

# TASMANIAN LAND TITLES OFFICE

## Notification of Agreement under the Land Use Planning and Approvals Act 1993

Section 78



DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
131270	2	134371	1
172715	1	172716	1

REGISTERED PROPRIETOR: HOMES TASMANIA of Level 4, 134 Macquarie Street Hobart Tasmania 7000

PLANNING AUTHORITY: KINGBOROUGH COUNCIL

I/we Gary Arnold  
of Kingborough Council, 15 Channel Highway, Kingston Tas 7050

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement (not including annexures) between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

Date: 11/04/2024

Signed: [Signature]  
(on behalf of the Planning Authority)

Land Titles Office Use Only

**LUA**  
Version 2 (TOLD)

THE BACK OF THIS FORM MUST NOT BE USED

Created 23-Jan-2023 02:38PM

# Part 5 Agreement

## Details and recitals

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### Date:

### Parties:

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Name	<b>Kingborough Council</b>
ABN	44 094 485 626
Short form name	<b>Council</b>
Notice details	15 Channel Highway Kingston Tasmania 7050 Telephone: (03) 6211 8200 Email: <a href="mailto:kc@kingborough.tas.gov.au">kc@kingborough.tas.gov.au</a> Attention: General Manager

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Name	<b>Homes Tasmania</b> (established as a body corporate by section 9(2) of the <i>Homes Tasmania Act 2022</i> (Tas))
ACN/ARBN/ABN	83 625 432 188
Short form name	<b>Homes Tasmania</b>
Notice details	Level 3, 134 Macquarie Street Hobart Tasmania 7000 Telephone: 0407 092 239 Email: <a href="mailto:emil.kavic@homes.tas.gov.au">emil.kavic@homes.tas.gov.au</a>

### Recitals:

- A. Homes Tasmania is the registered proprietor of the Land and has responsibility for appraising and approving development appraisal under the Design Guidelines.
- B. Council is the planning authority under the Act for the purposes of the Planning Scheme.
- C. Homes Tasmania intends to implement the Development to the Land pursuant to the Planning Permit.
- D. Pursuant to the Planning Permit, the Council requires Homes Tasmania to enter into an agreement under Part 5 of the Act concerning the Development in accordance with the terms of this Deed.
- E. Homes Tasmania acknowledges that this Agreement is entered into under Part 5 of the *Land Use Planning and Approvals Act 1993* ("the Act") and agrees to register this Agreement with the Recorder of Titles in accordance with section 78 of the Act and that the effect of registration will be that the burden and benefit of any covenant contained in this Agreement will run with the Land as if it were a covenant to which Section 102(2) of the *Land Titles Act 1980* applies.

Certified copy of original agreement

  
.....  
General Manager, Kingborough Council

# Operative provisions

The parties agree as follows:

## 1 Definitions and interpretation

### 1.1 Definitions

In this Agreement, unless the context otherwise requires:

**Act** means the Land Use Planning and Approvals Act 1993 (Tas);

**Agreement** means this document including all schedules and annexures;

**Bushfire Attack Level** means the bushfire attack level as defined in AS3959-2009, Construction Building in Bushfire Prone Areas.

**Bushfire Hazard Management Plan** means the certified Bushfire Hazard Management Plan for Stage 1 Michael Tempest, RMCG, Version 3, 23 June 2023, a copy of which is attached to this Agreement in Attachment D;

**Bushfire Hazard Management Report** means the report by Michael Tempest, RMCG, Version 3, 23 June 2023 a copy of which is attached to this Agreement in Attachment E.

**Bushfire Hazard Report** means the report by Gifford Bushfire Risk Assessment, v4.0, dated 15 August 2021 a copy of which is attached to this Agreement in Attachment F.

**Business Day** means a day on which authorised deposit-taking institutions (as defined in the *Banking Act 1959* (Cwth)) in Hobart are open for general banking business excluding Saturdays, Sundays and public holidays;

**Commencement Date** means the date of this Agreement;

**Design Guidelines** means the guideline titled "Huntingfield terrace house and medium density lot design guide" dated August 2020 a copy of which is attached to this Agreement in Attachment C;

**Development** means the staged subdivision and development of the Land creating 218 residential lots, 1 commercial lot, 13 road lots, public open space and association infrastructure (including sewer pump station, stormwater and road works) approved under the Planning Permit;

**Government Body** includes a body politic, a government (federal, state or local), a governmental, judicial or administrative body, a tribunal, a commission, a department or agency of any government, and a statutory authority or instrumentality;

**Hazard Management Area** means the hazard management area as described in the Bushfire Hazard Management Plan;

**Land** means all that parcel of land more particularly contained in folio of the register volume 131270 folio 2, volume 134371 folio 1, volume 172715 folio 1 and volume 172716 folio 1 also known as 1287 Channel Highway Huntingfield Tasmania;

**Law** means:

- (a) principles of law or equity established by decisions of courts;

- (b) legislation and subordinate legislation; and
- (c) requirements, approvals (including conditions) and guidelines of any Government Body that have force of law.

**Lot** means the lot and or lots (where the context so requires) within Stage 1 of the Development as depicted in the Plan;

**Plan** means the approved plans for Stage 1 of the Development which is attached to this Agreement in Attachment B;

**Planning Permit** means the permit DAS-2020-26 as amended by permit DAS-2020-26A, as amended by permit DAS-2020-26B, as amended by permit DAS-2020-26C and as amended from time to time issued by the Council for the Development copies of which are attached to this Agreement in Attachment A;

**Planning Scheme** means the Kingborough Interim Planning Scheme 2015 as amended from time to time;

**Right** includes a right, a power, a remedy, a discretion or an authority; and

**Stage 1** means the stage subdivision and development of the Land pursuant to the Planning Permit and includes (where the context so requires, jointly or severally) the following sub-stages Stage 1A, Stage 1B, Stage 1C, Stage 1D, Stage 1E, Stage 1F, Stage 1G, Stage 1H and Stage 1I.

## 1.2 Interpretation

In this Agreement, unless the context otherwise requires:

- (a) the singular includes the plural and vice versa;
- (b) words importing a gender include all genders;
- (c) other parts of speech and grammatical forms of a word or phrase defined in this Agreement have a corresponding meaning;
- (d) a reference to a thing (including property or an amount) is a reference to the whole and each part of that thing;
- (e) a reference to a group of persons includes a reference to any one or more of those persons;
- (f) a reference to an annexure, an appendix, an attachment, a schedule, a party, a clause or a part is a reference to an annexure, an appendix, an attachment, a schedule or a party to, or a clause or a part of, this Agreement;
- (g) a reference to any legislation or legislative provision includes subordinate legislation made under it and any amendment to, or replacement for, any of them;
- (h) writing includes marks, figures, symbols, images or perforations having a meaning for persons qualified to interpret them;
- (i) a reference to a document includes:
  - (i) anything on which there is writing;
  - (ii) anything from which sounds, images or writings can be reproduced with or without the aid of anything else;



  
General Manager, Hobart City Council

- (iii) an amendment or supplement to, or replacement or novation of, that document; or
- (iv) a map, plan, drawing or photograph;
- (j) a reference to an agreement includes an undertaking, deed, agreement or legally enforceable arrangement or understanding, whether or not in writing;
- (k) a reference to a 'person' includes a natural person, a partnership, a body corporate, a corporation sole, an association, a Government Body or any other entity;
- (l) a reference to a party includes that party's executors, administrators, successors and permitted assigns and substitutes;
- (m) a reference to a Minister includes, as applicable, that Minister's predecessors and successors in office;
- (n) a reference to a Government Body or other body or organisation that has ceased to exist, or that has been renamed, reconstituted or replaced, or the powers or functions of which have been substantially transferred, is taken to refer respectively to the Government Body or other body or organisation as renamed or reconstituted, or established or formed in its place, or to which its powers or functions have been substantially transferred;
- (o) a reference to an office in a Government Body or other body or organisation includes any person acting in that office, and if the office is vacant, the person who for the time being is substantially responsible for the exercise of the duties, functions or powers of that office;
- (p) mentioning anything after the words 'includes', 'included' or 'including' does not limit the meaning of anything mentioned before those words;
- (q) a reference to a day is to be interpreted as the period of time in Tasmania commencing at midnight and ending 24 hours later; and
- (r) reference to a time or date in connection with the performance of an obligation by a party is a reference to the time or date in Hobart, Tasmania, even if the obligation is to be performed elsewhere.

### 1.3 Headings

Headings are included for convenience only and do not affect the interpretation of this Agreement.

### 1.4 No rule of construction applies to disadvantage party

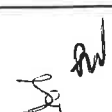
In relation to the interpretation of this Agreement, no rule of construction is to apply to the disadvantage of a party because that party was responsible for the preparation of this Agreement or any part of it.

## 2 Objective of Agreement

### 2.1 Acknowledgment

The parties acknowledge that this Agreement is made under Part 5 of the Act (and in particular section 71) with the intent:

- (a) to provide for the matters set out in section 72(2) of the Act; and



- (b) that the burden of the covenants will run with the Land as provided for by section 79 of the Act.

## 2.2 Commencement of Agreement

Pursuant to section 71 of the Act this Agreement commences on the Commencement Date.

## 2.3 Registration of Agreement

This Agreement must be registered with the Recorder of Titles under section 78 of the Act in respect of the Land.

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# 3 Covenants

Homes Tasmania hereby covenant with the Council that:

### Design Guidelines

- (a) Application of the Design Guidelines under this Agreement

The Design Guidelines requirements under Clauses 3(b) of this Agreement apply to Lots with rear access only, single dwelling development restrictions, non-complying design development standards of the relevant Planning Scheme or other Lots as agreed between the Council and Homes Tasmania.

- (b) Plans and information of proposed development

Prior to the lodgement of a development application with Council, the plans and information of the proposed development must be submitted to Homes Tasmania for appraisal under the Design Guidelines. The plans and information must have sufficient documentation to demonstrate performance in accordance with the Design Guidelines standards. The development application when lodged with Council must be accompanied by Homes Tasmania's written approval. The following specific restrictions apply:

- (i) Lot numbers 54-66, 89-96, 97-103, 104-109 and 110-119 on the Plan are lots that have a frontage to the rear lane access ways. The plans and information for the proposed development of these lots must demonstrate they have vehicle access only from the rear lane access way, unless otherwise approved in writing by Council. Any such request is required to be provided prior to the lodgement of a development application (if applicable) with Council;
- (ii) the plans and information for the proposed development of Lot numbers 1-53 on the Plans must be approved by Homes Tasmania as complying with the Design Guidelines. Where a development application is required to be lodged with Council, it must be accompanied by Homes Tasmania's written approval;
- (iii) the plans and information for development of Lot numbers 90-95, 105-108, 116-117, 147-155, and 167-168 on the Plan that do not comply with Clause F5.8.1 – Lot Design Acceptable Solution A2.2 of F5.0 Huntingfield Housing Land Supply Order Specific Area Plan must be approved by Homes Tasmania as complying with the Design Guidelines. Where a development application is required to be lodged with Council, it must be accompanied by Homes Tasmania's written approval;

- (iv) the development on any Lots on the Plan agreed between Homes Tasmania and Council are restricted to a single dwelling; and
  - (v) the approval of a proposed development by Homes Tasmania as complying with the Design Guideline does not constitute approval or endorsement by Council for any other discretion under the Planning Scheme.
- (c) A development application lodged with Council must be accompanied by the approval from Homes Tasmania that the proposed development complies with the Design Guidelines pursuant to clause 3(b)(ii) and clause 3(b)(iii) will remain until the occurrence of the following events (whichever is sooner):
- (i) every Lot has obtained a planning permit and the planning permit having taken effect and a dwelling constructed and completed on these Lots in accordance with the planning permit; and
  - (ii) twenty (20) years from the date of this Agreement having taken effect.

On and from the occurrence of the events described in this clause 3(c) (whichever is sooner), any development application lodged with Council concerning the Lots will no longer be required to be accompanied by the approval from Homes Tasmania.

