

PLANNING APPLICATION Proposal

Description of proposal: Subdivision creating 7 lots

(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: 12-20 Franklin Street, Campbell Town

CT no: 153636/2

Estimated cost of project \$..... (include cost of landscaping, car parks etc for commercial/industrial uses)

Are there any existing buildings on this property? Yes / No

If yes – main building is used as

If variation to Planning Scheme provisions requested, justification to be provided:

(attach additional sheets if necessary)

Is any signage required?
(if yes, provide details)

LAUNCESTON
J.W. Dent, OAM, B. SURV. (Tas.), M.SSSI. (Director)
M.B. Reid, B. GEOM. (HONS) (Tas.), M.SSSI. (Director)
HOBART
C.M. Terry, B. SURV. (Tas.), M.SSSI. (Director)
H. Clement, B. SURV. (Tas.), M.SSSI. (Director)
M.S.G. Denholm, B. GEOM. (Tas.), M.SSSI. (Director)
T.W. Waller, Dip. Surv & Map. (Director)
A.M. Peacock, B. APP. SC. (SURV), M.SSSI. (Consultant)
D. Panton, B.E. M.I.E. AUST., C.P.ENG. (Consultant)
A. Collins, Ad. Dip. Surv & Map. (Senior Associate)
L.H. Kieley, Ad. Dip. Civil Eng. Cert IV I.T., (Associate)
KINGSTON
A.P. (Lex) McIndoe, B. SURV. (Tas.), M.SSSI. (Director)
BURNIE/DEVONPORT
A.W. Eberhardt, B. GEOM. (Tas.), M.SSSI. (Director)
A.J. Hudson, B. SURV. (Tas.), M.SSSI. (Consultant)



PDA Surveyors
Surveying, Engineering & Planning
ABN 71 217 806 325

Incorporating
**WALTER
SURVEYS**

PO Box 284 (3/23 Brisbane Street)
Launceston, Tasmania, 7250
Phone (03) 6331 4099

ABN 71 217 806 325
Email: pda.ltn@pda.com.au
www.pda.com.au

Our Ref: 46183J
Your Ref:

27th January, 2021

Northern Midlands Council
PO Box 156
LONGFORD TAS 7250

Attention: Town Planner

Dear Sir/Madam

RE: SUBDIVISION – 12-20 FRANKLIN STREET, CAMPBELL TOWN

We submit herewith an application on behalf of Fairlie Smith to subdivide her existing block into seven separate titles. We will now address the provisions of the Low Density Residential as it relates to this application.

12.4.3.1 Lot Area, Building Envelopes and Frontage

The Performance criteria P1.1 is met due to lot 1 to 7 being sufficient in area for a dwelling to be erected in a hazard free location with adequate onsite parking, private open space and vehicular access without adversely affecting the character of surrounding developments. Lots 1 to 7 have acceptable frontage to meet Acceptable solutions A2.

Acceptable Solution A3(a) is met with each lot being connected to water main.

Performance Criteria P3(b) is met with each lot able to accommodate on-site wastewater management system as stated in waste water report.

Acceptable Solution A4 is met with each lot being connected to storm water system as stated in waste water report.

We enclose the following to enable you to access the application;

- 3 copies of the Proposal Plan
- Completed Development Application Form
- Copy of the Title
- Bushfire Assessment
- Storm water and waste water report

OFFICES ALSO AT:


- 16 Emu Bay Road, Deloraine, 7304 (03) 6362 2993
- 8 Queen Street, Burnie, 7320 (03) 6431 4400
- 77 Gunn Street, Devonport, 7310 (03) 6423 6875

- 127 Bathurst Street, Hobart, 7000 (03) 6234 3217
- 6 Freeman Street, Kingston, 7050 (03) 6229 2131
- 8/16 Main Road, Huonville, 7109 (03) 6264 1277

Could you please send us an invoice for any fees to Fairlie Smith C/O-
allan.brooks@pda.com.au.

Please contact us if you need any further information.

Yours faithfully
PDA Surveyors

Per: 
Allan Brooks

~~Superseded~~

PLAN OF SUBDIVISION



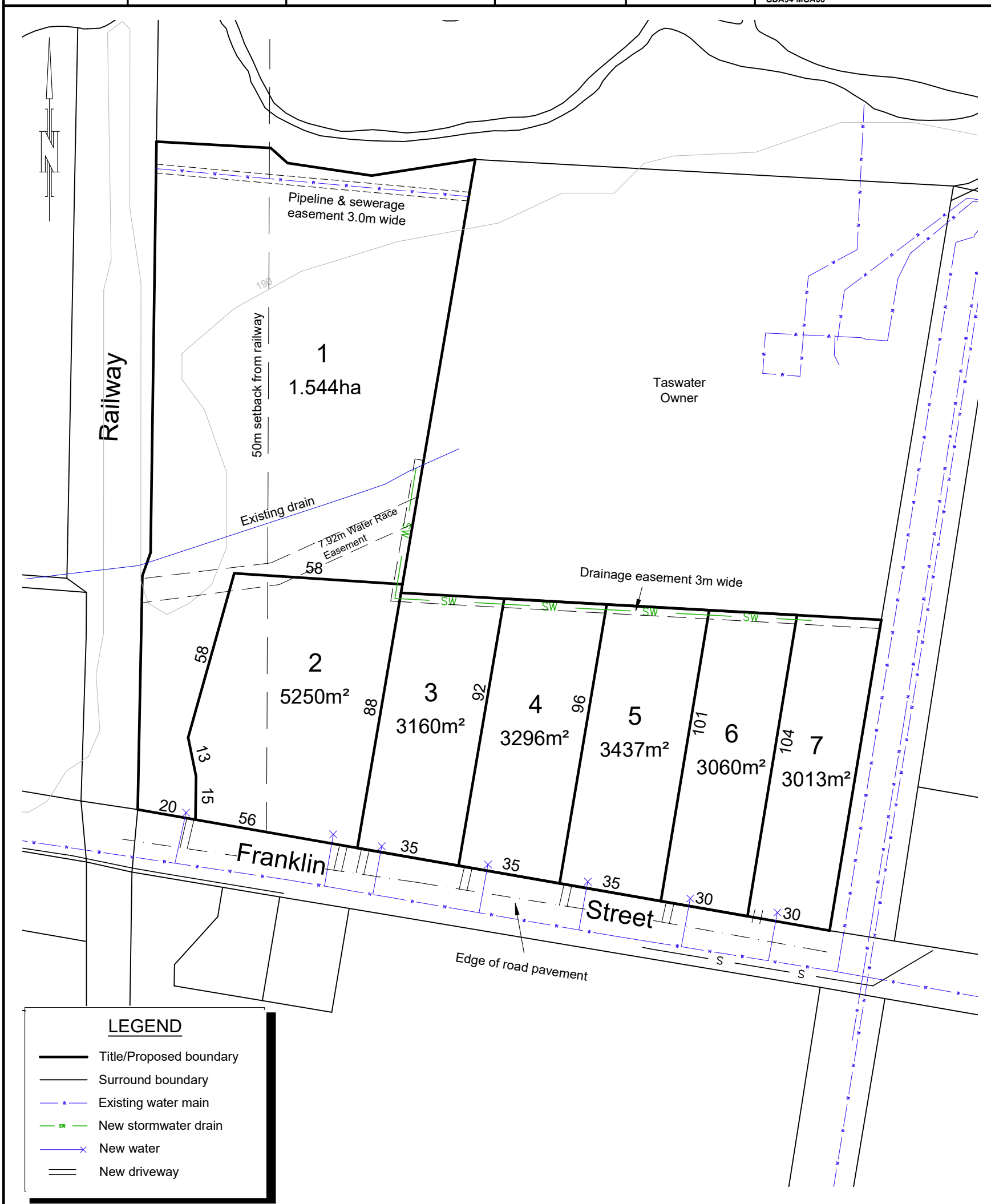
PDA Surveyors Incorporating **WALTER SURVEYS**
Surveying, Engineering & Planning

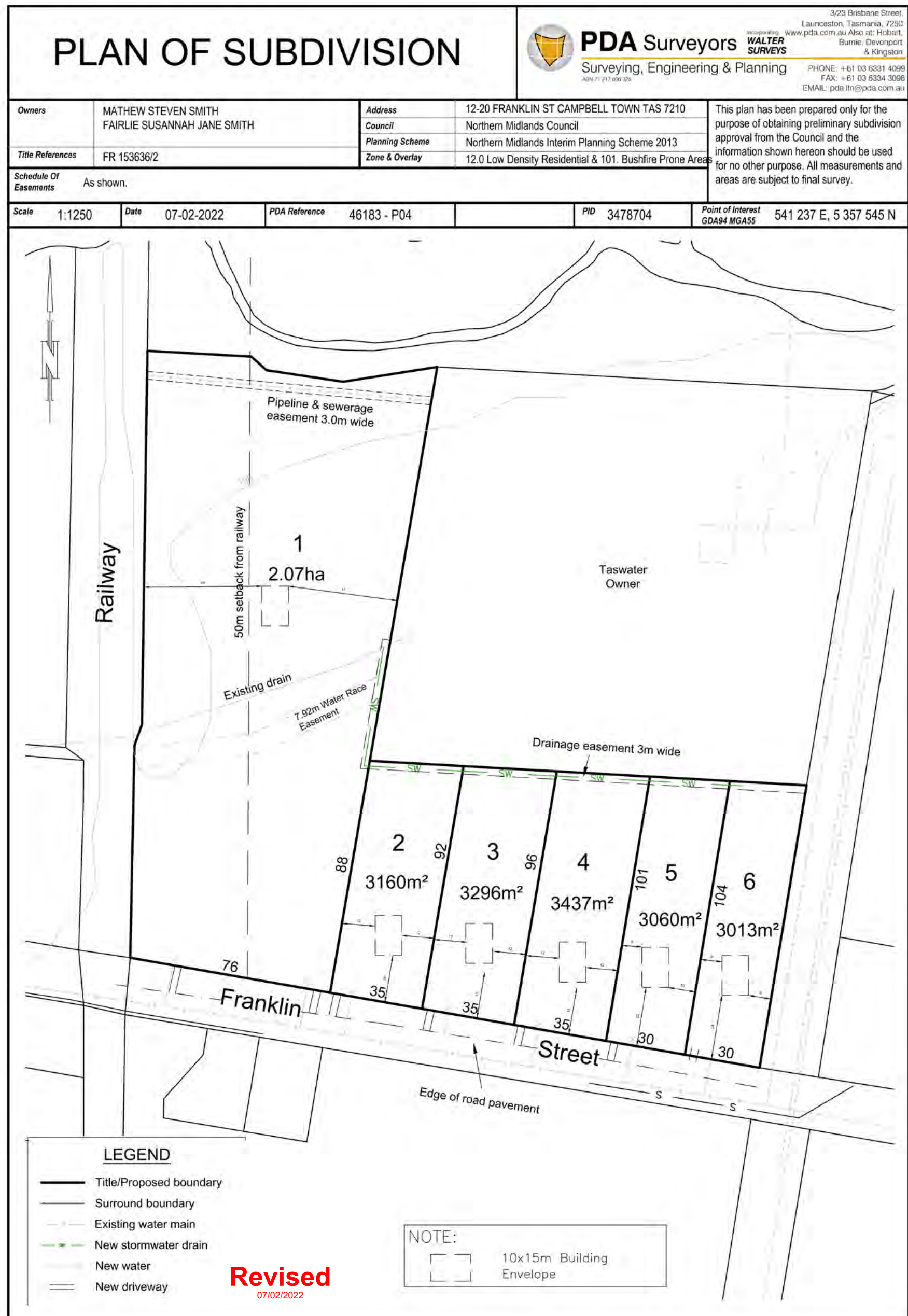
Incorporating v
**WALTER
SURVEYS**

3/23 Brisbane Street,
Launceston, Tasmania, 7250
v.pda.com.au Also at: Hobart,
Burnie, Devonport
& Kingston

PHONE: +61 03 6331 4099
FAX: +61 03 6334 3098
EMAIL: pda.ltn@pda.com.au

Owners	MATHEW STEVEN SMITH FAIRLIE SUSANNAH JANE SMITH			Address	12-20 FRANKLIN ST CAMPBELL TOWN TAS 7210			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.	
				Council	Northern Midlands Council				
				Planning Scheme	Northern Midlands Interim Planning Scheme 2013				
Title References	FR 153636/2			Zone & Overlay	12.0 Low Density Residential & 101. Bushfire Prone Areas				
Schedule Of Easements	As shown.								
Scale	1:1250	Date	27-01-2021	PDA Reference	46183 - P03	PID	3478704	Point of Interest GDA94 MGA55	541 237 E, 5 357 545 N



