



PUBLIC NOTICE DETAILS

PLANNING APPLICATION DETAILS

Application Number:	DA 2024/61
Application Type:	Discretionary Development Application
Property Location:	3 Ponsonby Street, Hamilton
Proposal:	Two Lot Subdivision (One Lot & Balance)
Advertising Commencement Date:	20 April 2026
Representation Period Closing Date:	05 May 2026
Responsible Officer:	Louisa Brown, Senior Planning Officer

The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal business hours.

Enquiries regarding this Application can be made by contacting Central Highlands Council on (03) 6259 5503 or by emailing development@centralhighlands.tas.gov.au. Please quote the "Application Number" when making your enquiry.

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

Post: 19 Alexander Street, Bothwell TAS 7030
Email: development@centralhighlands.tas.gov.au

All representations must include the authors full name, contact number and postal address and be received by 5.00pm on the representation period closing date.



PDA

SURVEYORS, ENGINEERS & PLANNERS



Planning Report

3 Ponsonby Street, Hamilton
2 lot subdivision

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PDA Contributors

Planning Assessment	Jane Monks	7 th September 2024
Review & Approval	Craig Terry	7 th September 2024

Revision History

Revision	Description	Date
0	First Issue	7 th September 2024
1		

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EXECUTIVE SUMMARY

Council approval is sought for a 1 lot subdivision at 3 Ponsonby Street, Hamilton CT 218655/1. This planning assessment, combined with supplementary documentation has been provided in support of the proposed development.

Development Details:

Client/Owner	Timothy John Parsons & Jane Katharine Parsons	
Property Address	3 Ponsonby Street, Hamilton	
Proposal	1 lot subdivision	
Land Area	4479m ² ±	

PID / CT	7516253	218655/1
Planning Ordinance	<i>Tasmanian Planning Scheme - Central Highlands</i>	
Land Zoning	12.0 Village Zone	
Specific Areas Plans	N/A	
Code Overlays	Bushfire Hazard Area	

Use Status	Residential
Application Status	Discretionary

1. Introduction/Context

Council approval is sought for a 1 lot subdivision at 3 Ponsonby Street, Hamilton. In support of the proposal, the following associated documents have been provided in conjunction with this planning assessment:

- Title Plan and Folio: CT 218655/1
- Plan of Subdivision: PDA 52472CT-P1-A
- Bushfire Hazard Assessment & Bushfire Hazard Management Plan prepared by Mark Van den Berg of Geo-Environmental Solutions Pty Ltd: J10442v1

1.1. The Land



Figure 1. Existing aerial image of the subject land (LISTmap, 2024)

The subject land is located at 3 Ponsonby Street, Hamilton (PID:7516253). It is a regular shaped corner block of land with a total land area of 4479m²±, as illustrated in Figure 1. The land is comprised of a single dwelling fronting Ponsonby Street and associated outbuildings, with the remainder of the land maintained open grassland.

1.2 Natural Values

There are no natural values identified on the subject land at this time.

2. The Proposal

A Planning Permit for 1 lot subdivision is sought, in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8 of the *Tasmanian Planning Scheme - Central Highlands*.

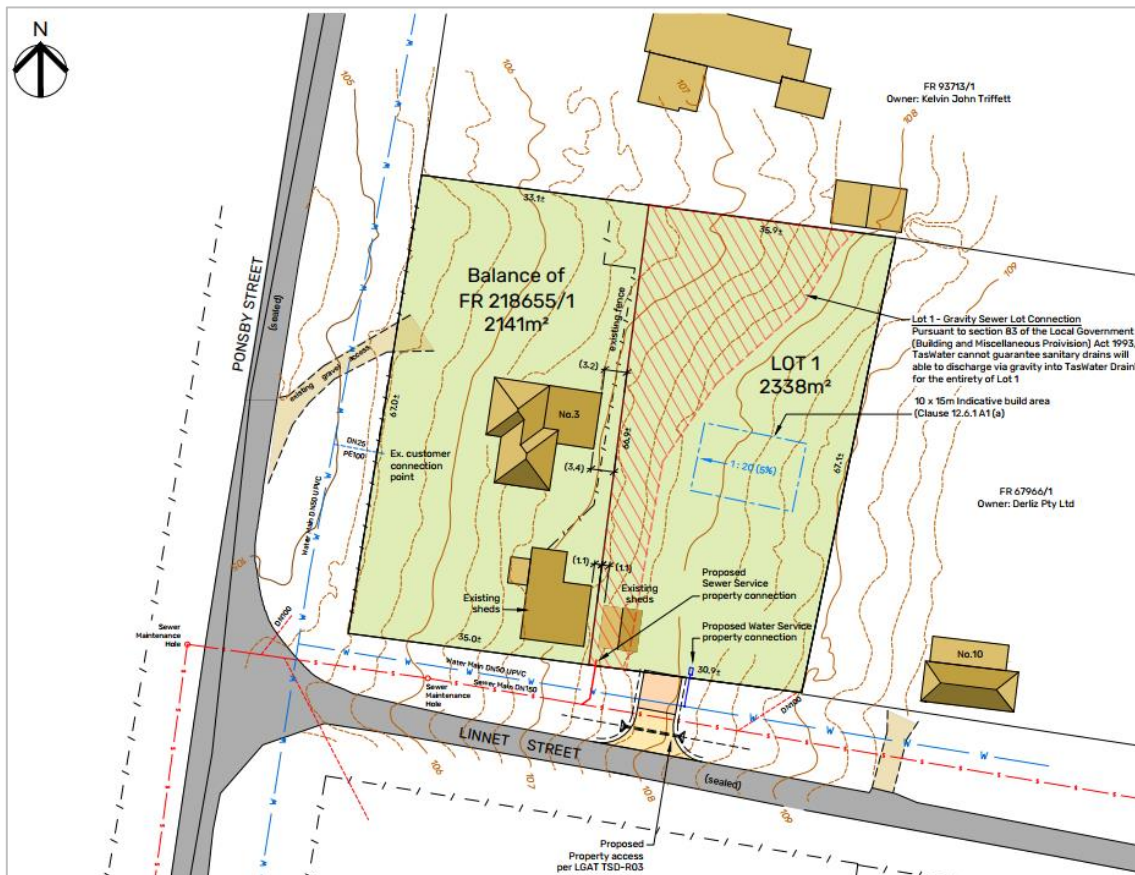


Figure 2. Proposed Plan of Subdivision
(Please refer to the attached file PDA 52472CT-P1-A for complete Plan of Subdivision)

It is proposed that the land of title CT 218655/1 be subdivided into 1 lot and balance, as illustrated in Figure 2. The balance lot is to retain the existing dwelling, associated outbuildings, service connections, and vehicular access via Ponsby Street. Lot 1 has been provided with a 10m x 15m indicative building areas clear of all setback requirements, new service connections, and vehicular access to Linnet Street.

Please note: Due to the topography of the land and limited sewer service locations, TasWater cannot guarantee sanitary drains will be able to discharge via gravity into TasWater Dain for the entirety of Lot 1.

3. Planning Assessment

This current proposal for subdivision has been developed in accordance with the *Tasmanian Planning Scheme – Central Highlands*

3.1. Use Class

Residential

3.2 Zoning



Figure 3. Zoning identification of the subject land and surrounds (LISTmap, 2024)

The subject land is located entirely within the Village Zone, with surrounding land to the north, east and west zoned Agriculture, as illustrated in Figure 3.