In relation to this clause 3(c):

For the purposes of the planning permit having taken effect, on the last of the following dates:

- (i) the date on which the planning permit has taken effect for the purposes of section 53 of the *Land Use Planning Approvals Act 1993 (Tas)*; and
- (ii) where the decision of the Council to grant the planning permit is the subject of an appeal to the Tasmanian Civil & Administrative Tribunal (**Tribunal**):
  - (A) if there is no appeal to the Supreme Court of Tasmania from the decision of the Tribunal within the time permitted by section 25 of the *Resource Management and Planning Appeal Tribunal Act 1993 (Tas)*, the day after the date on which the time for lodging an appeal to the Supreme Court of Tasmania against the decision against the Tribunal expired; and
  - (B) if there is such an appeal to the Supreme Court of Tasmania and the decision to grant the permit is not overturned by the Supreme Court of Tasmania, the date upon which the appeal to the Supreme Court of Tasmania is finally determined.

For the purpose of determining that a dwelling has been constructed and completed on Lot, the issue of the occupancy permit, certificates of completion for building and plumbing works by the Council for that Lot.

- (d) Purpose of the Design Guidelines

The Design Guidelines' primary role is to provide guidelines for the design and development of houses on different Lot types only and is not to be used for reference to the Plan or Development.

### **Bushfire Requirements and Management Responsibilities**

- (e) Bushfire requirements

- (i) Homes Tasmania must maintain all Lots and the Stage 1 Hazard Management Area including any interim hazard management areas as low threat vegetation until such time as ownership of the Lots are transferred to the new owners at which point the maintenance requirement described in this clause 3(e)(i) becomes the responsibility of the new owners of the Lots;
- (ii) Homes Tasmania must maintain any temporary turning circles established as part of any sub-stage until such time as the perimeter road is constructed.
- (iii) Homes Tasmania must maintain the perimeter road (including the verges on each side of the right of carriageway) and the public open spaces (as depicted in the Plan) until such time as the perimeter road (including the verges on each side of the right of carriageway) and the public open spaces and their maintenance are transferred to the Council, at which point the maintenance requirement described in this clause 3(e)(iii) is transferred or becomes the responsibility of the Council;
- (iv) Homes Tasmania must maintain the Stage 1 "grassland" buffer (as depicted in the Plan) with less than 10% overstorey (trees and shrubs) until such time the maintenance requirement of the "grassland" buffer described in this clause 3(e)(iv) is transferred to the Council or the requirement is superseded by a subsequent development use permit for the Land whichever is the earlier;
- (v) The Hazard Management Area within each Lot must be managed by Homes Tasmania in accordance with the recommendation of the Bushfire Hazard Management Plan and perpetually maintained to ensure ongoing compliance with "low threat vegetation" classification as defined in AS3959-2018 Construction Building in Bushfire Prone Areas, Clause 2.2.3.2 until such time as ownership of each of the Lots are transferred to the new owners at which point the management and maintenance requirements described in this clause 3(e)(v) becomes the responsibility of the new owners of the Lots;
- (vi) Future development of the Lots must be constructed to the specified Bushfire Attack Level rating as a minimum in accordance with the construction requirements in the Bushfire Hazard Management Report and accompanying Bushfire Hazard Management Plan; and
- (vii) When landscaping the Hazard Management Area on both the Lots and public open spaces (as depicted in the Plan), measures must be incorporated to reduce bushfire hazard in accordance with the vegetation management recommendations in the Bushfire Hazard Management Report and accompanying Bushfire Hazard Management Plan and the Bushfire Hazard Report, unless the Bushfire Hazard Management Plan is superseded by an alternative bushfire hazard management plan certified by an accredited person and only if this alternative bushfire hazard management plan is to the satisfaction of the Tasmania Fire Service and Council and demonstrates that no additional vegetation management on the balance of folio of the register volume 172716 folio 1 as shown in the Bushfire Hazard Report is being relied upon and does not compromise the potential requirements for a 100m buffer to forty-spotted pardalote habitat and revegetation of the tributary to Coffee Creek Huntingfield Tasmania or other mitigation measures required as part of future stages.



## **4 Dispute resolution**

### **4.1 Application**

This clause 4 does not apply to any dispute or difference between the parties concerning the exercise by any party of any Right under legislation.

### **4.2 Negotiation**

If a party gives written notice to each other party of a dispute or difference concerning this Agreement, the parties must undertake negotiations with a view to resolving the dispute or difference.

### **4.3 Status of negotiations**

- (a) Unless otherwise agreed in writing by the parties and subject to applicable Laws, other than the fact of occurrence, all aspects of negotiations for the purpose of clause 4.2 will be without prejudice and treated as confidential including:
- (b) any settlement proposal made to, or considered by, a party;
  - (i) the willingness of a party to consider a settlement proposal;
  - (ii) any statement made by, or on behalf of, a party during the negotiations; and
  - (iii) any document prepared for the purposes of the negotiations.
- (c) Nothing in clause 4.3(a):
  - (i) prevents a party from enforcing any signed settlement agreement made by the parties in relation to the dispute or difference;
  - (ii) prevents an agent or instrumentality of Homes Tasmania (that is a separate legal entity) from disclosing any matter to Homes Tasmania; or
  - (iii) prevents a Minister of Homes Tasmania from making a statement to Parliament or exercising any Right.

### **4.4 Further action**

If, after 10 Business Days following receipt by a party of a notice under clause 4.2, the parties are unable to resolve the dispute or difference by negotiation, a party may take any lawful action as that party sees fit (including commencing legal proceedings) in relation to the dispute or difference.

### **4.5 Continuation of performance**

Despite the existence of any dispute or difference, unless this Agreement has been terminated, each party must continue to perform its obligations in accordance with this Agreement.

### **4.6 Injunctive and other discretionary relief**

Nothing in this clause 4 prevents a party from commencing legal proceedings to seek an injunction (whether interim or permanent), a writ of specific performance, declaratory relief, or any urgent or other interlocutory relief.



## 5 Notices

### 5.1 Notice requirements

- (a) A notice, certificate, consent, application, waiver or other communication (each a **Notice**) under this Agreement must be:
  - (i) in legible writing in the English language;
  - (ii) subject to clauses 5.1(b) and 5.1(c), signed by or on behalf of the sender or by a lawyer for the sender;
  - (iii) marked for the attention of the person or position (if any) specified in the Details applicable to the intended recipient of the Notice or, if the intended recipient has notified otherwise, marked for attention in the way last notified; and
  - (iv) left or sent in accordance with clause 5.2.
- (b) A printed or copy signature is sufficient for the purposes of sending any Notice by facsimile.
- (c) A Notice sent by email is taken to have been signed by the sender.
- (d) A Notice must not be given orally.

### 5.2 Method and address for delivery

- (a) Subject to clause 5.2(b), a Notice must be:
  - (i) left at the intended recipient's address set out in the Details;
  - (ii) sent by prepaid ordinary mail (or prepaid airmail, if from one country to another country) to the intended recipient's address set out in the Details;
  - (iii) sent by facsimile to the intended recipient's facsimile number (if any) set out in the Details; or
  - (iv) sent by email to the intended recipient's email address (if any) set out in the Details.
- (b) If the intended recipient of a Notice has notified the sender of another address, facsimile number or email address for the purposes of receiving Notices, then subsequent Notices to that intended recipient must be left at or sent to the address, facsimile number or email address (as applicable) last notified by that intended recipient.

### 5.3 Time of receipt

- (a) Subject to clause 5.3(b), a Notice is taken to have been received by the intended recipient:
  - (i) if left at the intended recipient's address, at the time of delivery;
  - (ii) if sent by prepaid ordinary mail, on the fifth Business Day after the day of posting, or if sent by prepaid airmail from one country to another country, on the tenth Business Day after the day of posting;
  - (iii) if sent by facsimile, at the time shown in the transmission report as the time when the whole Notice was sent; and



General Manager, Kingborough Council

- (iv) if sent by email, four hours after the time the email was sent (as recorded by the device from which the email was sent) provided that the sender has not received an automated message that the email has not been delivered.
- (b) If a Notice is received by a recipient on a day that is not a Business Day or after 4.00pm on a Business Day, the Notice is taken to be received at 9.00am on the next Business Day.
- (c) A Notice is effective from the time it is taken to have been received in accordance with clauses 5.3(a) and 5.3(b) (unless a later time is specified in the Notice, in which case the notice takes effect from that time).

#### 5.4 Other modes or places of service

Nothing in this Agreement limits or excludes any other mode or place of service required by an applicable Law.

## 6 Miscellaneous

### 6.1 Governing law

This Agreement is governed by the Laws applying in Tasmania.

### 6.2 Dispute jurisdiction

The parties submit to the non-exclusive jurisdiction of courts with jurisdiction in Tasmania, and any courts that may hear appeals from those courts, in respect of any proceedings in connection with this Agreement.

### 6.3 Entire agreements clause

This Agreement forms the entire agreement of the parties in respect of its subject matter. The only enforceable obligations of the parties in relation to the subject matter of this Agreement are those that arise out of the provisions contained in this Agreement. All prior agreements in relation to the subject matter of this Agreement are merged in and superseded by this Agreement unless expressly incorporated in this Agreement as an annexure, an appendix, an attachment or by reference.

### 6.4 Liability

An obligation of, or a representation, a warranty or an indemnity by, two or more parties (including where two or more persons are included in the same defined term) under or in respect of this Agreement, binds them jointly and each of them severally.

### 6.5 Benefit

An obligation, a representation, a warranty or an indemnity in favour of two or more parties (including where two or more persons are included in the same defined term) is for the benefit of them jointly and each of them severally.

### 6.6 Compliance with obligations

- (a) A party must ensure that its officers, employees, volunteers, authorised contractors, agents and advisers involved in the performance by that party of its obligations under this Agreement:
  - (i) comply with the provisions of this Agreement related to that performance; and



  
General Manager, Kingborough Council

- (ii) do not conduct themselves in a way that would result in the party being in breach of this Agreement or that, if the conduct was undertaken by the party, would result in the party being in breach of this Agreement.
- (b) If a party is prohibited from doing anything under this Agreement, that party must not knowingly assist, authorise or allow any other person to do that thing.

#### 6.7 Severance

If a provision of this Agreement is or at any time becomes illegal, prohibited, void or unenforceable for any reason, that provision is severed from this Agreement and the remaining provisions of this Agreement:

- (a) continue to be enforceable; and
- (b) are to be construed with such additions, deletions and modifications of language as are necessary to give effect to the remaining provisions of this Agreement.

#### 6.8 Counterparts

- (a) This Agreement may be entered into in any number of counterparts.
- (b) A party may execute this Agreement by signing any counterpart.
- (c) All counterparts, taken together, constitute one instrument.
- (d) This Agreement is not to take effect against a party until it has been signed by all parties and delivered, unless it is a deed poll or is intended to take effect immediately when delivered by one or more parties.

#### 6.9 Further assurance

The parties agree to do or cause to be done all such acts, matters and things (including, as applicable, passing resolutions and executing documents) as are necessary or reasonably required to give full force and effect to this Agreement.

#### 6.10 Business Days

If the day on or by which an act, matter or thing is to be done under this Agreement is not a Business Day, that act, matter or thing must be done by no later than the next Business Day.

#### 6.11 No partnership or agency

Unless stated to the contrary in this Agreement:

- (a) nothing contained or implied in this Agreement will:
  - (i) constitute, or be taken to constitute, a party to be the partner, agent or legal representative of another party for any purpose;
  - (ii) create, or be taken to create, a partnership or joint venture; or
  - (iii) create, or be taken to create, an agency or trust; and
- (b) a party must not represent or hold itself out to be a partner, joint venturer, agent or representative of another party.

#### 6.12 Legal costs

- (a) Each party is responsible for its own costs associated with the preparation execution and completion of this Agreement.

  
General Manager, Kingborough Council

- (b) Homes Tasmania must pay any:
  - (i) stamp duty if any assessed on this Agreement;
  - (ii) registration fee associated with the registration of this Agreement with the Recorder of Titles.
- (c) Any party in breach of this Agreement must pay all costs associated with the enforcement or attempted enforcement of this Agreement by another party hereto.