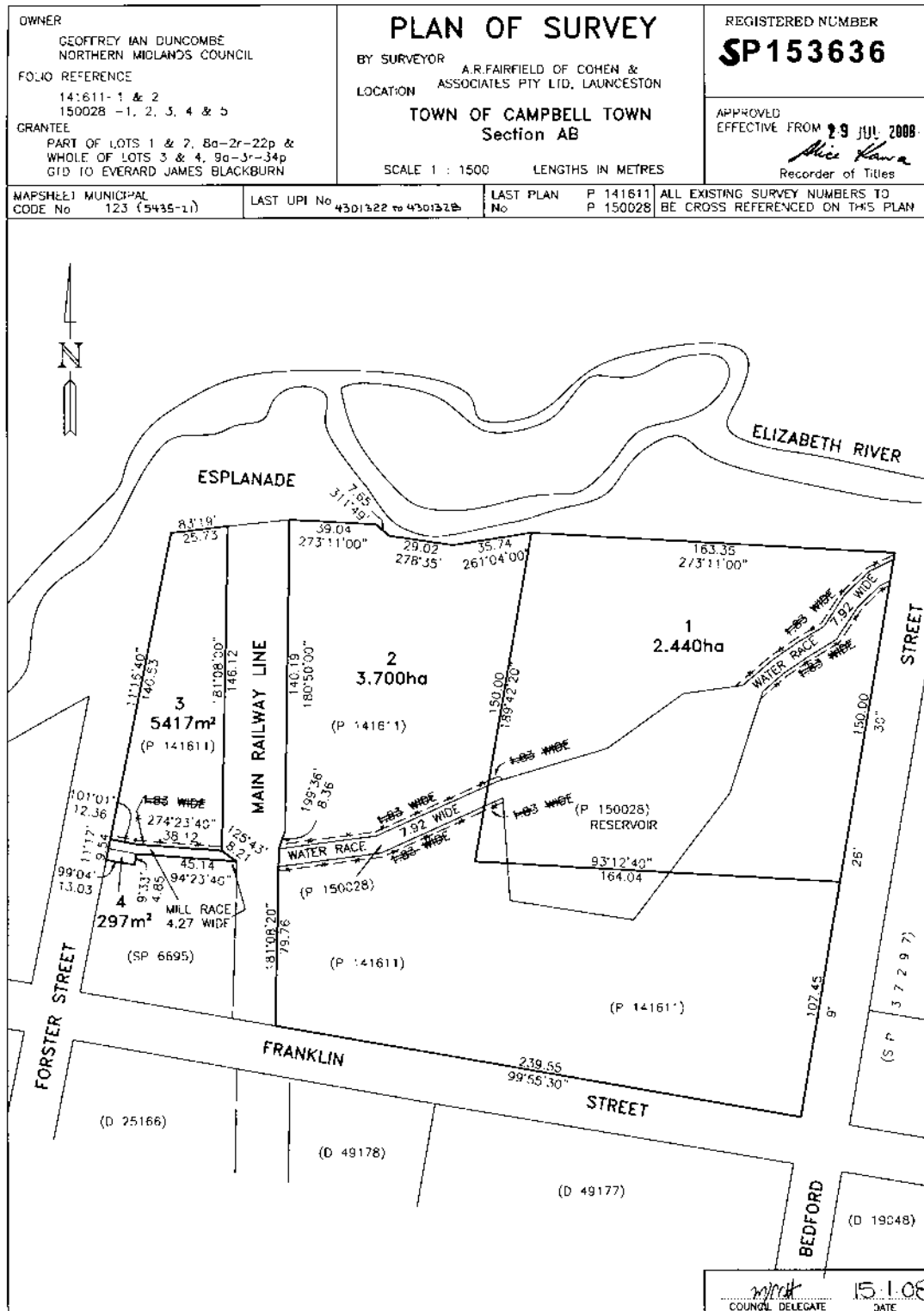




FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Search Date: 27 Jan 2021

Search Time: 09:17 AM

Volume Number: 153636

Revision Number: 01

Page 1 of 1

Department of Primary Industries, Parks, Water and Environment

www.thelist.tas.gov.au



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p>SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>Registered Number</p> <p>SP 153636</p>
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PAGE 1 OF 2 PAGE/S

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.

EASEMENTS

Burdening Easement

That part of Lot 1 on the plan that was formerly described by Certificate of Title Volume 141611 Folio 2 is SUBJECT TO full and free liberty and licence for the Municipality (their successors and assigns at all times to pass and repass to and from the said ^{and a for} Mill Race or Watercourse and the land for the space of six feet along each side of the same Watercourse as often as it shall be requisite for keeping the said Watercourse and Dam in good and sufficient order and repair.

That part of Lot 2 on the Plan that was formerly described by Certificate of Title Volume 141611 Folios 1 & 2 is SUBJECT TO full and free liberty and licence for the Municipality their successors and assigns at all times to pass and repass to and from the said ^{and upon} Mill Race or Watercourse and the land for the space of six feet along each side of the same Watercourse as often as it shall be requisite for keeping the said Watercourse and Dam in good and sufficient order and repair.

That part of Lot 3 on the Plan that was formerly described by Certificate of Title Volume 141611 Folio 1 is SUBJECT TO full and free liberty and licence for the Municipality their successors and assigns at all times to pass and repass to and from the said ^{4.27 wide on the plan} Mill Race or Watercourse and the land for the space of six feet along each side of the same Watercourse as often as it shall be requisite for keeping the said Watercourse and Dam in good and sufficient order and repair.

No covenants or profits a prendre are created to benefit or burden the lots on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: GEOFFREY IAN DUNCOMBE & NTHN MIDLANDS COUNCIL</p> <p>FOLIO REF: 141611/1 & 2; 150028 1,2,3,4 & 5</p> <p>SOLICITOR & REFERENCE: SHIELDS HERITAGE (AMH)</p>	<p>PLAN SEALED BY: NORTHERN MIDLANDS COUNCIL</p> <p>DATE: 22nd November 2007</p> <p>27/003/464</p> <p>REF NO. Council Delegate</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 2 OF 2 PAGES</p>	<p align="center">Registered Number</p> <p align="center">SP 153636</p>
<p>SUBDIVIDER: GEOFFREY IAN DUNCOMBE & NTHN MIDLANDS COUNCIL FOLIO REFERENCE: 141611/1 & 2; 150028 1,2,3,4 & 5</p>	

GEOFFREY IAN DUNCOMBE

As registered proprietor of the land

Described by Certificate of Title Vol 141611 Fols 1 & 2

In the presence of:

A. Hamilton

Ann Hamilton

Solicitor

53 Cameron St.

Launceston

*The seal of the Northern
Midlands Council was
hereto affixed in
accordance with a
resolution of Council in
the presence of*

General Manager

Mayor

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.

JD Consulting

ABN 42410316529

PO Box 8

Riverside Tas 7250

Mob: 0457469617

Email: jldoherty581@bigpond.com

Onsite Waste Water Assessment – Proposed 7 Lot Subdivision

at

Franklin Street Campbell Town

Prepared for

M & F Smith

Prepared by: James Doherty

Date of Site inspection: 15 January 2021

002-2021 M & F Smith 12-20 Franklin Street Campbell Town – Proposed 7 lot

EXHIBITED

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Scope

This report is to detail the proposed seven lot subdivision at 12-20 Franklin Street Campbell Town (CT 153636/2) prepared for M & F Smith.

The property is approximately 3.7ha in area and L shaped. It is bounded by Crown land to the north, Bedford Street to the east, Franklin Street to the south and the Railway corridor (south line) to the west. The northern boundaries of what are proposed on the Plan of Subdivision for lots 3-7 are bounded by land owned by TasWater as is the eastern boundary of the proposed lot 1.



Figure 1 Locality map 12-20 Franklin Street. Land owned by TasWater



Figure 2 Aerial view from the LIST. TasWater water treatment plant

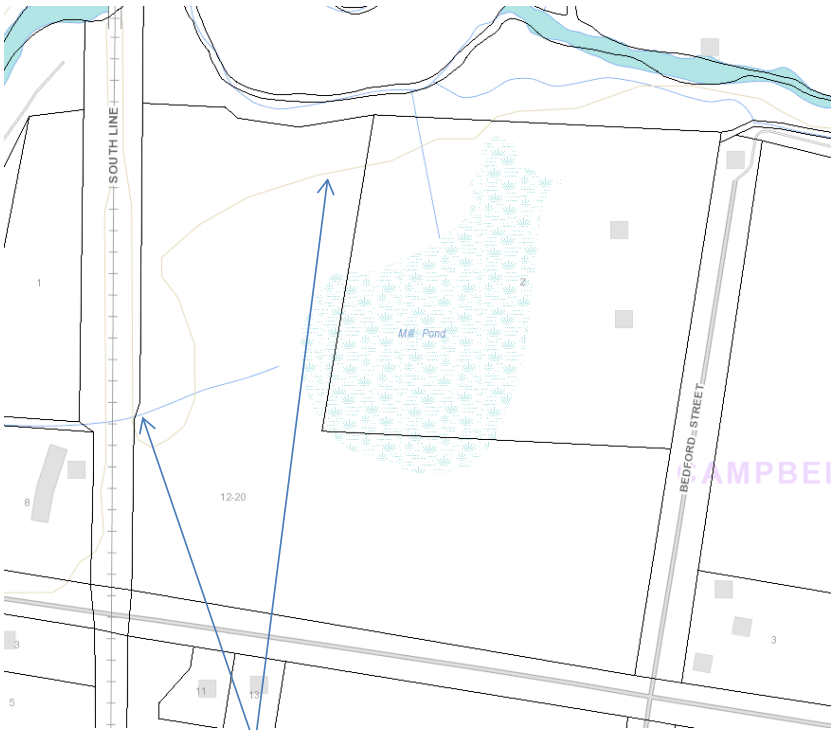


Figure 3 Current lot. 190m contour is shown above.

002-2021 M & F Smith 12-20 Franklin Street Campbell Town – Proposed 7 lot subdivision

EXHIBITED

Introduction

JD Consulting has been engaged by the property owners to undertake the initial site investigation of the land for the suitability of wastewater disposal. The preliminary evaluation included a site walk over and a physical assessment of the site.

The title deed (CT 153636/2) is currently in the names of Matthew Steven Smith and Fairlie Suzannah Jane Smith.

The land is currently one lot of approximately 3.7ha with no sewer services. Water services are available.

The owners are intending to submit a planning application to Northern Midlands Council seeking approval to subdivide the land into seven lots of various sizes.

The onsite wastewater report for the proposed development is based on the principles contained within Appendix B of AS/NZS 1547:2012 (Site and Soil Evaluation for Planning Rezoning, and Subdivision of Land) and provides preliminary recommendations on the type of waste water disposal systems suited to the location.

1.1 Site Conditions

The site covers an area of approximately 3.7ha with the land having a slight slope to the north and to the northwest in the lower area of what is shown as lot 1

The current lot is fenced with access from Franklin Street.

Examination of the LIST Landslide Planning Map indicates the site is not within a mapped landslide hazard band.

Water and mains power are available. The three dwellings on the southern side of Franklin Street are connected to sewer. There is no provision for the connection of the proposed lots to sewer as the land falls to the north. If sewer system was required by TasWater, a common sewer main along the northern boundaries of lots 3-7 and the construction of a sewer pump station in the northeast corner of lot 2 or south east corner of lot 1 would be required with a pressure main installed between lots 2 & 3 and connected to the existing sewer system in Franklin Street.

1.2 Site Orientation and Neighbouring Properties

The site is irregular in shape with a slight slope to the north and northwest. The land is bounded on three sides by neighbouring properties with the southern boundary fronting Franklin Street.

The land bordering the western boundary is the South line Rail corridor with the eastern boundary of lot 1 and the northern boundaries of lots 3-7 bordering the Mill Pond, a wetlands area that overflows to the Elizabeth River and TasWater water treatment plant.

1.3 Land Surface Shape

The land, in the area of lots 2-7 has a slight straight simple slope to the north while lot 1 is situated on more of a knoll and falls away to the Mill Pond and to the rail line.

1.4 Water Regimen

1.4.1 Surface water run-off

Surface water run-off from the existing land would be absorbed in the shallow silty loam soils but during periods of prolonged and intensified rain events there could be water flowing on the surface of the land to the Mill Pond.

002-2021 M & F Smith 12-20 Franklin Street Campbell Town – Proposed 7 lot subdivision

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1.5 Seasonal rainfall and temperature data

For reference, historical rainfall and temperature data has been sourced from the Campbell Town Elizabeth River weather station (Station ID 93033).

The weather station is located at Lat:-41.93S Long: 147.49E and is 187m above sea level.

Data sourced from the Bureau of Meteorology indicates the Campbell Town area receives an annual rainfall of 510mm with 667mm recorded in 2020.

The mean maximum and minimum monthly temperatures have been included in this report with the information obtained from Ross (the Boulevards) weather station (Station ID 93053) as there is no current temperature information available for Campbell Town.

The Ross station is located at Lat:-42.03S Long: 147.50E and opened in 1993.

The mean monthly maximum temperature of 25 degrees Celsius occurs in January. The mean minimum temperatures of 1.7 & 1.4 degrees Celsius occur in June & July with the mean maximum for these months being 11.7 & 11.3 degrees Celsius respectively.

1.6 Exposure

The site is grassed with some standing trees along the eastern boundary with Bedford Street.

The prevailing winds would be from the north, west and south.

1.7 Soil Survey

The soil survey conducted on the site aims to evaluate the soil types present and the suitability of these soils for onsite waste water disposal from the existing units and the proposed development.

A series of test holes were augered on the site to determine the soil type and permeability.

Given the size of the proposed lots, it would be reasonably estimated that the silt loam topsoil would have a permeability of between 0.5-1.5m/d with the underlying clay loam and clay soil having a permeability of around 0.12-0.5m/d as noted in design loading rates for application systems in Table 5.2 of AS/NZS1547:2012.

Soil profile of the test holes is included in Appendix C.

1.7.1 Permeability of receiving soils

A permeability test was not conducted during the site assessments.

The site and soil properties have taken from the following tables in AS/NZS1547:2012:

- Table 1 – Assessment of Soil Textures.
- Tables 2 & 3 – Abundance and size of Coarse Fragments, and
- Table 4 – Soil Structure.