3.3 Zone Standards – Village

12.5 Development standards for Subdivision

12.5.1 Lot design

Objective:

That each lot:

- (a) has an area and dimensions appropriate for use and development in the zone; and
- (b) is provided with appropriate access to a road.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must:

- a) Have an area no less than 600m² and:
 - i. Be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5 clear of:
 - a. all setbacks required by the clause 12.4.3 A1 and A2; and
 - b. easements of other title restrictions that limit or restrict development; and
 - ii. existing buildings are consistent with the setback required by clause 12.4.3 A1 and A2;
- b) be required for public use by the crown, a council or state authority;
- c) be required for the provisions of Utilities; or
- d) be for the consolidation of a lot with another lot provided each lot is within the same zone

Response:

A1 is met: The proposal meets Acceptable Solution (a) as follows:

- (a) At 2338m²±, and 2141m²±, each lot is greater than 600m². Lot 1 has been provided with a 10mx15m indicative building area with a gradient no steeper than 1 in 5, and clear of all setback requirements of clause 12.4.3 (A1, A2);

A2

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 10m.

Response:

A2 is met: At 30m±, and 102m±, the frontage of each is lot is greater than 10m.

A3

Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.

Response:

A3 is met: The balance lot is to retain the existing access to Ponsonby Street, while Lot 1 will be provided with a vehicular access from the boundary of the lot to Linnet Street in accordance with the requirements of the road authority, as demonstrated in the attached Plan of Subdivision.

12.5.2 Roads

Objective:

That the arrangement of new roads within a subdivision provides:

- (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community;
- (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic;
- &
- (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

Acceptable Solutions

A1

The subdivision includes no new road.

Response:

A1 is met: *Not applicable* as no new road is proposed.

12.5.3 Services

Objective:

That the subdivision of land provides services for the future use and development of the land

Acceptable Solutions

Performance Criteria

A1

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must

- (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or
- (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a connection to a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.

Response:

A1 is met: The proposal meets Acceptable Solution (a). Lot 1 will be provided with a new water service connection to the Linnet Street service, whilst the balance lot is to retain the existing connection via Ponsonby Street, as illustrated in the attached Plan of Subdivision.

A2

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.

Response:

A2 is met: The balance lot is to retain the existing sewerage system connection, while lot 1 will be provided with a new sewerage service connection, as illustrated in the attached Plan of Subdivision.

Please note: Due to the topography of the land and limited sewer service locations, TasWater cannot guarantee sanitary drains will be able to discharge via gravity into TasWater Dain for the entirety of Lot 1.

A3

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.

Response:

A3 is met: Lot 1 and the balance lot are capable of connecting to the public roadside stormwater infrastructure of Linnet Street and Ponsonby Street respectively.

3.4 Codes



Figure 4. Scheme Overlay identification of the subject land and surrounds (LISTmap, 2024)

The subject land is overlaid with a Bushfire-prone Hazard area, as illustrated in Figure 4. Whilst the proposed subdivision also requires the following Codes under the *Tasmanian Planning Scheme - Central Highlands* to be considered.

Code	Comments:
C1.0 Signs Code	N/A
C2.0 Parking and Sustainable Transport Code	As this Code is relevant to this proposal, an assessment is provided below
C3.0 Road and Railway Assets Code	As this Code is relevant to this proposal, an assessment is provided below
C4.0 Electricity Transmission Infrastructure	N/A
C5.0 Telecommunications Code	N/A
C6.0 Local Historic Heritage Code	N/A
C7.0 Natural Assets Code	N/A
C8.0 Scenic Protection Code	N/A
C9.0 Attenuation Code	N/A
C10.0 Coastal Erosion Hazard Code	N/A
C11.0 Coastal Inundation Hazard Code	N/A
C12.0 Flood-Prone Areas Hazard Code	N/A
C13.0 Bushfire-Prone Areas Code	Please refer to the attached <i>Bushfire Hazard Report</i> prepared by Mark Van den Berg of Geo-Environmental Solutions Pty Ltd
C14.0 Potentially Contaminated Land Code	N/A
C15.0 Landslip Hazard Code	N/A
C16.0 Safeguarding of Airports Code	N/A

3.5 Code Standards

C2.0 Parking and Sustainable Transport Code

C2.6 Development Standards for Buildings and Works

C2.6.3 Number of accesses for vehicles

Objective:	
That:	
<ul style="list-style-type: none"> (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape. 	
Acceptable Solutions	
<p>A1</p> <p>The number of accesses provided for each frontage must:</p> <ul style="list-style-type: none"> (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater. 	
Response:	
A1 is met: Each lot has no more than one vehicle access point per road frontage.	

C3.0 Road and Railway Assets Code

C3.7 Development Standards for subdivision

C3.7.1 Subdivision for sensitive uses with a road or railway attenuation area

Objective:	
To minimise the effects of noise, vibration, light and air emissions on lots for sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.	
Acceptable Solutions	
<p>A1</p> <p>A lot, or a lot proposed in a plan of subdivision, intended for a sensitive use must have a building area for the sensitive use that is not within a road or railway attenuation area.</p>	
Response:	
A1 is met: <i>Not applicable</i> - the proposal is not within any road or railway attenuation area.	

C13.0 Bushfire-Prone Areas Code

A Bushfire Hazard Assessment and Bushfire Hazard Management Plan has been prepared and supplied in support of the proposed subdivision. As seen below, Section 6.1 of Geo-Solutions Bushfire Hazard Report by Mark Van den Berg, provides a summary of planning compliance applicable to this current application. Whilst the Bushfire Hazard Management Plan can be located in Appendix C of the attached report.

6.1 Planning Compliance

Table 2 summarises the compliance requirements for subdivisions in bushfire prone areas against Code C13 as they apply to this proposal. A planning certificate has been issued for the associated BHMP as being compliant with the relevant standards as outlined below and is located in appendix D.

Table 2. Compliance with Code C13 of the Tasmanian Planning Scheme.

Clause	Compliance
C13.4 Use or development exempt from this code	Not applicable.
C13.5.1 Vulnerable Uses	Not applicable.
C13.5.2 Hazardous Uses	Not applicable
C13.6.1 Subdivision: Provision of hazard management areas	<p>The Bushfire Hazard Management Plan is certified by an accredited person. Each lot within the subdivision has a building area and associated hazard management area shown which is suitable for BAL-12.5 construction standards. Hazard management areas are able to be contained within each individual lot, therefore there is no requirement for part 5 agreements or easements to facilitate hazard management.</p> <p>The proposal is compliant with the acceptable solution at A1, (b).</p>
C13.6.2 Subdivision: Public and firefighting access	<p>The Bushfire Hazard Management Plan specifies minimum standards for property access consistent with the requirements of table E2. There is no proposal for public roadways or fire trails as part of this development. The Bushfire Hazard Management Plan is certified by an accredited person.</p> <p>The proposal is compliant with the acceptable solution at A1, (b).</p>
C13.6.3 Subdivision: Provision of water supply for firefighting purposes	<p>The subdivision is serviced by an existing reticulated water supply system which includes fire hydrants which meet the requirements for hose lays. In this circumstance there is an insufficient increase in risk from bushfire to the sites to warrant any additional specific provisions for firefighting water supplies.</p> <p>The proposal is compliant with the acceptable solution at A2, (b).</p>