#### 6.13 Amendment

This Agreement may only be amended or supplemented in writing signed by the parties.

#### 6.14 Waiver

- (a) A failure or delay in exercising a Right does not operate as a waiver of that Right.
- (b) A single or partial exercise of a Right does not preclude any other exercise of that Right or the exercise of any other Right.
- (c) A Right may only be waived in writing, signed by the party to be bound by the waiver. Unless expressly stated otherwise, a waiver of a Right is effective only in the specific instance and for the specific purpose for which it was given.

#### 6.15 Successors and assigns

This Agreement is binding on and benefits each party and, unless repugnant to the sense or context, their respective administrators, personal representatives, successors and permitted assigns.

#### 6.16 Rights cumulative

Each Right provided for in this Agreement:

- (a) operates independently of any other Right provided for in this Agreement; and
- (b) is cumulative with, and does not exclude or limit, any other Right, whether at Law or pursuant to any other agreement, deed or document.

#### 6.17 Disclosure

- (a) Despite any confidentiality or intellectual property right subsisting in this Agreement, a party may publish all or any part of this Agreement without reference to another party.
- (b) Nothing in this clause derogates from a party's obligations under the *Personal Information Protection Act 2004* (Tas) or the *Privacy Act 1988* (Cwlth).

#### 6.18 Consent and approvals

- (a) This clause applies to any consent or approval which a party must obtain from another party in accordance with this Agreement. For the avoidance of doubt, this clause does not apply to any consent or approval to be given under any legislation.
- (b) A request for consent or approval must be made in writing.
- (c) A consent or approval for the purposes of this Agreement is not effective unless given in writing.
- (d) Except as otherwise stated, a party whose consent or approval is required must not unreasonably withhold or delay that consent or approval.



- (e) A consent or approval may be given subject to reasonable conditions.
- (f) A party receiving a consent or approval must comply with any conditions subject to which the consent or approval is given. To the extent that the party receiving the consent or approval fails to comply with the condition, that failure is taken to be a breach of this Agreement.

#### **6.19 Doctrine of merger**

The doctrine or principle of merger does not apply to this Agreement or to anything done under or in connection with this Agreement Accordingly, no Right or obligation of a party is merged in anything done pursuant to this Agreement.

#### **6.20 No interference with executive duties or powers**

Nothing in this Agreement is intended to prevent, is to be taken to prevent, or prevents, the free exercise by the Governor, by any member of the Executive Council, or by any Minister of Homes Tasmania, of any duties or authorities of his or her office. Any provision of this Agreement that is inconsistent with this clause is of no legal effect to the extent of the inconsistency.

#### **6.21 Surviving provisions and termination**

- (a) The termination of this Agreement does not affect or limit the operation or effect of clauses or parts of this Agreement:
  - (i) that are expressed to survive the termination of this Agreement;
  - (ii) that, at Law, survive the termination of this Agreement; or
  - (iii) that are necessary to survive the termination of this Agreement:
    - (A) to give full force and effect to the parties' respective Rights, obligations and liabilities on or after the termination of this Agreement;
    - (B) to enable a party to make, enforce or defend any claims related to this Agreement; or
    - (C) to give full force and effect to the operation of clause 6.21(b) or clause 6.21(c).
- (b) The termination of this Agreement does not affect any claims related to, or any Rights, releases, obligations or liabilities accrued or incurred under, this Agreement before the date on which this Agreement is terminated.
- (c) Nothing in this clause 6.21 affects or limits the operation of another provision of this Agreement which gives a party Rights, or imposes obligations on a party, on or after the termination of this Agreement.

**Executed** as an agreement




  
 General Manager, Kingborough Council

## Signing

### Signing by Homes Tasmania

Executed as an agreement by the person named below acting as a delegate of **Homes Tasmania** pursuant to an instrument of delegation dated 2 December 2022 made under section 12 of the *Homes Tasmania Act 2022* (Tas), in the presence of the witness named below:

Signature of  
delegate:  
→



\*Print  
name and  
position of  
delegate:

**Richard Robert Gilmour**  
 Director

Witness'  
signature:  
→



\*Witness  
print  
name and  
position:

Emil Ravic  
 PROJECT MANAGER

\*Use BLOCK LETTERS

\*Witness  
print address:

4/139 MACQUARIE ST  
 Hobart



  
General Manager, Kingborough Council


### Signing by the Council

The common seal of the **Kingborough Council** was hereunto affixed pursuant to a resolution of the said Council passed the 23 August 2011 in the presence of us::

Common seal:



Signature:  
→



\*Print  
name and  
office  
held:

PAULA WRIGHT  
MAYOR.

Signature:  
→



\*Print  
name and  
office  
held:

GARY ARNOLD  
ACTING GENERAL MANAGER

\*Use BLOCK LETTERS

Note: If the Association has adopted the 'Model Rules', the common seal must be affixed in the presence of: two members of its committee; or one member of its committee and the public officer of the Association or any other person the committee has appointed for that purpose.

  
General Manager, Kingborough Council

# Attachment A: Planning Permit



**Civic Centre**  
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## AMENDED PLANNING PERMIT

*Land Use Planning and Approvals Act 1993  
Kingborough Interim Planning Scheme 2015*

### ADDRESS OF THE LAND:

1287 Channel Highway, Huntingfield,  
CT172715/1; CT172716/1; CT134371/1;  
CT131270/2; CT248218/1; CT248218/2;  
CT151047/1; CT151121/1; CT223727/1;  
CT134203/1; CT114677/101;  
CT114677/102; CT114677/104;  
CT114677/105

### REFERENCE:

DAS-2020-26/C

### THE PERMIT ALLOWS:

Staged subdivision creating 218 residential lots, 1 commercial lot, 13 road lots, public open space, and associated infrastructure works (including sewer pump station, stormwater and road works)

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Except as otherwise required by this Permit, use and development of the land must be substantially in accordance with Development Application No. DAS-2020-26, DAS-2020-26/B and DAS-2020-26/C and Council Plan Reference No's. P1 submitted on 17 December 2020, Council Plan Reference P2 submitted on 15 July 2021, Council Plan Reference P3 submitted on 13 April 2022, Council Plan Reference P6 submitted on 14 December 2022, Council Plan Reference P7 submitted on 23 December 2022 and Council Plan Reference P9 submitted on 25 July 2023 (excluding the Huntingfield Master Plan Version O – refer to Advice Clauses).

In relation to the lot and road layout for Sub-Stage 1G the endorsed Council Plan References above do not apply and the approved lot and road layout for Sub-Stage 1G must be substantially in accordance with Council Plan Reference No. P10 submitted on 05/09/2023 and Council Plan Reference No. P11 submitted on 03/10/2023.

This Permit relates to the use of land or buildings irrespective of the applicant or subsequent occupants, and whoever acts on it must comply with all conditions in this Permit. Any amendment, variation or extension of this Permit requires further planning consent of Council.

**Condition amended pursuant to section 56 of the Land Use Planning and Approvals Act 1993.**



  
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2. The subdivision must be developed in the following sub-stages:

- Stage 1A
- Stage 1B
- Stage 1C
- Stage 1D
- Stage 1E
- Stage 1F – *see limitation outlined below.*
- Stage 1G
- Stage 1H – *see limitation outlined below.*
- Stage 1I

as shown on the Overall Staging Plan, GHD Drawing No. 32-18956-C711 Rev 0, dated 20/12/22 Council Plan Reference No P5 submitted on 1 November 2022). Any change to the stages will require the separate approval of Council.

The lot layout in Stage 1F is not approved as the extent of the amendments from the approved plans in Permit DAS-2020-26/A to the lot design and the addition of a new road are not minor amendments under section 56 (aa)-(c) of the *Land Use Planning and Approvals Act 1993*.

ADVICE:

*The engineering design drawings and specifications submitted in accordance with Condition 8 for Sub-Stage 1F must be in accordance with the approved plans for DAS-2020-26/A. A new and separate development application will be required to be lodged with Council for the proposed amendments to be achieved.*

Prior to the sealing of the Final Plan of Survey associated with Sub-Stage 1A:

- A connection to the Channel Highway must be constructed to the satisfaction of Council in accordance with the approved plans for Sub-Stage 1A. The engineering design drawings and specifications submitted to Council as required in Condition 8 should include this connection.

Sub-Stage 1H is not approved. A layout for Sub-Stage 1H will not be endorsed until the Local Business Zone is amended, to be consistent with the Local Business lot configuration and location, and a layout for Sub-Stage 1H has been endorsed by Council.

ADVICE:

*The final design of the Local Business lot and the balance of the lots in Sub-Stage 1H will need further consideration to ensure it has the right size and configuration to achieve a desirable Local Business development adjacent to the residential lots in light of the Local Business Zone Development Standards and to ensure that due regard is had to the impact and amenity of the Local Business lot and any associated development on adjacent residential lots.*

Prior to the sealing of the Final Plan of Survey associated with Sub-Stage 1H:

- The Local Business Zone is to be amended to be consistent with the final approved design of Lot 184.
- An amended plan for Sub-Stage H consistent with the amended Local Business Zone shall be submitted to the satisfaction and approval of the Manager Development Services. When approved, the plans will be endorsed





  
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and will then form part of this permit.

**ADVICE:**

*In discussing this issue Council has provided advice that the amendment to the Local Business Zone location and configuration may be addressed in the LPS conversion process occurring now as Kingborough Council seeks the adoption of the Tasmanian Planning Scheme. However Council is not able to advise as to when this will occur or commit to a time frame and is awaiting advice and instructions from the Tasmanian Planning Commission on the Tasmanian Planning Scheme review. In the event that the Local Business Zone is not amended in a timely manner consistent with the staged development of the Huntingfield estate through the Tasmanian Planning Scheme review, the alternative is for the lodgement of a Planning Scheme Amendment consistent with the approved subdivision plans.*

3. [Deleted]

**Condition deleted pursuant to section 56 of the *Land Use Planning and Approvals Act 1993*.**

4. Prior to the permit coming into the effect, the owner must enter into a Part 5 Agreement for the Huntingfield Design Guidelines under the *Land Use Planning and Approvals Act 1993* with and to the satisfaction of Council detailing the responsibilities for the developer, nominated authorities and individual landowners, including the requirements that:
- (a) The agreement will apply to lots with rear access only, single dwelling development restrictions, non-complying design development standards of the relevant Planning Scheme, or other lots as agreed between Homes Tasmania and Council.
  - (b) Prior to the lodgement of a development application with the Planning Authority the applicant shall be required to submit plans and information of the proposed development to Homes Tasmania for appraisal under the Design Guideline. The plans and information must have sufficient documentation to demonstrate performance in accordance with the relevant Design Guideline standards. The development application, when lodged with the Planning Authority, shall be accompanied by Homes Tasmania approval. The following specific restrictions must be included:
    - (i) Lot No's 54-66, 89-96, 97-103, 104-109, 110-119 are lots that have a frontage to the rear lane access ways and are required to have vehicle access only from the rear lane access way, unless otherwise approved in writing by the Planning Authority. Any such request is required to be provided prior to the lodgement of a development application (if applicable) with the Planning Authority.
    - (ii) Lot No's 1-53 shall be required to obtain the approval of Homes Tasmania that a proposed development complies with the 'Design Guidelines'. Where a development application is required to be lodged with the Planning Authority, it must be accompanied by the Homes Tasmania approval.
    - (iii) Lot No's 90-95, 105-108, 116-117, 147-155, and 167-168 that do not comply with Clause F5.8.1 – Lot Design Acceptable Solution A2.2 of the Huntingfield Housing Land Supply Order SAP, shall be required to obtain the approval of Homes Tasmania that a proposed development complies with the 'Design Guidelines'. Where a development application is required to be lodged with the Planning





Authority, it must be accompanied by the Homes Tasmania approval.