The soil types and depths within the areas assessed for wastewater disposal varies across the site and as such each site will require to be individually assessed to determine the most appropriate type of effluent treatment and the area required for wastewater disposal.

Given the differing soil types across the site, the permeability rate will vary from 1.4-3.0m/day in sand to 0.06-0.1m/day in clay.

As the existing soil types exhibit different permeable rates, the wastewater design for any future dwellings will need to take this into consideration.

1.8 Environmental Risk

1.8.1 Proximity to waterways

The only waterway that should be considered is the Mill Pond and the open channel drain from this area to the Elizabeth River. At the time of the site assessment, the Mill Pond did not appear to be holding much water and the overflow/overland drain was dry.

1.8.2 Roadside drainage

There is no roadside table drain (open drain or kerb and channel drain) along the northern side of Franklin Street.

1.8.3 Existing wastewater system

There are no waste water systems on the land.

1.9 Setbacks

Appendix R of AS/NZS1547:2012 "Recommended Setback Distances for Land Application Systems" provides information and guidance in regard to separation distances of wastewater systems from property boundaries, buildings surface water bore/well, in-ground water tanks, retaining walls, groundwater and hardpan or bedrock and sensitive areas.

The separation distance can and will vary depending on a number of factors, including the soil type, permeability of the soil, topography and the type of wastewater treatment and the disposal field.

While setbacks are considered at the subdivision stage of the site assessment, they play a larger part in the development of the site at building and plumbing stage unless site specific requirements are identified and recommended prior to the subdivision being approved and the Certificates of Title being issued.

2 Development Proposal - Wastewater

The development proposal with all lots having road frontage and access to Franklin Street is as follows:

Lot 1 – 1.544ha. The lot has a 20m frontage to Franklin Street with the western boundary being bordered by the south line railway corridor and the majority of the eastern boundary bordering land owned by TasWater. There is an existing 3.0m wide easement along the northern boundary of the proposed.

Depending on the location of the dwelling, the site is capable of supporting a conventional wastewater system with the trenches installed between the 190m contour line and the northwest corner of the lot allowing for sufficient setback and separation to the existing Easement. Alternatively, an aerated wastewater treatment system capable of producing secondary treated wastewater could be installed allowing the secondary treated wastewater to be used for subsurface irrigation of lawns and shrubs.

Lot 2 – 5250m². The lot has a 56m frontage to Franklin Street and is bordered by lots 1 & 3.

Depending on the location of the dwelling, the site is capable of supporting a conventional wastewater system allowing for sufficient setbacks to the property boundaries and Mill Pond. Alternatively, an aerated wastewater treatment system capable of producing secondary treated wastewater could be installed allowing the secondary treated wastewater to be used for subsurface irrigation of lawns and shrubs.

Lot 3 – 3160m² The lot has a 35m frontage to Franklin Street and is bordered by lots 2,3 & the land owned by TasWater.

Depending on the location of the dwelling, the site is capable of supporting a conventional wastewater system allowing for sufficient setbacks to the property boundaries and Mill Pond. Alternatively, an aerated wastewater treatment system capable of producing secondary treated wastewater could be installed allowing the secondary treated wastewater to be used for subsurface irrigation of lawns and shrubs.

Lot 4 – 3296m² The lot has a 35m frontage to Franklin Street and is bordered by lots 3,5 & the land owned by TasWater.

Depending on the location of the dwelling, the site is capable of supporting a conventional wastewater system allowing for sufficient setbacks to the property boundaries and Mill Pond. Alternatively, an aerated wastewater treatment system capable of producing secondary treated wastewater could be installed allowing the secondary treated wastewater to be used for subsurface irrigation of lawns and shrubs.

Lot 5 – 3437m² The lot has a 35m frontage to Franklin Street and is bordered by lots 4,6 & the land owned by TasWater.

Depending on the location of the dwelling, the site is capable of supporting a conventional wastewater system allowing for sufficient setbacks to the property boundaries and Mill Pond. Alternatively, an aerated wastewater treatment system capable of producing secondary treated wastewater could be installed allowing the secondary treated wastewater to be used for subsurface irrigation of lawns and shrubs.

Lot 6 – 3060m² The lot has a 30m frontage to Franklin Street and is bordered by lots 5,7 & the land owned by TasWater.

Depending on the location of the dwelling, the site is capable of supporting a conventional wastewater system allowing for sufficient setbacks to the property boundaries and Mill Pond. Alternatively, an aerated wastewater treatment system capable of producing secondary treated wastewater could be installed allowing the secondary treated wastewater to be used for subsurface irrigation of lawns and shrubs.

Lot 7 – 3013m² The lot has a 35m frontage to Franklin Street and is bordered by lot 6, Bedford Street & the land owned by TasWater.

Depending on the location of the dwelling, the site is capable of supporting a conventional wastewater system allowing for sufficient setbacks to the property boundaries and Mill Pond. Alternatively, an aerated wastewater treatment system capable of producing secondary treated wastewater could be installed allowing the secondary treated wastewater to be used for subsurface irrigation of lawns and shrubs.

Given the sizes of the proposed lots, there would be sufficient land available to be set aside as a Reserve area for wastewater disposal.

3 Development Proposal for Stormwater

It is proposed to provide a stormwater drain along the northern boundary of lots 2-7 with the outfall discharging to the existing drain from Mill Pond. This would negate the need for each property to have onsite stormwater retention.

Stormwater disposal from lot 1 will need to be determined when a building site has been determined. The stormwater from any future dwelling can be directed to the existing drain or stormwater absorption trenches can be installed on site.

4 Conclusion

It is my opinion that the land is suitable for the proposed development, including the retention wastewater on the proposed lots.

Each lot is capable of supporting a residential dwelling with effluent being collected, treated and the wastewater being discharged onto the lot.

The type of system installed may vary between lots as the soil profile is not consistent. The effluent treatment system and the wastewater disposal area will need to be determined at the building/plumbing stage and the system design should be based on the quality, depth and permeability of the receiving soil and the number of bedrooms proposed for the dwelling (occupancy).

It should also be noted that at some time in the future the wastewater system will require replacing and that a sufficient area of land is set aside for the installation of a new wastewater disposal area.

5 Recommendations

It is recommended that;

1. The application for the proposed 7 lot subdivision is approved for onsite waste water disposal with site specific requirements applied where applicable.
2. Each lot is capable of supporting an onsite wastewater treatment and disposal system.
3. The final determination on the type of system and the layout will need to be provided to the Council at building/plumbing permit stage.
4. Sufficient separation between the existing pipeline easement on lot 1 and any wastewater system should be considered.



James Doherty
JD Consulting
Date: 21.1.2021

Appendices

APPENDIX A – Plan of Subdivision and test hole locations



002-2021 M & F Smith 12-20 Franklin Street Campbell Town – Proposed 7 lot subdivision

EXHIBITED

APPENDIX B – site photos 15.1.2021

Lot 1



photo 1 southerly aspect



photo 2 westerly aspect



photo 3 northerly aspect

002-2021 M & F Smith 12-20 Franklin Street Campbell Town – Proposed 7 lot subdivision

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photo 4 easterly aspect
Lot 2



photo 5 southerly aspect



photo 6 westerly aspect

002-2021 M & F Smith 12-20 Franklin Street Campbell Town – Proposed 7 lot subdivision

EXHIBITED



photo 7 northerly aspect



photo 8 easterly aspect

Lot 3



photo 9 southerly aspect

002-2021 M & F Smith 12-20 Franklin Street Campbell Town – Proposed 7 lot subdivision

EXHIBITED



photo 10 westerly aspect



photo 11 northerly aspect



photo 12 easterly aspect

002-2021 M & F Smith 12-20 Franklin Street Campbell Town – Proposed 7 lot subdivision

EXHIBITED

Lot 4



photo 13 southerly aspect



photo 14 westerly aspect



photo 15 northerly aspect

002-2021 M & F Smith 12-20 Franklin Street Campbell Town – Proposed 7 lot subdivision

EXHIBITED



photo 16 easterly aspect

Lot 5



photo 17 southerly aspect. New shed being erected on lot across Franklin street

002-2021 M & F Smith 12-20 Franklin Street Campbell Town – Proposed 7 lot subdivision

EXHIBITED



photo 18 westerly aspect

Lot 6



photo 19 southerly aspect

002-2021 M & F Smith 12-20 Franklin Street Campbell Town – Proposed 7 lot subdivision

EXHIBITED



photo 20 westerly aspect



photo 21 northerly aspect



photo 22 easterly aspect

Lot 7

002-2021 M & F Smith 12-20 Franklin Street Campbell Town – Proposed 7 lot subdivision

EXHIBITED



photo 23 northerly aspect. TasWater water treatment plant



photo 24 easterly aspect

002-2021 M & F Smith 12-20 Franklin Street Campbell Town – Proposed 7 lot subdivision

EXHIBITED

[illegible]

EXHIBITED

Job No. 002/2021		Borehole No.		2 Proposed lot 2									
Client: M & F Smith													
Site Address: 12-20 Franklin Street Campbell Town													
Project: Onsite wastewater report for proposed 7 lot subdivision													
15.1.2021													
Logged by: James Doherty													
Equipment				auger									
Co-Ords													
Method	Penetration				Notes Samples Tests	Water	Graphic Log	Classification	Material Description	Moisture condition	Consistency	density index	Structure, additional observations
	1	2	3	4									
[REDACTED]								SM	Sandyloam brown fine grained	D	L		Weakly structured
						N							
						I	0.25						
						L							
								SC	Clay loam brown, touch of sand	D	S		strongly structured
							0.5						
								CI	Clay brown, touch of sand	D	F		strongly structured
							0.75						
							1.0						
								CH	Clay brown, cloddy	D	St		med-high plasticity
						1.25							
								BOH					

002-2021 M & F Smith 12-20 Franklin Street Campbell Town – Proposed 7 lot subdivision

EXHIBITED


002-2021 M & F Smith 12-20 Franklin Street Campbell Town – Proposed 7 lot subdivision

Attachment 15.3.8 002-2021- Onsite Waste Water Disposal Assessment 12-20 Franklin St
Campbell Town 21.1.2021 (final)

Job No. 002/2021				Borehole No.				4 Proposed lot 4											
Client: M & F Smith																			
Site Address: 12-20 Franklin Street Campbell Town																			
Project: Onsite wastewater report for proposed 7 lot subdivision																			
15.1.2021																			
Logged by:James Doherty																			
								Equipment				auger							
Co-Ords																			
Method		Penetration				Notes Samples Tests		Water		Graphic Log		Classification		Material Description		Moisture condition Consistency density index		Structure, additional observations	
		1	2	3	4														
												SM		Sandy loam brown fine grained		D L		Weakly structured	
								0.5											
												CI		Clay brown, touch of sand		D F		strongly structured	
								0.75											
								1.0											
														CH		Clay brown, cloddy		D St med-high plasticity	
								1.25											
BOH																			

002-2021 M & F Smith 12-20 Franklin Street Campbell Town – Proposed 7 lot subdivision

EXHIBITED

Job No. 002/2021				Borehole No.				5 Proposed lot 5											
Client: M & F Smith																			
Site Address: 12-20 Franklin Street Campbell Town																			
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								Equipment				auger							
Co-Ords																			
Method		Penetration				Notes Samples Tests		Water		Graphic Log		Classification		Material Description		Moisture condition Consistency density index		Structure, additional observations	
		1	2	3	4							SM	Sandy loam brown fine grained		D	L	Weakly structured		
						N I L		0.25											
												SP	Sand light brown very fine grained		D	MD	Massive		
										0.5									
												CI	Clay brown, touch of sand		D	F	strongly structured		
								0.75											
								1.0				CH		Clay brown, cloddy		D	St	med-high plasticity	
								1.25											
																		BOH	

002-2021 M & F Smith 12-20 Franklin Street Campbell Town – Proposed 7 lot subdivision

EXHIBITED

Job No. 002/2021				Borehole No.				6 Proposed lot 6							
Client: M & F Smith															
Site Address: 12-20 Franklin Street Campbell Town															
Project: Onsite wastewater report for proposed 7 lot subdivision															
15.1.2021															
Logged by:James Doherty															
								Equipment				auger			
Co-Ords															
Method	Penetration				Notes Samples Tests	Water		Graphic Log	Classification	Material Description	Moisture condition	Consistency	density index	Structure, additional observations	
	1	2	3	4											
									SM	Sandy loam brown fine grained	D	L	Weakly structured		
						N I L	0.25								
									SC	Sand clay loam touch of sand	D	S	strongly structured		
							0.5								
							0.75		Cl	Clay brown, touch of sand	D	F	strongly structured		
							1.0								
									CH	Clay brown, cloddy	D	St	med-high plasticity		
							1.25								
									BOH						

002-2021 M & F Smith 12-20 Franklin Street Campbell Town – Proposed 7 lot subdivision