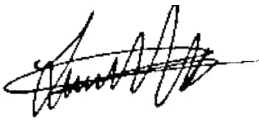
Conclusion

The planning assessment and supporting documentation provided, demonstrates that the development proposal for a 1 lot subdivision at 3 Ponsonby Street, Hamilton, meets all requirements of the *Tasmanian Planning Scheme - Central Highlands*

Yours faithfully,

PDA Surveyors, Engineers & Planners

Per:



Jane Monks

Contact

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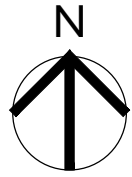
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PLAN OF SUBDIVISION

Owners
 Timothy John Parsons
 Jane Katharine Parsons

Title References
 FR 218655/1

Address
 3 Ponsonby Street Hamilton

Council
 Central Highlands Council

Tasmanian Planning scheme
 Central Highlands Local Provisions
 Schedule

Zone
 12 Village

Code Overlay
 13 Bushfire-prone Areas Code

Point of interest Lat/Lon:
 -42.551, 146.837

Schedule of Easements
 Nil.

NOTES

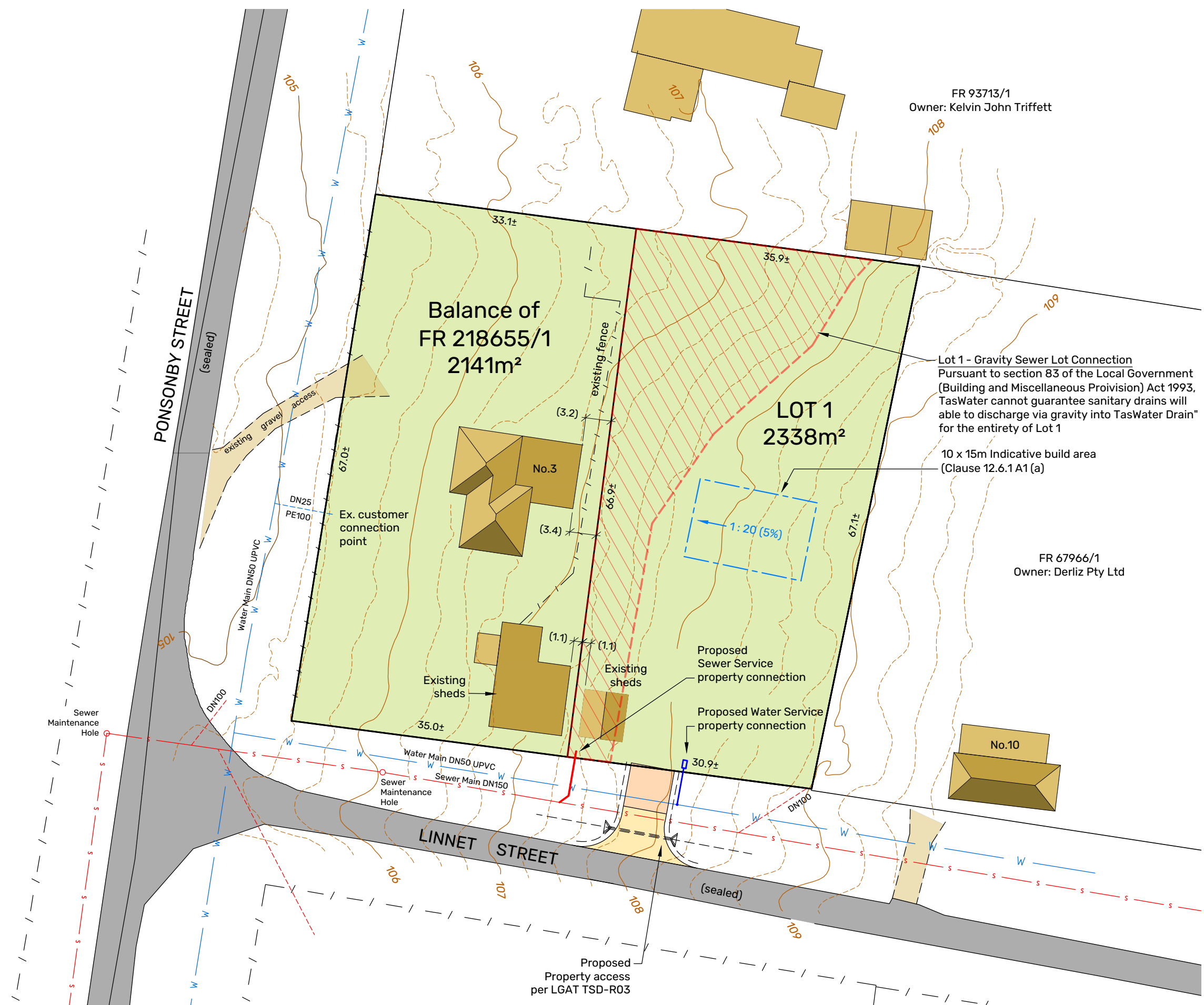
This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

Entire site is subject to the Bushfire-prone Areas Code Overlay. This isn't shown for plan clarity

Digital Aerial Photo:
 State Aerial Basemap 2022-23 by State of Tasmania
<https://nre.tas.gov.au/land-tasmania/aerial-photography>
 CC BY 3.0

0.25m Contours:
 Derwent Valley 2019 DEM
<https://elevation.fsd.org.au/>
 CC BY 4.0

LIST Cadastral Parcels by State of Tasmania
www.thelist.tas.gov.au
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FR 93713/1
 Owner: Kelvin John Triffett

Lot 1 - Gravity Sewer Lot Connection Pursuant to section 83 of the Local Government (Building and Miscellaneous Provision) Act 1993, TasWater cannot guarantee sanitary drains will be able to discharge via gravity into TasWater Drain" for the entirety of Lot 1

10 x 15m Indicative build area (Clause 12.6.1 A1 (a))

FR 67966/1
 Owner: Derliz Pty Ltd

D				
C				
B				
A	MOVE SUBDIVISION BOUNDARY - ADD NOTE REGARDING 'NOT ABLE TO BE SEWERAGE'	MK	07.10.24	CT
0	PLAN OF SUBDIVISION	MK	16.08.24	CT
REV	AMENDMENTS	DRAWN	DATE	APPR.

NOTES:	
SURVEYOR	GEOCIVIL
	52472CT
DRAWN	CHECKED
MK	CT
DATE	
7 OCTOBER 2024	

PLAN OF SUBDIVISION
3 PONSONBY STREET, HAMILTON
for TIM PARSONS

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SCALE	PAPER
1:500	(A3)
JOB NUMBER	DRAWING
52472CT-P1-A	



GEO-ENVIRONMENTAL

S O L U T I O N S

Proposed Subdivision
3 Ponsonby Street, Hamilton
Bushfire Hazard Report



Applicant: Tim Parsons
August 2024, J10442v1

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1.0 Introduction

This Bushfire Hazard Report has been completed to form part of supporting documentation for a planning permit application for a proposed subdivision. The proposed subdivision occurs in a Bushfire-prone Area defined by the Tasmanian Planning Scheme – Central Highlands (the Scheme). This report has been prepared by Mark Van den Berg a qualified person under Part 4a of the *Fire Service Act 1979* of Geo Environmental Solutions Pty Ltd for Tim Parsons

The report considers all the relevant standards of Code C13 of the planning scheme, specifically;

- The requirements for appropriate Hazard Management Areas (HMA's) in relation to building areas;
- The requirements for public and private access;
- The provision of water supplies for firefighting purposes;
- Compliance with the planning scheme, and
- Provides a Bushfire Hazard Management Plan to facilitate appropriate compliant future development.