- (iv) Development on any Lots agreed between Homes Tasmania and the Planning Authority that are to be restricted to a single dwelling.
- (c) A development application lodged with the Planning Authority must be accompanied by the approval from Homes Tasmania that the proposed development complies with the "Design Guidelines" pursuant to Condition 4(b)(ii) and Condition 4(b)(iii) will remain until the occurrence of the following events (whichever is sooner):
  - (i) every residential lot under the staged subdivision has obtained a planning permit and the planning permit having taken effect and a dwelling constructed and completed on these residential lots in accordance with the planning permit; or
  - (ii) twenty (20) years from the date of the Part 5 Agreement having taken effect.

On and from the occurrence of the events described in this Condition 4(c) (whichever is sooner), any development application lodged with the Planning Authority concerning the residential lots under the staged subdivision will no longer be required to be accompanied by the approval from Homes Tasmania.

In relation to this Condition 4(c):

For the purposes of the planning permit having taken effect, on the last of the following dates:

- (i) the date on which the planning permit has taken effect for the purposes of section 53 of the *Land Use Planning Approvals Act 1993* (Tas); and
- (ii) where the decision of the relevant Planning Authority to grant the planning permit is the subject of an appeal to the Tasmanian Civil & Administrative Tribunal (Tribunal):
  - (A) if there is no appeal to the Supreme Court of Tasmania from the decision of the Tribunal within the time permitted by section 25 of the *Resource Management and Planning Appeal Tribunal Act 1993* (Tas), the day after the date on which the time for lodging an appeal to the Supreme Court of Tasmania against the decision against the Tribunal expired; and
  - (B) if there is such an appeal to the Supreme Court of Tasmania and the decision to grant the permit is not overturned by the Supreme Court of Tasmania, the date upon which the appeal to the Supreme Court of Tasmania is finally determined.

For the purpose of determining that a dwelling has been constructed and completed on a residential lot, the occupancy permit and certificates of completion for building and plumbing works by the Permit Authority for that lot must have been issued.

The Part 5 Agreement must state that the approval of an application complying with the design guidelines by Homes Tasmania, will not constitute approval or endorsement by the Planning Authority for any other discretion of the relevant Planning Scheme. The Part V Agreement must also state that the Huntingfield Design Guidelines primary role is to provide guidelines for the design and development of houses on different lot types only and is not to be used for reference to the approved subdivision plan or Staging for Huntingfield.

  
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All costs associated with drafting and registering the Part 5 Agreement on the title must be borne by the developer. All terms of this Agreement must be complied with once executed.

The Design Guidelines (as agreed by Homes Tasmania and Council) must be a Schedule to the agreement.

This Part 5 Agreement must be lodged at the Land Titles Office and registered on the title prior to the commencement of on-site works for Stage 1A.

*Please note, planning permits containing a requirement for a Part 5 Agreement are not effective until such time as the Agreement is executed, as specified in s53(6) of the Land Use Planning and Approvals Act 1993. Therefore, the above Agreement must be signed and sealed and registered on the title prior to the Permit coming into effect and commencement of works. A template, and a checklist for the process of drafting and lodging such an Agreement, may be obtained from Council's planning team.*

**Condition amended pursuant to section 56 of the *Land Use Planning and Approvals Act 1993***

5. Prior to the permit coming into effect, the owner must enter into a Part 5 Agreement under the *Land Use Planning and Approvals Act 1993* with and to the satisfaction of Council detailing the management responsibilities for the developer, nominated authorities and individual landowners, including the requirements that:
- (a) the developer (Homes Tasmania), or the nominated authority, must maintain all lots within Stage 1, including each sub-stage A, B, C, D, E, F, G, H and I, and the Stage 1 hazard management area, including any interim hazard management areas, as low threat vegetation until such time as ownership of the titles is transferred and maintaining the vegetation on each lot becomes the responsibility of the individual lot owners;
  - (b) the developer, or the nominated authority, must maintain any temporary turning circles established as part of any sub-stage, until such time as the perimeter road is constructed;
  - (c) the developer (Homes Tasmania) or the nominated authority, must maintain the perimeter road (including the verges each side of the carriageway) and the public open spaces, until such a time as ownership/responsibility is transferred, and maintaining the vegetation in these publicly owned areas, becomes the responsibility of Council;
  - (d) the developer (Homes Tasmania), or the nominated authority, must maintain the 50m Stage 1 hazard management buffer as grassland with less than 10% overstorey;
  - (e) the hazard management area (HMA) within each lot must be managed by the responsible party in accordance with the recommendations of the bushfire report and perpetually maintained to ensure ongoing compliance with 'low threat vegetation' classification as defined in AS3959-2018 Clause 2.2.3.2;
  - (f) future development of lots must be constructed to the specified BAL rating as a minimum, in accordance with the construction requirements in Bushfire Hazard Management Report and accompanying Bushfire Hazard Management Plan (BHMP) (Michael Tempest, RMCG, Version 3, 23 June 2023); and



  
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- (g) when landscaping the HMA on both the private allotments and in the public open spaces, measures must be incorporated to reduce bushfire hazard in accordance with the vegetation management recommendations in the Bushfire Hazard Management Report and accompanying BHMP (Michael Tempest, RMCG, Version 3, 23 June 2023) and the Bushfire Hazard Report (Gifford Bushfire Risk Assessment, v4.0, 15/08/2021);

unless the BHMP is superseded by an alternative BHMP certified by an accredited person and only if this alternative BHMP is to the satisfaction of the Tasmania Fire Service and Council and demonstrates that no additional vegetation management on the balance of CT 1727161/1 as shown in the original subdivision BHMP (Gifford Bushfire Risk Assessment, v4.0, 15/08/2021) is being relied upon and does not compromise the potential requirements for a 100m buffer to forty-spotted pardalote habitat and revegetation of the tributary to Coffee Creek or other mitigation measures required as part of future stages.

This Part 5 Agreement must include a plan showing the hazard management area the Developer must maintain as low threat vegetation under Condition 5 (a) until such time as ownership of the titles is transferred.

All costs associated with drafting and registering the Part 5 Agreement on the title must be borne by the developer. All terms of this Agreement must be complied with once executed.

This Part 5 Agreement must be lodged at the Land Titles Office and registered on the title prior to the sealing of the Final Plan of Survey for the first sub-stage.

**ADVICE:**

*Please note, planning permits containing a requirement for a Part 5 Agreement are not effective until such time as the Agreement is executed, as specified in s53(6) of the Land Use Planning and Approvals Act 1993. Therefore the above Agreement must be signed and sealed and registered on the title prior to the Permit coming into effect and commencement of works. A template, and a checklist for the process of drafting and lodging such an Agreement, may be obtained from Council's planning team.*

**Condition amended pursuant to section 56 of the Land Use Planning and Approvals Act 1993**

6. Prior to the commencement of on-site works for all sub-stages, Urban Design and Landscaping Plans for the proposed road reserves, open space areas, shared paths, stormwater basins and drainage swales within the subdivision stage must be submitted to and approved by the Manager Development Services.


The plan(s) for all sub-stages must include:

**A. Open Space Plan**

A subdivision open spaces plan (exclusive for the subdivision approved by this permit) that delineates open space for recreational purposes or pedestrian links; areas for Water Sensitive Urban Design (where there are particular engineering design requirements); and other open spaces areas that will be transferred to Council (such as road reservations and footpaths). It is recommended that the plan uses coloured hatching and a key to differentiate the areas.





  
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**B. Open Space Infrastructure (including road reservations)**


The layout and provision of Open Space infrastructure must provide for a streetscape and road and path network that encourages walkability of an area and active use of the open space areas.

- i) A sealed footpath located adjacent the property boundary to enable landscaping with shrubs, trees and grass providing vehicle separation from footpaths;
- ii) Street lights located at the end or beginning of footways and provided with elongated beams for safety that do not have spill light on neighbouring properties;
- iii) Provision of spaces suitable for future installation of bus stops, in accordance with any requirements of the public transport providers. This may include connection/conduit points for power and communications/NBN;
- iv) Services bundled on one side of the road and sited to allow for the planting of street trees (consistent with the landscaping requirement in Part C of this condition), to ensure a positive walkable local environment;
- v) Where space allows, sites (including paths of passive recreation) should be identified within the road reservation for the provision of seating;
- vi) The shared path widths a minimum of 3m; (in accordance with Council's *Footpath Provision and Maintenance Policy*);
- vii) Traffic calming methods for pedestrians on roads adjacent public open space to assist with linking of the public open space areas;
- viii) Within the recreational area of public open space the following (but not limited to) must be provided:
  - Connections of services (water and electricity) near the entry point of the open space
  - Vehicle crossover for ongoing maintenance vehicles with removable bollards
  - Water bubbler with base dog drink bowl
  - Seating
  - Playgrounds - designed in accordance with the Kingborough Play Space and Playground Strategy 2020 – 2025 and in consultation with Council
  - Fencing as appropriate

**C. Landscaping Detail**

Subdivision landscaping must enhance the overall quality, appearance, character, and function of new developments and be long lasting. The landscaping detail must include:



  
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- i) All elements of the landscaping requirements in other parts in this condition must demonstrate consistency with the Bushfire Hazard Management Report (Michael Tempest, RMCG, Version 3, 23 June 2023) and Bushfire Hazard Assessment Report and accompanying BHMP (Gifford Bushfire Risk Assessment, v4.0, 15/08/2021) in relation to landscaping, including:
  - a) establishing and maintaining road verges, traffic islands, walkways and cycleways as low threat vegetation;
  - b) establishing and maintaining Public Open Space (POS) within each sub-stage as low threat vegetation;
  - c) establishing and maintaining the perimeter road (including the verges on each side of the carriageway) as low threat vegetation; and
  - d) maintaining linear Open Space/50m wide perimeter grassland buffer as grassland; and
- ii) Street Tree Plan, including:
  - a) Notation of any existing trees to be retained (including any applicable reference number to arborist or ecology reports) including their species and location.
  - b) Species (species selection is subject to approval and should have low limb failure risk and be drought tolerant).
  - c) one tree per lot is to be provided (or as agreed by Council). Spacing between street tree centres of greater than 20m will not be considered acceptable.
  - d) Street trees are to be supplied in pot sizes that support the establishment of clean trunks to at least 1.5m above finished surface level of any adjoining footpath and/or road pavement (within 2 years of planting), dependant on species selection and availability, with 45ltr being the desired minimum pot size.
- iii) For any landscaping (other than street trees) planting by quantity, genus, species, common name, expected mature height and plant size;
- iv) Notation of any existing trees to be retained or removed (including any applicable reference number to arborist or ecology reports) including their species and location;
- v) Earth shaping proposals, including retaining wall(s);
- vi) Notations of fencing, paths and paving (indicating materials and surface finish); identify the species, diameter, tree protection zone and location of trees identified for retention in the Affected Tree Plan (Council Plan Reference P2, dated 15 July 2021) and demonstrate that the total extent of encroachment into the tree protection zones of these trees is less than 10%;



  
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- vii) Demonstration that species selection includes the use of endemic and native species and excludes the use of native species not local to Kingborough and the use of declared and environmental weeds as listed in the Weed Management Strategy and Action Plan, Kingborough Municipal Area 2017-2027; and
- viii) Establishment and maintenance program (for the 12 month maintenance period).

All engineering drawings and other related plans submitted for approval must also reflect the above requirements.

Once endorsed the plans will form part of the permit.

**Condition amended pursuant to section 56 of the *Land Use Planning and Approvals Act 1993***

7. Prior to the commencement of on-site works for all sub-stages, a Construction Environmental Management Plan (CEMP) for each stage must be submitted to and endorsed by Council. No works are permitted to occur until the Plans has been endorsed by Council.

