purposes should not exceed 0.5m above the present ground level and be compacted, unless approved by a Geotechnical Engineer. Up to 2m of fill may be placed the garage, provided it is well compacted and a retaining wall constructed around to fill. Alternatively, consideration could be given to i) using lightweight fill, such as polystyrene, below the garage, or ii) not placing any fill and designing the garage floor as a suspended slab.
- J Where excavation is required in the footprint of a building, the depth of excavation should not exceed 1.5m. Excavation more than 1m deep should be retained.
- J Cut slopes and fill batters should be sloped at a maximum of 1V:3H (about 18°). Steeper slopes will need to be retained by an engineer designed retention system. All batter faces should be protected against erosion (eg by vegetation). Adequate subsurface and surface drainage should be provided behind any retaining walls.
- J Stormwater and surface runoff should not be allowed to collect at the site in open water bodies, or be allowed to flow uninterrupted over the crest. Stormwater from roofs and paved areas (and overflow from storage tanks) should be collected in a piped disposal system and discharged through a diffuser system (also referred to as energy dissipater) located on the flatter areas near the base of the property (ie near the existing springs) to prevent concentrated flow and reduce the erosion potential.
- J Service trenches should not be excavated parallel to contours, but at an angle or even perpendicular, so that any water infiltrating into the trenches will flow downhill. The upper 0.3m of service trenches should be filled with clay sourced from the site and compacted so that the final level is slightly raised above the natural ground. The raised level will help to prevent surface water infiltrating into the trench. Provision should be made to discharge drainage from service trenches to stormwater pits or table drains.
- J No dams should be allowed to be constructed on the property.
- J Where possible, grasses, medium sized shrubs and trees should be maintained on the steep slope below the dwelling to prevent erosion of surface soils.
- J It is recommended that waste water from the house is treated in a package treatment plant (Aerated Wastewater Treatment System, or AWTS) and the waste water irrigated to an appropriately designed irrigation bed. Planting of shallow rooted water and nutrient tolerant species is recommended to enhance evapotranspiration. Section 6.4 of this report presents further discussion on the waste water disposal aspect. A table drain should be excavated uphill of the irrigation area to intercept potential surface flow from uphill areas.
- J Maintenance of surface runoff, including the diffuser system, and retaining structures and other measures described above are the responsibility of the site owner.

Good hillside construction practices should be follows. A copy of Geoguide LR8 Hills Construction Practice is presented in Appendix E.

### 6.2 Site Classification

A default Site Classification for the site is Class "P" according to AS2870 due to the site being located near a landslip area. After allowing due consideration of the site geology, drainage, and

Landslide Risk Assessment, 5 Ellice Hill Drive, Spreyton

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soil conditions, footings founded in the red-brown silty clay (Unit 1b) may be designed for an equivalent:

**CLASS H1 (AS 2870 – 2011)**

**Characteristic surface movement,  $y_s < 60$  mm**

If cut or fill earthworks in excess of 0.5m are carried out, then the Site Classification will need to be re-assessed, and possibly changed.

**6.3 Footings**

An allowable bearing pressure of 100 kPa is available for edge beams, strip and pad footings founded on the clay encountered from 0.3m below ground level.

It is recommended that no structure be founded across cut and fill without the footings extending through the fill to the natural soils, allowance made in the structural design for differential settlements or engineer designed pier or pile foundations adopted.

Bored piers founded at least 1.2m in the natural soil may be proportioned for an allowable end bearing pressure of 300kPa. The base of bored piers should be inspected to ensure they are dry, clean and free of loose soil prior to pouring concrete.

The site classification presented in Section 6.2 assumes that the current natural drainage and infiltration conditions at the site will not be markedly affected by the proposed site development work. Care should therefore be taken to ensure that surface water is not permitted to collect adjacent to the structure and that significant changes to seasonal soil moisture equilibria do not develop as a result of service trench construction or tree root action.

Attention is drawn to Appendix B of AS 2870 and CSIRO Building Technical File BTF18 "Foundation Maintenance and Footing Performance: A Homeowner's Guide" as a guide to maintenance requirement for the proposed structure.

Although the test pit data indicates that site conditions are relatively uniform, variations in soil conditions may occur in areas of the site not specifically covered by the field investigation. The base of all footing or beam excavations should therefore be inspected to ensure that the founding medium meets the requirements discussed above.

**6.4 Onsite Wastewater Disposal**

The test pits encountered high plasticity clays. These clays are considered to be Soil Category 4 and 5 (AS1547:2000) with an indicative permeability of about 0.2m/day. An on-site disposal system was designed by Tasman Geotechnics (see report TG21279/1 – 02report OWMS, dated 12 April 2022).

**6.5 Wind Classification**

The wind classification for the site is as follows:

**N2 (AS 4055 - 2012)**

Based on region, terrain, shielding and topography as follows:

Region	Terrain category	Topography	Shielding
A	TC3	T2	FS



## Important information about your report

**These notes are provided to help you understand the limitations of your report.**

### Project Scope

Your report has been developed on the basis of your unique project specific requirements as understood by Tasman Geotechnics at the time, and applies only to the site investigated. Tasman Geotechnics should be consulted if there are subsequent changes to the proposed project, to assess how the changes impact on the report's recommendations.

### Subsurface Conditions

Subsurface conditions are created by natural processes and the activity of man.

A site assessment identifies subsurface conditions at discrete locations. Actual conditions at other locations may differ from those inferred to exist, because no professional, no matter how qualified, can reveal what is hidden by earth, rock and time.

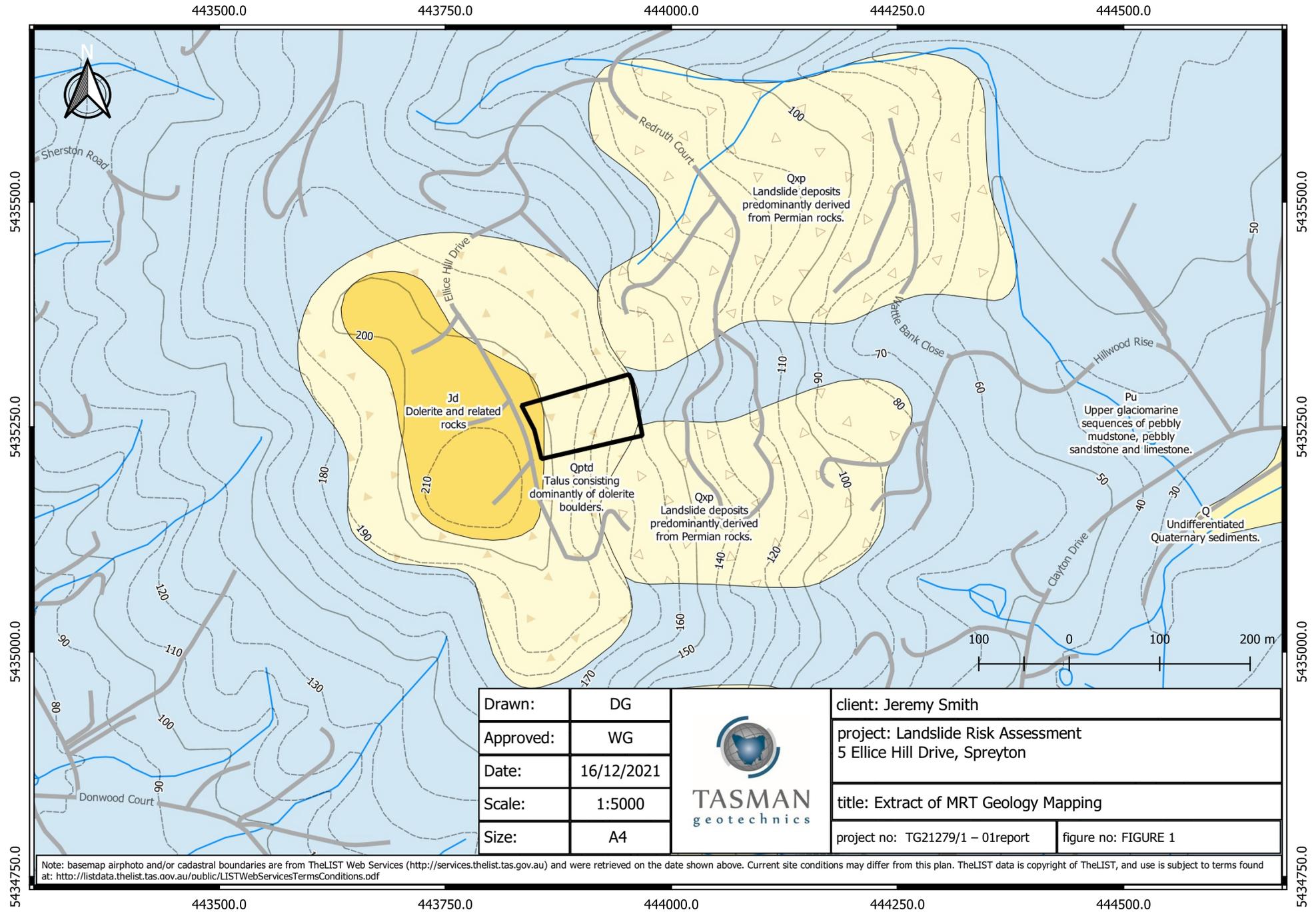
Nothing can be done to change the conditions that exist, but steps can be taken to reduce the impact of unexpected conditions. For this reason, the services of Tasman Geotechnics should be retained throughout the project, to identify variable conditions, conduct additional investigation or tests if required and recommend solutions to problems encountered on site.

### Advice and Recommendations

Your report contains advice or recommendations which are based on observations, measurements, calculations and professional interpretation, all of which have a level of uncertainty attached.

The recommendations are based on the assumption that subsurface conditions encountered at the discrete locations are indicative of an area. This can not be substantiated until implementation of the project has commenced. Tasman Geotechnics is familiar with the background information and should be consulted to assess whether or not the report's recommendations are valid, or whether changes should be considered.

The report as a whole presents the findings of the site assessment, and the report should not be copied in part or altered in any way.

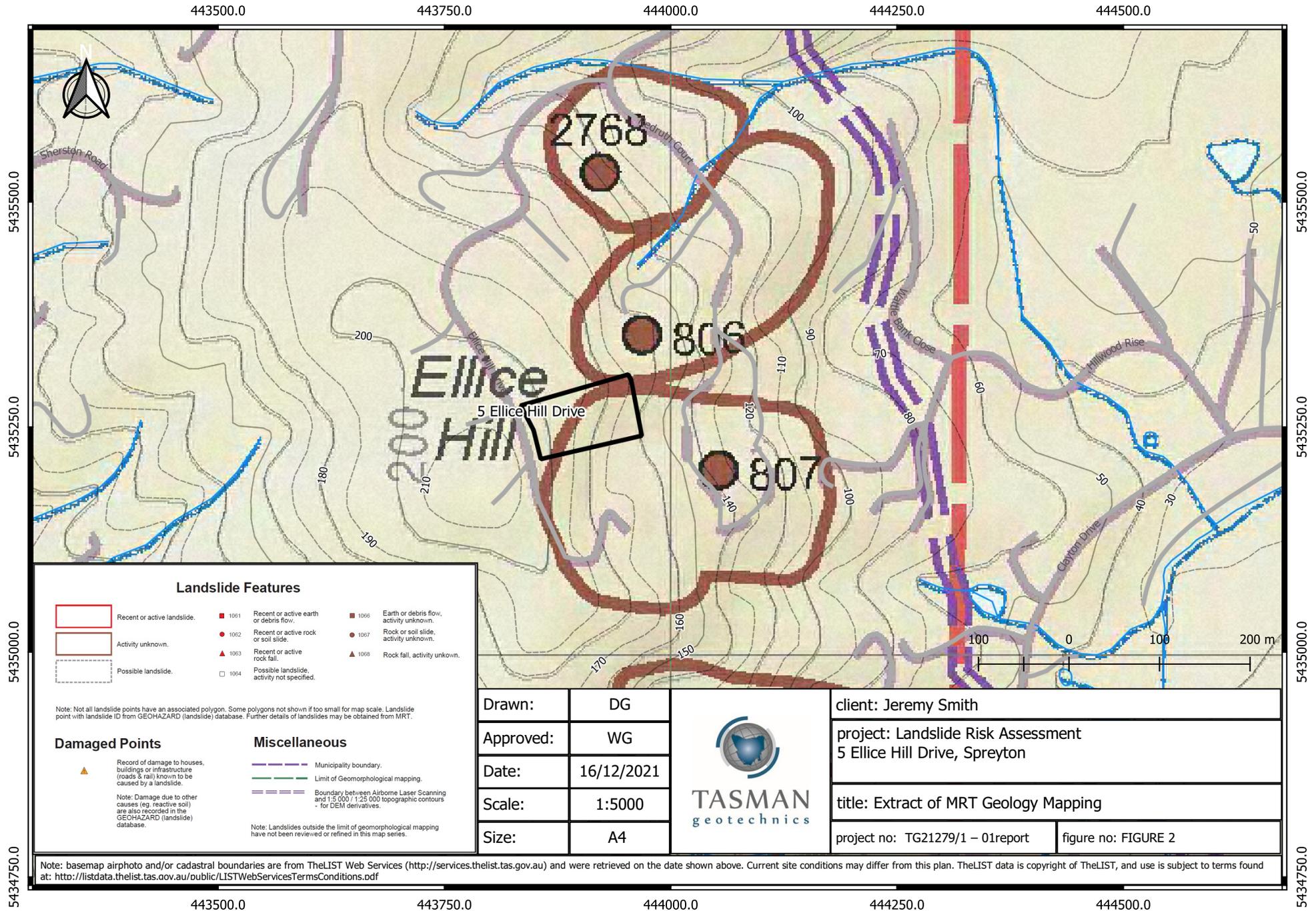


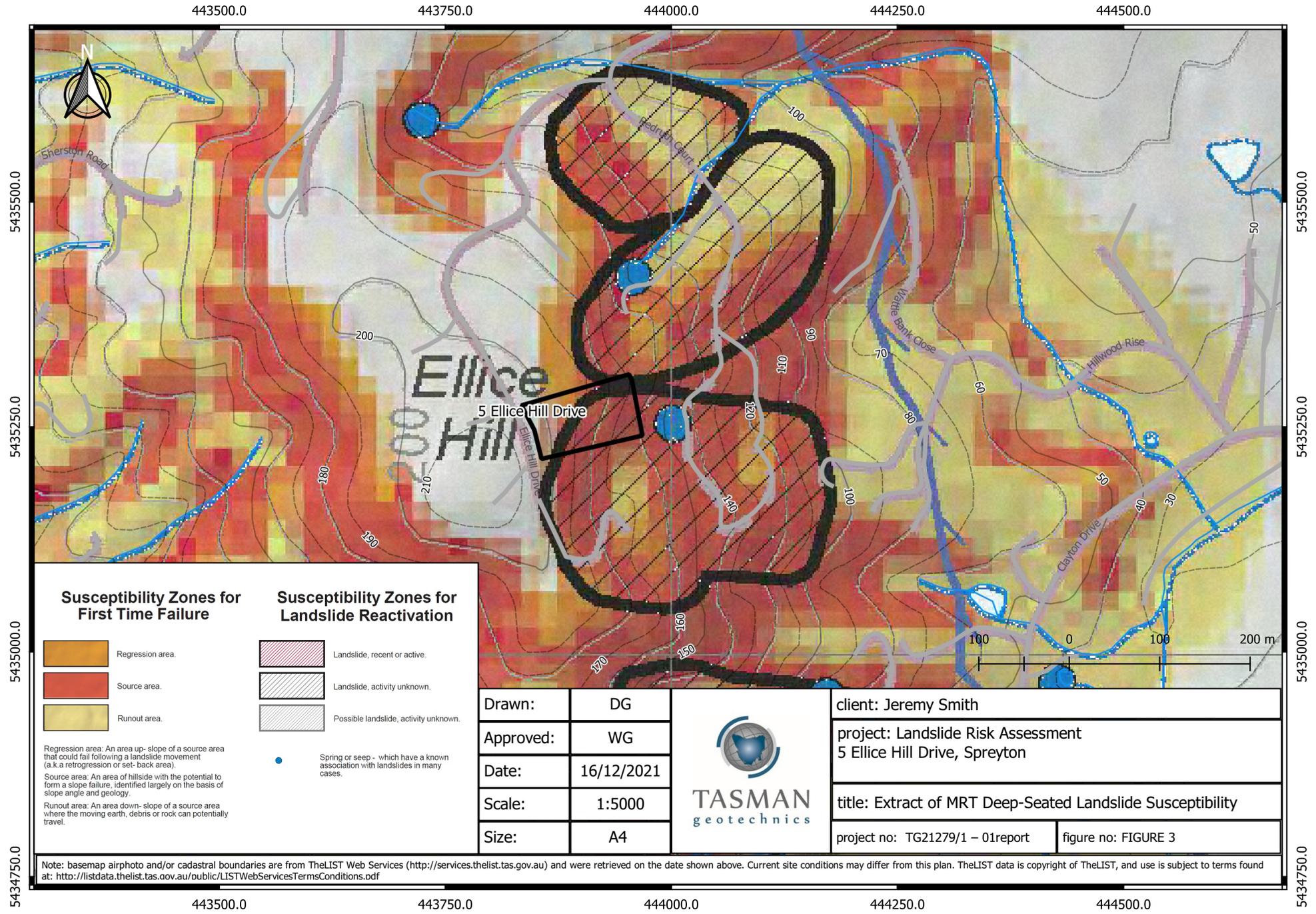
Drawn:	DG
Approved:	WG
Date:	16/12/2021
Scale:	1:5000
Size:	A4



client: Jeremy Smith	
project: Landslide Risk Assessment 5 Ellice Hill Drive, Spreyton	
title: Extract of MRT Geology Mapping	
project no: TG21279/1 – 01report	figure no: FIGURE 1

Note: basemap airphoto and/or cadastral boundaries are from TheLIST Web Services (<http://services.thelist.tas.gov.au>) and were retrieved on the date shown above. Current site conditions may differ from this plan. TheLIST data is copyright of TheLIST, and use is subject to terms found at: <http://listdata.thelist.tas.gov.au/public/LISTWebServicesTermsConditions.pdf>





**Susceptibility Zones for First Time Failure**

- Regression area.
- Source area.
- Runout area.

Regression area: An area up-slope of a source area that could fail following a landslide movement (a.k.a. retrogression or set-back area).  
 Source area: An area of hillside with the potential to form a slope failure, identified largely on the basis of slope angle and geology.  
 Runout area: An area down-slope of a source area where the moving earth, debris or rock can potentially travel.

**Susceptibility Zones for Landslide Reactivation**

- Landslide, recent or active.
- Landslide, activity unknown.
- Possible landslide, activity unknown.

Spring or seep - which have a known association with landslides in many cases.

Drawn:	DG
Approved:	WG
Date:	16/12/2021
Scale:	1:5000
Size:	A4



client: Jeremy Smith	
project: Landslide Risk Assessment 5 Ellice Hill Drive, Spreyton	
title: Extract of MRT Deep-Seated Landslide Susceptibility	
project no: TG21279/1 – 01report	figure no: FIGURE 3

Note: basemap airphoto and/or cadastral boundaries are from TheLIST Web Services (<http://services.thelist.tas.gov.au>) and were retrieved on the date shown above. Current site conditions may differ from this plan. TheLIST data is copyright of TheLIST, and use is subject to terms found at: <http://listdata.thelist.tas.gov.au/public/LISTWebServicesTermsConditions.pdf>



drawn	<b>WG</b>
approved	<b>WG</b>
date	<b>13/4/2022</b>
scale	<b>Approx 1:750</b>
original size	<b>A4</b>



client:	<b>Jeremy Smith</b>	
project:	<b>Landslide Risk Assessment 5 Ellice Hill Drive, Spreyton</b>	
title:	<b>Site Layout and Test Pit Locations</b>	
project no:	<b>TG21279/1 – 01report</b>	figure no: <b>FIGURE 4</b>

Landslide Risk Assessment, 5 Ellice Hill Drive, Spreyton

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## **Appendix A**

### **Engineering Test Pit Logs**

Tasman Geotechnics  
Reference: TG21279/1 - 01report



## SOIL DESCRIPTION EXPLANATION SHEET

Soils are described in accordance with the Unified Soil Classification System (USCS), as shown in the following table.

### FIELD IDENTIFICATION

COARSE GRAINED SOILS more than 50% of material less than 63mm is larger than 0.075mm	GRAVELS	GW	Well graded gravels and gravel-sand mixtures, little or no fines
		GP	Poorly graded gravels and gravel-sand mixtures, little or no fines
	GRAVELLY SOILS	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines
		GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines
	SANDS	SW	Well graded sands and gravelly sands, little or no fines
		SP	Poorly graded sands and gravelly sands, little or no fines
	SANDY SOILS	SM	Silty sand, sand-silt mixtures, non-plastic fines
		SC	Clayey sands, sand-clay mixtures, plastic fines

FINE GRAINED SOILS more than 50% of material less than 63mm is less than 0.075mm	SILT & CLAY, liquid limit less than 50%	ML	Inorganic silts, very fine sands or clayey fine sands	None to low	Quick to slow	None
		CL	Inorganic clays or low to medium plasticity, gravelly clays, sandy clays and silty clays	Medium to high	None to very slow	Medium
	SILT & CLAY, liquid limit greater than 50%	OL	Organic silts and organic silty clays of low plasticity	Low to medium	Slow	Low
		MH	Inorganic silts, micaceous or diatomaceous fine sands or silts	Low to medium	Slow to none	Low to medium
		CH	Inorganic clays of high plasticity, fat clays	High	None	High
		OH	Organic clays of medium to high plasticity	Medium to high	None to very slow	Low to medium
			Peat muck and other highly organic soils			
PEAT	Pt	Peat muck and other highly organic soils				

### Particle size descriptive terms

Name	Subdivision	Size
Boulders		>200mm
Cobbles		63mm to 200mm
Gravel	coarse	20mm to 63mm
	medium	6mm to 20mm
	fine	2.36mm to 6mm
Sand	coarse	600µm to 2.36mm
	medium	200µm to 600µm
	fine	75µm to 200µm

### Consistency of cohesive soils

Term	Undrained strength	Field guide
Very soft VS	<12kPa	A finger can be pushed well into soil with little effort
Soft S	12 - 25kPa	Easily penetrated several cm by fist
Firm F	25 - 50kPa	Soil can be indented about 5mm by thumb
Stiff St	50-100kPa	Surface can be indented but not penetrated by thumb
Very stiff VSt	100-200kPa	Surface can be marked but not indented by thumb
Hard H	>200kPa	Indented with difficulty by thumb nail
Friable Fb	-	Crumbles or powders when scraped by thumb nail

### Moisture Condition

Dry (D)	Looks and feels dry. Cohesive soils are hard, friable or powdery. Granular soils run freely through fingers.
Moist (M)	Soil feels cool, darkened in colour. Cohesive soils are usually weakened by moisture presence, granular soils tend to cohere.
Wet (W)	As for moist soils, but free water forms on hands when sample is handled

Cohesive soils can also be described relative to their plastic limit, ie: <Wp, =Wp, >Wp

The plastic limit is defined as the minimum water content at which the soil can be rolled into a thread 3mm thick.