2.0 Proposal

The proposal is for the subdivision of land resulting in two lots as per the proposed plan of subdivision in appendix A. Public access to new lots will be provided by existing public roadways. The development is proposed to occur as a single stage. The Balance Lot carries existing residential development; Lot 1 is undeveloped vacant land.

3.0 Site Description

The subject site comprises private land on a single title at 3 Ponsonby Street, Hamilton, CT: 218655/1 (Figure 1). It is located in the municipality of the Central Highlands, this application is administered through the Tasmanian Planning Scheme – Central Highlands, which makes provision for subdivision. The proposed development falls within the Village zone.

The site is situated to the north of the Hamilton settled area, approximately 1.65 km south-east of Kimbolton Hill (Figure 1). It is characterized by residential development on large lots (generally >0.5 hectare). The Lot features gentle slopes with a westerly aspect. Surrounding lands include both developed and undeveloped lots, and contain, variously, low-threat and grassland vegetation (Figure 2), scattered residential development occurs throughout the immediate area.

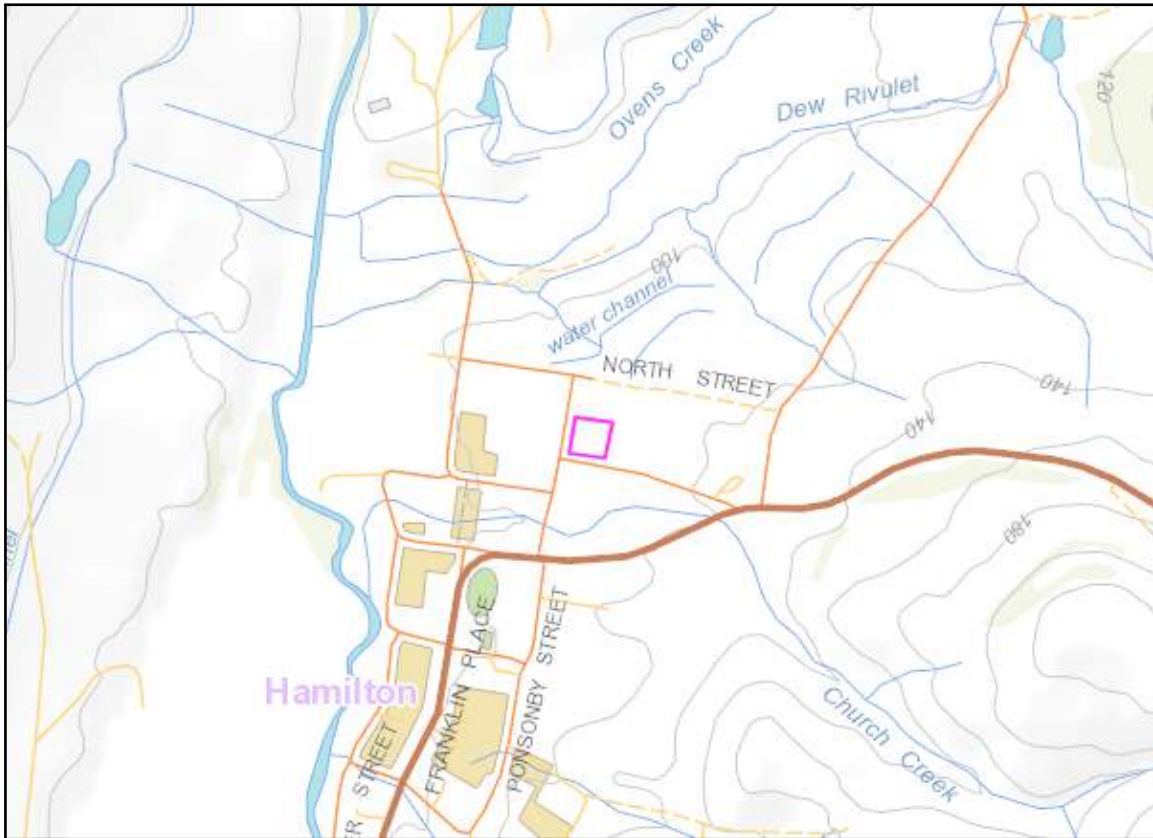


Figure 1. The site in a topographical context, pink line defines the subdivision boundary (approximatley.).



Figure 2. Aerial image of the parent lot, pink line defines the subdivision area (approximate).

4.0 Bushfire Hazard Assessment

4.1 Vegetation

The site and adjacent lands within 100 metres of the proposed building areas carry a combination of grassland and low threat vegetation in addition to residential development. Lands to the north, east and south of the sites contain residential development and associated low threat vegetation, while lands west carry grassland vegetation. The site is relatively isolated from landscape scale grassland vegetation units, with potential fire paths convoluted and fragmented by nearby residential development and associated low threat vegetation (figures 3 to 5). The highest risk vegetation occurs to the west of the sites.

4.2 slopes

The effective slopes in relation to the proposed new lots are moderate (8 to 12 degrees) and may influence the bushfire attack at the sites.

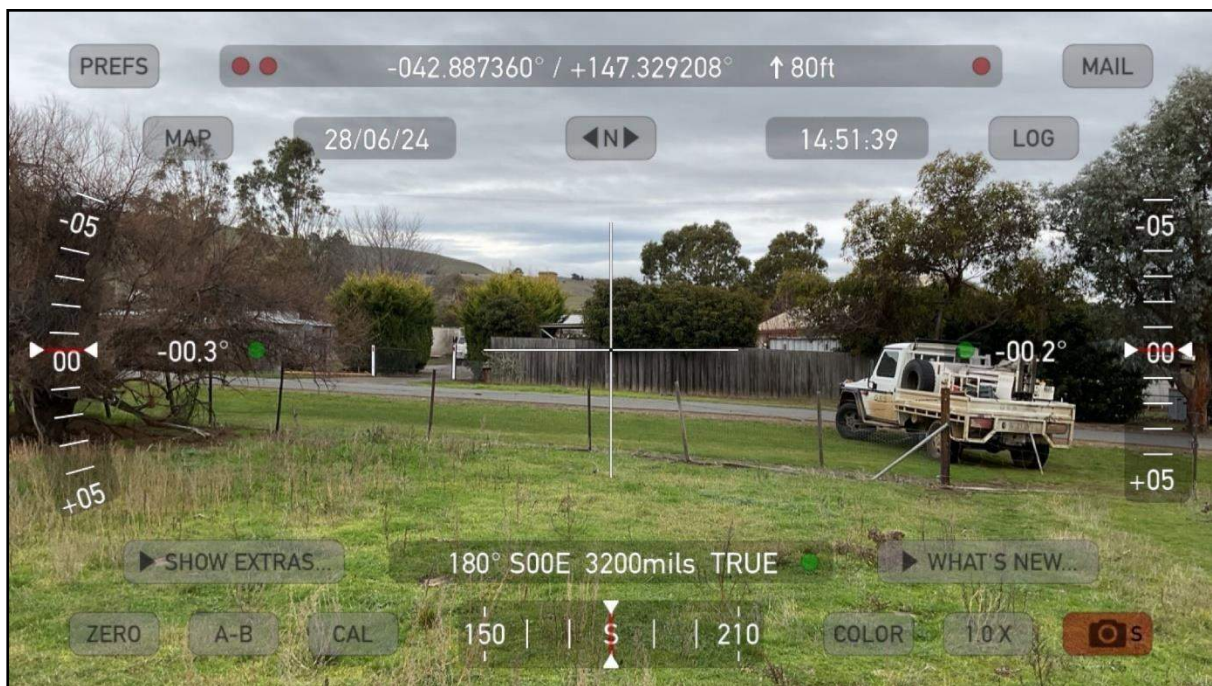


Figure 3. low threat vegetation to the south of lot over Linnet Street.