The plans for each sub-stage must provide details of the following:

- (a) The Construction Environmental Management Plan must be in accordance with Section 6 – Erosion and sediment control, The Huntingfield Master Plan and Civil Design, Stage 1 Development – Stormwater Management Plan dated 15 July 2021, including adequate measures to control noise and dust.
- (b) The construction of all water quality systems including raingardens, bioretention swales and basins must initially be constructed as construction sediment basins and flow channels only as per Section 6 Erosion and Sediment Control of the Huntingfield Master Plan and Civil Design, Stage 1 Development – Stormwater Management Plan dated 15 July 2021.
- (c) The Construction Environmental Management Plan must incorporate a water quality asset installation plan. The water quality asset installation plan must detail the timeframes for construction and maintenance of all final filter media systems for water quality assets including associated planting/landscaping during the individual lot development housing construction period. The maintenance of the water quality assets must be undertaken in accordance with Section 5.4.1 Maintenance of stormwater quality infrastructure of the above Stormwater Management Plan and for a minimum 12 month period prior to acceptance of assets by Council;
- (d) Hours for construction activity in accordance with any other condition of this Permit;
- (e) A Traffic Management Plan showing truck routes to and from the site;
- (f) Weed management measures in accordance with Condition 11;
- (g) The specifications and location of tree and vegetation protection measures in accordance with Condition 12;
- (h) The extent of cut and fill;
- (i) Storage locations for the stockpiling of fill on site;
- (j) Demonstration that the stockpiling of fill will not encroach into the Tree Protection Zones of trees identified for retention;



  
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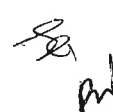
- (k) The location for the disposal of any excess fill off site and demonstration this site is either a certified landfill facility for Level 1 fill or a site that has been approved for the disposal or use of Level 1 fill under a development use permit issued by Council;
- (l) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;
- (m) Measures to minimise impacts on threatened species during construction including the collision risk of fencing and use of rodenticides;
- (n) Waste management during construction works;
- (o) Measures to ensure that sub-contractors / tradespersons operating on the site are aware of the contents of the Construction Management Plan;
- (p) Contact details of key construction site staff; and
- (q) A site plan showing the location of site sheds, on-site amenities, parking and other required facilities;
- (r) Measures relating to removal of hazardous or dangerous material from the site, where applicable.

Once endorsed, the Plans will form part of the permit and must be implemented to the satisfaction of Council.

ADVICE:

*The water quality asset installation plan may be based on the overall percentage of individual lot dwellings completion or separate zones of the percentage of individual lot dwellings completion on separate road lots.*

8. Prior to commencement of on-site works for all sub-stages, engineering design drawings and specifications must be submitted to Council for approval for each sub-stage. The engineering plans and specifications must be prepared and certified by a professional Civil Engineer. Plans must be to satisfaction of the Director Engineering Services and comply with:
  - Tasmanian Standard Drawings;
  - Austroads Standards and Australian Standards;
  - Australian Rainfall and Runoff Guidelines;
  - The Huntingfield Master Plan and Civil Design, Stage 1 Development – Stormwater Management Plan dated 15 July 2021 as amended by Huntingfield Development Stage 1B Stormwater Layout Plan Sheets 1-6, GH&D Rev 0 dated 20/12/2022 (Council Plan Reference P7 received 23/12/2022);
  - The Huntingfield Master Plan and Civil Design, Huntingfield Development – Preliminary Design Report dated July 2021, as amended by the Subdivision Proposal Plan, Leary Cox & Cripps, File 10571 Sheets 1-6, Rev H dated 5/10/2022 (Council Plan Reference P6 received 14/12/2022); and
  - Bushfire Hazard Management Report and accompanying Bushfire Hazard Management Plan (BHMP) (Michael Tempest, RMCG, Version 3, 23 June 2023).



  
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The Plans must include, but are not limited to:

- (a) Design of the internal road network, including junctions, vehicular crossovers to all lots, footways, flood ways, and associated stormwater drainage system.
- (b) Further to the proposed footpath locations as indicated on the submitted drawings, Roads 4, 5, 6, 7, 13 and 2 (between 1 and 11 intersections) must include a 1.5m footpath on both sides of the road to service residential lots on both sides of the road.
- (c) Design (including supporting documentation and hydraulic calculations) of the proposed stormwater infrastructure including:
  - i. All lots to be serviced with a minimum 150mm underground stormwater connection to a reticulation main. Kerb connections will not be permitted.
  - ii. Longitudinal section details (the minimum reticulated main size servicing a residential lot is 225mm).
  - iii. A water sensitive urban design system that achieves the acceptable stormwater quality and quantity targets, required in Table E7.1 of the Kingborough Interim Planning Scheme 2015 including MUSIC modelling
  - iv. The reticulated stormwater system sized to accommodate at least the estimated 5% AEP flow based on a future fully-developed catchment
  - v. Overland flow paths sized to accommodate the estimated 1% AEP (Annual Exceedance Probability) flow based on a future fully-developed catchment
- (d) Locate electricity infrastructure underground;
- (e) A Vegetation and Tree Protection Plan which:
  - i. identifies the species, diameter, tree protection zone and location of trees identified for retention in the Affected Tree Plan (Council Plan Reference P2, dated 15 July 2021);
  - ii. demonstrates that the total extent of encroachment into the tree protection zones of these trees is less than 10% and including the tree protection measures; and
  - iii. includes the tree and vegetation protection measures required in Condition 12;
- (f) Demonstrate no works encroach into the Waterway and Coastal Protection Area of the tributary to Coffee Creek or within 20m of patches of remnant native vegetation on the Balance lot;
- (g) Demonstrate that any external lighting in proximity to the Reserve boundary is adequately shielded to minimise impacts on conservation values;
- (h) Demonstrate consistency with the Bushfire Hazard Management Report and accompanying BHMP (Michael Tempest, RMCG, Version 3, 23 June 2023) in relation to access and static water supply, including:
  - i. design of public access to comply with Table E1;
  - ii. design of the perimeter road/fire trail is to comply with PD 5.1 Table E3;



  
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- iii. design of temporary turning heads compliant with PD 5.1 Table E1 at the end of the road reserve for each sub-stage;
- iv. ensuring all parts of a building area are within reach of a 120m long hose (measured as a hose lay) connected to a compliant hydrant; and
- v. ensuring public roads serve as hardstand located within 3m of the proposed fire hydrants.

Once endorsed the plans will form part of the permit.

**Condition amended pursuant to section 56 of the *Land Use Planning and Approvals Act 1993***

- 9. Underground power and telecommunication services must be provided to all lots on the endorsed plan of subdivision in accordance with the requirements of TasNetworks and the telecommunications authority requirements. Services conduits must be provided to the lots proper at the developer's cost. Services conduits must be provided to the service authority requirements. The underground cabling and street lighting design including annual operating costs must be submitted to Council for approval prior to engineering plan approval.
- 10. Prior to the Council endorsement of submitted Engineering Drawings the Council fee of 2% of the estimated value of the civil engineering construction works (including GST, provisional items and contingencies) for the development or the current minimum engineering plan assessment fee, whichever is the greater must be paid (refer to Permit Note).
- 11. To prevent the spread of weeds and manage any weeds within the site, the following weed management measures must be undertaken to the satisfaction of the Manager Development Services:
  - (a) Prior to the commencement of on-site works for each sub-stage (including but not limited to tree removal, construction, excavations, placement of fill, delivery of construction materials and/or temporary buildings), the following is required:
    - i. a Weed Management Plan by a suitably qualified person must be submitted to and approved by the Manager Development Services for all stages. The plan must include:
      - a list and site plan of all declared weeds under the *Weed Management Act 1999*, environmental weeds and/or weeds listed in the Kingborough Weed Management Strategy present on the site;
      - objectives and identify responsibilities for weed management;
      - provision for a buffer zone adjacent to Peter Murrell Reserve;
      - timeframes and methods of primary, secondary and follow up treatments for these weeds;
      - weed hygiene measures to minimise the spread of weeds to and from the site during on site works, including washdown and management of fill; and
      - an implementation, monitoring and reporting plan (including timeframes and costings for each action).





  
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Once endorsed the plan will form part of the permit and must be complied with to the satisfaction of the Manager Development Services, unless otherwise agreed in writing by the Manager of Development Services.

- ii. Primary treatment of all declared, environmental and/or listed weeds must be undertaken within the footprint of subdivision works for all stages, including within areas to be traversed and disturbed during construction.
- (b) During construction for each sub-stage – weed management measures must be implemented in accordance with the endorsed plan to the satisfaction of the Manager Development Services.
- (c) Prior to the Sealing of the Final Plan of Survey for all sub-stages a weed management audit must be undertaken by a suitably qualified person verifying weed management actions have been satisfactorily implemented in accordance with the Weed Management Plan. Any outstanding weed management must be implemented or non-compliance with the Weed Management Plan rectified in accordance with the objectives and actions in the report to the satisfaction of the Manager Development Services prior to the Sealing of the Final Plan of Survey for all sub-stages.

Ongoing management – ongoing implementation of the Weed Management Plan and management of weeds on the site is the responsibility of the developer (Communities Tasmania), or the nominated authority, until such time as ownership of the titles is transferred and maintaining the weeds on each lot becomes the responsibility of the individual lot owners.

12. Prior to the commencement of any on-site works (including but not limited to tree removal, construction, excavations, placement of fill, delivery of construction materials and/or temporary buildings), temporary barrier fencing must be installed:
- (a) around the tree protection zone of individual trees identified for retention in the Affected Tree Plan (Council Plan Reference P2, dated 15 July 2021) in accordance with AS 4970-2009; and
  - (b) along the outer edge of the 50m Stage 1 hazard management buffer identified in the Bushfire Hazard Management Report and accompanying BHMP (Michael Tempest, RMCG, Version 3, 23 June 2023) and the maximum extent of subdivision works as shown in the endorsed engineering drawings;
- to exclude:
- machine excavation including trenching;
  - excavation for silt fencing;
  - cultivation;
  - storage;
  - preparation of chemicals, including preparation of cement products;
  - parking of vehicles and plant;
  - refuelling;
  - dumping of waste;
  - wash down and cleaning of equipment;
  - placement of fill;
  - lighting of fires;



  
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- soil level changes;
- temporary or permanent installation of utilities and signs; and
- physical damage to the tree(s).

Evidence of satisfactory installation of this fencing must be provided to the Manager Development Services prior to the commencement of on-site works.

This fencing must be maintained for the duration of the subdivision works unless otherwise approved by Council in writing.

In addition, the following tree protection measures must be adhered to following construction for all areas within the tree protection zone but outside the footprint of the approved works:

- i. the existing soil level must not be altered around the tree protection zone of the trees (including the disposal of fill, placement of materials or the scalping of the soil);
- ii. the tree protection zone must be free from the storage of fill, contaminants or other materials;
- iii. machinery and vehicles are not permitted to access the tree protection zone; and
- iv. development and associated works are not permitted unless otherwise approved by Council in writing.

**Condition amended pursuant to section 56 of the *Land Use Planning and Approvals Act 1993***

13. Two blue gum (*Eucalyptus globulus*) trees, identified as Trees 384 and 385 in the Affected Tree Plan (Council Plan Reference P2, dated 15 July 2021), are approved for removal as part of Sub-Stage 1G.

No trees are to be removed prior to the Masked Owl survey required under Condition 15 and issue of a 'Start of Works Notice' for the Sub-Stage 1G subdivision works required under Condition 16.

No further felling, lopping, ringbarking or otherwise injuring or destroying of native vegetation or individual trees is to take place without the prior written permission of Council or in accordance with a further permit or otherwise as provided for in the *Kingborough Interim Planning Scheme 2015* or otherwise in accordance with law.

14. To offset the loss of two (2) very high conservation value trees (both *Eucalyptus globulus* trees with a DBH >70cm) an offset of \$500/tree must be paid into Council's Environmental Fund, to be used to manage and conserve the habitat of the swift parrot in the vicinity of Kingston.

This offset must be paid prior to the commencement of on-site works for Sub-Stage 1G (including but not limited to tree removal, construction, excavations, placement of fill, delivery of construction materials and/or temporary buildings).

15. Prior to the removal of trees 384 and 385, a survey by a suitably qualified person must be undertaken to determine whether any hollows are being utilised by the masked owl (*Tyto novaehollandiae*) or other hollow dwelling species.

If a habitat tree is determined to be active, advice from DPIPW must be sought prior to removal, including any relevant mitigation measures and approvals.

  
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The results of the survey and any advice of DPIPW (if required) must be provided to Council prior to tree removal.

Tree removal may only be undertaken in accordance with the advice of DPIPW and any mitigation measures and approvals (where required).