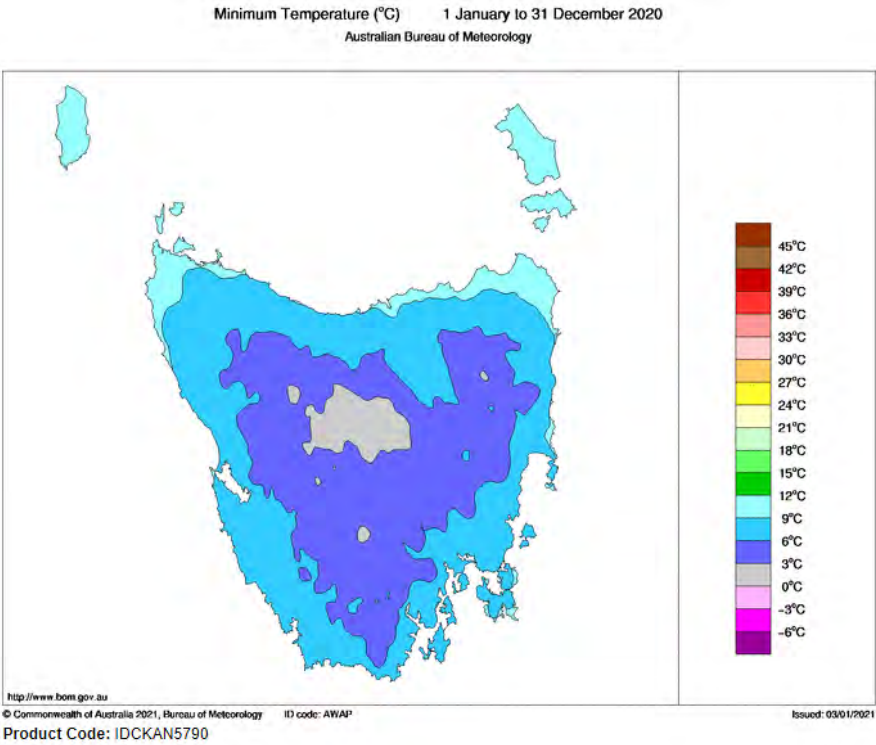
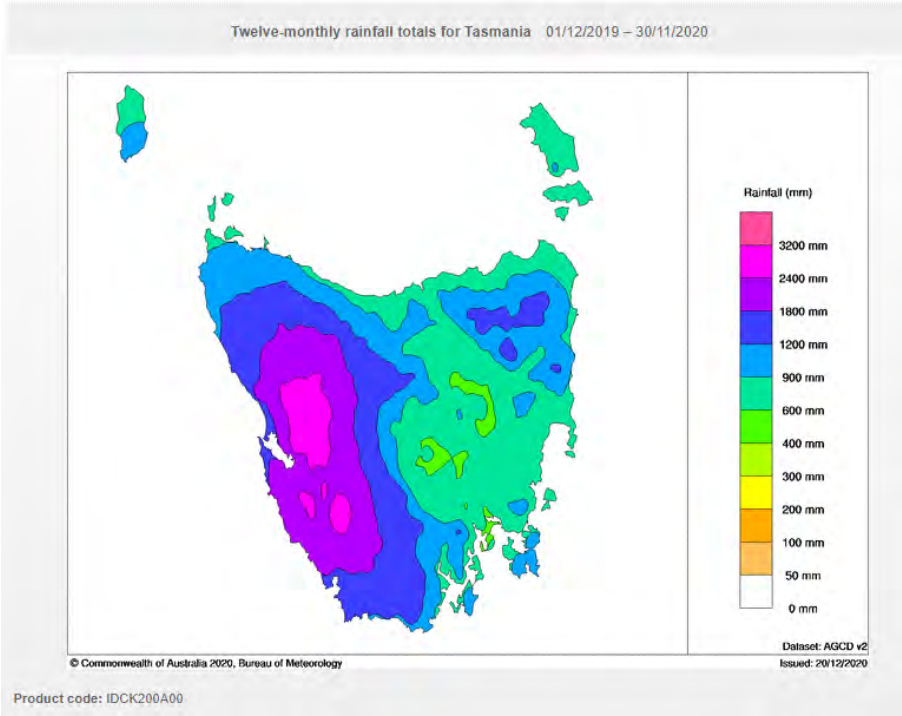
EXHIBITED

Job No. 002/2021		Borehole No.		7 Proposed lot 7								
Client: M & F Smith												
Site Address: 12-20 Franklin Street Campbell Town												
Project: Onsite wastewater report for proposed 7 lot subdivision												
15.1.2021												
Logged by: James Doherty												
Equipment				auger								
Co-Ords												
Method	Penetration				Notes Samples Tests	Water	Graphic Log	Classification	Material Description	Moisture condition	Consistency	Structure, additional observations
	1	2	3	4								
[REDACTED]								SM	Sandy loam brown fine grained	D	L	Weakly structured
						N						
						I	0.25					
						L						
								SC	Sand clay loam touch of sand	D	S	strongly structured
							0.5					
								CI	Clay brown, touch of sand	D	F	strongly structured
							0.75					
							1.0					
								CH	Clay brown, cloddy	D	St	med-high plasticity
						1.25						
								BOH				

002-2021 M & F Smith 12-20 Franklin Street Campbell Town – Proposed 7 lot subdivision

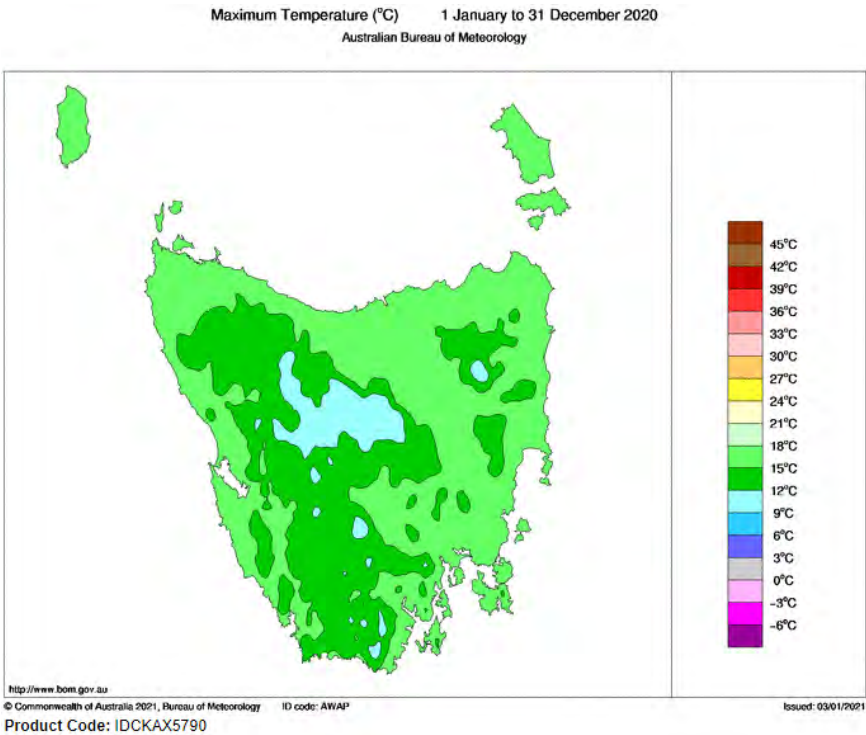
EXHIBITED

APPENDIX D – Climatic Statistics



002-2021 M & F Smith 12-20 Franklin Street Campbell Town – Proposed 7 lot subdivision

EXHIBITED



002-2021 M & F Smith 12-20 Franklin Street Campbell Town – Proposed 7 lot subdivision

EXHIBITED

Bushfire Hazard Management Report: Subdivision

Report for: PDA Surveyors
Property Location: 12-20 Franklin Street, Campbell Town

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

Date: 12th November 2020



Client: PDA Surveyors obo Fairlie Smith

Property identification: 12-20 Franklin Street, Campbell Town, CT 153636/2 PID
3478704. Current zoning: Low Density Residential, Northern
Midlands Interim Planning Scheme 2013.

Proposal: 7 Lot subdivision from 1 existing title

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

Assessment by: 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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LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development or changes in vegetation of assessed area.

DESCRIPTION

A 7 Lot subdivision from is proposed from 1 existing title CT 153636/2 at 12-20 Franklin Street, Campbell Town. Lot 1 will be 1.5 ha. Lot 2 will be 5250m², and lots 3-7 3000m² - 35000m². The property is zoned Low Density Residential, *Northern Midlands Planning Scheme, 2013*, and mapped as Bushfire Prone in overlays. The area is serviced by a reticulated water supply.

The property is grassland. Land to the north is a mosaic of grassland and scrub (gorse) along the Elizabeth River with denser scrub on the further bank, in the western section and grassland in the eastern section. TasWater facility is to the north at the eastern most portion. The property has frontage to Bedford Street to the east which has maintained verges, with grassland in the northern section and low threat/ residential land in the south, The southern boundary fronts Franklin St which has maintained verges and grassland with some low threat around dwellings. The subdivision is bounded to the west by the rail corridor, this has a mixture of fuel loadings including some scrub, overall, it has been rated as grassland equivalent.

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

BAL AND RISK ASSESSMENT

The land is mapped as Bushfire Prone.

VEGETATION AND SLOPE

Lot		North	East	South	West
1	Vegetation within 100m of Lot boundary	0-100m grassland scrub mosaic	0-100m grassland	0-20m low threat road and verges, 20-100m grassland	0-100m grassland inc rail corridor (Northern section), 0-15m grassland (rail corridor), 15-100m low threat (southern section)
	Slope (degrees, over 100m)	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope	Downslope 0-5°
	BAL Rating at lot boundary	BAL FZ	BAL FZ	BAL 12.5	BAL FZ
	BAL Rating with setbacks and HMA	BAL 19	BAL 19	BAL 19	BAL 19
2	Vegetation within 100m of Lot boundary	0-100m grassland	0-100m grassland	0-20m low threat road and verges, 20-100m grassland (some low threat)	0-30+m grassland (rail corridor), 30-100m low threat (southern section)

	Slope (degrees, over 100m)	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope	Downslope 0-5°
	BAL Rating at lot boundary	BAL FZ	BAL FZ	BAL 12.5	BAL FZ
	BAL Rating with setbacks and HMA	BAL 19	BAL 19	BAL 19	BAL 19
3	Vegetation within 100m of Lot boundary	0-100m grassland	0-100m grassland	0-20m low threat road and verges, 20-100m grassland	0-100m grassland (inc rail corridor)
	Slope (degrees, over 100m)	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope	Flat/ Upslope
	BAL Rating at lot boundary	BAL FZ	BAL FZ	BAL 12.5	BAL FZ
	BAL Rating with setbacks and HMA	BAL 19	BAL 19	BAL 19	BAL 19
4	Vegetation within 100m of Lot boundary	0-100m grassland	0-100m grassland	0-20m low threat road and verges, 20-100m grassland	0-100m grassland
	Slope (degrees, over 100m)	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope	Flat/ Upslope
	BAL Rating at lot boundary	BAL FZ	BAL FZ	BAL 12.5	BAL FZ
	BAL Rating with setbacks and HMA	BAL 19	BAL 19	BAL 19	BAL 19
5	Vegetation within 100m of Lot boundary	0-100m grassland	0-60m grassland, 60-100m low threat	0-20m low threat road and verges, 20-100m grassland	0-100m grassland
	Slope (degrees, over 100m)	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope	Flat/ Upslope
	BAL Rating at lot boundary	BAL FZ	BAL FZ	BAL 12.5	BAL FZ
	BAL Rating with setbacks and HMA	BAL 19	BAL 19	BAL 19	BAL 19
6	Vegetation within 100m of Lot boundary	0-15m grassland, 15-100m low threat (TasWater facility)	0-30m grassland, 30-100m low threat	0-20m low threat road and verges, 20-100m grassland	0-100m grassland
	Slope (degrees, over 100m)	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope	Flat/ Upslope
	BAL Rating at lot boundary	BAL FZ	BAL FZ	BAL 12.5	BAL FZ
	BAL Rating with setbacks and HMA	BAL 19	BAL 19	BAL 19	BAL 19
7	Vegetation within 100m of Lot boundary	0-15m grassland, 15-100m low threat	0-15/50m low threat inc road and verges	0-20m low threat road and verges,	0-100m grassland

		(TasWater facility)	15/50m grassland	20-100m grassland	
	Slope (degrees, over 100m)	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope	Flat/ Upslope
	BAL Rating at lot boundary	BAL FZ	BAL 12.5	BAL 12.5	BAL FZ
	BAL Rating with setbacks and HMA	BAL 19	BAL 19	BAL 19	BAL 19

BUILDING AREA BAL RATING

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

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

The BAL ratings applied are in accordance with the Australian Standard AS3959-2009, *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.

Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

Setbacks	Grassland	Scrub
BAL 12.5		
Upslope and flat	14m	27m
Downslope 0- 5°	16m	22m
BAL 19		
Upslope and flat	10m	19m
Downslope 0- 5°	11m	22m

PROPOSED LOT BAL RATING

All lots have BAL 19 Building Areas. The assessment above assumes that all lots within the subdivision may remain as grassland following subdivision. Once development of residential use commences and at least portions of lots are maintained as low threat the BAL ratings on adjacent lots is likely to change and reassessment at that time is likely to result in extended building areas and potential reduction of BAL ratings to BAL 12.5.



Figure 1: Building Area BAL19

HAZARD MANAGEMENT AREAS

All land within the distances shown below must be managed as no higher fuel load than the following:

- Low threat vegetation includes maintained lawns (mown to < 100mm), gardens and orchards.

	BAL 19 construction	BAL 12.5 construction
Slope	Managed Land - Low Threat Vegetation	
Upslope and flat	0-10m	0-14m
Downslope 0- 5°	0-11m	0-16m



Figure 2: Hazard Management Area, indicative dwellings BAL 19 construction

ROADS

All lots will have access from Franklin Street and Lot 7 from Bedford Street. No additional roads required for the subdivision.

PROPERTY ACCESS

Access to lots must comply with the relevant elements of Table E2 Access from the *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. Access to Lot 1 will be greater than 30m and possibly around 100m and may be greater than 200m if to the very northern extents, and required to meet B and C (if applicable > 200m) prior to commencement of construction of a habitable building. Access to Lot 2 may be more than 30m and if so be required to meet Element B prior to commencement of construction of a habitable building. Access to Lots 3-7 is likely to be less than 30m and have no specific design or construction requirements.