### Density of granular soils

Term	Density index
Very loose	<35%
Loose	15 to 35%
medium dense	35 to 65%
Dense	65 to 85%
Very dense	>85%

### Minor Components

Term	Proportions	Observed properties
Trace of	Coarse grained: <5% Fine grained: <15%	Presence just detectable by feel or eye. Soil properties little or no different to general properties of primary component.
With some	Coarse grained: 5-12% Fine grained: 15-30%	Presence easily detected by feel or eye. Soil properties little different to general properties of primary component.

**ENGINEERING TEST PIT LOG**



**Test pit no. TP1**

**Client :** Roberts Real Estate  
**Project :** LRA  
**Location :** 5 Ellice Hill Drive, Spreyton

**TASMAN**  
 geotechnics

**Sheet no.** 1 of 1  
**Job no.** TG10053/1

**Date :** 1/10/2010  
**Logged By :** AC

**Equipment:** Caterpillar 428C Back Hoe  
**test pit length:** 3m **width:** 0.45m

**RL Surface :**  
**Datum :**

Method	Penetration				Notes Samples Tests	Water	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Structure, additional observations
	1	2	3	4								
backhoe								CH	TOPSOIL, silty clay, high plasticity, red/brown	M	F	
						0.50		CH	SILTY CLAY, high plasticity, yellow-orange mottled, with sand	M	V.St.	PP 300kPa
					D	1.00						
						1.50						
						2.00			Terminated @ 1.8m, refusal on siltstone			horizontal bedding
						2.50						
						3.00						
						3.50						
						4.00						

**ENGINEERING TEST PIT LOG**



**Test pit no. TP2**

**Client :** Roberts Real Estate  
**Project :** LRA  
**Location :** 5 Ellice Hill Drive, Spreyton

**TASMAN**  
 geotechnics

**Sheet no.** 1 of 1  
**Job no.** TG10053/1

**Date :** 1/10/2010  
**Logged By :** AC

**Equipment:** Caterpillar 428C Backhoe  
**test pit length:** 2.5m **width:** 0.45m

**RL Surface :**  
**Datum :**

Method	Penetration				Notes Samples Tests	Water	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Structure, additional observations
	1	2	3	4								
backhoe								CL	TOPSOIL, silty clay, medium plasticity, red-brown	M	F	PP 420kPa
								CL	SILTY CLAY, medium plasticity, red-brown	M	V.St.	
					D			CL	SILTY CLAY, medium plasticity, red-white mottled with sand  gradual change to pink	M	Fb.	
									Terminated @ 2.2m, limit of reach			

**ENGINEERING TEST PIT LOG**



**Test pit no. TP3**

**Client :** Roberts Real Estate  
**Project :** LRA  
**Location :** 5 Ellice Hill Drive, Spreyton

**Sheet no.** 1 of 1  
**Job no.** TG10053/1

**Date :** 1/10/2010  
**Logged By :** AC

**Equipment:** Caterpillar 428C Backhoe  
**test pit length:** 2.5m **width:** 0.45m

**RL Surface :**  
**Datum :**

Method	Penetration				Notes Samples Tests	Water	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Structure, additional observations
	1	2	3	4								
backhoe						0.50	CH	TOPSOIL, silty clay, high plasticity, red-brown	M	F		
					D	1.00	CH	SILTY CLAY, high plasticity, red-brown	M	V.St.	PP 220kPa	
					D	1.50	CL	SANDY CLAY, low plasticity, pink, yellow and red textured as per highly weathered rock	M	V.St.	PP 250kPa	
						2.00						
						2.50		Terminated @ 2.1m, backhoe on point of tipping				
						3.00						
						3.50						
						4.00						

Landslide Risk Assessment, 5 Ellice Hill Drive, Spreyton

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## **Appendix B**

### **Laboratory Test Certificates**

Tasman Geotechnics  
Reference: TG21279/1 - 01report

### ADG LABORATORIES

### TEST RESULTS

materials testing laboratories  
 7 Derby Street Mowbray  
 ph 63 261266 fax 63261566

AS 1289 3.1.2, 3.2.1, 3.3.1, 3.4.1, AS1141.12

ACN 117 593 254

client <b>Tasman Geotechnics</b>		job No M354				
project <b>TG10053/1</b>		Report No M354/BM				
location <b>5 Ellice Drive</b>						
sampled by: client		date received 8/10/10		date tested 15/10/10		
Sample Number L10/	Sample Description & client sample ID	Liquid Limit %	Plastic Limit %	Plasticity Index %	Linear Shrinkage %	Passing 0.075mm %
683a	<b>Brown Silty Clay TP # 1 0.6m</b>	78	33	45	18.5	NR
683b	<b>Brown Silty Sandy Clay TP # 2 1.2m</b>	53	30	23	14	NR
683c	<b>Red Silty Sandy Clay TP # 3 1.5m</b>	46	25	21	12	54
notes						



This document is issued in accordance with NATA's accreditation requirements. Accredited for compliance with ISO/IEC 17025

laboratory accreditation No 15466

M.A. Maundrill

18/10/10  
date of issue

Landslide Risk Assessment, 5 Ellice Hill Drive, Spreyton

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## **Appendix C**

### **Landslide Risk Matrix**

Tasman Geotechnics  
Reference: TG21279/1 - 01report



## Terminology for use in Assessing Risk to Property

These notes are provided to help you understand concepts and terms used in **Landslide Risk Assessment** and are based on the “Practice Note Guidelines for Landslide Risk Management 2007” published in *Australian Geomechanics Vol 42, No 1, 2007*.

### Likelihood Terms

The qualitative likelihood terms have been related to a nominal design life of 50 years. The assessment of likelihood involves judgment based on the knowledge and experience of the assessor. Different assessors may make different judgments.

Approximate Annual Probability	Implied indicative Recurrence Interval	Description	Descriptor	Level
$10^{-1}$	10 years	The event is expected to occur over the design life	Almost Certain	A
$10^{-2}$	100 years	The event will probably occur under adverse conditions over the design life	Likely	B
$10^{-3}$	1000 years	The event could occur under adverse conditions over the design life	Possible	C
$10^{-4}$	10,000 years	The event might occur under very adverse conditions over the design life	Unlikely	D
$10^{-5}$	100,000 years	The event is conceivable but only under exceptional circumstances over the design life	Rare	E
$10^{-6}$	1,000,000 years	The event is inconceivable or fanciful for the design life	Barely Credible	F

### Qualitative Measures of Consequence to Property

Indicative Cost of Damage	Description	Descriptor	Level
200%	Structure(s) completely destroyed and/or large scale damage requiring major engineering works for stabilisation. Could cause at least one adjacent property major consequential damage.	Catastrophic	1
60%	Extensive damage to most of structure, and/or extending beyond site boundaries requiring significant stabilisation works. Could cause at least one adjacent property medium consequential damage	Major	2
20%	Moderate damage to some of structure, and/or significant part of site requiring large stabilisation works. Could cause at least one adjacent property minor consequential damage.	Medium	3
5%	Limited damage to part of structure, and/or part of site requiring some reinstatement stabilisation works	Minor	4
0.5%	Little damage.	Insignificant	5

The assessment of consequences involves judgment based on the knowledge and experience of the assessor. The relative consequence terms are value judgments related to how the potential consequences may be perceived by those affected by the risk. Explicit descriptions of potential consequences will help the stakeholders understand the consequences and arrive at their judgment.

### Qualitative Risk Analysis Matrix – Risk to Property

Likelihood		Consequences to Property				
	Approximate annual probability	1: Catastrophic	2: Major	3: Medium	4: Minor	5: Insignificant
A: Almost Certain	10 <sup>-1</sup>	VH	VH	VH	H	L
B: Likely	10 <sup>-2</sup>	VH	VH	H	M	L
C: Possible	10 <sup>-3</sup>	VH	H	M	M	VL
D: Unlikely	10 <sup>-4</sup>	H	M	L	L	VL
E: Rare	10 <sup>-5</sup>	M	L	L	VL	VL
F: Barely credible	10 <sup>-6</sup>	L	VL	VL	VL	VL

#### NOTES:

1. The risk associated with Insignificant consequences, however likely, is defined as Low or Very Low
2. The main purpose of a risk matrix is to help rank risks and set priorities and help the decision making process.

### Response to Risk

In general, it is the responsibility of the client and/or regulatory and/or others who may be affected to decide whether to accept or treat the risk. The risk assessor and/or other advisers may assist by making risk comparisons, discussing treatment options, explaining the risk management process, advising how others have reacted to risk in similar situations and making recommendations. Attitudes to risk vary widely and risk evaluation often involves considering more than just property damage (eg environmental effects, public reaction, business confidence etc).

The following is a guide to typical responses to assessed risk.

Risk Level		Example Implications
VH	Very High	Unacceptable without treatment. Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to Low; may be too expensive and not practical. Work likely to cost more than the value of the property.
H	High	Unacceptable without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to Low. Work would cost a substantial sum in relation to the value of the property.
M	Moderate	May be tolerated in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce the risk to Low. Treatment options to reduce to Low risk should be implemented as soon as practicable.
L	Low	Usually accepted by regulators. Where treatment has been required to reduce the risk to this level, ongoing maintenance is required.
VL	Very Low	Acceptable. Manage by normal slope maintenance procedures

Landslide Risk Assessment, 5 Ellice Hill Drive, Spreyton

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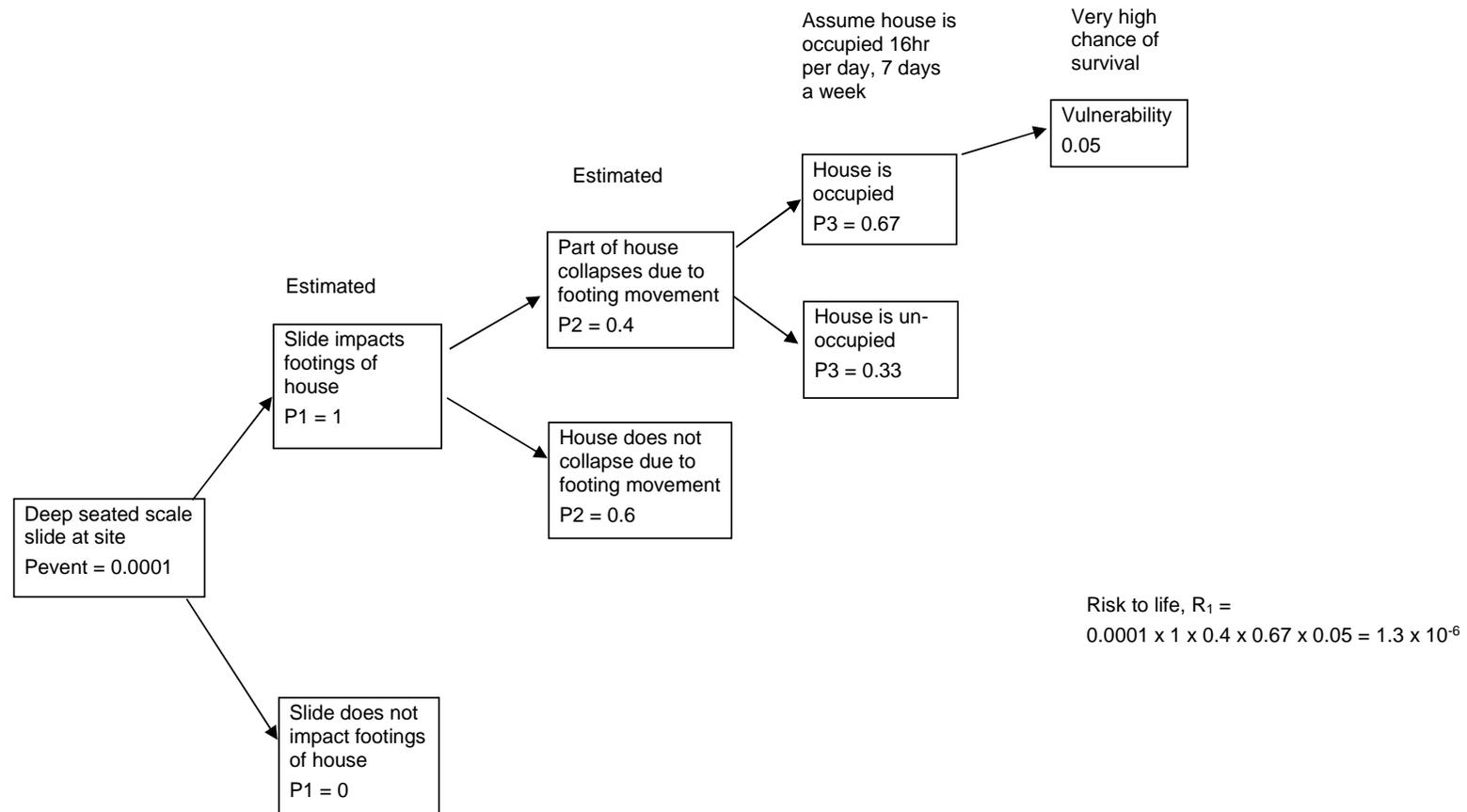
## **Appendix D**

**Risk to Life**

Tasman Geotechnics  
Reference: TG21279/1 - 01report

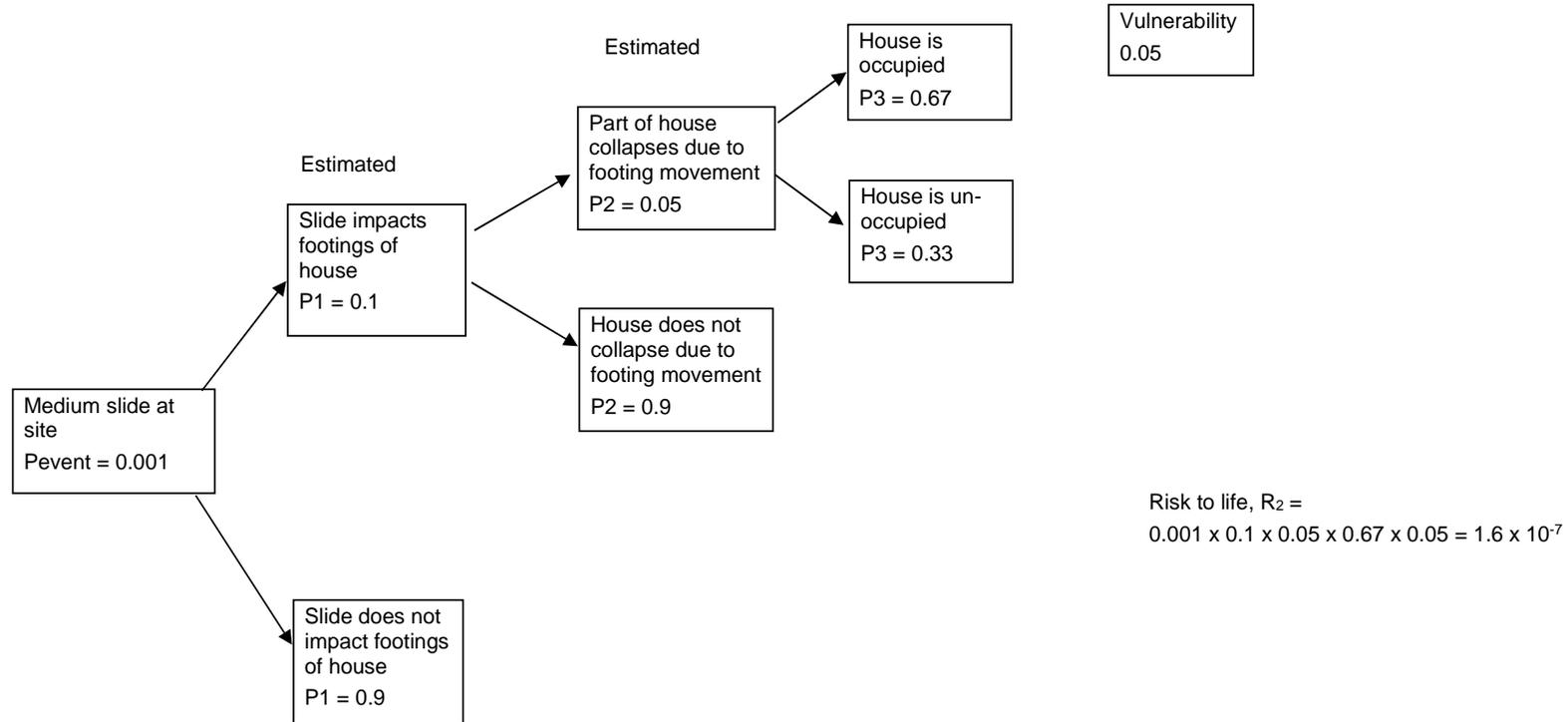
Landslide Risk Assessment, 5 Ellice Hill Drive, Spreyton

**Event Tree – Risk to Life**



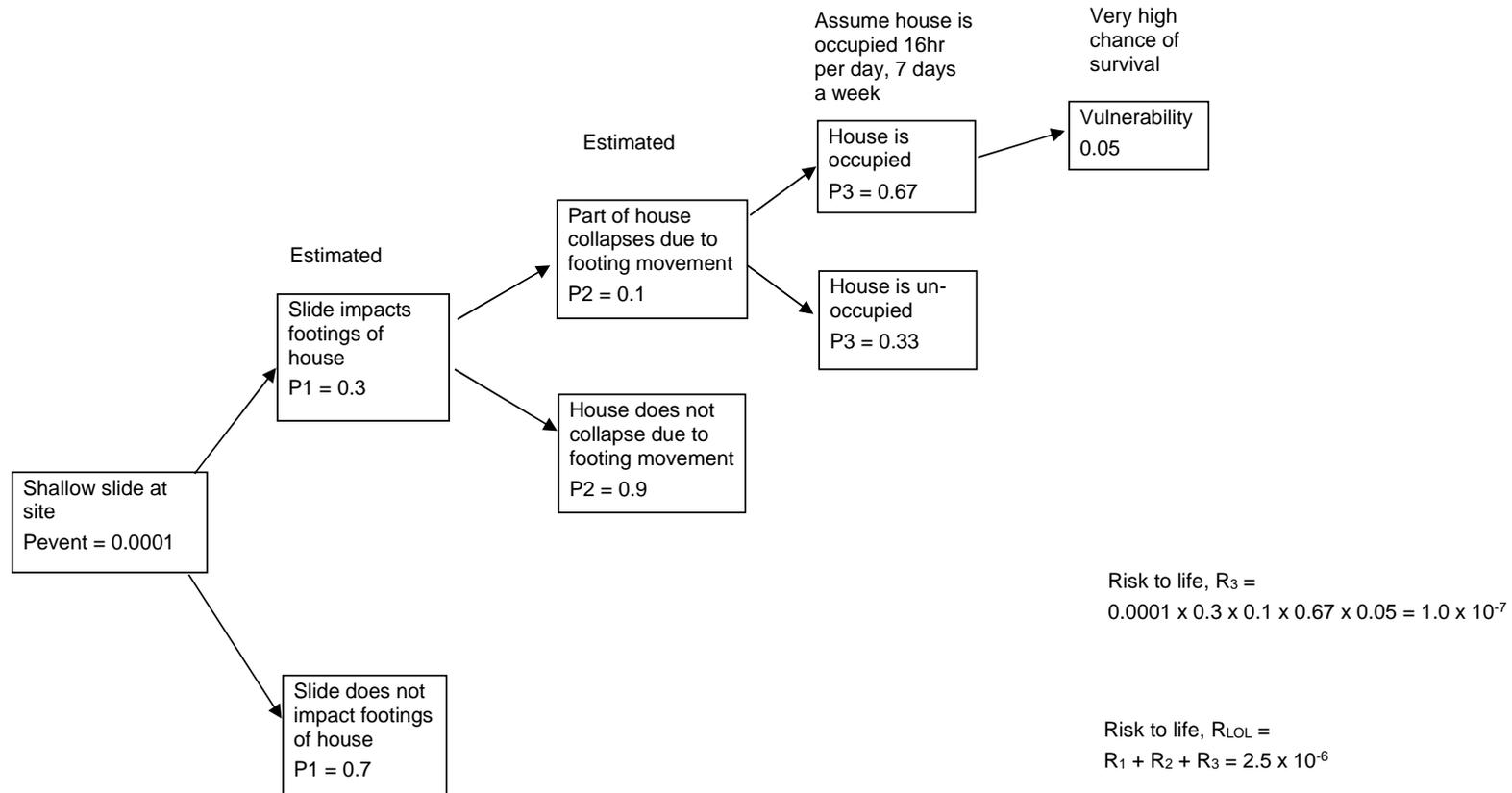
Tasman Geotechnics  
Reference: TG21279/1 - 01report