16. Prior to the commencement of any on-site works for all sub-stages, including but not limited to tree, demolition, construction, excavations, placement of fill, delivery of construction materials and/or temporary buildings, a "start works" notice must be lodged with Council.

These notices must be lodged a minimum of 14 days prior to commencement of on-site works for all sub-stages and works must not commence until the notice has been approved by the Manager Development Services.

17. The construction works for each sub-stage must be undertaken to the satisfaction and approval of the Manager Development Services and in accordance with:

- (a) the approved engineering design drawings;
- (b) the approved Construction Management Plans;
- (c) the Huntingfield Master Plan and Civil Design, Stage 1 Development – Stormwater Management Plan' dated 15 July 2021; and
- (d) The Bushfire Hazard Management Report and accompanying BHMP (Michael Tempest, RMCG, Version 3, 23 June 2023).

The works must be supervised by a professional Civil Engineer in accordance with Council's inspections schedule.

**Condition amended pursuant to section 56 of the *Land Use Planning and Approvals Act 1993***

18. The construction works must be supervised by an approved certified registered Civil Engineer.

19. At practical completion and the satisfactory completion of all mandatory audit inspections for the subdivision works for all sub-stages the supervising engineer must:

- (a) Request a joint on-site practical completion inspection with the Council's authorised representative;
- (b) Provide written confirmation that the works have been substantially completed in accordance with the Council approved plans and specifications and that the appropriate levels of quality and workmanship have been achieved;
- (c) Provide a copy of relevant documentation that all requirements have been carried out as applicable by the following:
  - a. Telecommunication authorities
  - b. TasNetworks
  - c. TasWater;
- (d) Provide supervising engineer's certification that site filling exceeding 300mm has been placed in accordance with AS3798 (guidelines on earthworks for commercial and residential developments). Fill areas must



  
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be shown on the 'As Constructed' drawings;

- (e) Provide a signed checklist for 'As Constructed' drawings;
- (f) Submit A1 size 'As Constructed' drawings in accordance with Council's Survey Brief, at a scale of 1:200 or 1:500 as appropriate, unless approved otherwise, certified as correct by a registered land surveyor in accordance with Council's Survey requirements for subdivisions, developments and capital works projects;
- (g) Provide CCTV inspection and report (by Council approved contractor) of any new public stormwater infrastructure to be taken over by Council; and

Council will issue a Certificate of Practical Completion for each sub-stage including a minor defects list, upon the successful completion of:

- i. All mandatory audit inspections.
- ii. Provision of acceptable documentation.
- iii. Practical completion inspection.
- iv. Provision of Bond and Bank guarantees.

20. Prior to the issue of a Certificate of Practical Completion for each approved stage of the subdivision, the developer must lodge a maintenance bond or bank guarantee equivalent to 10% of the total contract sum (including GST) to cover the satisfactory rectification of all defects and defective works during the statutory 52 weeks maintenance period.

*Note: Council will be entitled to call upon the bond and bank guarantee funds to complete or rectify any outstanding defective works after the expiry of the maintenance period.*

21. Prior to the Sealing of the Final Plan of Survey for all sub-stages, all works associated with each sub-stage of the subdivision must be completed to the satisfaction of the Executive Manager - Engineering Services and the Manager Development Services. Quality assured contractors may lodge a notice of intent to Council requesting assessment and approval that security be accepted to cover the completion of any outstanding works to enable the sealing of the Final Plan of Survey for all sub-stages. The assessment must be in accordance with Council's policy at the time, is subject to an onsite inspection and report by Council's officers. The following must be confirmed in writing:

- (a) That all sewer, stormwater, water mains and associated house connections are constructed and capable of satisfactory operation;
- (b) The access and static water supply must be constructed in accordance with the approved engineering drawings and the Bushfire Hazard Management Report and accompanying BHMP (Michael Tempest, RMCG, Version 3, 23 June 2023), including any temporary turning circles constructed as part of any sub-stage; and
- (c) That all requirements of the Electricity and Telecommunication agencies and other relevant service authorities have been satisfactorily completed.

Acceptable "As Constructed" drawings must be provided.

**Condition amended pursuant to section 56 of the *Land Use Planning and Approvals Act 1993***





22. [Deleted]

**Condition deleted pursuant to section 56 of the *Land Use Planning and Approvals Act 1993***

23. Site filling that exceeds a depth of 300mm must be placed in accordance with AS3798 guidelines for commercial and residential developments 1996. Upon completion of the works, the supervising engineer must confirm in writing that the works have been carried out in accordance with AS 3798. The location of fill areas must be shown on the "as constructed drawings" and Final Plan of Survey for all sub-stages submitted for sealing.

24. All existing and proposed water, sewer and stormwater pipelines must be provided with all necessary drainage easements and shown on the Final Plan of Survey lodged for sealing.

Specific easements as required by other authorities must also be provided and shown on the Final Plan of Survey for all sub-stages lodged for sealing.

25. Prior to the Sealing of the Final Plan of Survey for each sub-stage, all lots, roadways, public open space and hazard management buffers (including any interim 50m hazard management buffers on the balance lot), must be established as hazard management areas in accordance with the Bushfire Hazard Management Report and accompanying BHMP (Michael Tempest, RMCG, Version 3, 23 June 2023). All hazard management buffers, including any interim buffers, must be slashed to <100mm max fuel height and that trees and shrubs retained within this area constitute less than 10% overstorey foliage and vegetation within the Stage 1 buffer must maintained as grassland with less than 10% overstorey.

Prior to the Sealing of the Final Plan of Survey for the final stage, the extent of the grassland buffer as shown in the subdivision BHMP (Michael Tempest, RMCG, Version 3, 23 June 2023) must be demarcated with permanent markers or posts to the satisfaction of the Manager Development Services. These markers must be maintained unless otherwise approved by Council in writing or if superseded by subsequent subdivision approvals.

**Condition amended pursuant to section 56 of the *Land Use Planning and Approvals Act 1993***

26. Prior to the Sealing of the Final Plan of Survey for the first sub-stage, the developer must construct fencing to the satisfaction of the Manager Development Services to prevent uncontrolled access to habitat within the Open Space zoned portion of the site and adjacent Peter Murrell Reserve. This fencing must be continuous and located:

- (a) outside the Waterway and Coastal Protection Area of the tributary to Coffee Creek;
- (b) a minimum of 20m from the closest edge of remnant native vegetation patches; and
- (c) along the boundary with the Peter Murrell Reserve, with design and material to the satisfaction of the PWS Southern Regional Manager.

This fencing must be maintained unless otherwise approved by Council in writing or the fencing is superseded by subsequent subdivision approvals.



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27. Prior to the Sealing of the Final Plan of Survey for all sub-stages, the developer must implement the Urban Design and Landscaping plans required under Condition 6 to the satisfaction of the Manager Development Services.
28. The Final Plan of Survey and Schedule of Easements for the first sub-stage must include Covenants on the title of all lots, including the balance lot, to the effect that:
  - (a) the owner or occupier must not to introduce or keep domestic cats, unless otherwise approved by the General Manager in writing. The General Manager will only approve the introduction and keeping of cats where there is sufficient justification and the owner or occupier agrees to and can demonstrate that any cat will be contained within the lot boundary at all times.
  - (b) buildings and structures must not pose an unacceptable risk of bird collision by incorporating design elements and strategies in accordance with the document "Minimising the swift parrot collision threat – Guidelines and recommendations for parrot-safe building design".

Glazing on buildings and structures will be deemed to pose such a risk unless the glazed surfaces do not result in corner windows or sightlines through buildings from window to window and comply with any of the following:

- i. the glazed surface does not have a total surface area of greater than 2m<sup>2</sup>; or
- ii. the glazed surface is treated to include visual markers or muted reflections, the purpose of which must give them the appearance of an impenetrable surface. Such surfaces may include any one of the following types of treatments: the use of low-reflectivity glass (0-10%); films; coatings; fritted glass; or screens; or
- iii. the glazed surface is installed at a minimum of 20 degrees from vertical, angled in at its base to reflect the ground; and
- iv. there are no sight lines through the glazing surfaces, such as corner windows.

Fencing will be deemed to pose such a risk where it includes chain-link fencing.

29. All Public Open Space lots are to be shown as lots on the Final Plan of Survey for all sub-stages and endorsed as "Public Open Space". In accordance with Section 83(1)(a) of the *Local Government (Building and Miscellaneous Provisions) Act 1993*, these areas must be sold to Council for a nominal consideration. The Final Plans submitted for sealing by the Council is to be accompanied by a signed transfer in respect of these areas together with the payment of applicable Land Titles Office lodgement fees and payment of Stamp Duty.

All road lots must be provided with lot boundaries the satisfaction of the Director Engineering Services and shown as "Road" on the Final Plan of Survey. The applicant must arrange at their expense for the necessary transfer of the road reservation(s) to Council at the time of lodgement of the Final Plan of Survey for sealing.

30. The Final Plan of Survey and Schedule of Easements must include Covenants on the title of all residential lots except for those lots in Sub-Stage 1G, requiring each dwelling installs a minimum volume 3000 L rainwater tank to capture roof water as follows:



  
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- (a) a combined rainwater detention and re-use tank of minimum 3000 L must be installed to capture roof water with the following combination; and
- (b) the tank to include a restricted outlet sized for a minimum detention volume of 2150 L and re-use volume of 850 L available for re-use on site.

**Condition amended pursuant to section 56 of the *Land Use Planning and Approvals Act 1993***

31. The satisfactory completion of all public infrastructure for each stage of the subdivision works will be considered achieved when:
- (a) A Certificate of Practical Completion has been issued.
  - (b) All defects and any defective works have been satisfactorily rectified at the completion of the 52 week maintenance period.
  - (c) Council will be entitled to call upon the bond and bank guarantee funds to complete or rectify any outstanding defective works after the expiry of the maintenance period.
  - (d) At the end of the statutory 52 week maintenance period, the supervising Engineer must request a joint onsite inspection with the Council's authorised representative to confirm that all outstanding defects and defective works have been satisfactorily completed.
  - (e) Upon satisfactory completion of all outstanding defects and defective works Council will issue a notice of satisfactory 'Final Inspection' and the public assets will be taken over by Council.
  - (f) After takeover of the works, it will be the responsibility of the supervising engineer or applicant to request Council to release all Bond and Bank Guarantee monies.
32. The conditions as determined by TasWater, and set out in the attached Amended Submission to Planning Authority Notice, dated 14/07/2023 form part of this permit.

**ADVICE:**

- A. The Huntingfield Masterplan (Version K) does not form part of the endorsed documents and no endorsement of or approval for Stages 2 and 3 as shown in the Master Plan is provided or is to be inferred by Council as part of this permit.
- It is acknowledged that Stage 1 has been designed as an integral part of the Master Plan but also designed to stand alone and does not need other land to deliver infrastructure, services or amenities. However the Master Plan may require further amendment for Stages 2 and 3 in relation to a range of issues including:
- (a) Matters raised in the Significant Impact Assessment (SIA) (North Barker Ecosystem Services, 3/12/2020).
  - (b) Bushfire Hazard Management.
  - (c) Environmental issues including possible referral to the Australian Government Department of Agriculture, Water and the Environment (DAWE) for a decision by the Minister as to whether Stages 2 and 3 are Controlled Actions under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC).
  - (d) Aboriginal Heritage requirements.





  
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- B. A Final Plan of Survey for each sub-stage must be submitted to Council for sealing, together with a Schedule of Easements, a copy of the survey notes, and a copy of the balance plan (where applicable). Payment of Council's fee for sealing a Final Plan of Survey and Schedule of Easements must be made upon submission of plans.

Any proposal to change the approved stages is subject to the separate approval of Council.

- C. In accordance with section 53(5) of the *Land Use Planning and Approvals Act 1993* this permit lapses after a period of two years from the date on which it is granted if the use or development in respect of which it is granted is not substantially commenced within that period.
- D. The Developer should not allocate any property address numbers for the proposed lots.

New property addresses will be allocated by Council prior to the Sealing of the Final Plan of Survey.