Table E2: Standards for Property Access

Column 1		Column 2
Element		Requirement
A.	Property access length is less than 30 metres; or access is not required for a fire appliance to access a water	There are no specified design and construction requirements.

B.	Property access length is 30 metres or greater; or access for a fire appliance to a water connection point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (1) All-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway width of 4 metres; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (6) Cross falls of less than 3 degrees (1:20 or 5%); (7) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (8) Curves with a minimum inner radius of 10 metres; (9) 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 (10) Terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (a) A turning circle with a minimum inner radius of 10 metres; or (b) A property access encircling the building; or (c) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.
C.	Property access length is 200 metres or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (1) The Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
D.	Property access length is greater than 30 metres, and access is provided to 3 or	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (1) Complies with Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

FIRE FIGHTING WATER SUPPLY

The subdivision is serviced by a reticulated supply. Lot 1 building areas are greater than 120m hose lay from the nearest hydrant and future habitable buildings must have a compliant static water supply prior to commencement of construction. The furthest extents of Lots 2-7 are within a 120m direct line from hydrants, however northern portions of the building areas are unlikely to be within a 120m hose lay and if habitable buildings are planned the hose lay distance should be checked. A 100m radius is shown on attached maps as an indication of probable maximum extents serviced.

New habitable buildings on any lot that are greater than 120m hose lay from a hydrant must have a static water installed to the standards listed in Table E5 prior to commencement of construction.

Table E5

Column Element		Column 2 Requirement
A.	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.

Column		Column 2
Element		Requirement
B.	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> a) May have a remotely located offtake connected to the static water supply; b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; d) Must be metal, concrete or lagged by non-combustible materials if above ground; and e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.

Column Element		Column 2 Requirement
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23); (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles
D.	Signage for static water connections	<p>The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must</p> <ul style="list-style-type: none"> (a) comply with: Water tank signage requirements within AS 2304-2011 <i>Water storage tanks for fire protection systems</i>; or (b) comply with water tank signage requirements within Australian Standard AS 2304-2011 <i>Water storage tanks for fire protection systems</i>; or (c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.

Column		Column 2
Element		Requirement
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> (a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

CONCLUSIONS

A 7 Lot subdivision from is proposed from 1 existing title CT 153636/2 at 12-20 Franklin Street, Campbell Town. The property mapped as Bushfire Prone.

There is sufficient area on all lots to provide for BAL 19 habitable dwellings and will require a hazard management area – low threat vegetation on land adjacent to habitable buildings. Building areas would be available for BAL 12.5 construction if adjacent lots were developed and managed as low threat vegetation. Lots 1 & 2 would have BAL 12.5 building areas with increased setback and hazard management areas. Hazard Management areas for new habitable buildings must be in place prior to commencement of construction.

No additional roads are required, access to habitable buildings and water supply on lots must comply with the relevant elements of Table E2 Access from the *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. No access requirements are likely to apply to lots 3-7 and may not apply to Lot 2 dependent on building location.

Habitable buildings that are greater than 120m hose lay from a hydrant must have a static water supply installed to the standards listed in Table 5 of the *Planning Directive No. 5.1 Bushfire-Prone Areas*. Water supply for new habitable buildings must be installed prior to commencement of construction.

REFERENCES

Northern Midlands City Council (2013) Northern Midlands *Interim Planning Scheme*.

Standards Australia. (2009). *AS 3959-2009 Construction of Buildings in Bushfire Prone Areas*.

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

APPENDIX 1 – MAPS

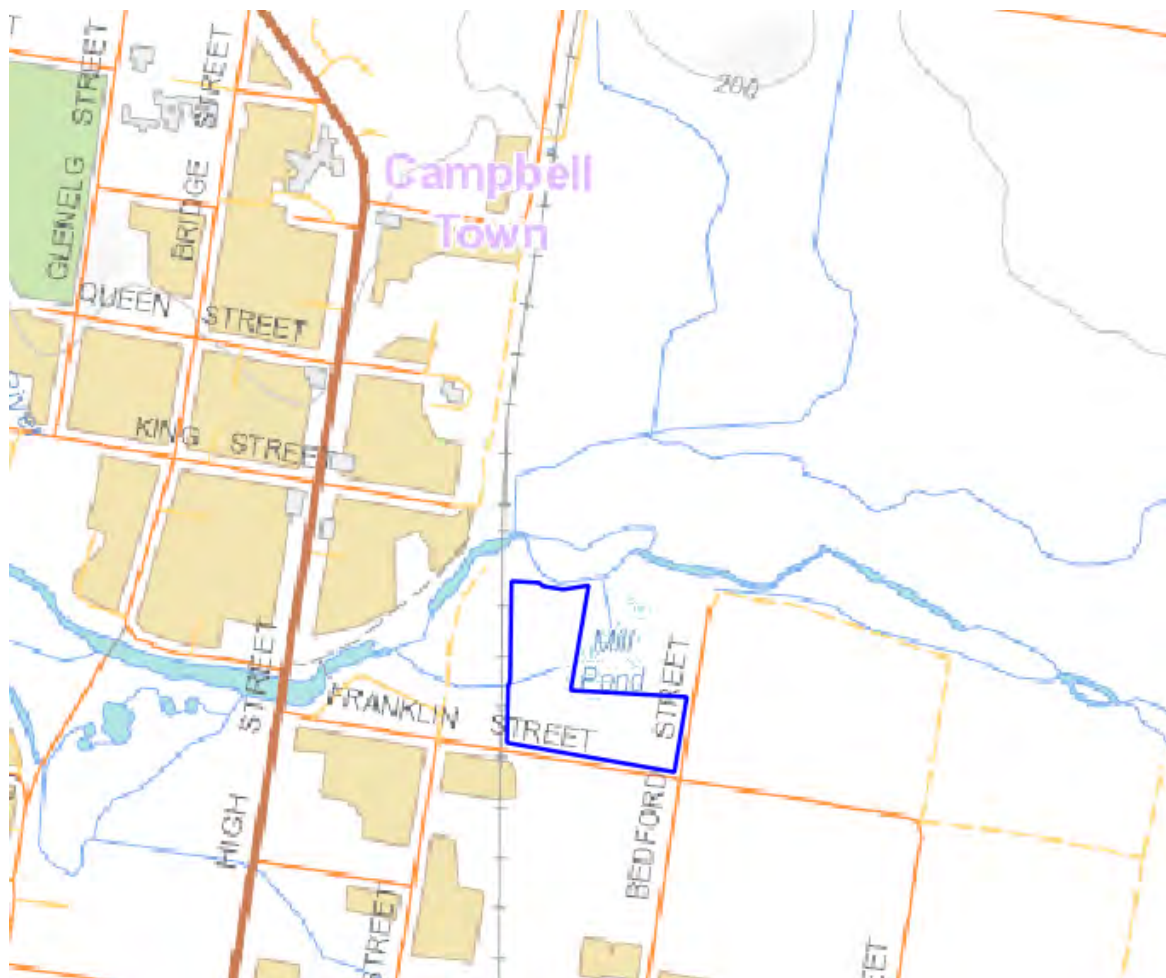


Figure 3: Location, existing title in blue



Figure 4: Aerial Image



Figure 5: Proposed Subdivision Plan

APPENDIX 2 – PHOTOS



Figure 6: north along western boundary from Franklin St



Figure 7: north across Lots 6-7

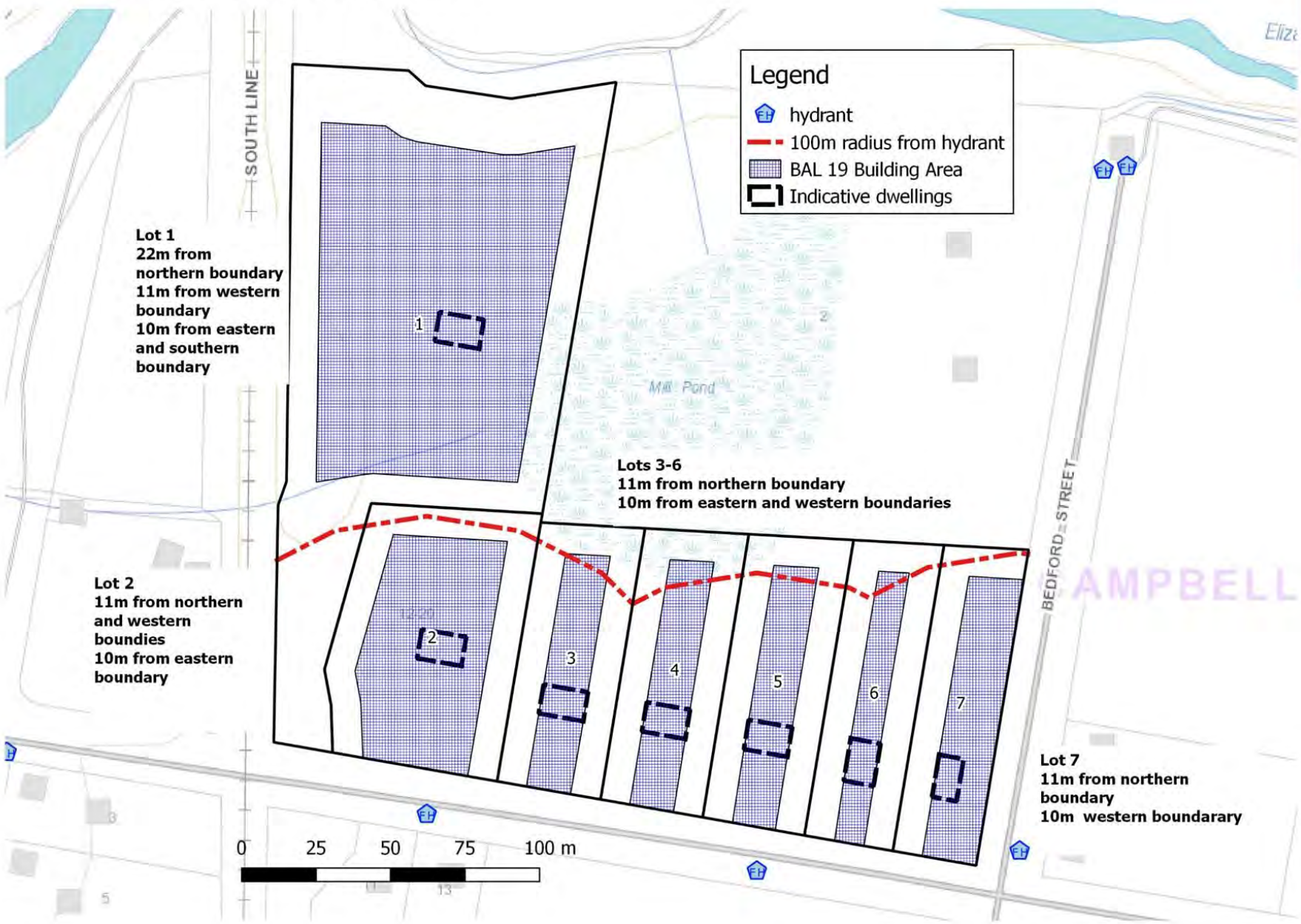
Bushfire Hazard Management Plan:

This BHMP has been prepared to satisfy the requirements of the *Northern Midlands Interim Planning Scheme, 2013* and *Planning Directive No. 5.1 Bushfire-Prone Areas Code..*

This plan should be read in conjunction with the report titled: Bushfire Hazard Management Report 12-20 Franklin St, Campbell Town. Livingston Natural Resource Services

Proposed Development	7 lot subdivision from 1 existing title
Plan of Subdivision	PDA Surveyors Plan of Subdivision, P01, 23/9/2020
Property Owner	Fairlie Smith
Address	12-20 Franklin St, Campbell Town
CT	153636/2
PID	3478704

Construction: BAL 19 as shown.



The owner of a lot is responsible for management/ maintenance of vegetation and infrastructure on a lot.

The following must be in place from commencement of construction of a habitable building and maintained in perpetuity.

- hazard management areas
- access
- water supply

Setbacks	Grassland	Scrub
BAL 19		
Upslope and flat	10m	19m
Downslope 0- 5°	11m	22m

Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
Date 12/11/2020
SRL20/63S

Hazard Management Areas (HMA)

Hazard management areas include the area to protect the buildings as well as the access and water supplies. All land within the area shown below is to be managed and maintained in a minimum fuel condition. It is the responsibility of the owner of a dwelling to maintain hazard management areas for their dwelling.

Hazard Management Areas for future habitable buildings must be in place prior to commencement of construction and be maintained in perpetuity

	BAL 19 construction	BAL 12.5 construction
Slope	Managed Land - Low Threat Vegetation	
Upslope and flat	0-10m	0-14m
Downslope 0- 5°	0-11m	0-16m
Downslope 5-10°	0-13m	0-19m



- Maintenance Schedule:**
- Removal of fallen limbs, leaf & bark litter
 - Cut lawns to less than 100mm and maintained
 - Prune larger trees to establish and maintain horizontal and vertical canopy separation
 - Minimise storage of petroleum fuels
 - Maintain road access to the dwelling and water connection point.
 - Remove fallen limbs, leaf & bark from roofs, gutters and around buildings.

Scott Livingston
Accreditation: BFP – 105:
1, 2, 3A, 3B, 3C
Date 12/11/2020
SRL20/63S

Water Supply

A static water supply to following standards must be installed for each building area: that sis greater than 120mhoselay from a hydrant.