Landslide Risk Assessment, 5 Ellice Hill Drive, Spreyton



Tasman Geotechnics  
Reference: TG21279/1 - 01report

Landslide Risk Assessment, 5 Ellice Hill Drive, Spreyton



Tasman Geotechnics  
Reference: TG21279/1 - 01report

Landslide Risk Assessment, 5 Ellice Hill Drive, Spreyton

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## **Appendix E**

### **Guidelines to Hillside Construction**

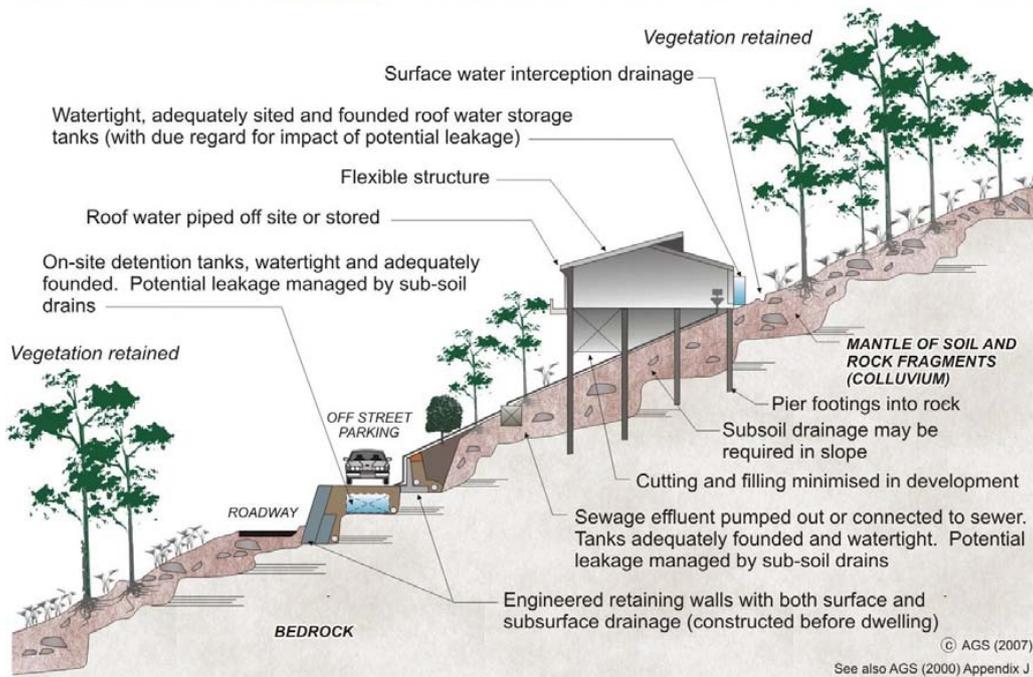
Tasman Geotechnics  
Reference: TG21279/1 - 01report

## AUSTRALIAN GEOGUIDE LR8 (CONSTRUCTION PRACTICE)

### HILLSIDE CONSTRUCTION PRACTICE

Sensible development practices are required when building on hillsides, particularly if the hillside has more than a low risk of instability (GeoGuide LR7). Only building techniques intended to maintain, or reduce, the overall level of landslide risk should be considered. Examples of good hillside construction practice are illustrated below.

### EXAMPLES OF GOOD HILLSIDE CONSTRUCTION PRACTICE



#### WHY ARE THESE PRACTICES GOOD?

**Roadways and parking areas** - are paved and incorporate kerbs which prevent water discharging straight into the hillside (GeoGuide LR5).

**Cuttings** - are supported by retaining walls (GeoGuide LR6).

**Retaining walls** - are engineer designed to withstand the lateral earth pressures and surcharges expected, and include drains to prevent water pressures developing in the backfill. Where the ground slopes steeply down towards the high side of a retaining wall, the disturbing force (see GeoGuide LR6) can be two or more times that in level ground. Retaining walls must be designed taking these forces into account.

**Sewage** - whether treated or not is either taken away in pipes or contained in properly founded tanks so it cannot soak into the ground.

**Surface water** - from roofs and other hard surfaces is piped away to a suitable discharge point rather than being allowed to infiltrate into the ground. Preferably, the discharge point will be in a natural creek where ground water exits, rather than enters, the ground. Shallow, lined, drains on the surface can fulfil the same purpose (GeoGuide LR5).

**Surface loads** - are minimised. No fill embankments have been built. The house is a lightweight structure. Foundation loads have been taken down below the level at which a landslide is likely to occur and, preferably, to rock. This sort of construction is probably not applicable to soil slopes (GeoGuide LR3). If you are uncertain whether your site has rock near the surface, or is essentially a soil slope, you should engage a geotechnical practitioner to find out.

**Flexible structures** - have been used because they can tolerate a certain amount of movement with minimal signs of distress and maintain their functionality.

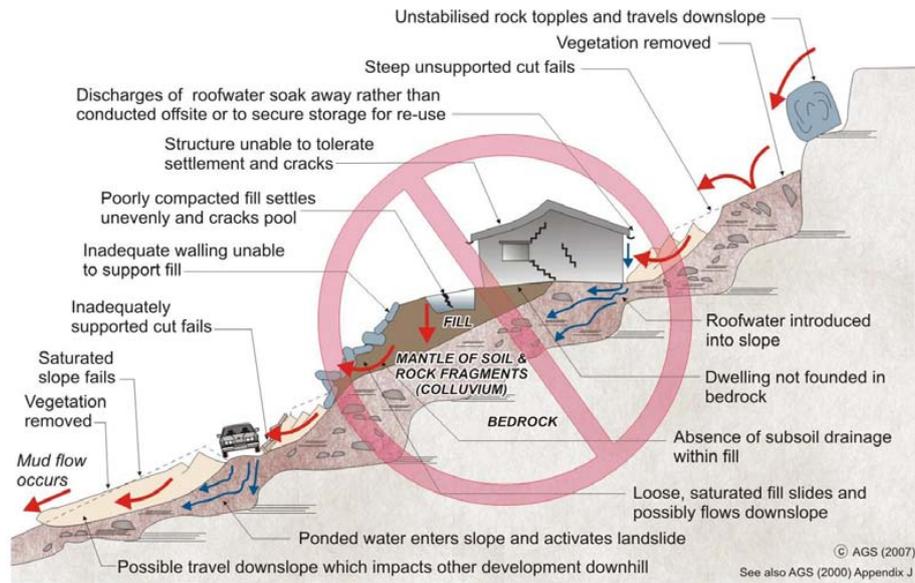
**Vegetation clearance** - on soil slopes has been kept to a reasonable minimum. Trees, and to a lesser extent smaller vegetation, take large quantities of water out of the ground every day. This lowers the ground water table, which in turn helps to maintain the stability of the slope. Large scale clearing can result in a rise in water table with a consequent increase in the likelihood of a landslide (GeoGuide LR5). An exception may have to be made to this rule on steep rock slopes where trees have little effect on the water table, but their roots pose a landslide hazard by dislodging boulders.

Possible effects of ignoring good construction practices are illustrated on page 2. Unfortunately, these poor construction practices are not as unusual as you might think and are often chosen because, on the face of it, they will save the developer, or owner, money. You should not lose sight of the fact that the cost and anguish associated with any one of the disasters illustrated, is likely to more than wipe out any apparent savings at the outset.

#### ADOPT GOOD PRACTICE ON HILLSIDE SITES

## AUSTRALIAN GEOGUIDE LR8 (CONSTRUCTION PRACTICE)

### EXAMPLES OF **POOR** HILLSIDE CONSTRUCTION PRACTICE



#### WHY ARE THESE PRACTICES POOR?

**Roadways and parking areas** - are unsurfaced and lack proper table drains (gutters) causing surface water to pond and soak into the ground.

**Cut and fill** - has been used to balance earthworks quantities and level the site leaving unstable cut faces and added large surface loads to the ground. Failure to compact the fill properly has led to settlement, which will probably continue for several years after completion. The house and pool have been built on the fill and have settled with it and cracked. Leakage from the cracked pool and the applied surface loads from the fill have combined to cause landslides.

**Retaining walls** - have been avoided, to minimise cost, and hand placed rock walls used instead. Without applying engineering design principles, the walls have failed to provide the required support to the ground and have failed, creating a very dangerous situation.

**A heavy, rigid, house** - has been built on shallow, conventional, footings. Not only has the brickwork cracked because of the resulting ground movements, but it has also become involved in a man-made landslide.

**Soak-away drainage** - has been used for sewage and surface water run-off from roofs and pavements. This water soaks into the ground and raises the water table (GeoGuide LR5). Subsoil drains that run along the contours should be avoided for the same reason. If felt necessary, subsoil drains should run steeply downhill in a chevron, or herring bone, pattern. This may conflict with the requirements for effluent and surface water disposal (GeoGuide LR9) and if so, you will need to seek professional advice.

**Rock debris** - from landslides higher up on the slope seems likely to pass through the site. Such locations are often referred to by geotechnical practitioners as "debris flow paths". Rock is normally even denser than ordinary fill, so even quite modest boulders are likely to weigh many tonnes and do a lot of damage once they start to roll. Boulders have been known to travel hundreds of metres downhill leaving behind a trail of destruction.

**Vegetation** - has been completely cleared, leading to a possible rise in the water table and increased landslide risk (GeoGuide LR5).

#### DON'T CUT CORNERS ON HILLSIDE SITES - OBTAIN ADVICE FROM A GEOTECHNICAL PRACTITIONER

More information relevant to your particular situation may be found in other Australian GeoGuides:

- |                                     |  |
|-------------------------------------|--|
| • GeoGuide LR1 - Introduction       | • GeoGuide LR6 - Retaining Walls                   |
| • GeoGuide LR2 - Landslides         | • GeoGuide LR7 - Landslide Risk                    |
| • GeoGuide LR3 - Landslides in Soil | • GeoGuide LR9 - Effluent & Surface Water Disposal |
| • GeoGuide LR4 - Landslides in Rock | • GeoGuide LR10 - Coastal Landslides               |
| • GeoGuide LR5 - Water & Drainage   | • GeoGuide LR11 - Record Keeping                   |

The Australian GeoGuides (LR series) are a set of publications intended for property owners; local councils; planning authorities; developers; insurers; lawyers and, in fact, anyone who lives with, or has an interest in, a natural or engineered slope, a cutting, or an excavation. They are intended to help you understand why slopes and retaining structures can be a hazard and what can be done with appropriate professional advice and local council approval (if required) to remove, reduce, or minimise the risk they represent. The GeoGuides have been prepared by the [Australian Geomechanics Society](#), a specialist technical society within Engineers Australia, the national peak body for all engineering disciplines in Australia, whose members are professional geotechnical engineers and engineering geologists with a particular interest in ground engineering. The GeoGuides have been funded under the Australian governments' National Disaster Mitigation Program.



12 April 2022

Jeremy Smith  
C/- 5 Ellice Hill Drive  
SPREYTON TAS 7310

**Attention: Jeremy**

Dear Sir

**RE: On-site Wastewater Management System Design  
5 Ellice Hill Drive, Spreyton**

## 1 INTRODUCTION

An on-site wastewater management system (OWMS) design has been prepared for Jeremy Smith at the site of a proposed 3 bedroom dwelling at 5 Ellice Hill Drive, Spreyton (title reference 41291/19).

The investigation has been conducted to allow the design of an OWMS in accordance with *AS/NZS 1547:2012 On-site domestic wastewater management*.

In accordance with the recommendations of the Landslide Risk Assessment prepared by Tasman Geotechnics, and the site-and-soil evaluation (SSE), the OWMS design presented in this report comprises a package treatment system, or an aerated waste water treatment system (AWTS), with secondary treated effluent dispersal via subsurface drip irrigation to a land application area of 300m<sup>2</sup>.

## 2 FIELD INVESTIGATION

The field investigation was conducted 1 October 2010 and involved the excavating of three test pits to a depth of between 1.8m and 2.2m below ground level.

The test pits logs are attached and the locations are shown on Figure 1.

## 3 SITE CONDITIONS

The site is a 7854m<sup>2</sup> allotment (about 120m long x 60m wide) in an estate with established homes on similar sized allotments. Ellice Hill rises steeply from the river flats of Spreyton.

The site is situated on the north eastern side of Ellice Hill and has an open north eastern aspect. The section of site closest to Ellice Hill Drive is covered in grass, while the lower slopes are overgrown with ferns, blackberries and some mature wattle trees.

**Tasman Geotechnics Pty Ltd** ABN 96 130 022 589  
16 Herbert Street, Invermay TAS 7248  
PO Box 4026, Invermay TAS 7248  
T 6338 2398  
E [office@tasmangeotechnics.com.au](mailto:office@tasmangeotechnics.com.au)

Reference: TG21279/1-02reportOWMS

There is a definite change in slope crossing the site in a diagonal line. This change in slope represents the head scarp (crest) of a former landslide. The scarp continues on the adjoining lots to the north and south of the site. A house has been constructed above the crest on the lot to the north.

Slopes at the site above the crest are typically 15°. Slopes of about 19° are noted at the primary land application area (LAA). While slopes below the crest range from 20° to 30° with a 45° slope noted near the spring on the property. No evidence of boulders and cobbles were noted on the steep slopes below the crest.

The Mineral Resources Tasmania Digital Geological Atlas, 1:25,000 Series, Latrobe sheet, shows that the crest of Ellice Hill is mapped as Jurassic aged dolerite with Quaternary aged talus (dolerite derived) on slopes below the crest.

Slopes at lower elevation are mapped as Permian aged mudstone. It is likely that the dolerite at Ellice Hill is underlain by mudstone.

No groundwater inflow was observed while excavating the test pits.

**Table 1: Summary - Site-and-Soil Evaluation (SSE)**

Area of land	7854m <sup>2</sup> , approx. 120m long x 60m wide, with approx. 600m <sup>2</sup> available for waste water disposal
Boundaries confirmed	Yes
Disposal Area Orientation	Easterly on the top, south easterly on lower parts of site
Existing buildings	None: new dwelling to be a 3 bedroom dwelling
Flood potential	Negligible
Power supply	Mains power is available
Ground slope & slope stability	Slope of about 15° above the crest line, steepening to about 20° to 30° below the crest. A slope of about 19° at the primary land application area (LAA)
Soil type	0.4m of clay loam topsoil (Cat. 4), overlying high plasticity red brown silty clay (Cat. 5) to about 1.2m below ground level, overlying mottled pink/yellow/red sandy clay (medium plasticity), probably overlying siltstone.  The topsoil is classified as a category 4 soil by texture for OWMS design calculations.
Surface drainage	Good
Vegetation	Grass
Water courses	Nearest creek is 500m east of the site. Two springs occur about 50m downslope of the crest on the slope below the house.
Water table depth	Unknown, likely to be greater than 2m
Water reticulation/Source	Reticulated

Wells/Bores/Groundwater	280m South (#4675, drilled 1991, depth = 39.6m, water struck at 36.6m, SWL = unknown)  400m North (#15022, drilled 1995, depth = 35.1m, no information on depth water struck, or SWL)  Bores are sufficiently far away not to be affected by new wastewater disposal system
-------------------------	---

## 4 CALCULATIONS

### 4.1 Hydraulic Load - Waste Water Volume

The proposed dwelling contains 3 bedrooms. Based on *AS/NZS 1547:2012 On-site domestic wastewater management*, a typical daily allowance of waste water volume (daily hydraulic load) is based on a minimum 5 person household (2 persons for the first bedroom, 2 persons for the second bedroom and 1 person for the third bedroom). The daily hydraulic load of 150L/person/day is calculated for a reticulated water supply.

Therefore the total daily hydraulic load = 5 persons x 150L/day = 750L/day

### 4.2 Land Application Area / Irrigation Area

The required land application area (LAA) / irrigation area was calculated as follows:

- Daily waste water volume = 750 L/day
- The Design Irrigation Rate (DIR) for subsurface irrigation for this design has been taken as 3L/m<sup>2</sup>/day based on a combination of Category 4 and 5 soils. This is a conservative DIR as this DIR is for a category 5 soil on its own.
- Required LAA = 750L/day / 3L/m<sup>2</sup>/day = 250m<sup>2</sup>
- To allow for occasional overloading and unseasonal wet weather, a design factor of 1.2 will be imposed giving a LAA of 300m<sup>2</sup>. This will allow for short term higher loading.

### 4.3 Results

Set minimum back distances for the irrigation area should be maintained as follows:

Property boundary horizontal separation	1.5m
Permanent streams – secondary treatment	15m plus 2m for every degree of average gradient to the surface water. The average slope is 25° below the crest. Therefore the set back to the nearest surface water needs to be at least:  $15m + (25 \times 2m) = 65m$  The nearest surface water is 500m away therefore this is not an issue.
Buildings upslope	3m
Crest	4m

There is sufficient and suitable land for the LAA on the northern side of the site between the dwelling, northern boundary and crest as shown in Figure 2.

A reserve LAA / irrigation area, at least equal to 50% of the required area (150m<sup>2</sup>), is available at the site to the south of the dwelling as shown in Figure 1.

## 5 RECOMMENDATIONS

Based on the above assessment, the following waste-water disposal system is recommended:

- An AWTS or similar system producing secondary (or better) treated effluent be installed. The system must allow for at least 24 hours of residence time for a 750L/day hydraulic load.
- A minimum 300 m<sup>2</sup> sub-surface irrigation area be established with dripper laterals between 0.6m and 1.0m apart (wider spacing at the lower portion of the slope). Each lateral shall be less than 100m per run – maximum 75m long laterals per run recommended. Laterals are to be laid along the contour. Drippers should be 300mm apart. Therefore a minimum of 360m of dripper line is required.
- 32mm diameter lilac coloured supply line from the AWTS and 32mm diameter lilac coloured return flush lines buried at a depth of 300 mm. 16 mm diameter lilac coloured laterals buried at a depth of 150 mm – either ripped 150 mm into the ground or laid in narrow trenches 150 mm deep. Gypsum applied at 1 kg per m<sup>2</sup> is recommended in a trench to aid water absorption. Additional top soil could be added to existing ground. The addition of a quality topsoil is recommended to help establish suitable vegetation/grasses to assist with the evapotranspiration of the treated effluent.
- Dosing is required for effective absorption and is recommended at 200L minimum or 2 to 3 times the system volume whichever is greater. 360m of 16 mm dripper line will hold approximately 43L, therefore a 200L dosing volume is suitable.
- A return flush line and flush valve is required. The system needs to be regularly flushed back to the final AWTS system tank due residual chlorine in the effluent. Flushing velocity will be dependent on the flushing velocity rating of the dripper lines. Airlock/air release valves need to be installed at the high points of the lines to evacuate air from the system at start-up.
- Back flushing irrigation lines on a regular basis will remove any biofilm build up and prevent blockages. System owners are usually responsible for this operational maintenance.
- Dripper line non-leakage (DNL) valves are recommended for each lateral.
- As the LAA is down slope of the AWTS and due to the size of the irrigation system, an effluent pump of moderate pressure capacity should be installed that can handle the total length of dripper line and number of drippers effectively. A pump with a capacity of 15m head minimum is recommended.
- An inline effluent filter is essential for effective irrigation. The filter must be regularly monitored and cleaned as part of a system service. Regularly clean filters installed on the irrigation systems as per the manufacturer's specifications. Where these filters are used the system owners are responsible for regularly cleaning them.
- A shallow cut-off drain shall be installed upslope of the LAA to divert stormwater runoff from upslope sources to the south of the irrigation area, so as not to add to the hydraulic load of the soils in the LAA.
- The LAA shall be planted with suitable vegetation, such as grass, to assist with evapotranspiration as well as stabilizing the slope.
- If grassed areas are used then maintenance also entails mowing of the grass. Regularly mow the effluent irrigation area and dispose of grass clippings outside the effluent irrigation area. This is required to remove the nutrients that the vegetation has absorbed from the LAA so the LAA does not become overloaded with nutrients.

- Vehicles (e.g. Tractors) and grazing animals are to be kept off the LAA. Fencing off the area is recommended.
- Mowing of the LAA by push mower should be the only traffic that the surface is subjected to.
- Regularly check for leaks, blockages, seepage and surface ponding.
- Keep children and children's play equipment clear of the LAA.
- The owner of a property where an AWTS is installed must maintain a current service agreement with a person who is qualified and accredited to service and maintain the AWTS.
- An AWTS must, by law, be serviced on a quarterly basis and a fee is payable for this service. The service agent sets the fee and what is covered by the agreement.

The soil types and depths, and the slope of the LAA are the main considerations for the above recommendations.

A schematic layout of the recommended drip irrigation system is shown in Figure 3.

The two alternative cross sections are shown for dripper line installation in Figure 4.

Plumbing work is to be carried out by a registered plumber to *AS/NZS 1547:2012 On-site domestic wastewater management* and the *Nation Construction Code Volume 3 – Plumbing Code of Australia* for a class 1 dwelling.

The responsibility of the installation rests with the owner and their plumber/agent.

An as constructed drawing of the system is to be provided on completion.

There are many factors affecting the successful operation of an on-site wastewater system. The system must be operated according to the manufacturer's instructions and maintained and serviced in a timely manner in accordance with the component manufacturer's maintenance requirements.

For and on behalf of Tasman Geotechnics Pty Ltd



**Dr Wayne Griffioen**

Principal Geotechnical Engineer

Attachments:     Important information about your report (1 page)  
                          Figure 1: Site Plan  
                          Figure 2: Part Site Plan – SSDi LAA General Layout  
                          Figure 3: Part Site Plan – SSDi LAA Layout Details  
                          Figure 4: Sections Through LAA  
                          Test pit logs (explanation sheet + 3 pages)

**Reference:** *AS/NZS 1547:2012 On-site domestic-wastewater management*



## Important information about your report

**These notes are provided to help you understand the limitations of your report.**

### Project Scope

Your report has been developed on the basis of your unique project specific requirements as understood by Tasman Geotechnics at the time, and applies only to the site investigated. Tasman Geotechnics should be consulted if there are subsequent changes to the proposed project, to assess how the changes impact on the report's recommendations.