- E. In the event that there are any other major variations to items prescribed in the Bushfire Hazard Assessment Report (Gifford Bushfire Risk Assessment, v4.0, 15/08/2021), including but not limited to requirements for threatened species mitigation measures potentially affecting the vegetation classifications being relied upon for the purposes of the subdivision BHMP for Stage 1, the developer or responsible party must notify the Tasmania Fire Service, Council and the author of the Bushfire Hazard Assessment Report and BHMP to confirm whether these alterations are acceptable and determine whether changes to BALs and/or a revised bushfire assessment and/or any amendments to the permit are required.

F. Aboriginal Heritage

Advice has been received from Aboriginal Heritage Tasmania confirming that, as outlined in Section 4.1.2 of the Stage 1 Planning Report (GHD, August 2021), Aboriginal heritage investigations were carried out on the property in 1995, 2009, and most recently in 2010. The cumulative result of these investigations was the identification and mapping of an extensive stone quarry and associated artefact scatter site (AH 7734) across the southern and eastern portion of the property – in proximity to both Coffee Creek and its unnamed tributary. This site is considered a significant part of the complex of silcrete quarries within North West Bay.

Aboriginal Heritage Tasmania further advise that the development plans indicate there are parts of Stage 1, Stage 2 and Stage 3 which will impact the fringes of AH 7734. Therefore, the Department of Communities Tasmania are advised that they will require a permit to be issued by the Minister for Aboriginal Affairs under the *Aboriginal Heritage Act 1975* in order to proceed with the current plan for the Huntingfield development.

G. TasNetworks

The application was referred to TasNetworks pursuant to s44L(1) of the *Electricity Supply Act 1995* (the Act) and specifically:

- 1) whether a development or use to which the application relates is, if carried out, likely to adversely affect the relevant entity's operations and, if so, how; and







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- 2) whether the relevant entity considers it likely that works would be required to be carried out in order for a development or use to which the application relates to be carried out; and
- 3) if the relevant entity considers that works are likely to be required to be carried out in order for a development or use to which the application relates to be carried out – the contact details of the person, or the unit of administration, that is to be responsible to the relevant entity for ensuring compliance by the relevant entity with section 44N.

TasNetworks has not informed Council of any specific requirements and advised that based on the information provided, and given the nature of the development, that the developer should contact TasNetworks' Early Engagement Team at their earliest convenience to ensure issues relating to electricity infrastructure arrangements are understood.



MELISSA STEVENSON  
COORDINATOR STATUTORY PLANNING

**Decision Date: 25 October 2021**

**Permit Amended (pursuant to section 56 of the *Land Use Planning and Approvals Act 1993*): 15 December 2023**

NOTE: This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.





## Amended Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	DAS 2020-26A		<b>Council notice date</b>	24/12/2020
<b>TasWater details</b>				
<b>TasWater Reference No.</b>	TWDA 2020/02215-KIN		<b>Date of response S56 Amendment</b>	11/08/2021 14/07/2023
<b>TasWater Contact</b>	Anthony Cengia	<b>Phone No.</b>	0474 933 293	
<b>Response issued to</b>				
<b>Council name</b>	KINGBOROUGH COUNCIL			
<b>Contact details</b>	kc@kingborough.tas.gov.au			
<b>Development details</b>				
<b>Address</b>	1287 CHANNEL HWY, HUNTINGFIELD	<b>Property ID (PID)</b>	9171495	
<b>Description of development</b>	Subdivision - Stage 1A to 1i - Huntingfield			
<b>Schedule of drawings/documents</b>				
<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>	<b>Date of issue</b>	
GHD	3218956 Huntingfield Stage 1 Development Application Sewerage Servicing Report	0	15/07/2021	
GHD	32-18956 Sheet SK235	A	12/10/2022	
GHD	32-18956 Sheets C812 to C815, C822 & C823	0	20/12/2022	
LEARY COX & CRIPPS	10571 Sheets 1 to 6	H	05/10/2022	
<b>Conditions</b>				
<b>SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL</b>				
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:				
<b>CONNECTIONS, METERING &amp; BACKFLOW</b>				
<ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connection and sewerage connection 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.</li> <li>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.</li> <li>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.</li> </ol>				
<b>ASSET CREATION &amp; INFRASTRUCTURE WORKS</b>				
<ol style="list-style-type: none"> <li>4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.</li> <li>5. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from</li> </ol>				

  
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- TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.
6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
  7. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings/documents and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
  8. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
  9. The developer must design and construct an additional 32m<sup>3</sup> of emergency storage to TasWater's satisfaction which is needed at TasWater's Patriarch Drive Sewage Pump Station (Asset number: BLASP15). The emergency storage must be designed and constructed to allow future augmentation to meet a total external emergency storage of 45.6m<sup>3</sup>.  
*Advice: In accordance with TasWater's 'Developer Charges Policy' for developments located outside of Serviced Land where insufficient capacity is available within an existing system, the developer pays the costs of Extension, including connection, to that system and Expansion of the system to the level of capacity required to service the development.  
The additional amount of storage has been determined using tables 6.1 & 6.2 of TasWater Supplement to WSA 04-2005 2.1 WSAA Sewage Pumping Station Code of Australia Version 3.0*
  10. The application for Engineering Design Approval must, to the satisfaction of TasWater, include a water model compliant with TasWater's supplement to the Water Supply Code of Australia – Melbourne Retail Water Agencies Integrated Code (WSA 03-2011-3.1 MRWA Version 2).
    - a. The developer must ensure that maximum water service pressures of 80m are not exceeded.  
*Advice: Generally, the developer will install a network pressure reducing valve to ensure the maximum water service pressure is dropped below 80m.*
  11. The developer must design and construct a diversion of the existing (sewer) pressure main (asset A3375571) that discharges from Howden Road Sewage Pumping Station No.2 (HOWSP02) into the proposed Sewage Pump Station (SPS).  
*See Advice Section*
  12. The developer must apply to TasWater for reimbursement for costs for design and construction of eligible works. To be eligible for reimbursement, costs for which reimbursement is claimed must be determined from a competitive public tender process, with process and reimbursements determined prior to construction, and to the written approval of TasWater.  
*Applicable reimbursements for eligible works will be the marginal additional cost for design and construction of diverting the sewerage loads from Howden Road Sewage Pumping Station No.2 (HOWSP02) into the proposed sewage pump station (estimated PWWF of 8L/s).*
  13. After testing to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
  14. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document the developer must obtain a Certificate of Practical Completion from

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TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:

- a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
  - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
  - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
  - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
15. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
  16. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
  17. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
  18. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

#### FINAL PLANS, EASEMENTS & ENDORSEMENTS

19. 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.  
*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.*
20. Pipeline easements and/or lots, 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 and/or lot creation requirements.
21. 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)/lot(s) to cover existing/proposed TasWater infrastructure as required by condition 20. All costs and expenses related to the transfer of easement(s)/lots to TasWater are to be paid by the developer.

#### DEVELOPMENT ASSESSMENT FEES

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22. The applicant or landowner as the case may be, must pay a development assessment fee of \$1,179.68 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.
23. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

#### Advice

##### General

For Information on TasWater development standards, please visit  
<http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

##### Sewer Servicing

The developer must divert the rising main that discharges from Howden Road Sewage Pumping Station No.2 (HOWSP02) into the proposed Sewage Pump Station (SPS). The estimated PWWF from this SPS is 8L/s.

The downstream SPS "BLASP15 Patriarch Drive SPS" that will take flows from the development currently has insufficient storage to support the proposed development. The total additional storage required at this site without the development is 13.3 kL. The total additional storage required at this site including the development is 45.6 kL. TasWater will hence be responsible for 13.3 kL and the developer responsible for 32.3 kL.

The alignment for the proposed rising main is not as good as our current rising main from Howden to Patriarch Drive that goes past the SPS. The proposal is to pump the sewerage to a much higher level before it goes to Patriarch Drive, at least an extra 10m of pumping. The developer should look at following the eastern boundary of the development and going past the school on the lower side also – this aligns with the WSA Code requirement to determine the best whole of life solution.

The developer may be able to utilise the existing rising main to Patriarch Drive, as the proposed SPS is ~50m from the existing rising main at the closest point. The developer should review the sizing to see if it could work.

Existing ETs into Patriarch Drive SPS = ~317ET

Development ET = 432ET

Total ET to Patriarch Drive = 749ET -> PWWF=31.9l/s

Patriarch Drive SPS has a Flygt CP 3201.180 HT 53-450 which has a duty of ~49l/s

##### Service Locations

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.

(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


(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](http://www.taswater.com.au/Development/Service-location) for a list of companies

(c) TasWater will locate residential water stop taps free of charge


(d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your

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local council.			
<b>Declaration</b>			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
<b>Authorised by</b>			
			
Jason Taylor Development Assessment Manager			
<b>TasWater Contact Details</b>			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

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## Attachment B: Approved Plans

### BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

#### 1. Land to which certificate applies

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

Street address:

Huntingfield Development – 1287 Channel Highway

Certificate of Title / PID:

PID - 9171495  
 CT - 134371/1  
 CT - 172715/1  
 CT - 172716/1  
 CT - 131270/2

#### 2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision of 67 hectare land parcel into Stage 1 (220 lots comprising of a combination of low-density, standard-density, medium-density and townhouse as well as public open space, playgrounds, parklands & bushland reserves

Applicable Planning Scheme:

Kingborough Interim Planning Scheme 2015

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Assessment Report	GBRA	15.08.2021	v04
Bushfire Hazard Management Plan pages 1-3	GBRA	15.08.2021	v04

**Kingborough Council  
 Planning Permit Document**

Development Application: DAS-2020-26  
 Plan Reference No.: P1  
 Date Received: 17/12/2021  
 Approved by Council Decision: C569/21  
 Decision Date: 25/10/2021

<sup>1</sup> 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"/>	<b>E1.4 / C13.4 – Use or development exempt from this Code</b>
	<b>Compliance test</b>
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)
	<b>Compliance Requirement</b>
	Insufficient increase in risk

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

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

<input checked="" type="checkbox"/>	<b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>
	<b>Acceptable Solution</b>
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1
	<b>Compliance Requirement</b>
	<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

**Kingborough Council**  
**Planning Permit Document**  
 Development Application: DAS-2020-06  
 Plan Reference No.: P1  
 Date Received: 17/12/2021  
 Approved via Council Decision: C569/21  
 Decision Date: 25/10/2021



  
General Manager, Kingborough Council

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

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


**Kingborough Council**  
Planning Permit Document  
Development Application: DAS-2020-25  
Plan Reference No: P1  
Date Received: 17/12/2021  
Approved via Council Decision: C569/21  
Decision Date: 25/10/2021



  
General Manager, Kingborough Council

5. Bushfire Hazard Practitioner			
Name:	Suzie Gifford	Phone No:	0407 664 617
Postal Address:	Gifford & Associates Pty Ltd Unit 3 / 69 Letitia Street North Hobart 7000	Email Address:	suzie@giffordbuildingdesign.com.au
Accreditation No:	BFP – 103	Scope:	1, 2, 3A, 3B, 3C Accredited

6. Certification	
I certify that in accordance with the authority given under Part 4A of the <i>Fire Service Act 1979</i> that the proposed use and development:	
<input type="checkbox"/>	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
<input checked="" type="checkbox"/>	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 <b>Acceptable Solutions</b> identified in Section 4 of this Certificate.