Water supply on future habitable buildings must meet requirements prior to commencement of construction.

The following requirements apply:

- a. the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and
- b. the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

A static water supply:

- a. may have a remotely located offtake connected to the static water supply;
- b. may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
- c. must be a minimum of 10,000l per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
- d. must be metal, concrete or lagged by non-combustible materials if above ground; and
- e. if a tank can be located so it is shielded in all directions in compliance with section 3.5 of *Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas*, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
 - i. metal;
 - ii. non-combustible material; or fibre-cement a minimum of 6mm thickness.

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

- a. have a minimum nominal internal diameter of 50mm;
- b. be fitted with a valve with a minimum nominal internal diameter of 50mm;
- c. be metal or lagged by non-combustible materials if above ground;
- d. if buried, have a minimum depth of 300mm¹;
- e. provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;
- f. ensure the coupling is accessible and available for connection at all times;
- g. ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
- h. ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
- i. if a remote offtake is installed, ensure the offtake is in a position that is:
 - i. visible;
 - ii. accessible to allow connection by fire fighting equipment;
 - iii. at a working height of 450 – 600mm above ground level; and
 - iv. protected from possible damage, including damage by vehicles.

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

- a. comply with water tank signage requirements within *Australian Standard AS 2304-2011 Water storage tanks for fire protection systems*; or
- b. Comply with the Tasmania Fire Service Water Supply Guideline published by Tasmania Fire Service

A hardstand area for fire appliances must be:

- a. no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
- b. no closer than 6m from the building area to be protected;
- c. a minimum width of 3m constructed to the same standard as the carriageway; and
- d. connected to the property access by a carriageway equivalent to the standard of the property

Property Access

Access to a to a habitable building and/or water supply point it must be constructed to the following standards if greater than 30m to the dwelling or water supply point

Access for future habitable buildings must meet requirements prior to commencement of construction.

The following design and construction requirements apply to property access:

- a. All-weather construction;
- b. Load capacity of at least 20 tonnes, including for bridges and culverts;
- c. Minimum carriageway width of 4 metres;
- d. Minimum vertical clearance of 4 metres;
- e. Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- f. Cross falls of less than 3 degrees (1:20 or 5%);
- g. Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- h. Curves with a minimum inner radius of 10 metres;
- i. Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- j. Terminate with a turning area for fire appliances provided by one of the following:
 - i) A turning circle with a minimum inner radius of 10 metres; or

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Accreditation: BFP – 105:
1, 2, 3A, 3B, 3C
Date 12/11/2020

SRL20/63S



Page 3 of 3

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:

12-20 Franklin Street, Campbell Town, 7210

Certificate of Title / PID:

153636/2 PID 3478704

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

7 lot subdivision from 1 existing title

Applicable Planning Scheme:

Northern Midlands Interim Planning Scheme 2013

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report, 12-20 Franklin Street Campbell Town	Scott Livingston	12/11/2020	1
Bushfire Hazard Management Plan, 12-20 Franklin Street Campbell Town	Scott Livingston	12/11/2020	1
Plan of Subdivision	PDA Surveyors	23/9/2020	P01

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 (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"/>	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 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 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 checked="" 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:	Scott Livingston	Phone No:	0438 951 021
Postal Address:	299 Relbia Road, Relbia, 7258	Email Address:	scottlivingston.lnrs@gmail.com
Accreditation No:	BFP – 105	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:

Scott Livingston

Date:

12/11/2020

Certificate Number:

SRL 20/63S

(for Practitioner Use only)

**CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE
ITEM****Section 321**To: Fairlie Smith Owner /AgentForm **55**25A Church Street AddressCampbell Town Suburb/postcode 7210**Qualified person details:**

Qualified person: Scott Livingston

Address: 299 Relbia Road Phone No: 0438 951 021Relbia Fax No: 7258Licence No: BFP-105 Email address: scottlivingston.lnrs@gmail.comQualifications
and Insurance
details:Accredited Bushfire Assessor
BFP 105, 1,2,3A,3B, 3C(description from Column 3 of the
Director's Determination - Certificates
by Qualified Persons for Assessable
Items)Speciality area
of expertise: Bushfire Assessment(description from Column 4 of the
Director's Determination - Certificates
by Qualified Persons for Assessable
Items)**Details of work:**

Address:	12-20 Franklin Street	Lot No:	1-7
	Campbell Town	7210	Certificate of title No: 153636/2

The assessable item related to this certificate:

Bushfire Attack Level (BAL)

(description of the assessable item being certified)

Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:	
-----------------------------	--

Certificate type:

Bushfire Hazard

(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 Attack Level Assessment Report and Bushfire Hazard Management Plan
Relevant calculations:	NA

Australian Standard 3959

- Planning Directive No.5.1
- Building Amendment Regulations 2016
- Director of Building Control, Determination
 - Application of Requirements for Building in Bushfire Prone Areas. (Aug 2017)
- Guidelines for development in bushfire prone areas of Tasmania

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

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

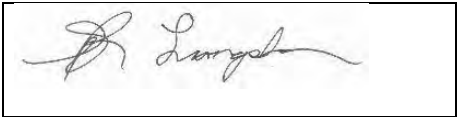
Assessed as -BAL 19

2. Bushfire Hazard Management Plan

Proposal is compliant with DTS requirements, clauses 4.1, 4.2, 4.3 & 4.4 Directors Determination Requirements for Building in Bushfire Prone Areas (v2.1)

Scope and/or Limitations

I certify the matters described in this certificate.

	Signed:	Certificate No:	Date:
Qualified person:		SRL20/63S	12/11/2020

Paul Godier

From: Des Jennings
Sent: Thursday, 24 March 2022 11:07 AM
To: NMC Planning
Subject: (ECM:1231833) Cash in Lieu of Public Open Space - 12-20 Franklin St, Campbell Town (PLN21-0023)

Follow Up Flag: Follow up
Flag Status: Completed

Hi Karen,
Agreeable to accepting cash in lieu of land for POS.
Thanks Des

Des Jennings



General Manager | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: des.jennings@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au



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of choice**

From: NMC Planning <planning@nmc.tas.gov.au>
Sent: Thursday, 24 March 2022 11:04 AM
To: Des Jennings
Subject: Cash in Lieu of Public Open Space - 12-20 Franklin St, Campbell Town (PLN21-0023)

Good morning Des

Would you be able to confirm that you consent to taking cash in lieu of land for POS for the attached 7 lot subdivision at 12-20 Franklin St Campbell Town.

Kind regards
Karen

Karen Jenkins



Administration Officer - Community & Development | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: karen.jenkins@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au



**employer
of choice**



Our ref: PLN-21-0023

18 February 2021

PDA Surveyors
P.O. Box 284
LAUNCESTON 7250

Attention: Allan Brooks

By email: allan.brooks@pda.com.au

Dear Mr Brooks,

Additional Information Required for Planning Application PLN-21-0023
7 Lot Subdivision at 12-20 Franklin Street, Campbell Town

I refer to the abovementioned application which has been reviewed by Council's planners. The following information is required to allow consideration of your application under the *Northern Midlands Interim Planning Scheme 2013*:

Flood Prone Areas Code

The attached diagram shows in red land potentially subject to flooding at a 1% annual exceedance probability. The estimated flood level is between 190.61 and 190.91 m AHD.

- Please provide a risk assessment as required by clauses E5.5.1 P2, E5.6.1 P1.1 and P1.2 of the planning scheme, and address E5.6.1 P1.3 if required.

Low Density Residential Zone

The proposed lots are less than 1 hectare, therefore clause 12.4.3.1 P1.1 requires each lot to provide sufficient usable area and dimensions to allow for a dwelling to be erected in a convenient and hazard free location.

- Please provide plans showing a building envelope considering the flood prone areas code and keeping clear of the overland flow paths for local runoff (attached)

This information is required under section 54 (1) of the *Land Use Planning and Approvals Act 1993*

In accordance with Section 54 (2) of the *Land Use Planning and Approvals Act 1993*, the statutory period for processing the application will not recommence until the requested information has been satisfactorily supplied.

Connection to sewerage services

The application does not propose to connect to the reticulated sewerage system. The performance criterion is at clause 12.4.3.1 P3 is:

Lots that are not provided with reticulated sewerage services must be:

- a) in a locality for which reticulated services are not available or capable of being connected;*
- and*
- b) capable of accommodating an on-site wastewater management system.*

The Land Information System of Tasmania LISTmap shows a TasWater sewer main opposite the site in Franklin Street. It is therefore considered that reticulated sewerage services are available and capable of being connected.

You are invited to submit revised plans showing connection to the reticulated sewerage system.

Otherwise, the recommendation will be for refusal for non-compliance with clause 12.4.3.1 P3 a).

Please include the reference PLN-21-0023 on all correspondence and send any emailed correspondence to planning@nmc.tas.gov.au.

If you have any questions please contact me on 6397 7301, or e-mail planning@nmc.tas.gov.au

Yours sincerely



Paul Godier

SENIOR PLANNER

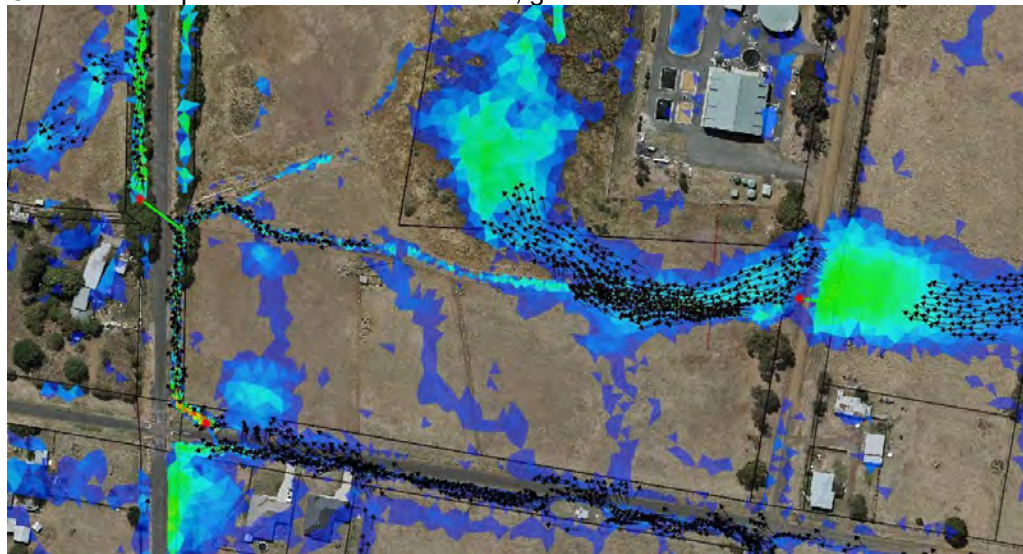
Encl. Flood map, overland flow map

Copy: Mathew & Fairlie Smith, Fairlie.Smith@ths.tas.gov.au

Within the site the red area would be flooded. The current estimated 100 year flood level is between 190.61 and 190.91 m AHD.



Overland flow paths for local runoff in blue, green:



Paul Godier

From: Paul Godier
Sent: Monday, 15 March 2021 11:37 AM
To: Allan Brooks
Subject: RE: Additional information required - 12-20 Franklin Street, Campbell Town - PLN-21-0023 - 7 Lot subdivision

Hello Allan,

If you combine lot 1 and 2 together and show building envelopes outside of the flood area, a flood assessment won't be required.

The building envelopes will need to be clear of the overland flow paths as mentioned in my letter of 18 February.

Regards,

Paul Godier



Senior Planner | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: paul.godier@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au



**employer
of choice**

From: Allan Brooks <allan.brooks@pda.com.au>
Sent: Tuesday, 9 March 2021 10:02 AM
To: Paul Godier <paul.godier@nmc.tas.gov.au>
Subject: RE: Additional information required - 12-20 Franklin Street, Campbell Town - PLN-21-0023 - 7 Lot subdivision

Hi Paul

I have attached a plan showing our current proposal with the image of the flood prone area.
If we combined lot 1 and 2 together and I showed building envelopes outside of the flood area would we still require a flood assessment?

Thanks in advance

Allan Brooks
Town Planner
GradDipEnvPlg
BAppSc (ME)

MOB: 0448 453 971
PHONE: +61 3 6331 4099
3/23 Brisbane Street, Launceston 7250
www.pda.com.au



PDA Surveyors

**WALTER
SURVEYS**

Surveying, Engineering & Planning

ABN 71 217 896 325

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Please consider the environment before printing this email.

From: Paul Godier <paul.godier@nmc.tas.gov.au>

Sent: Thursday, 18 February 2021 3:04 PM

To: Allan Brooks <allan.brooks@pda.com.au>

Cc: Fairlie.Smith@ths.tas.gov.au

Subject: Additional information required - 12-20 Franklin Street, Campbell Town - PLN-21-0023 - 7 Lot subdivision

Please see the attached letter.

Regards,

Paul Godier



Senior Planner | Northern Midlands Council

Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301

T: (03) 6397 7303 | F: (03) 6397 7331

E: paul.godier@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au



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Paul Godier

From: NMC Planning
Sent: Friday, 4 February 2022 12:21 PM
To: Allan Brooks
Cc: Fairlie.Smith@
Subject: FW: Additional information required - 12-20 Franklin Street, Campbell Town - PLN-21-0023 - 7 Lot subdivision
Attachments: Further Information Request PLN-21-0023.pdf

Hello Allan,

I've just had a meeting with Fairlie Smith to explain the information required.