### Subsurface Conditions

Subsurface conditions are created by natural processes and the activity of man.

A site assessment identifies subsurface conditions at discrete locations. Actual conditions at other locations may differ from those inferred to exist, because no professional, no matter how qualified, can reveal what is hidden by earth, rock and time.

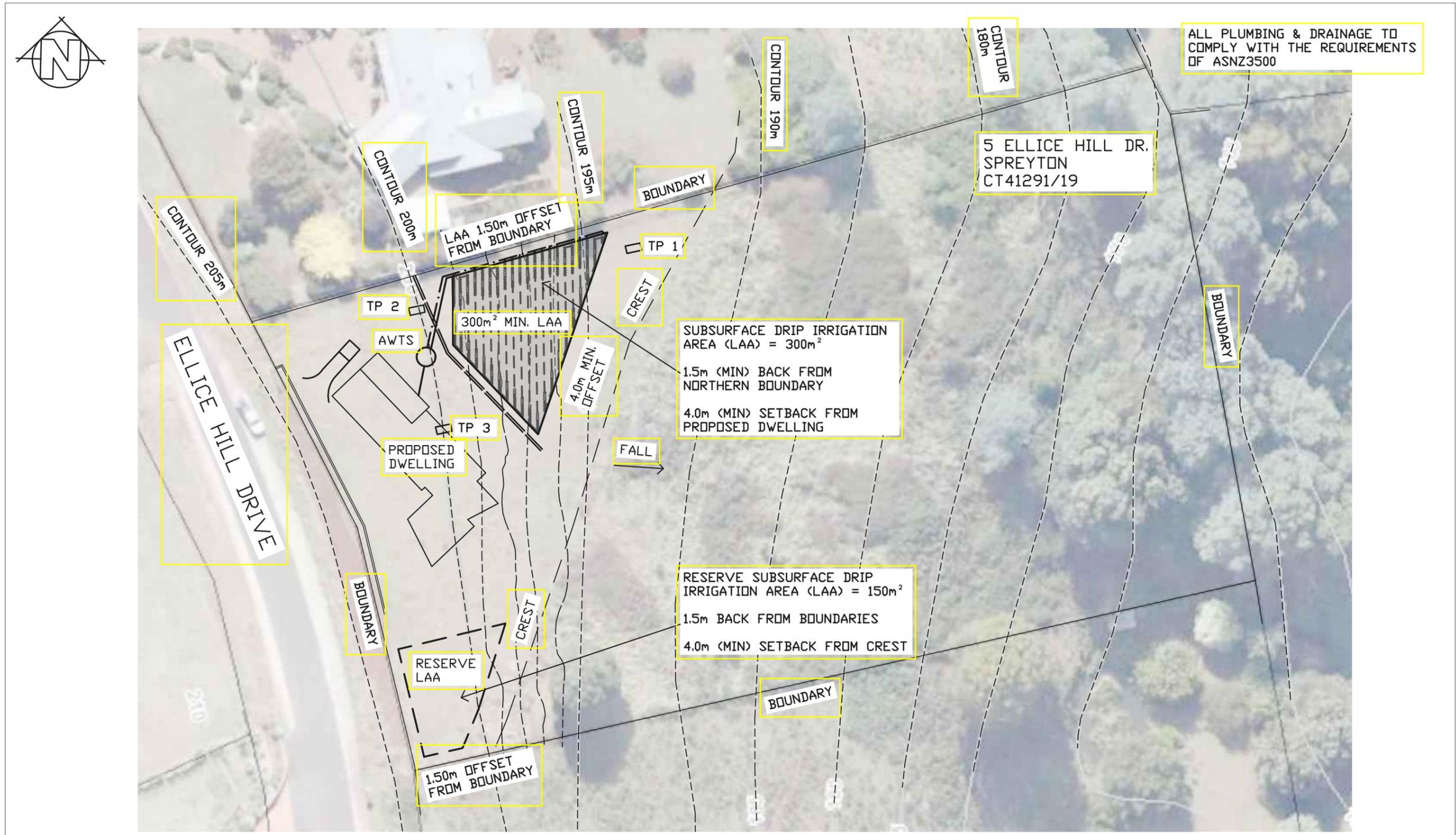
Nothing can be done to change the conditions that exist, but steps can be taken to reduce the impact of unexpected conditions. For this reason, the services of Tasman Geotechnics should be retained throughout the project, to identify variable conditions, conduct additional investigation or tests if required and recommend solutions to problems encountered on site.

### Advice and Recommendations

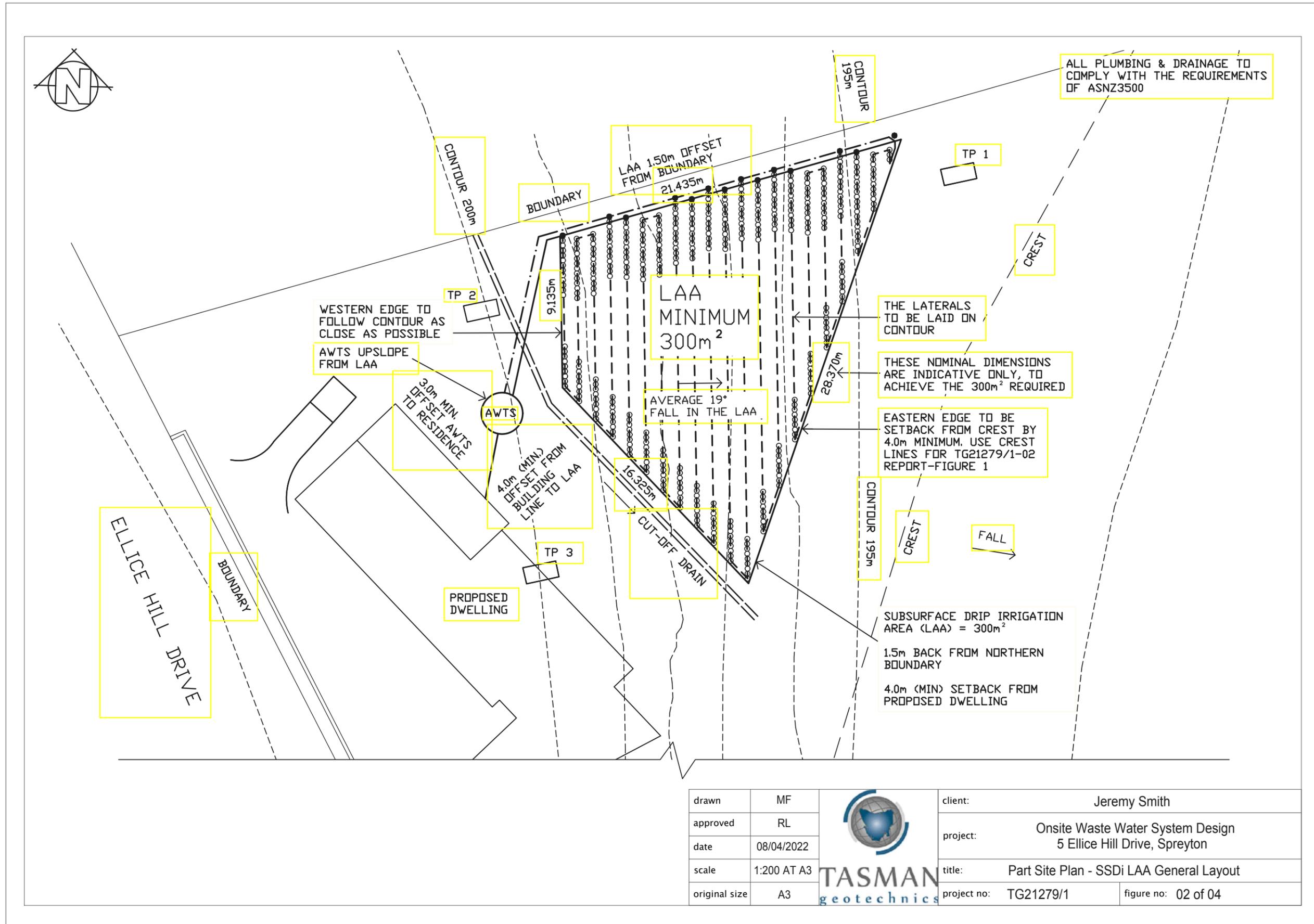
Your report contains advice or recommendations which are based on observations, measurements, calculations and professional interpretation, all of which have a level of uncertainty attached.

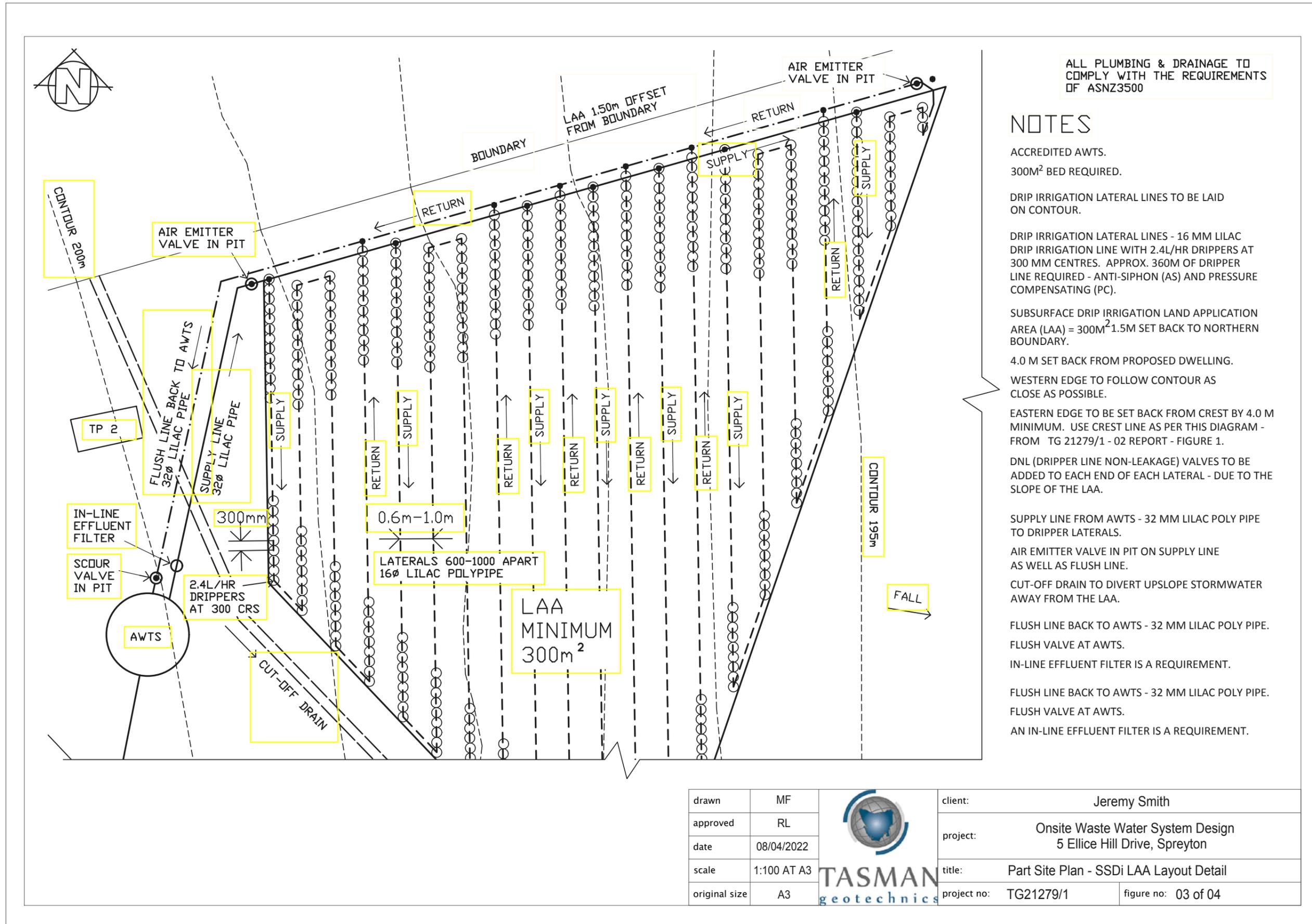
The recommendations are based on the assumption that subsurface conditions encountered at the discrete locations are indicative of an area. This can not be substantiated until implementation of the project has commenced. Tasman Geotechnics is familiar with the background information and should be consulted to assess whether or not the report's recommendations are valid, or whether changes should be considered.

The report as a whole presents the findings of the site assessment, and the report should not be copied in part or altered in any way.



drawn	MF		client:	Jeremy Smith
approved	RL		project:	Onsite Waste Water System Design 5 Ellice Hill Drive, Spreyton
date	08/04/2022		title:	Site Plan
scale	1:500 AT A3		project no:	TG21279/1
original size	A3		figure no:	01 of 04



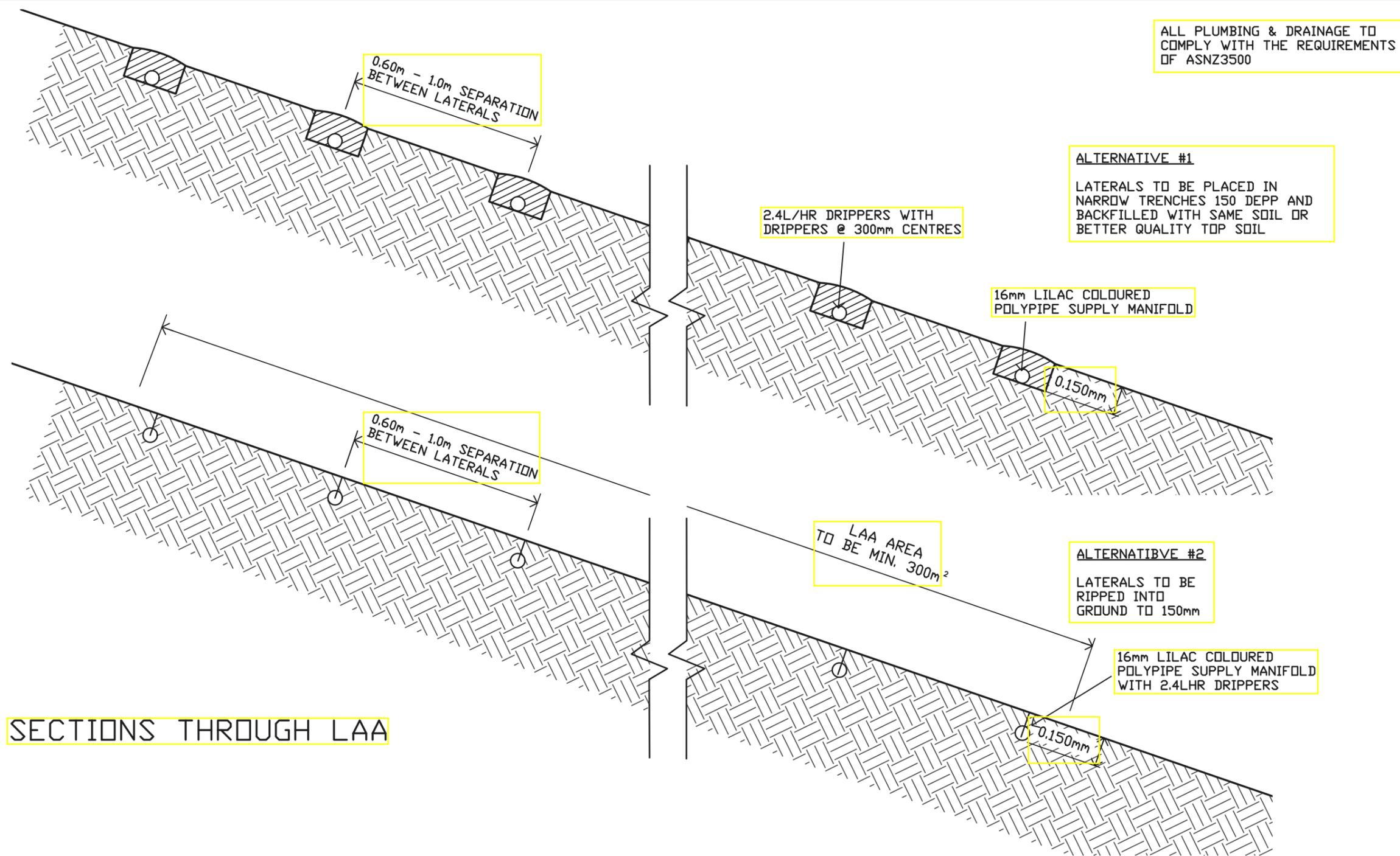


ALL PLUMBING & DRAINAGE TO COMPLY WITH THE REQUIREMENTS OF AS/NZ3500

### NOTES

- ACCREDITED AWTS.
- 300M<sup>2</sup> BED REQUIRED.
- DRIP IRRIGATION LATERAL LINES TO BE LAID ON CONTOUR.
- DRIP IRRIGATION LATERAL LINES - 16 MM LILAC DRIP IRRIGATION LINE WITH 2.4L/HR DRIPPERS AT 300 MM CENTRES. APPROX. 360M OF DRIPPER LINE REQUIRED - ANTI-SIPHON (AS) AND PRESSURE COMPENSATING (PC).
- SUBSURFACE DRIP IRRIGATION LAND APPLICATION AREA (LAA) = 300M<sup>2</sup> 1.5M SET BACK TO NORTHERN BOUNDARY.
- 4.0 M SET BACK FROM PROPOSED DWELLING.
- WESTERN EDGE TO FOLLOW CONTOUR AS CLOSE AS POSSIBLE.
- EASTERN EDGE TO BE SET BACK FROM CREST BY 4.0 M MINIMUM. USE CREST LINE AS PER THIS DIAGRAM - FROM TG 21279/1 - 02 REPORT - FIGURE 1.
- DNL (DRIPPER LINE NON-LEAKAGE) VALVES TO BE ADDED TO EACH END OF EACH LATERAL - DUE TO THE SLOPE OF THE LAA.
- SUPPLY LINE FROM AWTS - 32 MM LILAC POLY PIPE TO DRIPPER LATERALS.
- AIR EMITTER VALVE IN PIT ON SUPPLY LINE AS WELL AS FLUSH LINE.
- CUT-OFF DRAIN TO DIVERT UPSLOPE STORMWATER AWAY FROM THE LAA.
- FLUSH LINE BACK TO AWTS - 32 MM LILAC POLY PIPE. FLUSH VALVE AT AWTS.
- IN-LINE EFFLUENT FILTER IS A REQUIREMENT.
- FLUSH LINE BACK TO AWTS - 32 MM LILAC POLY PIPE. FLUSH VALVE AT AWTS.
- AN IN-LINE EFFLUENT FILTER IS A REQUIREMENT.

drawn	MF		client:	Jeremy Smith
approved	RL		project:	Onsite Waste Water System Design 5 Ellice Hill Drive, Spreyton
date	08/04/2022		title:	Part Site Plan - SSDi LAA Layout Detail
scale	1:100 AT A3		project no:	TG21279/1
original size	A3		figure no:	03 of 04



SECTIONS THROUGH LAA

drawn	MF		client:	Jeremy Smith
approved	RL		project:	Onsite Waste Water System Design 5 Ellice Hill Drive, Spreyton
date	08/04/2022		title:	Sections Through LAA
scale	1:20 AT A3		project no:	TG21279/1
original size	A3		figure no:	04 of 04

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**From:** David Renoden <drenoden@hotmail.com>  
**Sent:** Sunday, 22 May 2022 12:35 PM  
**To:** Devonport City Council  
**Subject:** Representation for PA2022.0066 5 Ellice Hill Drive from Dave Renoden

Dear Mr Atkins

I am writing to you regarding a planning application. The property in question is No 5, Ellice Hill Dr, Spreyton, Application Number, PA20220066.

The proposed dwelling appears to look like an oversized shipping container. There are covenants on property in this area, stating they should be built of brick, stone or timber. This dwelling viewed from the street is just a wall of black colourbond.

I know Council can't legally enforce the covenants, but what about Council's MORAL responsibility.

It is stated that Council should have objectives of keeping any dwelling to be compatible with the character of the area and minimise any impact of natural values of the area. As council is weak in supporting these values, the only hope is that Council will always endeavour to maintain these standards.

The building application requests that the setback from the front boundary of 20 meters, be reduced to 5 metres. This is totally unacceptable and moves this inappropriate construction right into your face. On this occasion, Council must reject this wavering of the required setback and insist on the regulated requirement of 20 meters to be maintained. The dwelling can be built further down the block as long as it complies with engineering requirements.

Council has not been keeping their eye on the ball. No 19 Ellice Hill drive was approved as a stable, which was a tin shed. The original owner had no intention of it being a stable and suckered Council into allowing it to become a dwelling. It then doubled in size and had an extra non approved bedroom added, at which time the owner said to Council, we have been busted.

Then there is the building application for No 1A Ellice Hill drive, another black shipping container when viewed from the street.

The owner of this property also wanted the setbacks reduced. Council actually suggested that the owner apply to alter the setbacks and encouraged him to do so and I presume this was also the case for number 5. Why have these appropriate set backs and standard if Council will so easily allow changes to the regulation. Council should discourage reducing setbacks as a way of supporting the existing residents.

All I can hope for, as a resident paying high rates, that Council will maintain the quality of the area as much as possible.

When I built my house, the setback was 25 metres, Considering our neighbours across the road, we built 30 metres from the front boundary so as to not impede on their view.

Yours Respectfully

Dave Renoden.