Figure 4. Adjacent residential development to the north of Lot 1.

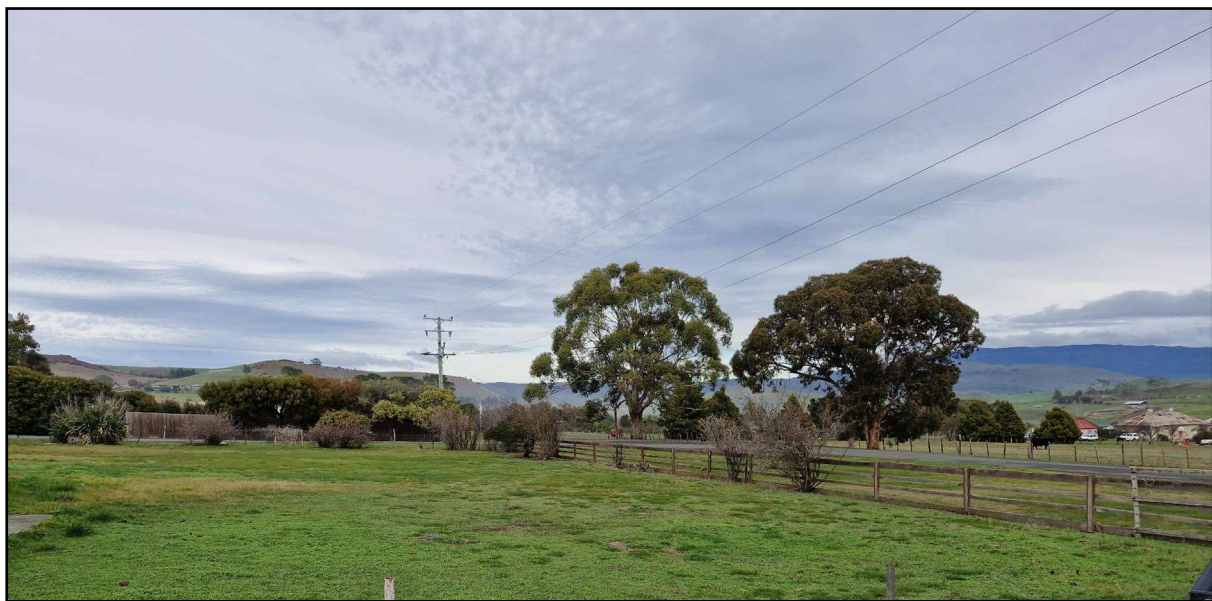


Figure 5. Grassland vegetation looking west from the building area on the Balance Lot.

4.3 Bushfire Attack Level

An assessment of vegetation and topography was undertaken within and adjacent to the subdivision area. A bushfire attack level assessment as per AS3959-2018 was completed which has determined setbacks for each building area from bushfire-prone vegetation such that subsequent residential development does not exceed BAL-19 of AS3959-2018 (appendix B). This process defined the building area for lot 1, the building area on the Balance Lot includes the footprint of existing development. The building areas and bushfire attack level are marked on the BHMP.

5.0 Bushfire Prone Areas Code

Code C13 of the planning scheme articulates requirements for the provision of hazard management areas, standards for access and firefighting water supplies and requirements for hazard management for staged subdivisions.

5.1 Hazard Management Areas

Hazard management areas are required to be established and/or maintained for both lots, they provide an area around the building within which fuels are managed to reduce the impacts of direct flame contact, radiant heat and ember attack on the site. Both lots will require the hazard management area to be established prior to the sealing of titles, it will be the responsibility of each lot owner to maintain the hazard management area on an ongoing basis regardless of development status.

Each lot within this subdivision is reliant on hazard management on adjacent lots. A suitable instrument (eg: covenant) to ensure the maintenance of each lot in a minimum fuel condition should be included as part of the sealing of titles.

The Bushfire Hazard Management Plan (BHMP) shows building areas (for habitable buildings) and the associated HMA's for each lot, guidance for establishment and maintenance of HMA's is provided below.

The subdivision is to occur as a single stage. Each proposed lot can accommodate a hazard management area with sufficient separation from bushfire-prone vegetation not exceeding the requirements for BAL-19 of AS3959-2018. This means that each lot is not dependant on adjacent land use or management for bushfire mitigation.

5.1.1 Building areas

Building areas for habitable buildings on each lot are shown on the BHMP. Each lot has been assessed and a Bushfire Attack Level (BAL) assigned to it. If future buildings are located within the building area and comply with the minimum hazard management area setbacks, the buildings may be constructed to the bushfire attack level assigned to that building area. If associated structures like sheds or other non-habitable buildings exist or are proposed, they do not need to conform to a BAL unless they are within 6 metres of the habitable building.

5.1.2 Hazard Management Area requirements

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

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

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

5.2 Public and firefighting Access

5.2.1 Public Roads & Fire Trails

There is no proposal for the construction of new public roadways or Fire Trails, in this circumstance there are no applicable standards for the construction of new public roads or Fire Trails.

5.2.2 Property access (for building compliance)

Property access length is less than 30 metres in length and is not required for a fire appliance to connect to a firefighting water point. In this circumstance there are no specific standards for property access required to achieve compliance.

5.3 Water supplies for firefighting

The subdivision is serviced by an existing reticulated water supply system which includes fire hydrants. Dedicated water supplies for firefighting are provided by fire hydrants connected to the reticulated water supply system which is managed by Tas Water. The hydrants conform with the following specifications;

- The building area to be protected is located within 120 metres of a fire hydrant; and
- The distance has been measured as a hose lay, between the firefighting water connection point and the furthest part of the building area.

In this circumstance there is an insufficient increase in risk from bushfire to the sites to warrant any additional specific provisions for firefighting water supplies.

6.0 Compliance

6.1 Planning Compliance

Table 2 summarises the compliance requirements for subdivisions in bushfire prone areas against Code C13 as they apply to this proposal. A planning certificate has been issued for the associated BHMP as being compliant with the relevant standards as outlined below and is located in appendix D.

Table 2. Compliance with Code C13 of the Tasmanian Planning Scheme.