Revised plans are needed showing each lot connected to the reticulated sewerage system.

A risk assessment won't be required if the plans are revised to show:

- Lots 1 and 2 combined to form one lot, and a building envelope of 10m x 15m outside the flood area.
- A building envelope for all lots of 10m x 15m outside the flood area and keeping clear of the overland flow paths for local runoff.
- Building envelopes as per the setbacks for the zone of 15m from the frontage, and 7.5m from side boundaries.

Please let me know if you would like to discuss.

Regards,

Paul Godier



Senior Planner | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: paul.godier@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au



**employer
of choice**

From: Paul Godier
Sent: Thursday, 18 February 2021 3:04 PM
To: allan.brooks@pda.com.au
Cc: Fairlie.Smith@
Subject: Additional information required - 12-20 Franklin Street, Campbell Town - PLN-21-0023 - 7 Lot subdivision

Please see the attached letter.

Regards,

Paul Godier



Senior Planner | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: paul.godier@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au



**employer
of choice**

From: "Allan Brooks" <allan.brooks@pda.com.au>
Sent: Mon, 7 Feb 2022 14:42:20 +1100
To: "NMC Planning" <planning@nmc.tas.gov.au>
Cc: "Fairlie.Smith@ths.tas.gov.au" <Fairlie.Smith@ths.tas.gov.au>
Subject: RE: Additional information required - 12-20 Franklin Street, Campbell Town - PLN-21-0023 - 7 Lot subdivision
Attachments: Sewer Serviced Land.PNG, 46183 P04.pdf, 46183 P04 with flood mapping.pdf

Hi Paul

Please see attached updated plans to address the RFI, regarding to Sewer connections the road is the high point and therefore isn't possible to connect to the sewer mains currently. Please see attached image from ListMap showing 12-20 Franklin Street are not in the sewer serviced land. Under P3 of the scheme A) is met with the its not being capable of being connected. B) is met with the attached supportive wastewater report that was provide originally.

P3	Lots that are not provided with reticulated water and sewerage services must be:
a)	in a locality for which reticulated services are not available or capable of being connected; and
b)	capable of accommodating an on-site wastewater management system.

Please let me know if there is anything further required.

Regards,
Allan



Allan Brooks MPlanning, BAppSci (ME)
Planner

Phone: +61 (03) 6331 4099
allan.brooks@pda.com.au
3/23 Brisbane Street, Launceston TAS 7250

From: NMC Planning <planning@nmc.tas.gov.au>
Sent: Friday, 4 February 2022 12:21 PM
To: Allan Brooks <allan.brooks@pda.com.au>
Cc: Fairlie.Smith@ths.tas.gov.au

Subject: FW: Additional information required - 12-20 Franklin Street, Campbell Town - PLN-21-0023 - 7 Lot subdivision

Hello Allan,

I've just had a meeting with Fairlie Smith to explain the information required.

Revised plans are needed showing each lot connected to the reticulated sewerage system.

A risk assessment won't be required if the plans are revised to show:

- Lots 1 and 2 combined to form one lot, and a building envelope of 10m x 15m outside the flood area.
- A building envelope for all lots of 10m x 15m outside the flood area and keeping clear of the overland flow paths for local runoff.
- Building envelopes as per the setbacks for the zone of 15m from the frontage, and 7.5m from side boundaries.

Please let me know if you would like to discuss.

Regards,

Paul Godier



Senior Planner | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania
7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: paul.godier@nmc.tas.gov.au | W:
www.northernmidlands.tas.gov.au

**employer
of choice**

Tasmania's Historic Heart

From: Paul Godier

Sent: Thursday, 18 February 2021 3:04 PM

To: allan.brooks@pda.com.au

Cc: Fairlie.Smith@ths.tas.gov.au

Subject: Additional information required - 12-20 Franklin Street, Campbell Town - PLN-21-0023 - 7 Lot subdivision

Please see the attached letter.

Regards,

Paul Godier



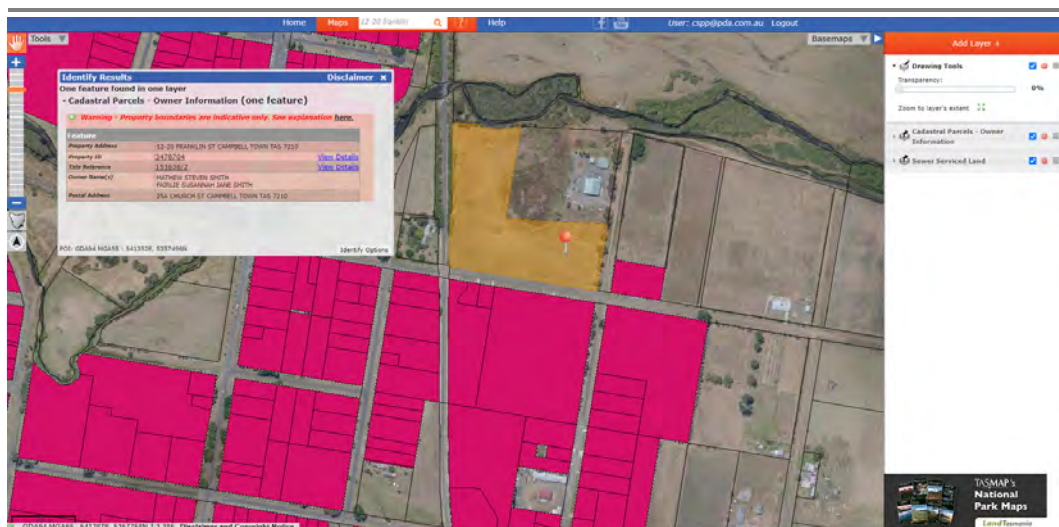
Senior Planner | Northern Midlands Council
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Tasmania's Historic Heart

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Home Maps 12-20 franklin Help User: cspp@pda.com.au Logout

Tools Basemaps Add Layer +

Identify Results Disclaimer

One feature found in one layer

▾ Cadastral Parcels - Owner Information (one feature)

Warning - Property boundaries are indicative only. See explanation [here](#).

Feature	
Property Address	12-20 FRANKLIN ST CAMPBELL TOWN TAS 7210
Property ID	3478704 View Details
Title Reference	153636/2 View Details
Owner Name(s)	MATHEW STEVEN SMITH FAIRLIE SUSANNAH JANE SMITH
Postal Address	25A CHURCH ST CAMPBELL TOWN TAS 7210

POI: GDA94 MGA55 : 541352E, 5357496N Identify Options

Transparency: 0% Zoom to layer's extent

▾ Drawing Tools

▾ Cadastral Parcels - Owner Information

▾ Sewer Served Land

GDA94 MGA55 : 541287E, 5357758N 1:3,385 Disclaimer and Copyright Notice

TASMAP's National Park Maps Land Tasmania

Paul Godier

From: Cameron Oakley
Sent: Friday, 4 March 2022 11:35 AM
To: Jonathan Galbraith
Cc: Leigh McCullagh; Paul Godier
Subject: RE: W&I referral PLN-21-0023, 12-20 Franklin Street, Campbell Town

Hi Jonathan,

It is definitely in the flood area, so the code needs to be addressed. See below the revised 100 year flood area recently derived by Steve Ratcliffe. This will be available in the form of a formal map along with Ross shortly.

As per previous discussions other Tasmanian Councils now consider the **1% AEP Climate Change footprint** as the 'flood area', which would be worse than the below, but we don't seem to be doing that yet which ultimately leaves new developments vulnerable in the coming decades. If you want to see that climate change footprint I can see if Steve can send that through too.

This flood footprint, and the existing open drain which runs through the proposed subdivision from east to west potentially means that the wastewater report needs to be revisited, best to check with the EHO.

The local urban flood map as per the modelling report is also shown below. The was undertaken before we had survey of the DN300 culvert under Bedford Street. Remodelling may show a difference in the footprint due to that culvert. In any case there is a clear overland flow path which currently doesn't seem to have been addressed by the proponent. They have shown a 'new stormwater drain' along the northern boundaries of Lots 2 to 6. This alignment is offset from the Bedford Street culvert and the ex. open drain, and I assume won't be sized to carry the 1% AEP. Therefore the overland flow path should be allowed for. The issue will be the overland flow path being crossed by 6 or 7 fence lines from Bedford Street heading west.

I know we haven't adopted the Tasmanian Stormwater Policy yet but it provides good advice on what should be required regarding overland flow paths, and evidence from designers that what is being provided is sufficient. Before providing feedback perhaps we need to have a look at it and consider what it is that we would want with the flow path?

Major Drainage System Design Requirements for Submission with Development Application

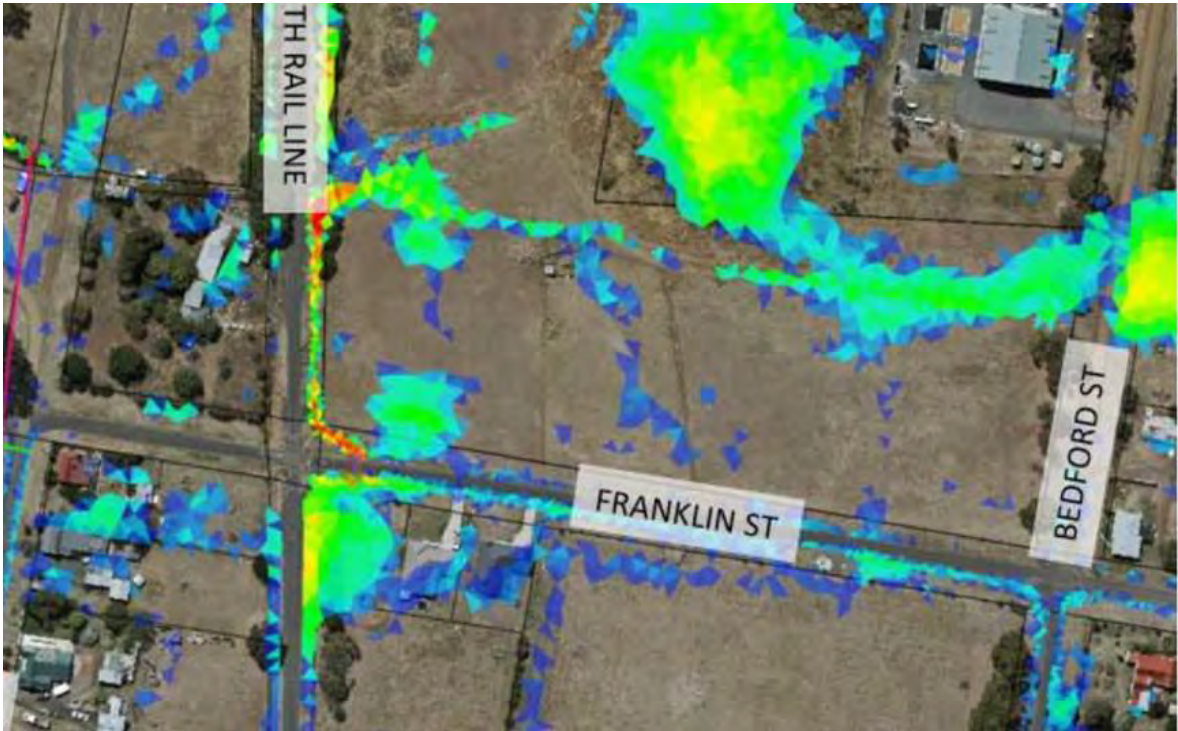
- 1% storm event drainage path locations, direction and widths indicated on plans for depth greater than 50mm with consideration for the following:
 - The major drainage system must be designed to allow for the safe conveyance of the 1% AEP storm event with an allowance for climate change. The allowance for climate change included is to be in accordance with the current version of ARR, or as specified by the Stormwater Service Provider and recommended as the RCP 8.5 2100 scenario
 - Watercourses, open drains and overland flow paths are to be aligned such that they are free-flowing and free of obstructions. They should be located on a public road, open space, drainage reserve or easement wherever possible.
 - Consideration must be given to continuity of the overland flow path and where, for example, a roadway acting as an overland flow path, discharges stormwater to a pathway, park or stormwater reserve. Any fencing crossing the overland flow path must be permeable and designed to prevent blockages to allow water to flow freely.
 - Velocity x depth must be calculated for overland flow paths and compared to the ARR flood hazard classification curves included in Figure 18 Australian Rainfall and Runoff flood hazard classification curves.
 - New trunk pipe, box section or lined channel drainage outfalls must be designed to control the discharge velocity and spread the concentrated discharge to avoid erosion of the receiving streams bed and banks.
 - Wherever practical, vegetated swales or drainage channels must be provided downstream from the trunk drainage outlet.
 - If there is likely to be significant sheet flow from upstream unmanaged slopes management of this issue should be considered in design.

Major Drainage System Calculation Requirements

Calculations are to include as appropriate:

- Calculations of flow widths and flows across road junctions;
- Calculation of flow depth and velocity or hazard classification in any in any surface drainage flow path drainage pathway.
- Calculations of road flow capacity and overland flow path capacity (if any) based on full road cross section;
- Demonstrate that the inlet system for the minor drainage network can continue to operate under appropriate levels of blockage, otherwise appropriate adjustments must be made to the design of the major drainage system to account for potential malfunctions of blockages in the minor system. Refer to ARR Book 9, Chapter 5 and/or ARR Revision Project 11 Blockage of Hydraulic Structures for further guidance;
- Any other requirements set by the Stormwater Service Provider.

For additional guidance on design requirements see Australian Rainfall and Runoff (Engineers Australia, 2019).