---

**From:** Mark Wright <jo.markwright@yahoo.com.au>  
**Sent:** Thursday, 26 May 2022 12:37 PM  
**To:** Devonport City Council  
**Subject:** Representation for PA2022.0066 for 5 Ellice Hill Drive, Spreyton from M and J Wright  
**Attachments:** 5 ELLICE HILL DRIVE.docx

Good afternoon

Please find attached our representation in relation to PA2022.0066 for 5 Ellice Hill Drive, Spreyton.

Confirmation of receipt would be appreciated thanks.

M & J Wright

Sent from [Mail](#) for Windows

**REPRESENTATION BY M & J WRIGHT IN RESPONSE TO**  
**APPLICATION FOR PLANNING PERMIT NUMBER PA2022.0066**  
**LOCATED AT 5 ELLICE HILL DRIVE, SPREYTON**

This representation is made in respect to the above application for planning permit, by M & J Wright, property owners and residents of 1B Ellice Hill Drive, Spreyton. We tender the following points in relation to the application, for consideration by Devonport City Council.

**Cladding materials**

We submit that the proposed dwelling does not conform to the Covenant for the properties within this subdivision. The relevant Covenant is attached to this submission, and it restricts the construction of dwelling houses within the area to be of “brick or stone, or of brick or stone cladding, or cedar weatherboard or planking.” The benefit of a property covenant such as this, is to ensure the quality of all builds within a development adhere to a certain look, but also a certain quality, ensuring the economic health of the entire development.

We are aware that Council is not legally responsible to enforce these covenants, and that they need to be enforced by the neighbouring property owners, however we believe that Council has a civic duty to remind applicants of the covenants and to consider this aspect of the application. That has been the case with past applications in the area and we wonder why Council has reverted from this practice, with recent planning applications being permitted to proceed without this matter being highlighted.

Council recently approved the building currently in progress at number 11 Ellice Hill Drive, which is not constructed of the materials specified within the covenant. In February 2022, Council advertised a proposed dwelling at number 1A, also not constructed from the specified materials, and now we are presented with this application also not conforming to the covenant requirements. We also believe that the approved dwelling at number 17 is to be constructed of other materials. These four recent planning applications indicate an intention by Council to ignore the covenant which has previously been upheld for the dwellings in Ellice Hill Drive, disadvantaging the present property owners who were compelled to comply with those requirements. We are opposed to this planning application with the proposed construction materials and request that future planning applications for this area are encouraged to comply with this constraint.

**Road boundary setback**

The other area of concern with this application relates to the road boundary setback. Previous building applications for this area required a road boundary setback of 25 metres, although we are aware that Council has recently reduced this requirement to a setback of 20 metres. Council rigorously enforced the previous setback distances, with building applications required to adhere to the road and neighbouring property setback distances. Recently there have been three planning applications for properties on Ellice Hill Drive,

presented with reduced road boundary setback distances, with two of those also seeking neighbouring property setback distances. It seems that Council is no longer concerned with these setbacks and that there may be encouragement within Council for the applicants to seek a reduction in these. We feel that these setback distances are important to the aesthetics of the area and that applications for reduced setbacks should be screened and discouraged rather than it being suggested by Council members to applicants that they apply for reduced setback distances.

The setback distance and spacing between building within the area, has an impact on the appearance and general feeling of the streetscape, which can also impact on the economic development of the area. It is advantageous to both Council and property owners for these values to be preserved, rather than erode such features.

The applicant has cited the landslip as a justification for seeking the road boundary setback, however the landslip is classified as "low risk" and building is possible, lower down the slope. There are numerous other options for the building of the proposed structure, rather than the suggested "easy option" of simply reducing the road boundary setback so close to the road. The aforementioned number 11 has been approved with a road boundary setback of 15 metres rather than 20 metres and a neighbouring boundary setback of 5 metres rather than the required 10 metres. The advertised planning application for number 1A proposed a road boundary setback of less than 15 metres at the nearest point, rather than the required 20 metres and a neighbouring boundary setback of 5 metres. This recent practice of waiving the setback distances appears to be routine with planning applications and is changing the streetscape and character of the area. The required road boundary setback has already been reduced by 5 metres and we urge Council to cease the practice of further reducing that distance. We are opposed to this application with the current road boundary setback and request that Council maintain the intended model for this area.

### **Summary**

The two points of objection relate to preserving the standards for this area. If the property covenant and setback distances are disregarded, then the aesthetics and quality of the street will be undermined. We urge Council to uphold these requirements and maintain the intended standard, rather than allow the area to be devalued over time. We ask that the Planning Application be refused in its present form and that these aspects be considered in any future application. We look forward to a response regarding our concerns.

Mark Wright

Johanna Wright

26 May 2022



**SCHEDULE OF EASEMENTS**

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

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

**PLAN NO.**  
**SP39018**

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

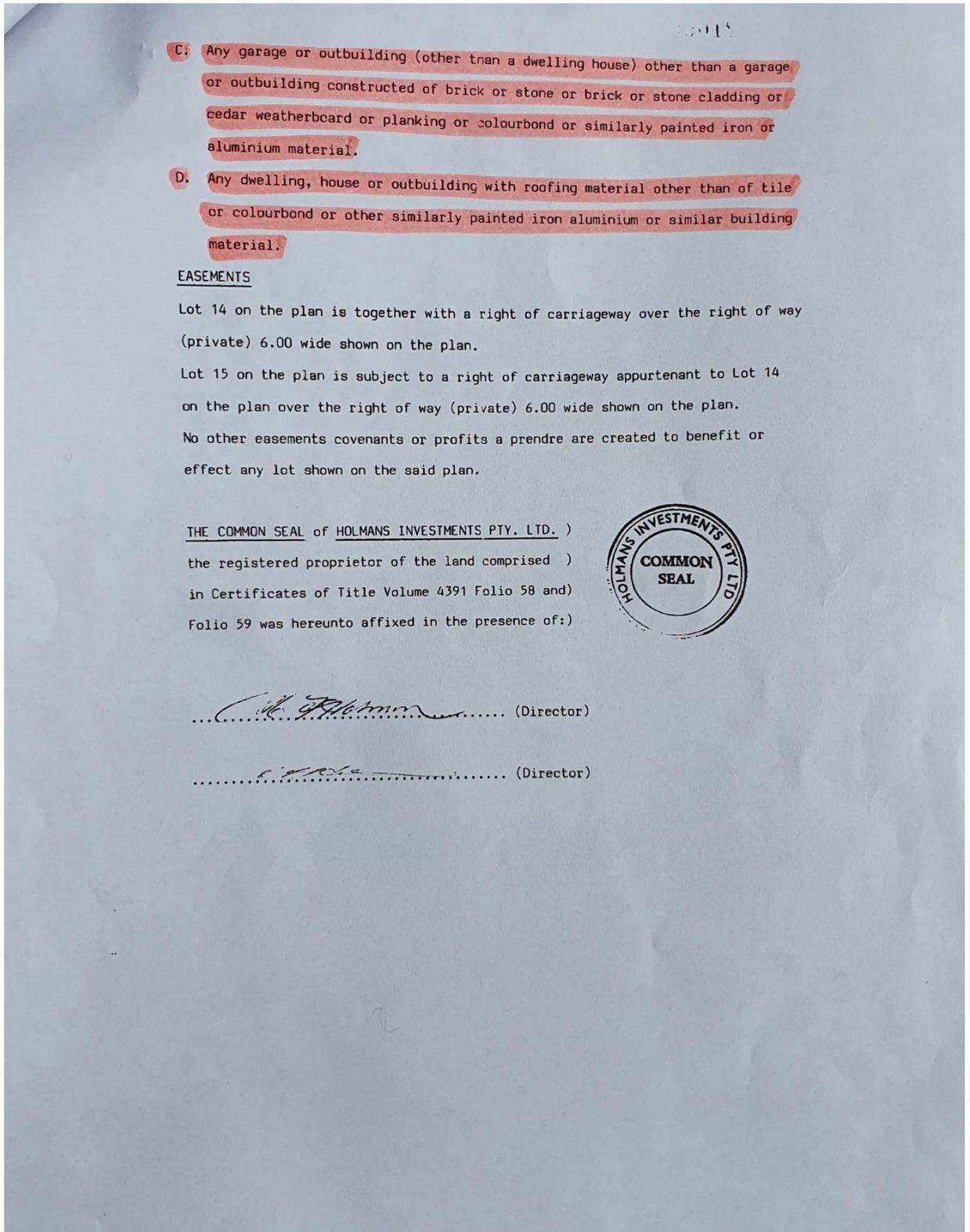
The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

**COVENANTS**

1. The Owner of each lot shown on the plan covenants with the Vendor HOLMANS INVESTMENTS PTY. LTD. that the Vendor shall not be required to fence.
2. The Owner of each lot on the plan (except lot 56) covenants with HOLMANS INVESTMENTS PTY. LTD. (hereinafter called "the Vendor") and the Owners for the time being of any other lot shown on the plan to the extent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the plan and with the balance of the land in Certificate of Title Volume 4391 Folio 58 and Certificate of Title Volume 4391 Folio 59 and each and every part thereof to observe the following stipulations.

**NOT TO ERECT ON THE SAID LOT**

- A. Any building other than a private dwelling house and the usual buildings appurtenant thereto.
- B. Any dwelling house other than a dwelling house constructed of brick or stone or brick or stone cladding or cedar weatherboard or planking.



Attachment 1 SP 39018 - pages 1 & 2 - covenant relating to building construction

Office use
Application no. _____
Date received: _____
Fee: _____
Permitted/Discretionary



## Devonport City Council

Land Use Planning and Approvals Act 1993 (LUPAA)

Tasmanian Planning Scheme - Devonport

# Application for Planning Permit

### Use or Development Site

Street Address: 62 Wenvoe Street

Certificate of Title Reference No.: 55076/48

### Applicant's Details

Full Name/Company Name: Eclo

Postal Address: 4 Riverbend Dr

Telephone: 0419387746

Email: eclo.designs@outlook.co

### Owner's Details (if more than one owner, all names must be provided)

Full Name/Company Name: \_\_\_\_\_

Tenneyson

Postal Address: 62 Wenvoe St

Telephone: 0409202986

Email: tennyson@tlcconstruction.n

ABN: 47 611 446 016  
 PO Box 604  
 137 Rooke Street  
 Devonport TAS 7310  
 Telephone 03 6424 0511  
[www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)  
[council@devonport.tas.gov.au](mailto:council@devonport.tas.gov.au)

Sufficient information must be provided to enable assessment against the requirements of the planning scheme.

Please provide one copy of all plans with your application.

---

### Assessment of an application for a Use or Development

What is proposed?: \_\_\_\_\_

Proposed second storey

Description of how the use will operate: residential

Use Class (Office use only): \_\_\_\_\_

Applications may be lodged by email to Council - council@devonport.tas.gov.au  
The following information and plans must be provided as part of an application unless the planning authority is satisfied that the information or plan is not relevant to the assessment of the application:

<b>Application fee</b>	
<b>Completed Council application form</b>	
<b>Copy of the current certificate of title, including title plan and schedule of easements</b>	
<b>Any written permission and declaration of notification required under s.52 of LUPAA</b>	
<b>A site analysis and site plan at an acceptable scale on A3 or A4 paper (1 copy) showing:</b>	
• The existing and proposed use(s) on the site	
• The boundaries and dimensions of the site	
• Topography including contours showing AHD levels and major site features	
• Natural drainage lines, watercourses and wetlands on or adjacent to the site	
• Soil type	
• Vegetation types and distribution including any known threatened species, and trees and vegetation to be removed	
• The location, capacity and connection point of any existing services and proposed services	
• The location of easements on the site or connected to the site	
• Existing pedestrian and vehicle access to the site	
• The location of existing and proposed buildings on the site	
• The location of existing adjoining properties, adjacent buildings and their uses	
• Any natural hazards that may affect use or development on the site	
• Proposed roads, driveways, parking areas and footpaths within the site	
• Any proposed open space, common space, or facilities on the site	
• Proposed subdivision lot boundaries (where applicable)	
• Details of any proposed fencing	
<b>Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 on A3 or A4 paper (1 copy) showing:</b>	
• Setbacks of buildings to property (title) boundaries	
• The internal layout of each building on the site	
• The private open space for each dwelling	
• External storage spaces	
• Parking space location and layout	
• Major elevations of every building to be erected	
• The relationship of the elevations to existing ground level, showing any proposed cut or fill	
• Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites	
• Materials and colours to be used on roofs and external walls	
<b>Details of any signage proposed</b>	

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**Value of use and/or development**\$     \$360,000    

---

**Notification of Landowner/s** (s.52 *Land Use Planning and Approvals Act 1993*)

If land is not in applicant's ownership

I,     chloe     declare that the owner/s of the land has/have been notified of my intention to make this application.Applicant's signature:     *Chloe*     Date:     18/01/22    

If the application involves land owned or administered by the Devonport City Council

Devonport City Council consents to the making of this permit application.

General Manager's signature: \_\_\_\_\_ Date: \_\_\_\_\_

If the application involves land owned or administered by the Crown

Crown consent must be included with the application.

---

**Signature**

I apply for consent to carry out the use and development described in this application. I declare that all the information given is true and correct. I also understand that:

- if incomplete, the application may be delayed or rejected; and
- more information may be requested in accordance with s.54 (1) of LUPAA.

PUBLIC ACCESS TO PLANNING DOCUMENTS - *DISCRETIONARY* PLANNING APPLICATIONS (s.57 of LUPAA)

I understand that all documentation included with a discretionary application will be made available for inspection by the public.

Applicant's signature:     *Chloe*     Date:     18/01/22    **PRIVACY ACT**The personal information requested on this form is being collected by Council for processing applications under the *Land Use Planning and Approvals Act 1993* and will only be used in connection with the requirements of this legislation. Council is to be regarded as the agency that holds the information.

---

**Fee & payment options****DD****Pay by Direct Deposit** – BSB: 067-402 Account No. 000 000 13 – Please quote your application number.**Pay in Person at Service Tasmania** – Present this notice to any Service Tasmania Centre, together with your payment. See [www.service.tas.gov.au](http://www.service.tas.gov.au) for opening hours.**Pay by Phone** – Please contact the Devonport City Council offices on 64240511 during office hours, Monday to Friday.**Pay by Post** – Cheques should be made payable to Devonport City Council and posted to PO Box 604, Devonport, Tasmania, 7310.

**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 55076	FOLIO 48
EDITION 6	DATE OF ISSUE 07-Jul-2017

SEARCH DATE : 29-Sep-2021

SEARCH TIME : 07.28 AM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 48 on Plan 55076 (formerly being P970)

Derivation : Part of 500 Acres Gtd to C S Thomas

Prior CT 2567/66

SCHEDULE 1

D131881 TRANSFER to TENNYSON LUKE COLLEDGE Registered  
11-Aug-2014 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

E97182 MORTGAGE to Commonwealth Bank of Australia

Registered 07-Jul-2017 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN  
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



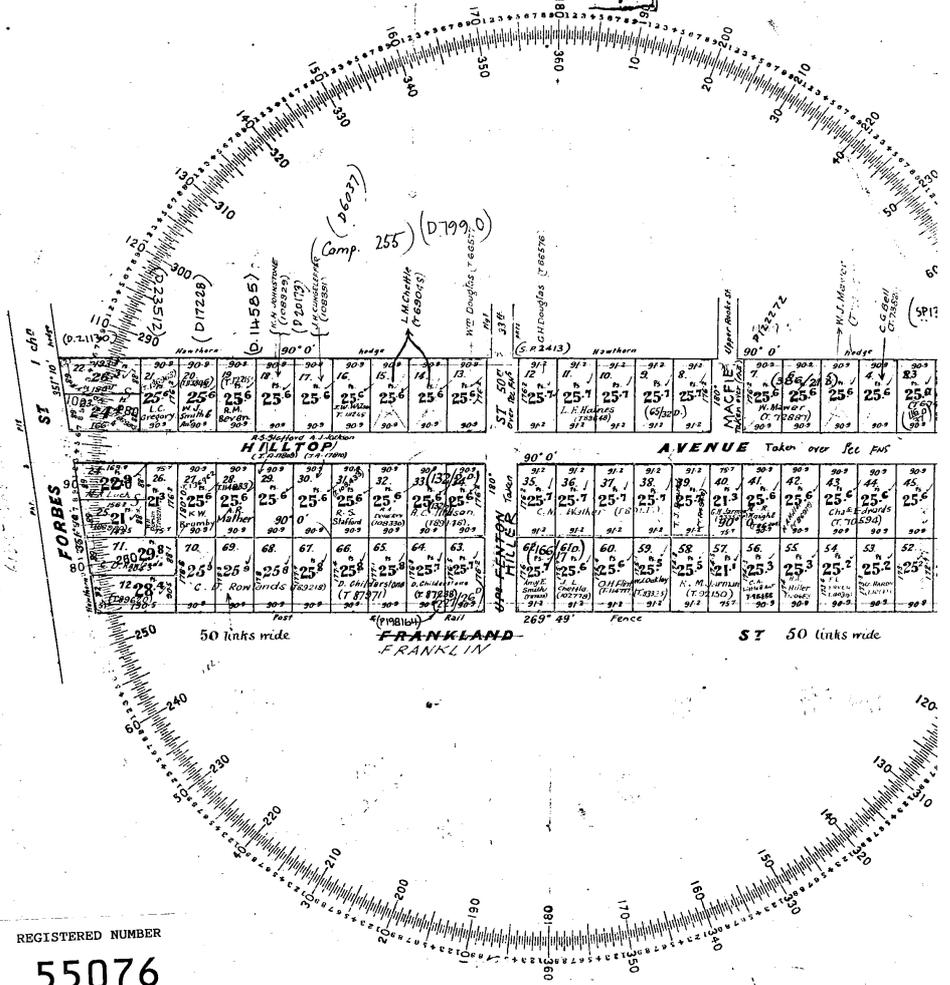
George Newton Levy  
Ch. 324/84

TOWN OF WENVOE

Scale 2 chs.

P.970

P/1



Date of Instructions  
Survey commenced Dec 20<sup>th</sup> 1924  
Survey finished July 30 1925  
Error of close 1 in  
Plotted by *[Signature]*  
Entered on Card by *[Signature]*  
Entered on General Plan by *[Signature]*

REGISTERED NUMBER  
**55076**

Declared at Derwentport this 30<sup>th</sup> day of January 1925  
before me,  
*[Signature]*  
Justice of the Peace.

**970**  
(F.H. 713)

I  
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(SIL-N-3)  
076

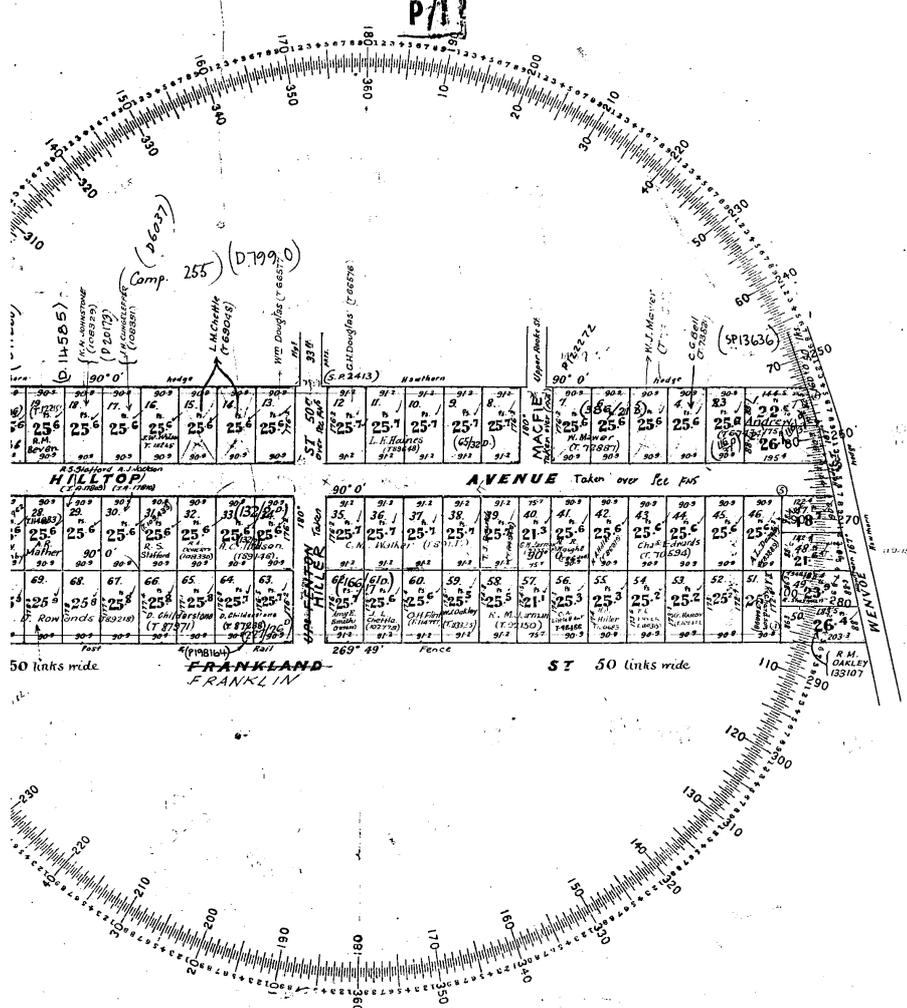
55076  
REGISTERED NUMBER

TOWN OF WENVOE

Scale 2 chs.

P.970

P/I



I *Alpheus Augustus Peart* of *Devonport*  
 Authorised Surveyor, of Tasmania, do solemnly and sincerely declare that  
 this plan has been made from surveys executed by me or under my own  
 personal supervision, inspection, and field check, and that both plan and  
 survey are correct, and have been made in accordance with the by-laws of  
 the Surveyor's Board, dated 1st May, 1913.

And I make this solemn declaration by virtue of Section 132 of "The  
 Evidence Act, 1910."

*Alpheus Augustus Peart*  
 Authorised Surveyor.