Clause	Compliance
C13.4 Use or development exempt from this code	Not applicable.
C13.5 1 Vulnerable Uses	Not applicable.
C13.5.2 Hazardous Uses	Not applicable
C13.6.1 Subdivision: Provision of hazard management areas	<p>The Bushfire Hazard Management Plan is certified by an accredited person. Each lot within the subdivision has a building area and associated hazard management area shown which is suitable for BAL-12.5 construction standards. Hazard management areas are able to be contained within each individual lot, therefore there is no requirement for part 5 agreements or easements to facilitate hazard management.</p> <p>The proposal is compliant with the acceptable solution at A1, (b).</p>
C13.6.2 Subdivision: Public and firefighting access	<p>The Bushfire Hazard Management Plan specifies minimum standards for property access consistent with the requirements of table E2. There is no proposal for public roadways or fire trails as part of this development. The Bushfire Hazard Management Plan is certified by an accredited person.</p> <p>The proposal is compliant with the acceptable solution at A1, (b).</p>
C13.6.3 Subdivision: Provision of water supply for firefighting purposes	<p>The subdivision is serviced by an existing reticulated water supply system which includes fire hydrants which meet the requirements for hose lays. In this circumstance there is an insufficient increase in risk from bushfire to the sites to warrant any additional specific provisions for firefighting water supplies.</p> <p>The proposal is compliant with the acceptable solution at A2, (b).</p>

6.2 Building Compliance (for future development)

Future residential development may not require assessment for bushfire management requirements at the planning application stage. Subsequent building applications will require demonstrated compliance with the Directors Determination. If future development is undertaken in compliance with the Bushfire Hazard Management Plan associated with this report, a building surveyor may rely upon it for building compliance purposes if it is not more than 6 years old.

7.0 Summary

The Bushfire Hazard Report for 3 Ponsonby Street, evaluates and mitigates bushfire risks for a proposed subdivision. Prepared by Geo-Environmental Solutions Pty Ltd for PDA Surveyors, Engineers & Planners, it supports a planning permit application under the Tasmanian Planning Scheme, Central Highlands. The site, in the Village zone north of Hamilton, features large residential lots with gentle slopes. Vegetation includes grassland and low-threat vegetation associated with residential development.

The report includes a Bushfire Hazard Management Plan (BHMP) detailing hazard management areas, building areas, property access requirements, and firefighting water supply provisions to comply with Code C13 of the Tasmanian Planning Scheme. Each proposed lot can accommodate a hazard management area compliant with BAL-12.5 of AS3959-2018.

Each lot within this subdivision is reliant on hazard management on adjacent lots. A suitable instrument (eg: covenant) to ensure the maintenance of each lot in a minimum fuel condition should be included as part of the sealing of titles.

8.0 Limitations Statement

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

The scope of this study does not allow for the review of every possible bushfire hazard condition and does not provide a guarantee that no loss of property or life will occur as a result of bushfire. As stated in AS3959-2018 "It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions". In addition, no responsibility is taken for any loss which is a result of actions contrary to AS3959-2018 or the Tasmanian Planning Commission Bushfire code.

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

9.0 References

Building Amendment (Bushfire-Prone Areas) Regulations 2014.

Building Regulations 2016.

Directors Determination – Bushfire Hazard Areas, version 1.2, 16th July 2024.

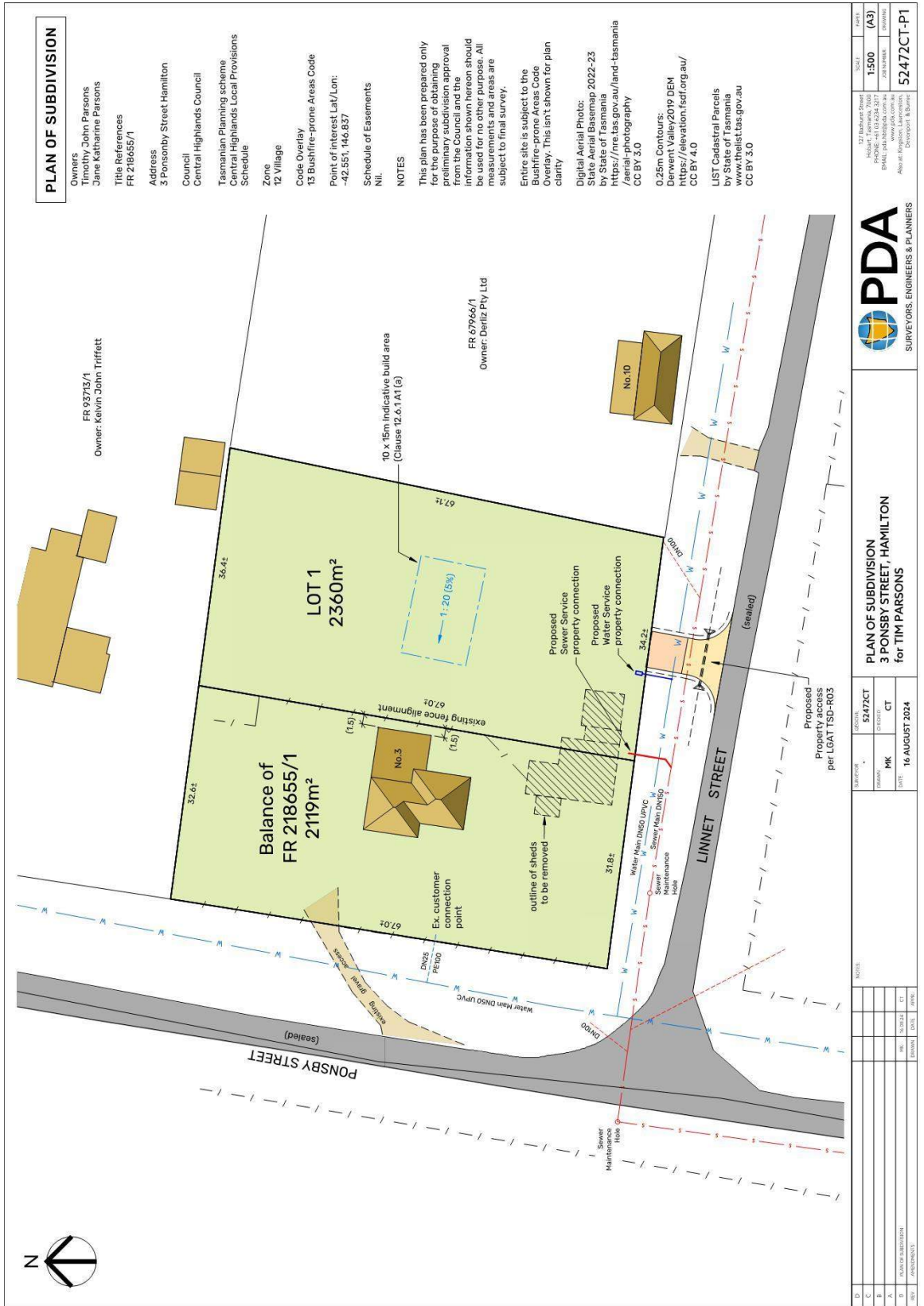
Standards Australia 2018, *Construction of buildings in bushfire prone areas*, Standards Australia, Sydney.

Tasmanian Planning Commission 2017, *Planning Directive No.5.1 – Bushfire prone Areas Code*. Tasmanian Planning Commission, Hobart. 1st September 2017.

The Bushfire Planning Group 2005, *Guidelines for development in bushfire prone areas of Tasmania – Living with fire in Tasmania*, Tasmania Fire Service, Hobart.