Cameron Oakley
Hydrodynamica

From: Jonathan Galbraith
Sent: Tuesday, 1 March 2022 6:39 PM
To: Cameron Oakley
Cc: Leigh McCullagh
Subject: FW: W&I referral PLN-21-0023, 12-20 Franklin Street, Campbell Town

Hi Cam,

Any comments on this proposed subdivision that might be in the flood area?

Regards,

Jonathan Galbraith



Engineering Officer | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | M: 0400 935 642 | F: (03) 6397 7331
E: jonathan.galbraith@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

Tasmania's Historic Heart

**employer
of choice**

From: NMC Planning <planning@nmc.tas.gov.au>

Sent: Tuesday, 1 March 2022 12:01 PM

To: Jonathan Galbraith

Daniel Stearnes

Subject: W&I referral PLN-21-0023, 12-20 Franklin Street, Campbell Town

Good morning

Please find attached referral for your action.

Kind regards

Karen

Karen Jenkins



Administration Officer - Community & Development | Northern
Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: karen.jenkins@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

Tasmania's Historic Heart

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REFERRAL OF DEVELOPMENT APPLICATION PLN-21-0023 TO WORKS & INFRASTRUCTURE DEPARTMENT
Property/Subdivision No: 301600.03

Date: 1 March 2022

Applicant: PDA Surveyors

Proposal: 7 Lot Subdivision (vary lot size, flood prone area, no reticulated sewerage)

Location: 12-20 Franklin Street, Campbell Town

W&I referral PLN-21-0023, 12-20 Franklin Street, Campbell Town

Planning admin: W&I fees paid.

Please inspect the property and advise regarding stormwater/drainage, access, traffic, and any other engineering concerns.

Is there is a house on one of the lots?	No
Is it connected to all Council services?	No
Are any changes / works required to the house lot?	N/a
Are the discharge points for stormwater, infrastructure that is maintained by Council? (This requires a check to ensure the downstream infrastructure is entirely owned, maintained, operated by Council and have been taken over as Council assets.)	Yes

Stormwater:

Does the physical location of stormwater services match the location shown on the plan? (Requires an on-site inspection)	Yes
Is the property connected to Council's stormwater services?	Yes
If so, where is the current connection/s?	Open drain
Can all lots access stormwater services?	Yes
If so, are any works required?	Yes, as per concept plan
Is stormwater detention required	No
Has a stormwater detention design been submitted	N/a
If so, is it designed for 20- year ARI with overland flow path to road or any other low risk Council approved place of discharge.	N/a
If no to above, has the design for 100 – year ARI been done.	N/a
If yes to any of the above, does it comply with Councils stormwater policy	N/a
Is the design approved by works & infrastructure	N/a
Please quote drawing numbers and any other relate documentation (email etc.)	#:
Additional Comments/information	No

Stormwater works required:

As per proposal plan	
Is there kerb and gutter at the front of the property?	No
Are any kerb-and-gutter works required?	Yes, as follows No

Road Access:

Does the property have access to a made road?	Yes
---	-----

	No
If so, is the existing access suitable?	Yes No
Does the new lot/s have access to a made road?	Yes No
If so, are any works required?	Yes, see below No
Is off-street parking available/provided?	Yes No
Road / access works required:	
Works to be in accordance with Standard Drawing TSD R09 - concrete driveway crossover & hotmix sealed apron from the edge of ... Street/Road to the property boundary of Lot/s ... OR <ul style="list-style-type: none"> standard rural access (SD-...) 	
Ross - Headwalls for any piped driveway crossing must be constructed from sandstone and compatible with Heritage character – details to be provided with the Crossover approval letter. (Note: In Ross, hotmix sealed driveways in the main street, gravel elsewhere.)	
Is an application for vehicular crossing form required?	Yes No
Is a footpath required?	Yes No
Extra information required regarding driveway approach and departure angles	Yes No
Are any road works required?	Yes, as follows No
Are street trees required?	Yes No
Additional Comments:	An Engineer's design is / is not required.

Engineer's comment:

Are street trees required??

Please request comment from EHO in regards to the location of septic / awts system in relation to the flood level

Stormwater open drain at the rear of lots 2-7 to be on Council land – suggested width 6m

Easement required over open drain on lot 1

WORKS & INFRASTRUCTURE DEPARTMENT CONDITIONS

STANDARD CONDITIONS FOR SMALL SUBDIVISIONS

W.1 Stormwater

- Each lot must be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- A design plan showing cross sections and long sections for the stormwater drainage must be provided to Council for approval prior to the commencement of any works on site. *Calculations and modelling must be included with design plans*

W.2 Access (Rural)

- c) A driveway crossover and hotmix sealed apron must be constructed from the edge of Franklin St to the property boundary of each lot in accordance with Council standards.
- d) Access works must not commence until an application for vehicular crossing has been approved by Council.

W.3 As constructed information

As Constructed Plans and Asset Management Information must be provided in accordance with Council's standard requirements.

W.4 Municipal standards & certification of works

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. Any design must be completed in accordance with Council's subdivision design guidelines to the satisfaction of the Works & Infrastructure Department. Any construction, including maintenance periods, must also be completed to the approval of the Works & Infrastructure Department.

W.5 Works in Council road reserve

- a) Works must not be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works Manager.
- b) Twenty-four (24) hours notice must be given to the Works & Infrastructure Department to inspect works within road reserve, and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

W.7 Easements to be created

Easements must be created over all stormwater drains in favour of the Northern Midlands Council. Such easements must be created on the final plan to the satisfaction of the General Manager.

W.8 Pollutants

- a) The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.
- b) Prior to the commencement of the development authorised by this permit the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping the site. Material or debris must not be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the developer/property owner. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

W.9 Nature strips

Any new nature strips, or areas of nature strip that are disturbed during construction, must be topped with 100mm of good quality topsoil and sown with grass. Grass must be established and free of weeds prior to Council accepting the development.

Jonathan Galbraith (Engineering Officer)
Stormwater discussed with Cameron Oakley
Date: 3/5/22



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-21-0023	Council notice date	1/03/2022
TasWater details			
TasWater Reference No.	TWDA 2022/00269-NMC	Date of response	07/03/2022
TasWater Contact	Elio Ross	Phone No.	0467 874 330
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	12-20 FRANKLIN ST, CAMPBELL TOWN	Property ID (PID)	3478704
Description of development	Subdivision - 6 lots		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
PDA Surveyors	46183 – P04 (Plan of Subdivision)	--	07/02/2022
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>FINAL PLANS, EASEMENTS & ENDORSEMENTS</p> <ol style="list-style-type: none"> 4. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made. <i>Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.</i> 5. Pipeline easements and, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions. Advice: The minimum easement width over a DN150 water main is 4.0m wide. Refer TasWaters Supplement to WSA03-2011-3.1 MRWA V2.0 			



6. Prior to the issue of a Consent to Register a Legal Document from TasWater, the applicant must submit a copy of the completed Transfer for the provision of a Pipeline and Services Easement(s) to cover existing TasWater infrastructure as required by condition 5. All costs and expenses related to the transfer of easement(s)/lots to TasWater are to be paid by the developer.
7. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:
 - a. the exact location of the existing water infrastructure,
 - b. the easement protecting that infrastructure.


The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

DEVELOPMENT ASSESSMENT FEES

8. The applicant or landowner as the case may be, must pay a development assessment fee of \$363.57, and a Consent to Register a Legal Document fee of \$154.42 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.



Advice			
<p>General</p> <p>For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards</p> <p>For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form</p> <p>Service Locations</p> <p>Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.</p> <p>(a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater</p> <p>(b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies</p> <p>(c) TasWater will locate residential water stop taps free of charge</p> <p>(d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.</p>			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
<p>Authorised by</p>  <p>Jason Taylor Development Assessment Manager</p>			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Rosemary Jones

From: Jennifer Jarvis <Jennifer.Jarvis@tasrail.com.au>
Sent: Tuesday, 15 March 2022 5:37 PM
To: NMC Planning
Subject: Attention Planning Department
Attachments: V2021TasRail Standard Notes - Op Lines.docx

Your Reference PLN-21-0023 – 12 to 20 Franklin Street Campbell Town. 7 Lot Subdivision

Dear Planning Department, thank you for notifying TasRail of the above application.

TasRail has reviewed the available documentation and notes:

- Lot 1 – dwelling to be located outside of the recommended 50m setback from the State Rail Network land boundary
- Lots 2 to 6 will be in excess of 76m of the railway
- Level crossing line of sight will be kept clear
- Stormwater for Lots 2 to 6 will be discharged into the TasWater facility (Mill Pond) on the northern boundary
- Stormwater for Lot 1 – is yet to be confirmed.

TasRail requests that information about the proposed stormwater connection for Lot 1 stormwater be made available to TasRail, prior to any permit being issued by Council. If this is not possible, then TasRail requests a permit condition be included to ensure that information be provided to TasRail for review/approval prior to finalisation of stormwater for Lot 1

TasRail also requests the attached TasRail Standard Notes be included with any Council permit so as to inform the applicants of matters relevant to developing land adjoining an operational rail corridor.

Kind regards

Jennifer Jarvis



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

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



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conclusions, views and other information in this message that do not relate to the official business of the Tasmanian Railway Pty Ltd are the views of the individual sender and shall be understood as neither given nor endorsed by Tasmanian Railway Pty Ltd.

Paul Godier

From: Allan Brooks <allan.brooks@pda.com.au>
Sent: Thursday, 21 April 2022 10:59 AM
To: NMC Planning
Cc: Paul Godier
Subject: RE: Advice of Council meeting to consider PLN21-0023
Attachments: 46183 P04 with updated flood modelling.pdf; 46183 P04 Sewer Servicing Report.pdf

Hi Paul

Please see attached servicing report and updated plan with modelling from Cam Oakley. This provides a larger outside of the flood prone area for Lot 1.

As the setback requirements are 15m, it limits the ability to service building envelopes. These are the only potential lots that could be serviced and would only serve a small section as shown.

The potential pump station situation would likely cost around 500,000 dollars making the subdivision cost prohibiting. Another issue with a pump station is it would need to be located on the lowest point to service the lots, and as this is flood-prone land it would be unlikely that TasWater would accept this.

Please let me know if you have any further questions.

Regards,



Allan Brooks MPlanning, BAppSci (ME)
Planner

Phone: +61 (03) 6331 4099 | Mobile: 0448 453 971
allan.brooks@pda.com.au
PO Box 284, 3/23 Brisbane Street, Launceston TAS 7250

From: Allan Brooks
Sent: Wednesday, 13 April 2022 8:04 AM
To: NMC Planning <planning@nmc.tas.gov.au>
Cc: Paul Godier <paul.godier@nmc.tas.gov.au>
Subject: RE: Advice of Council meeting to consider PLN21-0023

Hi Paul

As discussed on Monday we are happy to provide an extension of time to allow us to create a plan showing the total serviceable area possible.

If you can send through a form I will return a signed copy.

Regards,



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Planner

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allan.brooks@pda.com.au
PO Box 284, 3/23 Brisbane Street, Launceston TAS 7250

From: NMC Planning <planning@nmc.tas.gov.au>
Sent: Thursday, 7 April 2022 2:03 PM
To: Allan Brooks <allan.brooks@pda.com.au>
Cc: Smith, Fairlie SJ <fairlie.smith@ths.tas.gov.au>
Subject: Advice of Council meeting to consider PLN21-0023

Good afternoon,

Please see attached letter.

Kind regards,

Rosemary Jones



Administration Officer - Community & Development | Northern
Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
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Paul Godier

From: Allan Brooks <allan.brooks@pda.com.au>
Sent: Thursday, 5 May 2022 1:44 PM
To: Paul Godier
Subject: RE: Advice of Council meeting to consider PLN21-0023

Hi Paul

I've asked my engineer and individual sewer pump to cost up to the \$100,000 mark for each lot and would still require a septic tank. Similar to the sewer pump station for all or individuals, it would likely make the development uneconomical. There is the likelihood that taswater wouldn't accept it from the experience of previous developments. If future lots were to be developed with multiple dwellings, it may become more economically suitable and this would have to be assessed in a future DA.

Regards,



Allan Brooks MPlanning, BAppSci (ME)
Planner

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allan.brooks@pda.com.au
PO Box 284, 3/23 Brisbane Street, Launceston TAS 7250

From: Paul Godier <paul.godier@nmc.tas.gov.au>
Sent: Wednesday, 4 May 2022 9:48 AM
To: Allan Brooks <allan.brooks@pda.com.au>
Subject: RE: Advice of Council meeting to consider PLN21-0023

Hello Allan,

Can you please also comment on the option of installing private sewer pump stations for each lot on the basis that these would be installed by the future owners when they build houses.

Thanks,

Paul Godier



Senior Planner | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: paul.godier@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au



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Sent: Thursday, 21 April 2022 10:59 AM
To: NMC Planning <planning@nmc.tas.gov.au>
Cc: Paul Godier <paul.godier@nmc.tas.gov.au>
Subject: RE: Advice of Council meeting to consider PLN21-0023

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Planner

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PO Box 284, 3/23 Brisbane Street, Launceston TAS 7250

From: NMC Planning <planning@nmc.tas.gov.au>
Sent: Thursday, 7 April 2022 2:03 PM
To: Allan Brooks <allan.brooks@pda.com.au>
Cc: Smith, Fairlie SJ <fairlie.smith@ths.tas.gov.au>
Subject: Advice of Council meeting to consider PLN21-0023

Good afternoon,

Please see attached letter.

Kind regards,

Rosemary Jones



Administration Officer - Community & Development | Northern Midlands Council

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