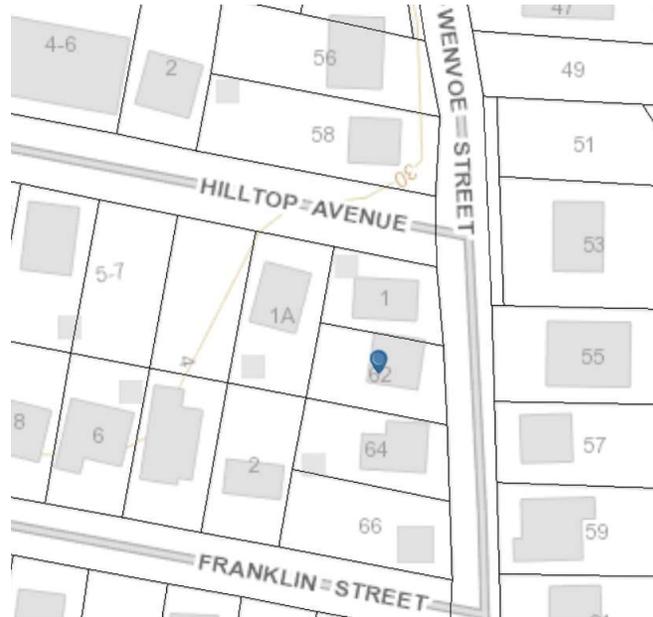
970



### Planning cover letter:

## 62 Wenvoe Street, Devonport

Applicant: Eclo Designs  
 Prepared by: Chloe Overton  
 Date: 15/01/22  
 Project no. 20024  
 Certificate of title: 55076/48  
 PID: 6352189  
 Site area: 543m2  
 Municipality: Devonport  
 Zone: general residential  
 Proposal: second storey extension  
 Use Class: residential



**Proposed Second Storey Extension  
 AT 62 Wenvoe street, Devonport  
 FOR Tennyson Colledge**



Proposed extension



Existing dwelling

*The objective of the proposed extension is to increase the floor area of the existing 2-bedroom dwelling to a 5 bedroom family home with a lockable garage so the growing family can park more securely on site.*

*The outdated kitchen needed repairs and the owners want to maximise the potential views of the northeastern river mouth out to the bass strait and mountain views to the south by extending to a top storey; but retaining the original features of the dwelling incorporated a traditional hipped roof with feature gable which is compatible with the roofs of the historic houses in the area.*

*The application is seeking a discretion in reduction of the front setback*

IMAGE 4



#### 8.4.2 Setbacks and building envelope for all dwellings

**Objective:**

The siting and scale of dwellings:

- (a) provides reasonably consistent separation between dwellings and their frontage within a street;
- (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;
- (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and
- (d) provides reasonable access to sunlight for existing solar energy installations.

**P1**

A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.

*The proposed dwelling protrudes past the acceptable solutions as the proposed balcony is 3063 at the closest point as shown on eco designs page A01. However the set back are compatible with the streetscape as shown on image 3 with various set backs ranging from 3-6m.*

**P3**

The siting and scale of a dwelling must:

- (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:
  - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;
  - (ii) overshadowing the private open space of a dwelling on an adjoining property;
  - (iii) overshadowing of an adjoining vacant property; or
  - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;
- (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and
- (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:
  - (i) an adjoining property; or
  - (ii) another dwelling on the same site.

*The design attempted to retain within the building envelope of figure 8.1, 8.2 and 8.3 of the planning scheme. However due the existing dwelling location to the proximity to the boundary the top extension extends slightly past the acceptable solutions with the top north wall extending past the building envelope 1040 horizontally and top southern wall 887. The lower garage wall protrudes slightly past at 1032 horizontally as shown on eco design plans page A09. If the dwelling was to step in from the existing footprint it would require extensive engineering and interior modifications at a significant greater cost. The proposed design was to sit over the existing walls with new outer foundation as to not unsettle the original building integrity.*

*The design has given consideration to reduce shadow by keeping the roof pitch and wall height to a minimum and falling the roof so the low side is towards the neighbours to lessen the apparent bulk of the dwelling when viewed from the adjoining property.*

*Eco designs shadow plans shown on page A13 shows the shadow extent to the southern property of 64 Wenvoe street. Due to the topographic location downslope from the existing dwelling at 62 Wenvoe st the outdoor private open space is already in shadow cast by the existing fence in the morning hours. The proposed extension cast shown in red mid day but only for a few hours where there is ample daylight available throughout the afternoon hours.*

*The proposed extension is with in the acceptable solutions with a side boundary setback of 900 (not less than 9m) and consistent with the established properties in the area as shown on image 4.*

IMAGE 5



IMAGE 6



Sky line views looking from the street at the proposed extension approximately outlined in red.

## C6.7.3 Buildings and works, excluding demolition

## Objective:

That development within a local heritage precinct or a local historic landscape precinct is sympathetic to the character of that particular precinct.

## P1.1

Within a local heritage precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local heritage precinct, except if a local heritage place of an architectural style different from that characterising the precinct, having regard to: (a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; (b) the character and appearance of the surrounding area; (c) the height and bulk of other buildings in the surrounding area; (d) the setbacks of other buildings in the surrounding area; and (e) any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule.

## P1.2

Within a local heritage precinct, extensions to existing buildings must be compatible with the local heritage precinct, having regard to: (a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; (b) the character and appearance of the surrounding area; (c) the height and bulk of other buildings in the surrounding area; (d) the setbacks of other buildings in the surrounding area; and (e) any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule.

## P1.3

Within a local historic landscape precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local historic landscape precinct, having regard to: (a) the landscape values identified in the statement of local historic heritage significance for the local historic landscape precinct, as identified in the relevant Local Provisions Schedule; and (b) any relevant design criteria or conservation policies for the local historic landscape precinct, as identified in the relevant Local Provisions Schedule.

*The general census is keeping in character with the surrounding streetscape in regards to Appearance, Setbacks, Height and bulk of buildings.*

*The complementing appearance is demonstrated in the design through weather board cladding, hip style roof selection and neutral colour selections. Consistent with most neighbouring houses as shown in image 5 and 6.*

*There are multiply double storey or split level dwelling in front and behind of 62 wenvoe street.*

*The setback of 6m to the garage 4m to balcony is in fitting with the neighbouring properties as shown on image 4 ranging from 3-6m.*

Although the extension is visible from the street the design has tried not to dominate the façade but enhance it keeping the original symmetry windows and central entrance door below and framing it in the addition of the top storey gable with brick columns, keeping in key characteristic of the traditional historic president.

#### 8.4.6 Privacy for all dwellings

Objective: To provide a reasonable opportunity for privacy for dwellings.

##### **P1**

A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:

- (a) a dwelling on an adjoining property or its private open space; or
- (b) another dwelling on the same site or its private open space.

The proposed balcony to the west and east are screened as required within 3m of the side boundary to provide privacy and prevent overlooking concerns. As shown on eclo designs page A08 and A09.

# Proposed Second Storey Extension AT 62 Wenvoe street, Devonport FOR Tennyson Colledge



## SITE INFORMATION

LAND TITLE REFERENCE: **55076/48**  
 WIND CLASSIFICATION: **N?**  
 SOIL CLASSIFICATION: **?**  
 CLIMATE ZONE: **7**  
 BAL LEVEL: **N/A** (no vegetation within 100m)  
 ALPINE OR SUB-ALPINE AREA: **N/A**  
 CORROSION ENVIRONMENT: **N/A**  
 OTHER HAZARDS: **N/A**  
 PID: **6352189**  
 ZONING: **GENERAL RES/Local heritage precinct**

## AREA SCHEDULE

SITE AREA: **543 m2+-**  
 EXISTING FLOOR AREA: **109.70m2/11.80 SQ.**  
 FIRST FLOOR AREA: **139.6m2/15.02 SQ.**  
 GARAGE AREA: **51.2m2/ 5.50 SQ.**  
 BALCONY AREA: **44.3m2/ 4.76 SQ.**  
 DECK AREA: **33.9m2**

COVER PAGE	A00
SITE PLAN	A01
ISOMETRIC VIEWS	A02
EXISTING FLOOR PLAN	A03
PROPOSED GROUND FLOOR PLAN	A04
PROPOSED FIRST FLOOR PLAN	A05
COMBINATION PLAN	A06
EXISTING ELEVATIONS	A07
ELEVATION 1 & 2	A08
ELEVATION 3 & 4	A09
SETOUT PLAN	A10
ROOF PLAN	A11
INTERNAL PLUMBING PLAN	A12
SHADOW PLAN 1	A13
SHADOW PLAN 2	A14



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1	15/01/22	DA
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CLIENT  
**Tennyson Colledge**  
PROJECT NO.  
**20024**

PROJECT NAME  
**Proposed Second Storey Extension**  
PROJECT ADDRESS  
**62 Wenvoe street, Devonport**

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DRAWING TITLE  
**Cover Page**

DOCUMENT PHASE  
Development Application

# A0C

**SITE BOUNDARIES TO BE CONFIRMED BY A QUALIFIED LAND SURVEYOR**

**CONTOURS AT 500 INTERVALS**

**SITE PLAN LEGEND & NOTES:**

**GENERAL NOTES:**  
 DURING CONSTRUCTION SOIL AND WATER IS TO BE APPROPRIATELY MANAGED. THIS INCLUDES THE PROVISION OF SILT FENCING, FILTER SCREENS OR DEDICATED SILT TRAPS TO PREVENT DISCHARGE OF GRAVEL, SOIL OR OTHER DEBRIS TO ANY EXISTING WATER COURSE OR ADJOINING PROPERTY DURING THE CONSTRUCTION PROCESS.

**EXCAVATION:**  
 ALLOW FOR BULK EXCAVATION WHERE REQUIRED AND ALL EXCAVATION, FILLING, BACK FILLING AND CONSOLIDATION REQUIRED FOR THE FOOTINGS AND SLAB, RETAIN ALL ACCESS AND SERVICES INDICATED. MAKE GOOD.

**SETTING OUT:**  
 THE CLIENT IS RESPONSIBLE FOR VERIFYING THE BOUNDARY PEGS ARE IN THE CORRECT LOCATION, MARKED AND CLEARLY VISIBLE FOR THE BUILDER. THE BUILDER SHALL ACCURATELY SET-OUT THE WORKS AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORKS. AND SHALL MAKE GOOD AT HIS OWN EXPENSE ANY ERRORS ARISING FROM INACCURACIES OF THE SETOUT.

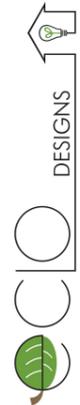
**PROTECTION WORK:**  
 (SECTION 121 OF THE BUILDING ACT) IF EXCAVATION IS TO A LEVEL BELOW THAT OF THE ADJOINING OWNER'S FOOTINGS, ALONG THE TITLE BOUNDARY OR WITHIN 3 METRES OF A BUILDING BELONGING TO AN ADJOINING OWNER, THE BUILDER MUST (AS A MINIMUM) PROVIDE AND MAINTAIN A GUARD TO SUPERVISE THE EXCAVATION. ADJOINING OWNER TO BE NOTIFIED USING FORM 6 (BUILDING AND PROTECTION WORK NOTICE) BY THE BUILDING SURVEYOR.

**DRIVEWAY:**  
 EXPOSED AGGREGATE 120mm THICK 25MPa CONCRETE WITH SAW CUTS AT 4000mm CRS, 24 HOURS AFTER POURING. AGGREGATE STYLE AND FINISH TO BE CONFIRMED BY OWNER

**SITE SERVICES:**

ELECTRICITY, GAS, TELEPHONE, WATER, STORMWATER & SEWER SERVICE LOCATIONS ARE TO BE DETERMINED ON SITE & CONNECTED AS PER LOCAL AUTHORITY REQUIREMENTS.

APPROXIMATE LOCATION OF SEWER PIPING, ACCORDING TO TAS WATER RECORDS. TO BE CONFIRMED ON SITE PRIOR TO BUILD. IF WITHIN VICINITY OF NEW BUILD TO BE CAPPED AND DIVERTED AROUND.



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 PROJECT ADDRESS  
**62 Wenvoe street, Devonport**

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DRAWING TITLE  
**Site Plan**

DOCUMENT PHASE  
 Development Application

**A01**



Site Plan  
 Scale: 1 : 200



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**Proposed Second Storey Extension**  
PROJECT ADDRESS  
**62 Wenvoe street, Devonport**

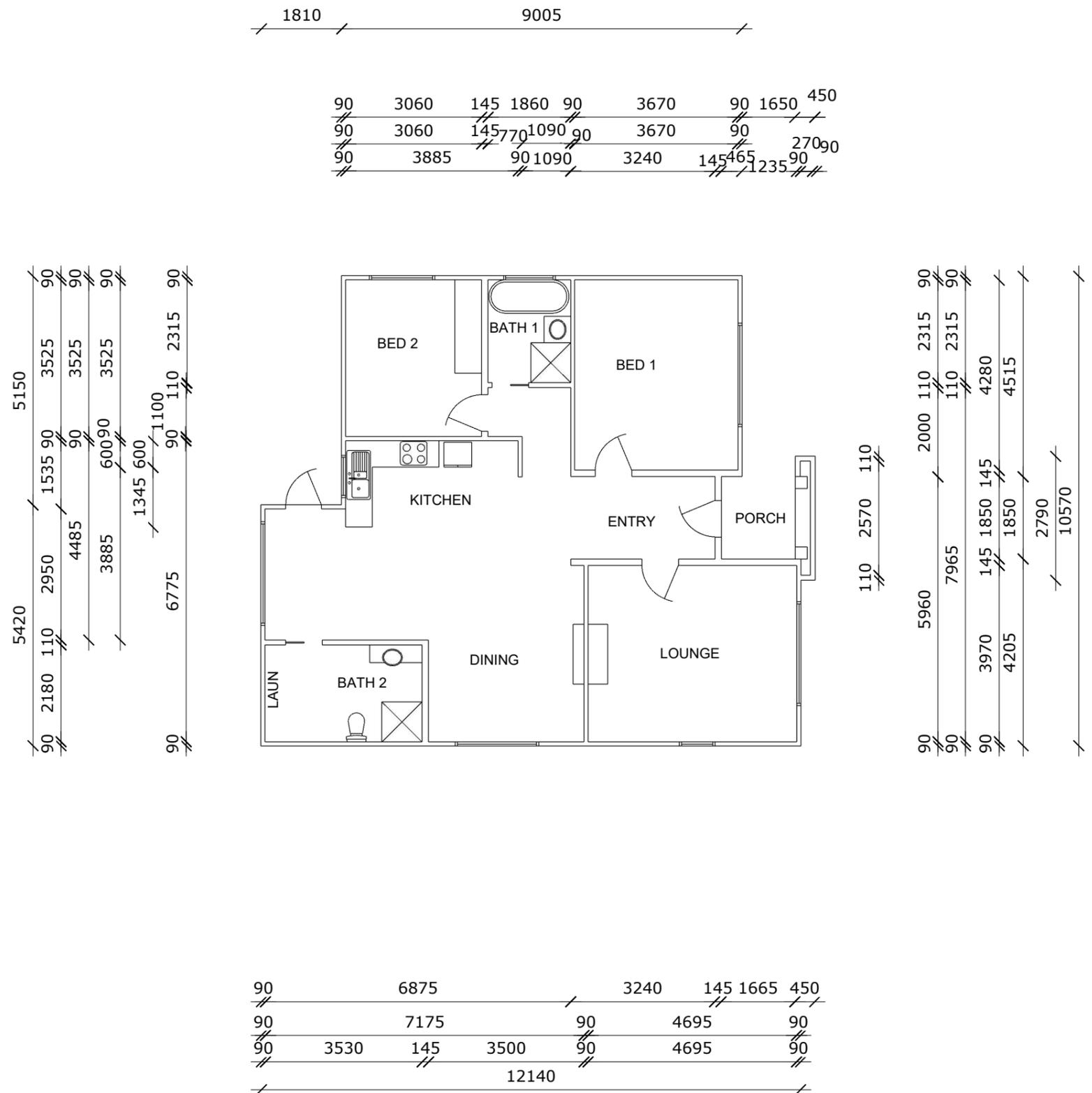
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DRAWING TITLE  
**Isometric views**

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**A02**

Isometric views



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DRAWING TITLE  
**Existing Floor Plan**

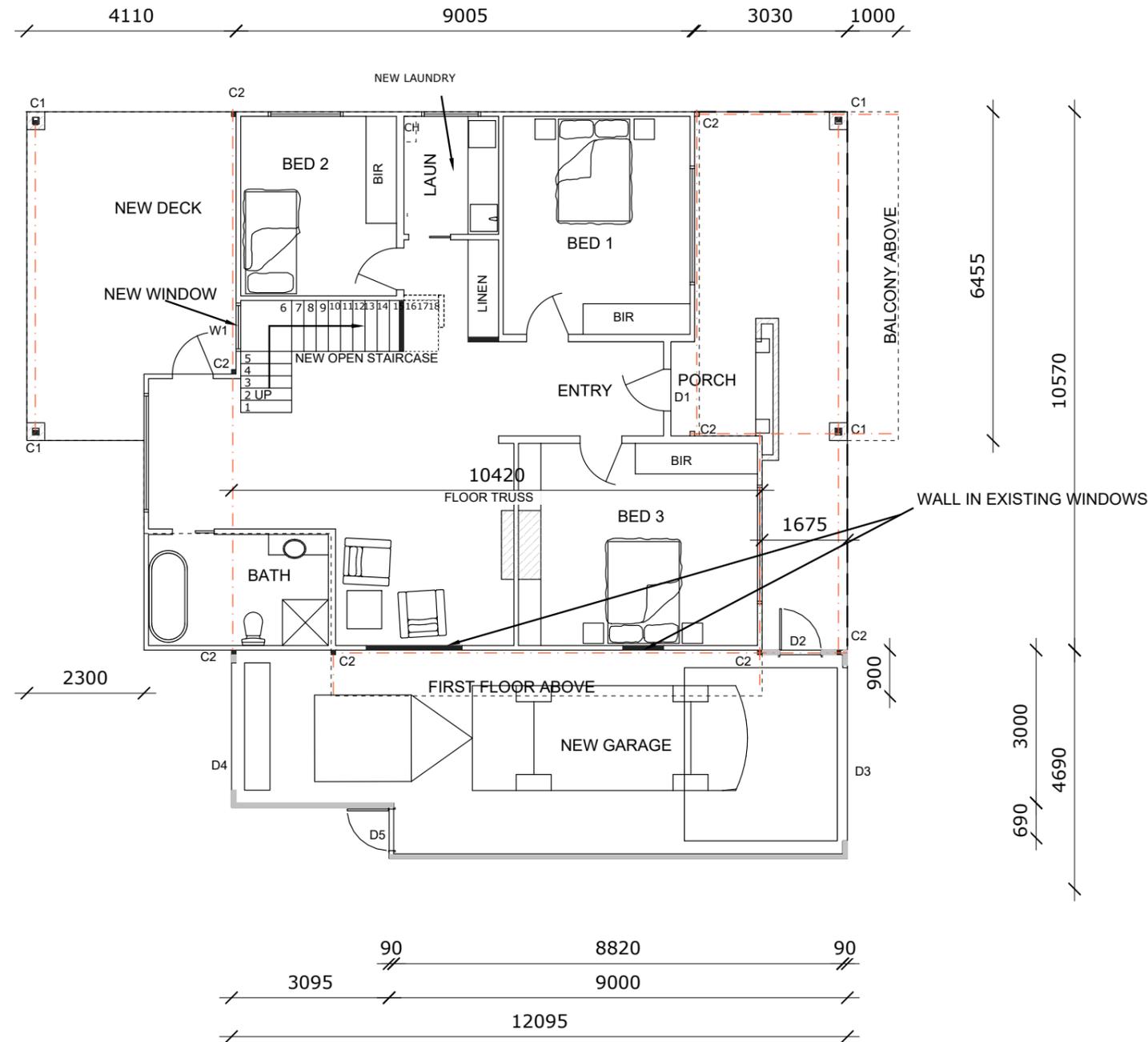
DOCUMENT PHASE  
Development Application

**A03**

north  
Existing Floor Plan  
Scale: 1 : 100

**FLOOR PLAN LEGEND:**

- W## WINDOW MARKER
- D## DOOR MARKER
- HW HOTWATER CYLINDER
- WO WALL OVEN
- DW DISH WASHER
- F FRIDGE
- WM WASHING MACHINE
- HPU HEAT PUMP UNIT
- PAN PANTRY
- WIR WALK IN ROBE
- BIR BUILT IN ROBE
- CH CHUTE
- SL SKYLITE



**INTERNAL INSULATION:**

R2.0 INSULATION BATTS REQUIRED TO INTERNAL WALLS SEPARATING WET AREAS TO HABITABLE ROOMS. FOR SOUND SEPARATION AS PER NCC 3.8.6 NOT LESS THAN 50 DENSITY R<sub>w</sub>  
 R2.0 INSULATION BATTS REQUIRED TO INTERNAL WALLS OF THE GARAGE FOR THERMAL PERFORMANCE AS PER NCC 3.12.1.6

**POSTS & COLUMNS:**

- C1:** 90 SQ. SHS TO ENGINEERS SPECIFICATIONS  
350 SQ BRICK SOROUND
- C2:** 90 SQ. SHS TO ENGINEERS SPECIFICATIONS

NOTE- DIMENSIONS ARE TO STUDWORK ONLY NOT INCLUDING CLADDING AND CAVITY

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DRAWING TITLE  
**Proposed Ground Floor Plan**