Tasmanian Planning Scheme - Central Highlands.

Appendix A - Site Plan



PLAN OF SUBDIVISION

Owners
 Timothy John Parsons
 Jane Katharine Parsons

Title References
 FR 218655/1

Address
 3 Ponsby Street Hamilton

Council
 Central Highlands Council

Tasmanian Planning scheme
 Central Highlands Local Provisions Schedule

Zone
 12 Village

Code Overlay
 13 Bushfire-prone Areas Code

Point of interest Lat/Lon:
 -42.551, 146.637

Schedule of Easements
 Nil.

NOTES
 This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

Entire site is subject to the Bushfire-prone Areas Code Overlay. This isn't shown for plan clarity

Digital Aerial Photo: State Aerial Basemap 2022-23 by State of Tasmania <https://nic.us.gov.au/land-tasmania> Aerial photography CC BY 3.0

0.25m Contours: Derwent Valley 2019 DEM <https://elevation.fsdf.org.au/> CC BY 4.0

LIST Cadastral Parcels by State of Tasmania www.theist.tas.gov.au CC BY 3.0

FR 95713/1
 Owner: Kelvin John Triffett

FR 67966/1
 Owner: Derliz Pty Ltd

12 Barkham Street HAMILTON TASMANIA 7320 PHONE: +61 8 224 1217 EMAIL: pda@pda.com.au Also at Kingston, Launceston, Devonport & Burnie	SCALE: 1:500	DATE: 16 AUGUST 2024
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PLAN OF SUBDIVISION
3 PONSBY STREET, HAMILTON
for TIM PARSONS

DATE: 16 AUGUST 2024	SCALE: 1:500
DATE: 16 AUGUST 2024	SCALE: 1:500

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	16 AUGUST 2024
2	ISSUED FOR PERMIT	16 AUGUST 2024
3	ISSUED FOR PERMIT	16 AUGUST 2024
4	ISSUED FOR PERMIT	16 AUGUST 2024
5	ISSUED FOR PERMIT	16 AUGUST 2024
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99	ISSUED FOR PERMIT	16 AUGUST 2024
100	ISSUED FOR PERMIT	16 AUGUST 2024

Appendix B – Bushfire Attack Level assessment tables

Table 1. Bushfire Attack Level Assessment for Balance Lot - existing development

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland [^]	flat 0°	0 to 100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f) [^]	upslope	0 to >100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f) [^]	flat 0°	0 to 54 metres	Title boundary	BAL-LOW
	Grassland [^]	flat 0°	54 to 100 metres		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f) [^]	>0 to 5° downslope	0 to 20 metres	Title boundary	BAL-12.5
	Grassland [^]	>0 to 5° downslope	20 to 100 metres		
	--	--	--		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 and Figures 2.4(A) to 2.4 (H).

* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 2. Bushfire Attack Level Assessment for Lot 1

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Exclusion 2.2.3.2 (e, f) [^]	flat 0°	0 to 65 metres	Title boundary	BAL-LOW
	Grassland [^]	>0 to 5° downslope	65 to 100 metres		
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f) [^]	upslope	0 to 30 metres	Title boundary	BAL-12.5
	Grassland [^]	upslope	30 to 100 metres		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f) [^]	flat 0°	0 to >100 metres	Tite boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f) [^]	>0 to 5° downslope	0 to 52 metres	Title boundary	BAL-LOW
	Grassland [^]	>0 to 5° downslope	52 to 100 metres		
	--	--	--		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).

* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Appendix C

Bushfire Hazard Management Plan



BUSHFIRE HAZARD MANAGEMENT PLAN

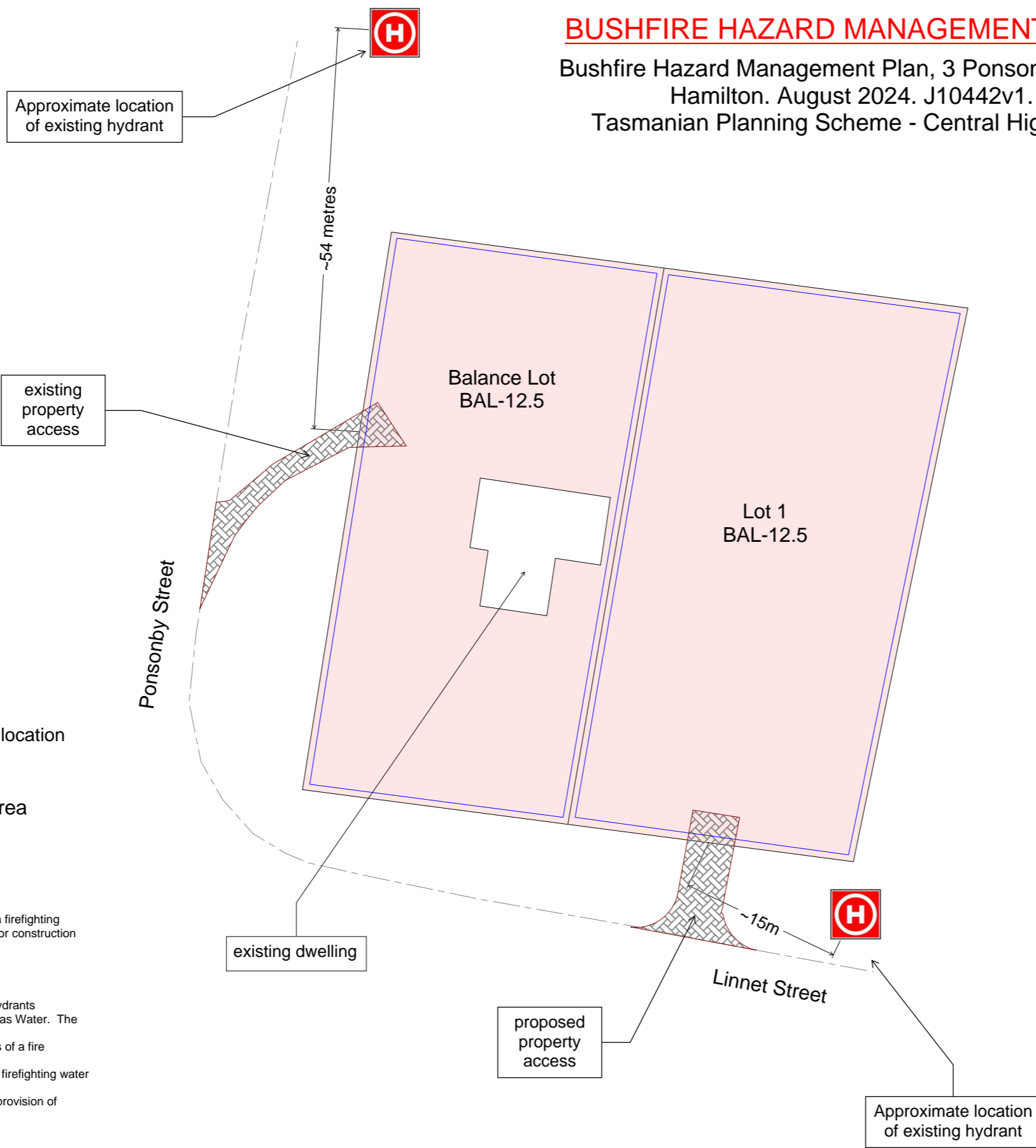
Bushfire Hazard Management Plan, 3 Ponsonby Street,
Hamilton. August 2024. J10442v1.
Tasmanian Planning Scheme - Central Highlands

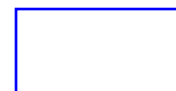




GEO-ENVIRONMENTAL

SOLUTIONS

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



-  Building Area
-  Approx. existing hydrant location
-  Hazard Management Area

Compliance Requirements

Standards for Property Access

Property access is not required for a fire appliance to access a firefighting water point. In this circumstance there are no specific design or construction requirements for property access.