DOCUMENT PHASE  
 Development Application

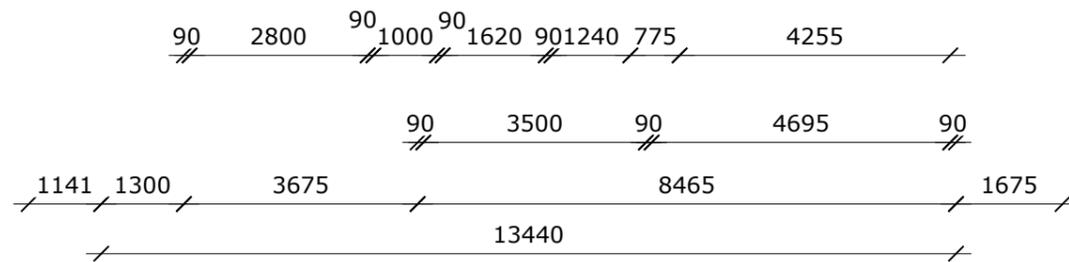
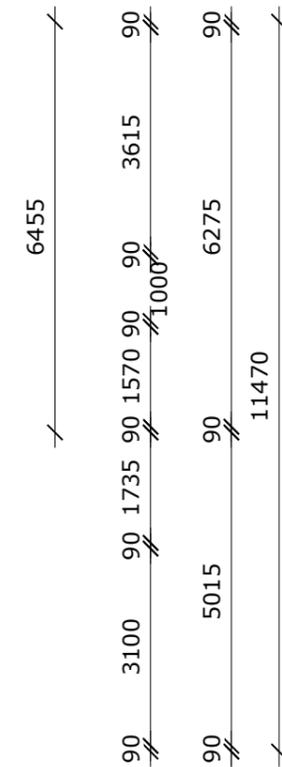
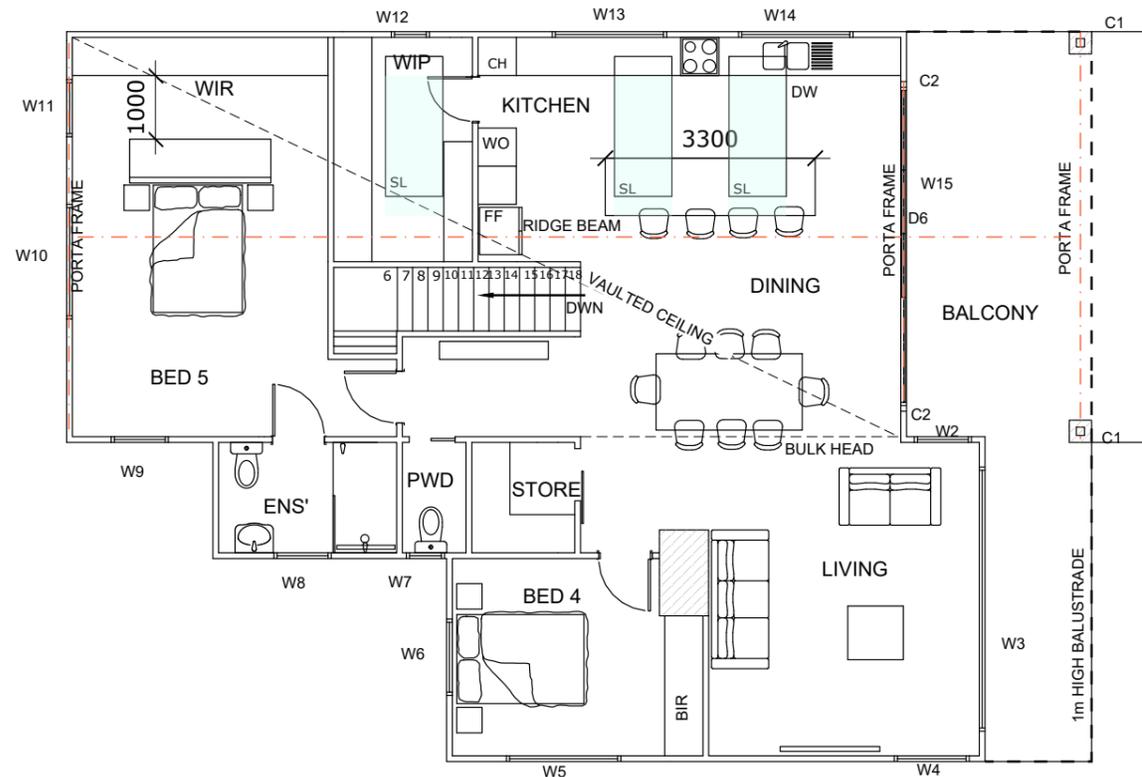
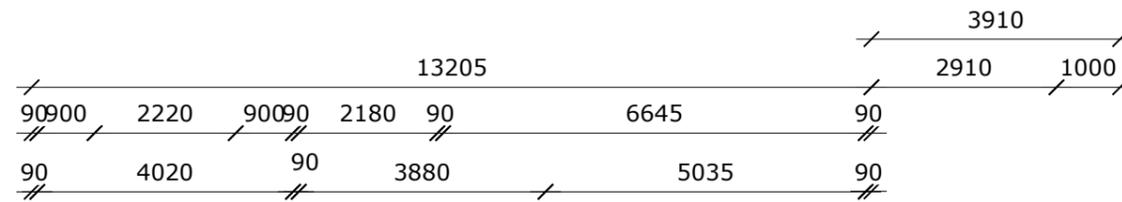
**A04**

north

Proposed Ground Floor Plan  
Scale: 1 : 100

**FLOOR PLAN LEGEND:**

- W## WINDOW MARKER
- D## DOOR MARKER
- HW HOTWATER CYLINDER
- WO WALL OVEN
- DW DISH WASHER
- F FRIDGE
- WM WASHING MACHINE
- HPU HEAT PUMP UNIT
- PAN PANTRY
- WIR WALK IN ROBE
- BIR BUILT IN ROBE
- CH CHUTE
- SL SKYLITE



**POSTS & COLUMNS:**

- C1: 90 SQ. SHS TO ENGINEERS SPECIFICATIONS  
350 SQ BRICK SOROUND
- C2: 90 SQ. SHS TO ENGINEERS SPECIFICATIONS

NOTE- DIMENSIONS ARE TO STUDWORK ONLY NOT INCLUDING CLADDING AND CAVITY

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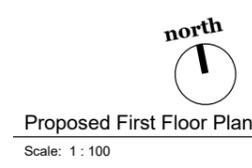
PROJECT NAME  
**Proposed Second Storey Extension**  
PROJECT ADDRESS  
**62 Wenvoe street, Devonport**

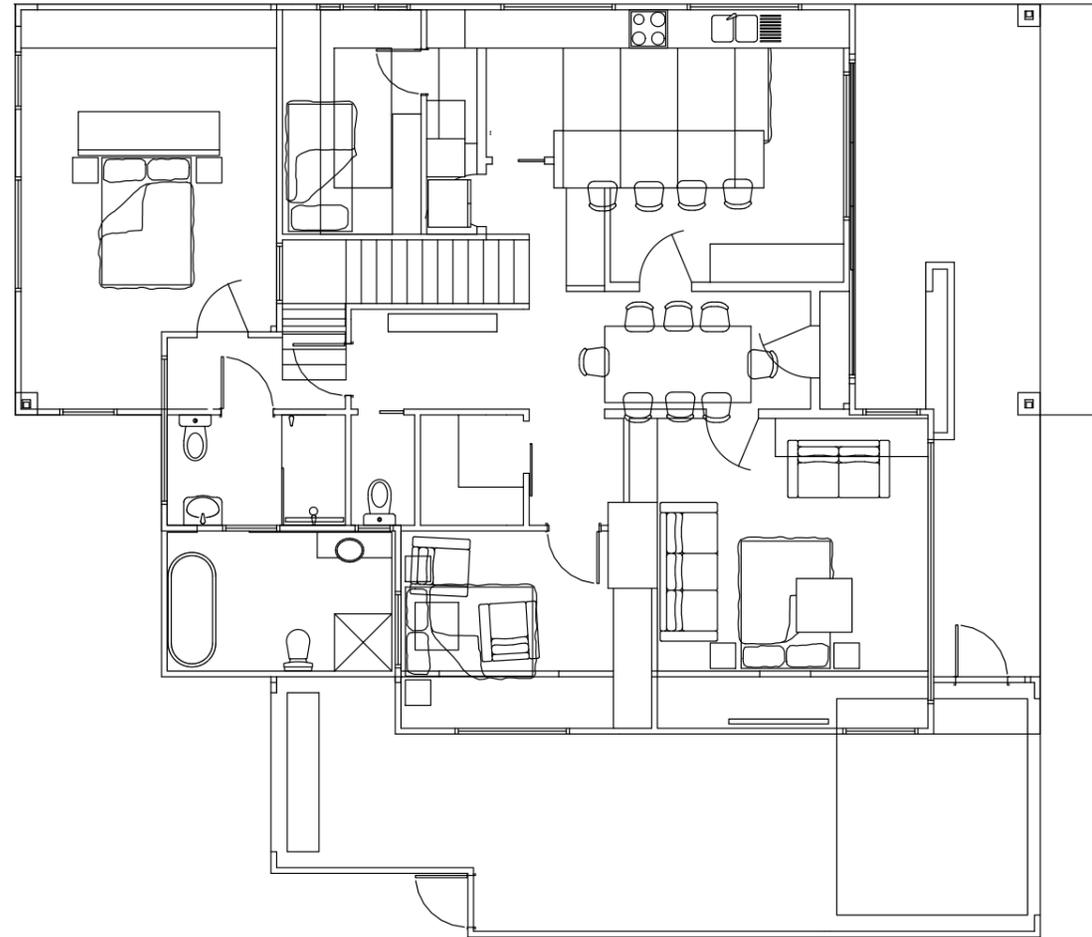
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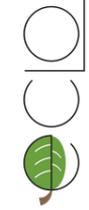
DRAWING TITLE  
**Proposed First Floor Plan**

DOCUMENT PHASE  
Development Application

**A05**







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**Proposed Second Storey Extension**

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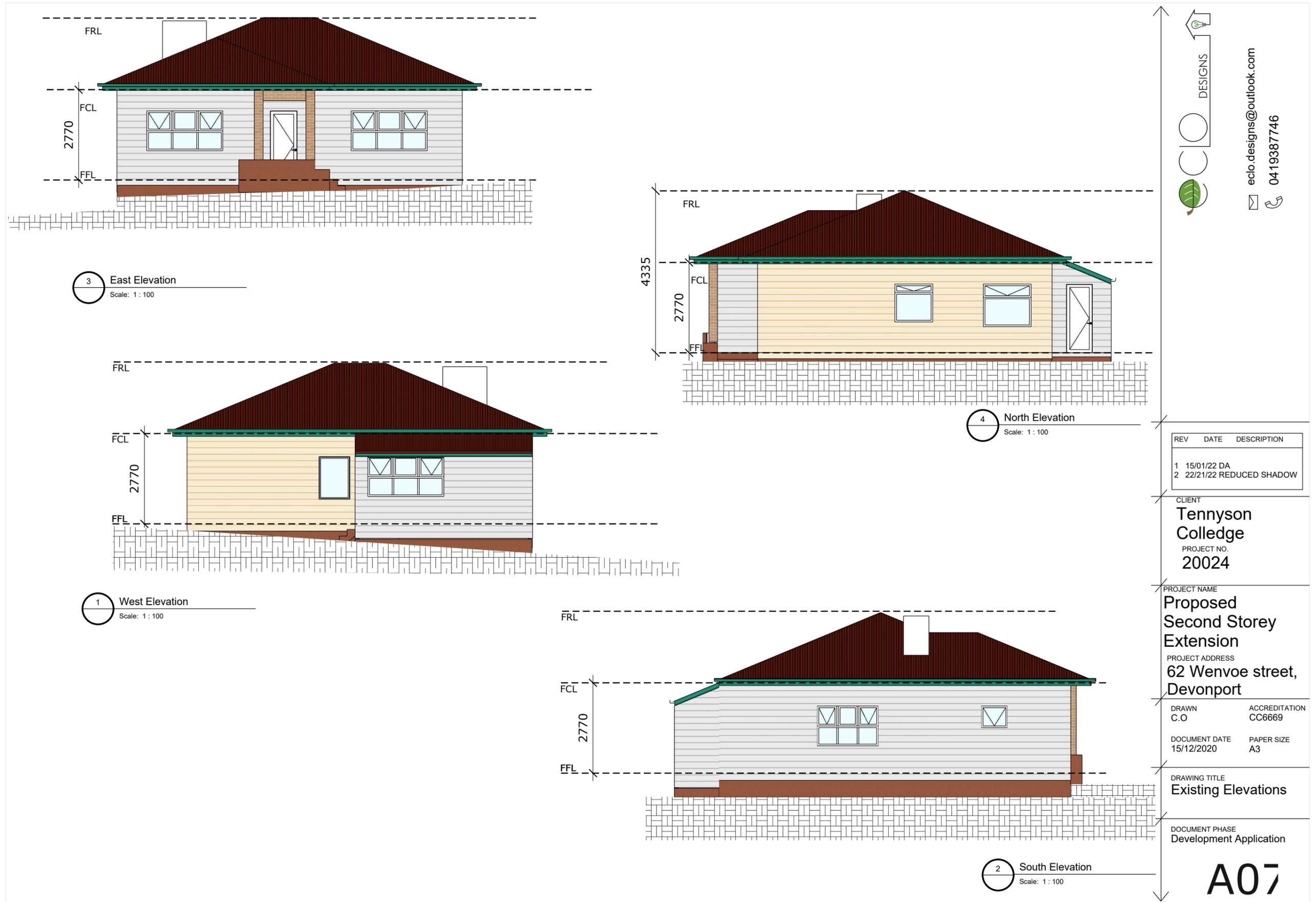
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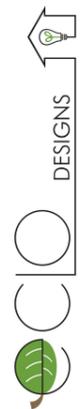
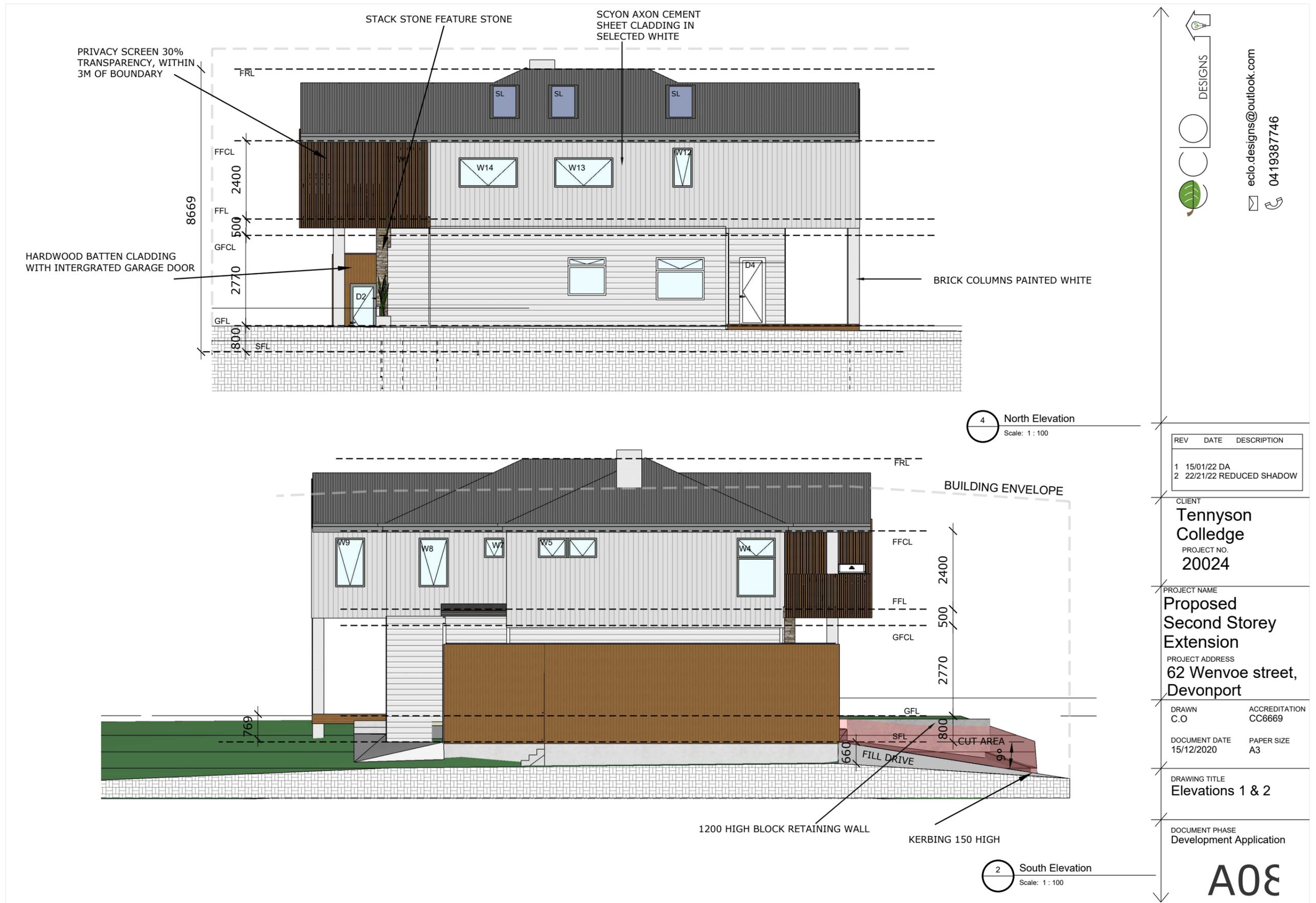
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Development Application

A0€

north  


Combination plan  
Scale: 1 : 100





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Extension**

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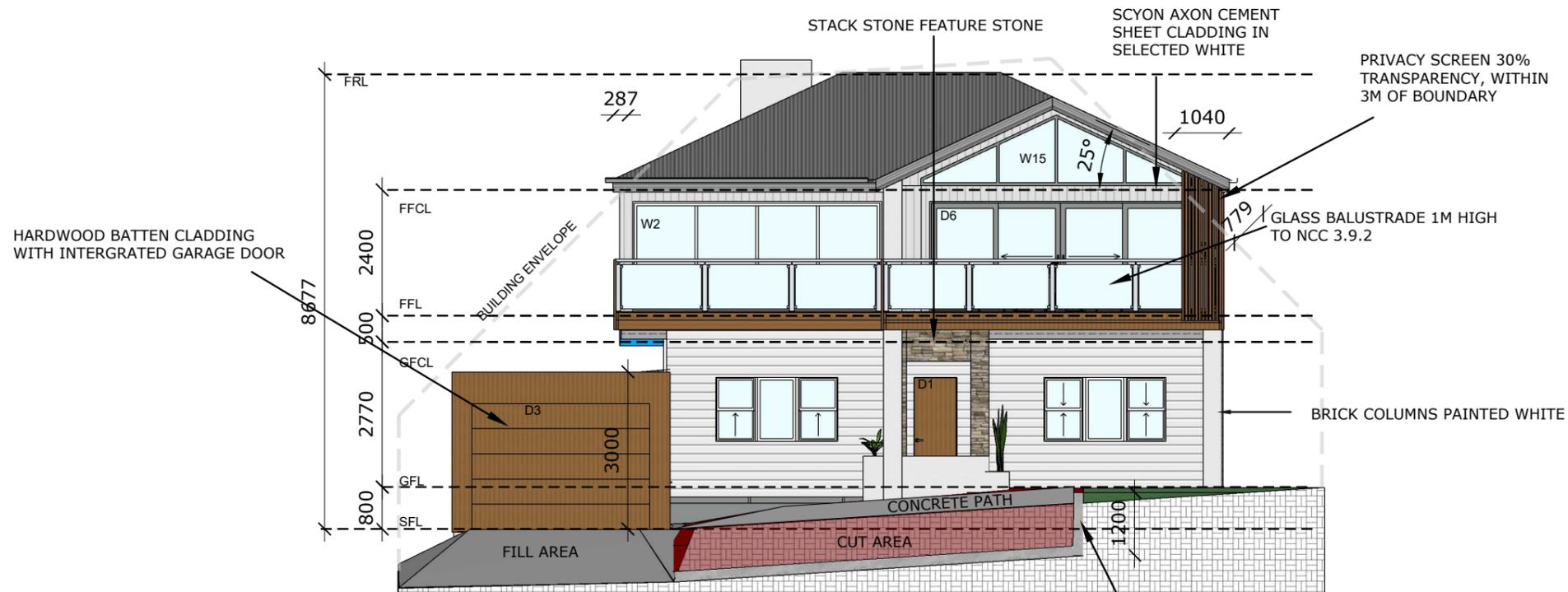
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**Elevations 1 & 2**

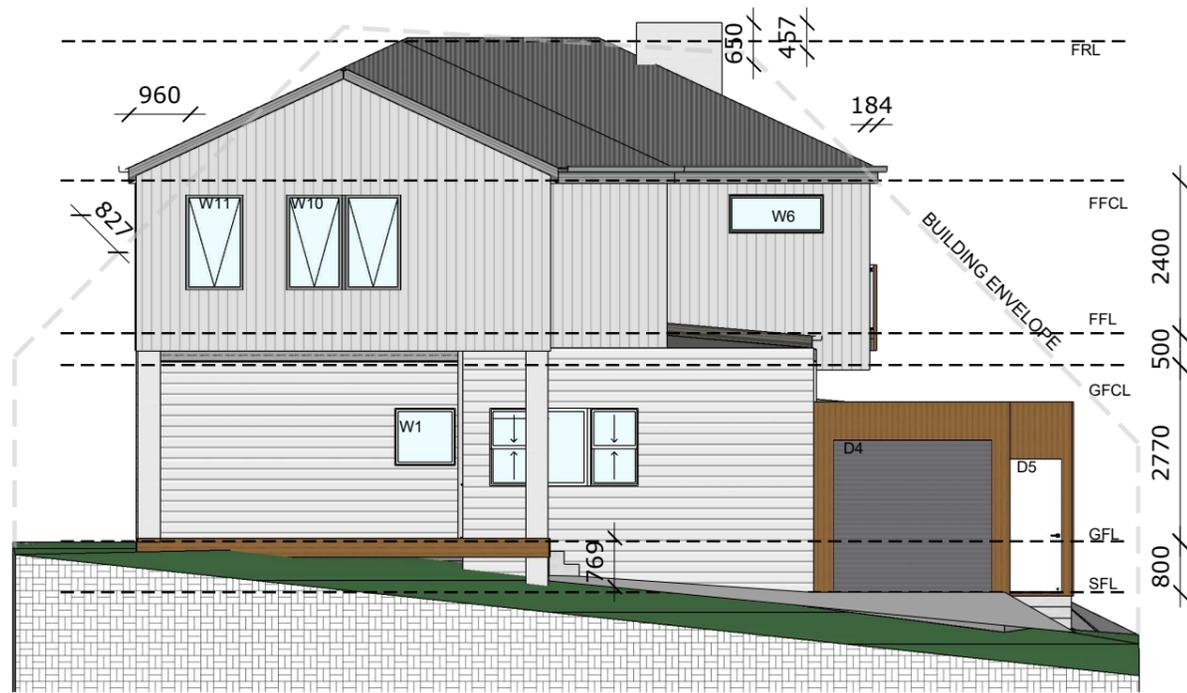
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Development Application

**A08**



3 East Elevation  
Scale: 1 : 100



1 West Elevation  
Scale: 1 : 100

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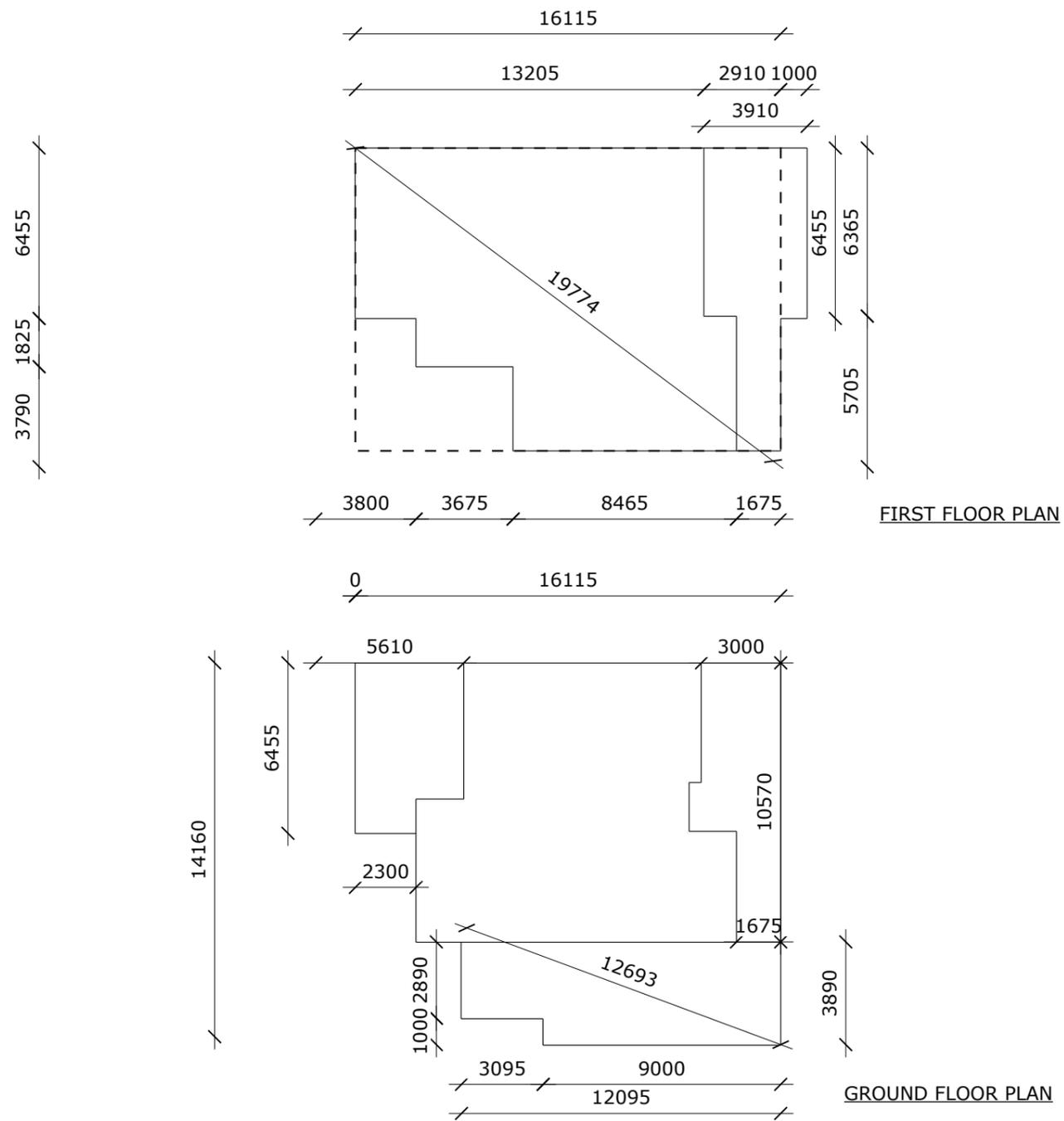
PROJECT NAME  
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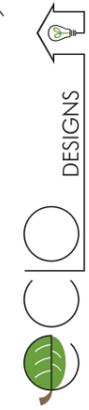
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DRAWING TITLE  
**Elevations 3 & 4**

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Development Application

**A09**





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DRAWING TITLE  
**Setout Plan**

DOCUMENT PHASE  
Development Application

# A1C

north  
↓

Setout Plan  
Scale: 1 : 200

**ROOF PLAN NOTES:**

GUTTERS AND DOWNPIPES TO AS3500. MAXIMUM CENTRES FOR DOWNPIPES TO BE 12M.

**ROOF STRUCTURE:**

CUSTOM ORB ROOFING IN GREY & PERMIABLE SARKING TIMBER TRUSSES TO MANUFACTURES SPECIFICATIONS

EAVES VENTS WITH ALUMINUM MESH BACKING AT INTERVALS AS SHOWN (2500mm MAX. CENTRES).

25 DEGREES

**ROOF PLUMBING:**

GENERIC QUAD 150 HIGH FRONT GUTTER IN GREY AND FASCIA

COLORBOND GREY CAPPINGS AND FLASHINGS

**D.P.** 100 x 50 UPVC SQUARE DOWNPIPES PAINT FINISH

**D.P.S** 100 x 50 UPVC SQUARE DOWNPIPES & SPREADER PAINT FINISH

**NOTES:**

BATTENS TYPICALLY 70 X 35 DEEP HARDWOOD @ 600MAX. CENTRES. (USE F5 KD TREATED PINE IF BATTENS ON TOP OF SARKING).

SEE BCA VOL. 2 FIGURE 3.5.1.5 DIAGRAM B FOR DEFINITION OF INTERNAL AND END SPANS.

VAPOUR PERMEABLE SARKING INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS. ENSURE THERE IS A CLEAR UNIMPEDED PATH OF TRAVEL FOR WATER TO ESCAPE FROM SARKING INTO THE EAVES GUTTER. ADDITIONAL BATTENS OR BLOCKING PIECES MAY BE REQUIRED.

SARKING MUST COMPLY WITH AS/NZS 4200 PARTS 1 AND 2.

DOWNPIPES MUST NOT SERVE MORE THAN 12M OF GUTTER LENGTH FOR EACH DOWNPIPE.

ROOF CLADDING TO COMPLY WITH AS 1562.1.

ROOF DRAINAGE MUST COMPLY WITH:  
 - PLUMBING CODE OF AUSTRALIA PART D1  
 - AS/NZS 3500.3  
 - BCA VOLUME 2 PARTS 3.1.2 AND 3.5.2.  
 (DEEMED TO SATISFY PROVISIONS)



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DRAWING TITLE  
**Roof Plan**

DOCUMENT PHASE  
 Development Application

**A11**

north

Roof Plan  
 Scale: 1 : 100

**LEGEND & NOTES**

- Stormwater line (100mm UPVC)
- Sewer line (100mm UPVC)
- Water line (100mm UPVC)
- EXISTING SEWER
- EXISTING STORMWATER

Install inspection openings at major bends for stormwater and all low points of downpipes.

All plumbing & drainage to be in accordance with local Council requirements.

Provide surface drain to back of bulk excavation to drain levelled pad prior to commencing footing excavation.

**Services**

The heated water system must be designed and installed with Part B2 of NCC Volume Three - Plumbing Code of Australia.

Thermal insulation for heated water piping must:  
 a) be protected against the effects of weather and sunlight; and  
 b) be able to withstand the temperatures within the piping; and  
 c) use thermal insulation in accordance with AS/NZS 4859.1

Heated water piping that is not within a conditioned space must be thermally insulated as follows:

**1. Internal piping**

- a) All flow and return internal piping that is -
  - i) within an unventilated wall space
  - ii) within an internal floor between storeys; or
  - iii) between ceiling insulation and a ceiling

Must have a minimum R-Value of 0.2 (ie 9mm of closed cell polymer insulation)

**2. Piping located within a ventilated wall space, an enclosed building sub-floor or a roof space**

- a) All flow and return piping
- b) Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system

Must have a minimum R-Value of 0.45 (ie 19mm of closed cell polymer insulation)

**3. Piping located outside the building or in an unenclosed building sub-floor or roof space**

- a) All flow and return piping
- b) Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system

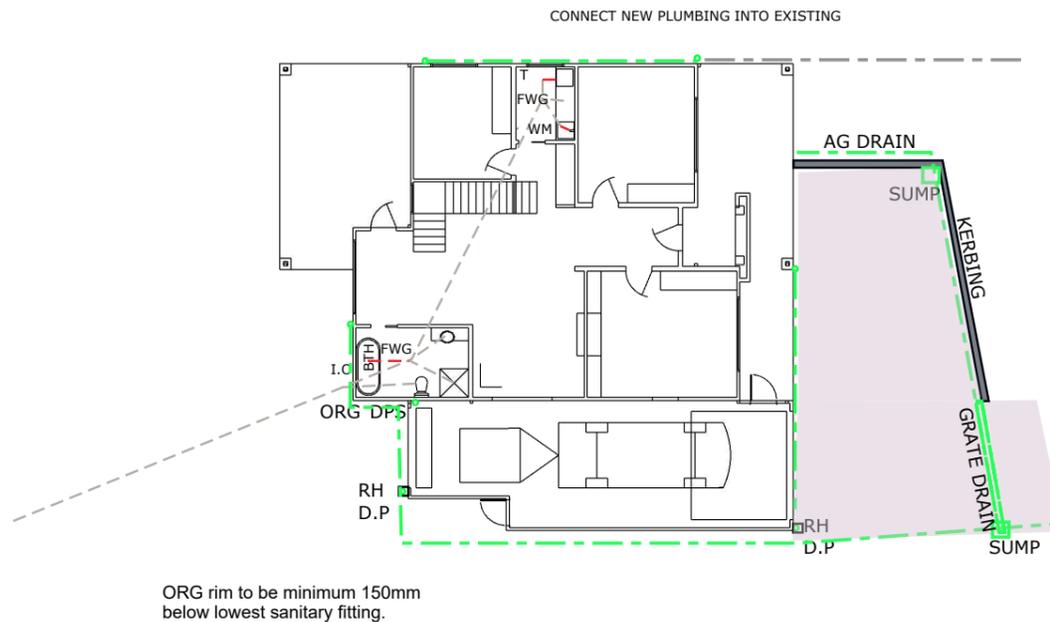
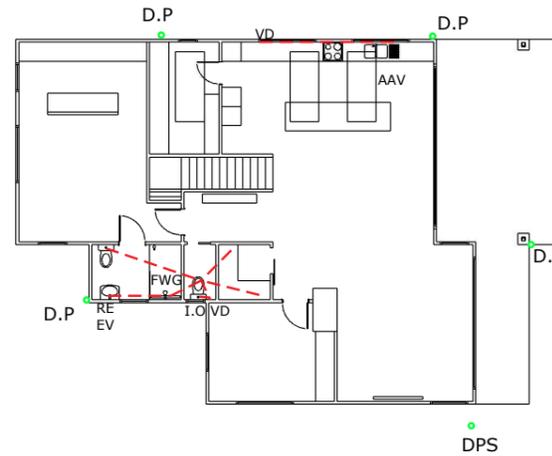
Must have a minimum R-Value of 0.6 (ie 25mm of closed cell polymer insulation)

Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.

**LEGEND:**

- AAV - AIR ADMITTANCE VALVE
- I.O - INSPECTION SHAFT OPENING
- ORG - OVERFLOW RELIEF GULLY
- DP - DOWN PIPE
- I.S - INSPECTION SHAFT
- FC - FLEXIBLE CONNECTOR
- FWG - FLOOR WASTE GULLY (NO SMALLER THAN DN40 UNTRAPPED)

(TPRV FROM HWC CONNECTED INTO STORMWATER)



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**Proposed Second Storey Extension**  
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**62 Wenvoe street, Devonport**

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DRAWING TITLE  
**Internal plumbing plan**

DOCUMENT PHASE  
 Development Application

**A12**



Internal plumbing plan

Scale: 1 : 100



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DRAWING TITLE  
**Shadow plan 1**

DOCUMENT PHASE  
Development Application

- EXISTING FENCE SHADOW
- EXISTING RESIDENCE SHADOW
- PROPOSED EXTENSION SHADOW

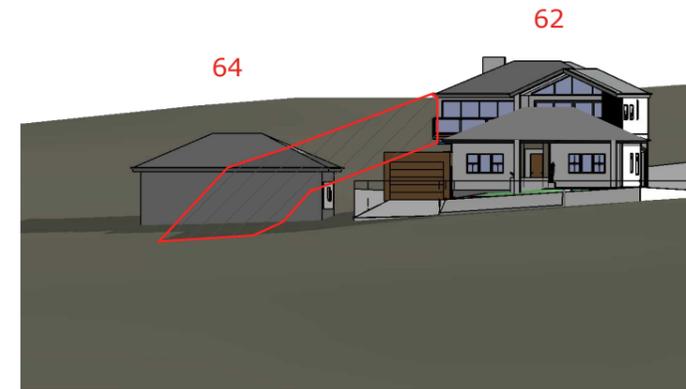
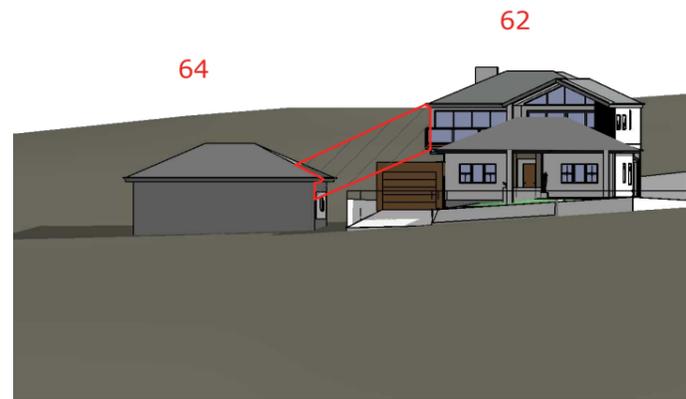
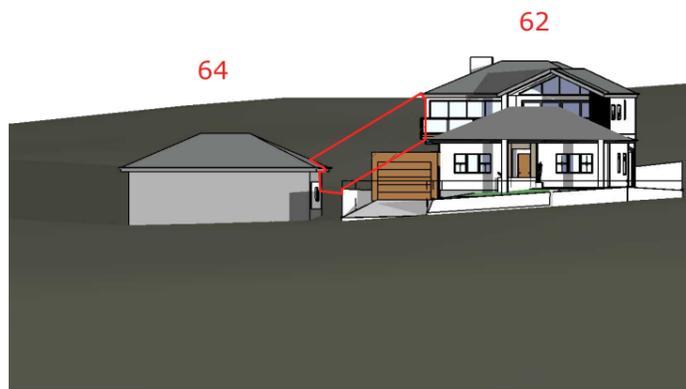
Shadow plan 1  
Scale: 1 : 500  
21ST JUNE

**A13**

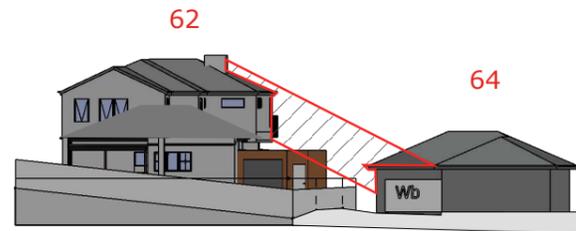
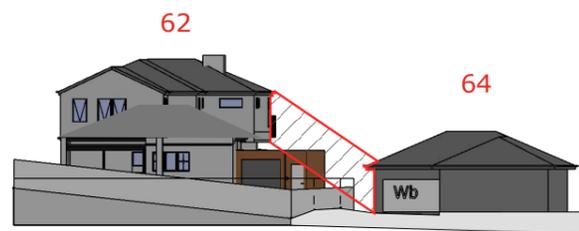
9.00AM

12.00 PM

3.00PM



**EAST ELEVATION**



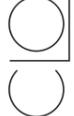
**WEST ELEVATION**

THE NEIGHBOURING PROPERTY #64 IS SOUTH OF # 62.  
 THE NORTH WINDOW; Wa HAS 50% SOLAR ACCESS FROM SUNRISE-1PM  
 Wb HAS 50% SOLAR ACCESS FROM 2PM -4PM AND FULL SOLAR ACCESS FROM 4PM TILL SUNSET

#64 PRIVATE OPEN SPACE HAS 50% SOLAR ACCESS FROM NOON TILL 3PM AND FULL SOLAR ACCESS 3PM TILL SUNSET

 PROPOSED EXTENSION SHADOW

Shadow plan 2  
 Scale: 1 : 500  
 21ST JUNE


  
DESIGNS
   

  

  
eclo.designs@outlook.com
   
0419387746

REV	DATE	DESCRIPTION
1	15/01/22	DA
2	22/21/22	REDUCED SHADOW

CLIENT  
**Tennyson Colledge**  
 PROJECT NO.  
**20024**

PROJECT NAME  
**Proposed Second Storey Extension**  
 PROJECT ADDRESS  
**62 Wenvoe street, Devonport**

DRAWN C.O	ACCREDITATION CC6669
DOCUMENT DATE 15/12/2020	PAPER SIZE A3

DRAWING TITLE  
**Shadow plan 2**

DOCUMENT PHASE  
 Development Application

# A14

**DEVONPORT CITY COUNCIL**

ABN: 47 611 446 016

PO Box 604 Devonport TAS 7310 – 137 Rooke Street, Devonport

Telephone 03 6424 0511

Email [council@devonport.tas.gov.au](mailto:council@devonport.tas.gov.au) Web [www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)**Submission Date**

12/05/2022

**I/We**

george slessor

**Address of Development**

62 Wenvoe Street  
Devonport 7310  
Australia

**Details of representation**

I have no problem with the planning permit per say.

My main issue is the location of the house as it is close to the corner of Hilltop Ave and also close to the vertical bend on Wenvoe Street.

I just want to raise this as it is very restrictive for vehicle access around this area and wanted to make sure this is considered as part of the permit as I am not aware of the contractors and vehicles involved in the work being carried out.

If it gets very busy in that area with traffic it may result in safety hazards and frustration for all concerned.

Perhaps a no parking zone could be considered if appropriate and achievable.

My intention is to only highlight this, not to affect the outcome of the application

**Consent**

- I agree that all the information I have provided is accurate and is truthful.

**Privacy Consent**

- I agree to the privacy policy of the Devonport City Council.

*The City with Spirit*

General Manager  
Devonport City Council  
PO Box 604  
Devonport TAS 7310

Linda Robertson  
64 Wenvoe St  
Devonport TAS 7310

10 May 2022

To whom it may concern

**RE: PA2022.0050 – APPLICATION FOR PLANNING PERMIT  
62 WENVOE ST DEVONPORT TAS 7310**

I am writing to lodge my strong objection to the above proposed alterations and additions to 62 Wenvoe St, Devonport.

My main concerns are a) the marked reduction of sunlight (and therefore increase in shade) and b) the potential loss of privacy that my property at 64 Wenvoe St will receive if this building goes ahead.

- After many years of saving, I have recently completed a renovation myself, adding some much needed living/dining space and windows to maximise the light within my house. This will be all but eliminated with a large building on the northern side of my property.
- As 62 Wenvoe St is situated on higher ground than my property, I am already partly in shadow, and if the proposed development goes ahead, I will lose even more of the northern light/sun.
- I enjoy growing my own produce and struggle to find an area that receives enough sunshine already, so this will be made even more difficult, if not impossible, by a very large house casting a shadow over my back garden. Even a simple thing such as getting washing dry on the clothesline will be an issue.
- I operate an Airbnb business, offering one bedroom accommodation in my home to travellers to Tasmania. I receive many positive comments and recommendations about my house, and guests enjoy spending time in the garden (as do I). If the development next door is approved, both the privacy and sunshine will be markedly reduced, which will certainly be detrimental to my business.
- I am considering installing solar panels, however this would not be viable if the north-facing roof is in shade for much of the day.
- Looking forward, if decide to sell my property in the future, my opinion is that the "saleability" will be markedly reduced if there is minimal sunlight and privacy both within the house and in the garden, which will be a hindrance to potential buyers. I purchased my home 17 years ago fairly safe in the knowledge that it would be very unlikely that a large, double storey house would be built next door to me in this heritage precinct.

I have worked very hard for many years to create a beautiful home and garden that I take great pride in, and it is my opinion that if the very large development goes forward at 62 Wenvoe St, many of the features I have worked hard to achieve will be compromised, and the value of my property will decrease if dwarfed by such a substantial construction.

Yours sincerely



Linda Robertson