Water Supplies for Firefighting

Dedicated water supplies for firefighting are provided by fire hydrants connected to a reticulated water supply system managed by Tas Water. The hydrants conform with the following specifications;

- The building area to be protected is located within 120 metres of a fire hydrant; and
 - The distance has been measured as a hose lay, between the firefighting water connection point and the furthest part of the building area.
- In this circumstance there are no further requirements for the provision of firefighting water supplies.

Hazard Management Areas

A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.

Note:
Hazard management areas to be established prior to sealing titles.

Covenants required for each lot to validate this bushfire hazard management plan and associated bushfire hazard report.

Each lot to be managed so that bushfire fuels are prevented from developing and lots are maintained in a minimum fuel condition.

Hazard Management Area

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

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

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

Certification No. J10442

Mark Van den Berg
Acc. No. BFP-108
Scope 1, 2, 3A, 3B, 3C.

Do not scale from these drawings.
Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations.

Tim Parsons
C/O 3 Ponsonby Street
Hamilton, Tas., 7140

C.T.: 218655/1
PID: 7516253

Date : 19/08/2024

Bushfire Hazard Management Plan 3 Ponsonby Street, Hamilton. August 2024. J10442v1.
Bushfire Hazard Report 3 Ponsonby Street, Hamilton. August 2024. J10442v1.

Drawing Number:
A01

Sheet 1 of 1
Prepared by:
MvdB

Appendix D

Planning Certificate

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ 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:

3 Ponsonby Street, Hamilton, Tas., 7140

Certificate of Title / PID:

218655/1

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision of land resulting in two lots.

Applicable Planning Scheme:

Tasmanian Planning Scheme – Central Highlands

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision	PDA Surveyors, Engineers & Planners	16/08/2024	52472CT-P1
Bushfire Hazard Report 3 Ponsonby Street, Hamilton. August 2024. J10442v1.	Mark Van den Berg	19/08/2024	1
Bushfire Hazard Management Plan 3 Ponsonby Street, Hamilton. August 2024. J10442v1.	Mark Van den Berg	1908/2024	1

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

4. Nature of Certificate

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

<input type="checkbox"/> E1.4 / C13.4 – Use or development exempt from this Code	
Compliance test	Compliance Requirement
<input type="checkbox"/> E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/> E1.5.1 / C13.5.1 – Vulnerable Uses	
Acceptable Solution	Compliance Requirement
<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"/> E1.5.2 / C13.5.2 – Hazardous Uses	
Acceptable Solution	Compliance Requirement
<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"/> E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
Acceptable Solution	Compliance Requirement
<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
<input type="checkbox"/> E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<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"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input checked="" type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input 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

Name:

Mark Van den Berg

Phone No:

03 62231839

Postal
Address:

29 Kirksway Place
Battery Point Tas. 7004

Email
Address:

mvandenberg@geosolutions.net.au

Accreditation No:

BFP – 108

Scope:

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:

Mark Van den Berg

19/08/2024

Certificate
Number:

J10442

(for Practitioner Use only)

Appendix E

Certificate of Others

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

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's Determination - Certificates by Qualified Persons for Assessable Items)*

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

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's Determination - Certificates by Qualified Persons for Assessable Items n)*

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

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

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:

Bushfire Hazard Report 3 Ponsonby Street, Hamilton. August 2024. J10442v1.
Bushfire Hazard Management Plan 3 Ponsonby Street, Hamilton. August 2024. J10442v1.
and Form 55.

Relevant
calculations:

N/A

References:

Determination, Director of Building Control Requirements for Building in Bushfire-Prone Areas, version 2.2 6th February 2020. Consumer, Building and Occupational Services, Department of Justice, Tasmania.
Building Amendment (Bushfire-Prone Areas) Regulations 2014.
Standards Australia 2018, Construction of buildings in bushfire prone areas, Standards Australia, Sydney.

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

The Bushfire Attack Level is marked on the Bushfire Hazard management plan for each lot. All specifications of report and BHMP required for compliance.

Scope and/or Limitations

Scope: This report was commissioned to identify the Bushfire Attack Level for the existing property. 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. 3. Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

J10442

Date:

19/08/2024

SEARCH OF TORRENS TITLE

VOLUME 218655	FOLIO 1
EDITION 5	DATE OF ISSUE 05-Jul-2024

SEARCH DATE : 15-Aug-2024

SEARCH TIME : 09.11 AM

DESCRIPTION OF LAND

Town of HAMILTON
 Lot 1 on Plan 218655
 Derivation : 1A-0R-17.1/10Ps. (Section C.) Gtd. to I.
 Webberley the Elder
 Prior CT 2662/64

SCHEDULE 1

N201254 TRANSFER to TIMOTHY JOHN PARSONS and JANE KATHARINE
 PARSONS Registered 05-Jul-2024 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

N201285 PRIORITY NOTICE reserving priority for 90 days
 TRANSFER BECKETTS HEAVY PLANT HIRE PROPRIETARY
 LIMITED TO TIMOTHY JOHN PARSONS AND JANE KATHARINE
 PARSONS
 MORTGAGE TIMOTHY JOHN PARSONS AND JANE KATHARINE
 PARSONS TO AUSTRALIA AND NEW ZEALAND BANKING GROUP
 LIMITED Lodged by DOBSON MITCHELL on 20-May-2024 BP:
 N201285

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469
TASMANIA
REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book
Vol. Fol.
2652 64

Cert. of Title. Vol. 629. Fol. 80.

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

M Hutchinson

Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF HAMILTON
ONE ACRE SEVENTEEN PERCHES AND ONE TENTH OF A PERCH on the
Plan hereon

FIRST SCHEDULE (continued overleaf)

GEOFFREY THOMAS CHAMLEY of Hamilton, H.E.C. Employee.

SECOND SCHEDULE (continued overleaf)

NO. A263876 MORTGAGE to Australia and New Zealand Bank Limited.
Registered 12th May, 1967 at Noon.
(Sgd.) T.E. HUTCHINSON.

Recorder of Titles. Recorder of Titles

OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

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

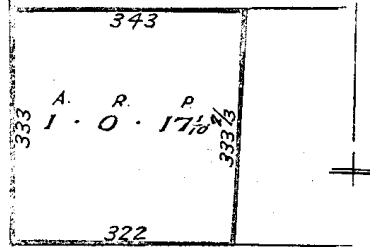
REGISTERED NUMBER

218655

CANCELLED

13 JAN 1995

PONSONBY ST.



LINNET ST.

1A-CR-17 1/10 Ps. Sec. C. - Gtd. to I. Webberley the Elder -
FIRST Edition. Registered 15 MAY 1970 Meas. in Links.

Derived from C.T. Vol. 629. Fol. 80. Transfer A206578 P.H.T. Stops.