Signed: certifier		
Name:	S. Gifford	Date: 15.08.2021
	Certificate Number:	201203_HUNT03
	(for Practitioner Use only)	

**Kingborough Council**  
Planning Permit Document  
Development Application: DAS-2020-26  
Plan Reference No.: P1  
Date Received: 17/12/2021  
Approved via Council Decision: C569/21  
Decision Date: 25/10/2021



General Manager, Kingborough Council

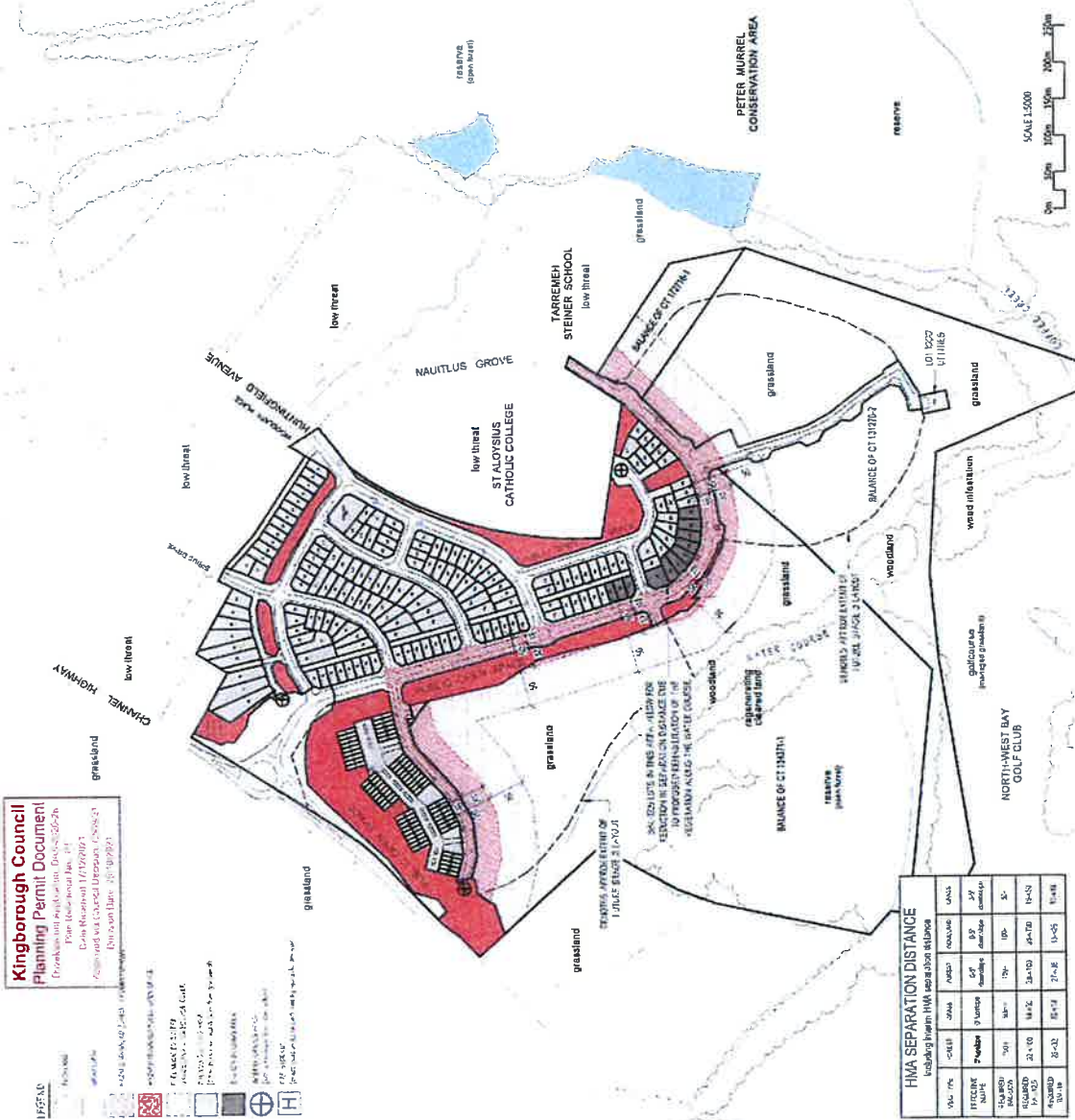
- GENERAL**
- THE SUBDIVISION IS A RESIDENTIAL SUBDIVISION AND IS NOT A BUSINESS SUBDIVISION.
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- HAZARD MANAGEMENT AREA**
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- VEGETATION MANAGEMENT**
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- CONSTRUCTION STANDARD**
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- WATER SUPPLY FOR FIRE FIGHTING**
- THE SUBDIVISION IS A RESIDENTIAL SUBDIVISION AND IS NOT A BUSINESS SUBDIVISION.
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**Kingborough Council**  
Planning Permit Document  
From the Council's Planning Department  
Date Received: 14/12/2023  
Expiry Date: 15/09/2024

HMA SEPARATION DISTANCE		HMA SEPARATION DISTANCE	
Lot Area	Separation Distance	Lot Area	Separation Distance
Less than 1000m <sup>2</sup>	10m	More than 1000m <sup>2</sup>	15m
1000m <sup>2</sup> to 2000m <sup>2</sup>	15m	More than 2000m <sup>2</sup>	20m
2000m <sup>2</sup> to 3000m <sup>2</sup>	20m	More than 3000m <sup>2</sup>	25m
3000m <sup>2</sup> to 4000m <sup>2</sup>	25m	More than 4000m <sup>2</sup>	30m
4000m <sup>2</sup> to 5000m <sup>2</sup>	30m	More than 5000m <sup>2</sup>	35m
5000m <sup>2</sup> to 6000m <sup>2</sup>	35m	More than 6000m <sup>2</sup>	40m
6000m <sup>2</sup> to 7000m <sup>2</sup>	40m	More than 7000m <sup>2</sup>	45m
7000m <sup>2</sup> to 8000m <sup>2</sup>	45m	More than 8000m <sup>2</sup>	50m
8000m <sup>2</sup> to 9000m <sup>2</sup>	50m	More than 9000m <sup>2</sup>	55m
9000m <sup>2</sup> to 10000m <sup>2</sup>	55m	More than 10000m <sup>2</sup>	60m







COMMUNITIES TASMANIA  
PROPOSED SUBDIVISION - STAG

### PROPOSED SUBDIVISION - STAGE 1

HUNTINGFIELD, KINGSTON 7054

STAGE 1 (SOUTH) BHMHP 15 AUG/UST 2021 1061

**gifford**

M: 0407 664 617  
[maria@effortbuildingdesigns.com.au](mailto:maria@effortbuildingdesigns.com.au)  
 certification number: B17-103

TRUE NORTH

[illegible][illegible]

1. **THEORY OF THE FIRM** (10%)
  - 1.1. Explain the difference between a firm and a company.
  - 1.2. Describe the different types of firms and their characteristics.
  - 1.3. Explain the role of the firm in the economy.
2. **PRODUCTION AND COSTS** (20%)
  - 2.1. Explain the production process and the different types of inputs.
  - 2.2. Describe the different types of costs and their relationship with output.
  - 2.3. Explain the concept of marginal cost and its relationship with marginal revenue.
3. **MARKET STRUCTURES** (20%)
  - 3.1. Explain the different types of market structures and their characteristics.
  - 3.2. Describe the behavior of firms in different market structures.
  - 3.3. Explain the concept of perfect competition and its implications.
4. **MONOPOLY AND OLIGOPOLY** (20%)
  - 4.1. Explain the concept of monopoly and its characteristics.
  - 4.2. Describe the behavior of a monopolist and its relationship with marginal revenue.
  - 4.3. Explain the concept of oligopoly and its characteristics.
5. **EXTERNALITIES AND PUBLIC GOODS** (20%)
  - 5.1. Explain the concept of externalities and their types.
  - 5.2. Describe the behavior of firms in the presence of externalities.
  - 5.3. Explain the concept of public goods and their provision.

- IMPROVED AWARENESS OF THE ENVIRONMENTAL PROBLEMS ARE ACCEPTED BY ALL THE MAIN POLITICAL PARTIES AND LEAD TO THE ADOPTION OF A NEW POLICY OF ENVIRONMENTAL PROTECTION

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THE UNIVERSITY OF CHICAGO

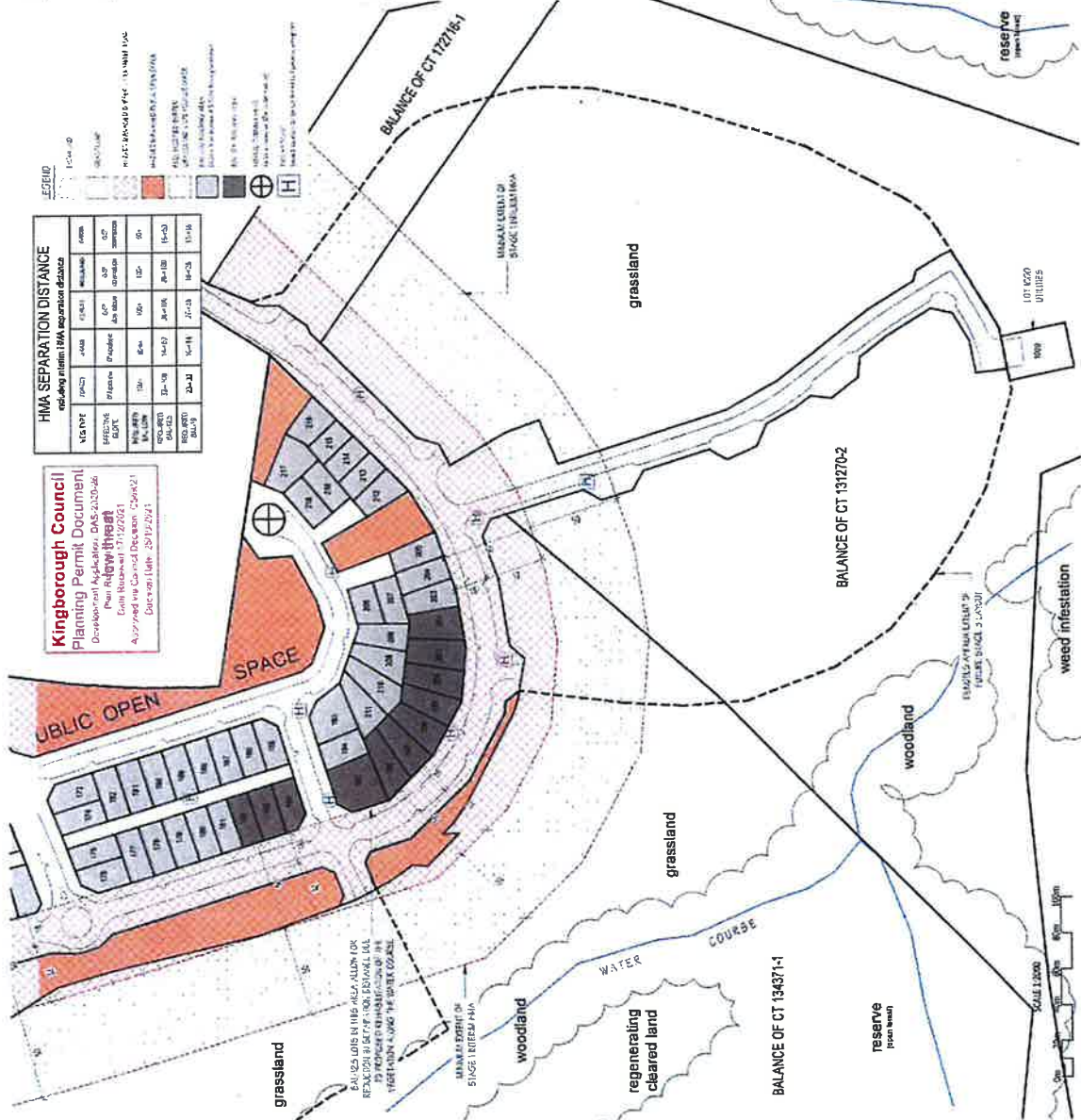
המחברת מודה לפרופ' ד"ר יעקב גולדברג, מנהל מרכז המחקר והייעוץ למערכת המשפט, על שיתוף הפעולה והסיוע במחקר.

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ON THE OTHER HAND, THE 1990S WERE THE YEARS OF THE "NEW" ECONOMY, AND THE 1990S WERE THE YEARS OF THE "NEW" ECONOMY.

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**Kingborough Council**  
**Planning Permit Document**  
Development Application: DAS-2010-046  
(**Plan Review Stage**)  
Expiry Date: 31/12/2011  
Approved by Council Decision: 20/04/2011  
Consent Date: 25/06/2012

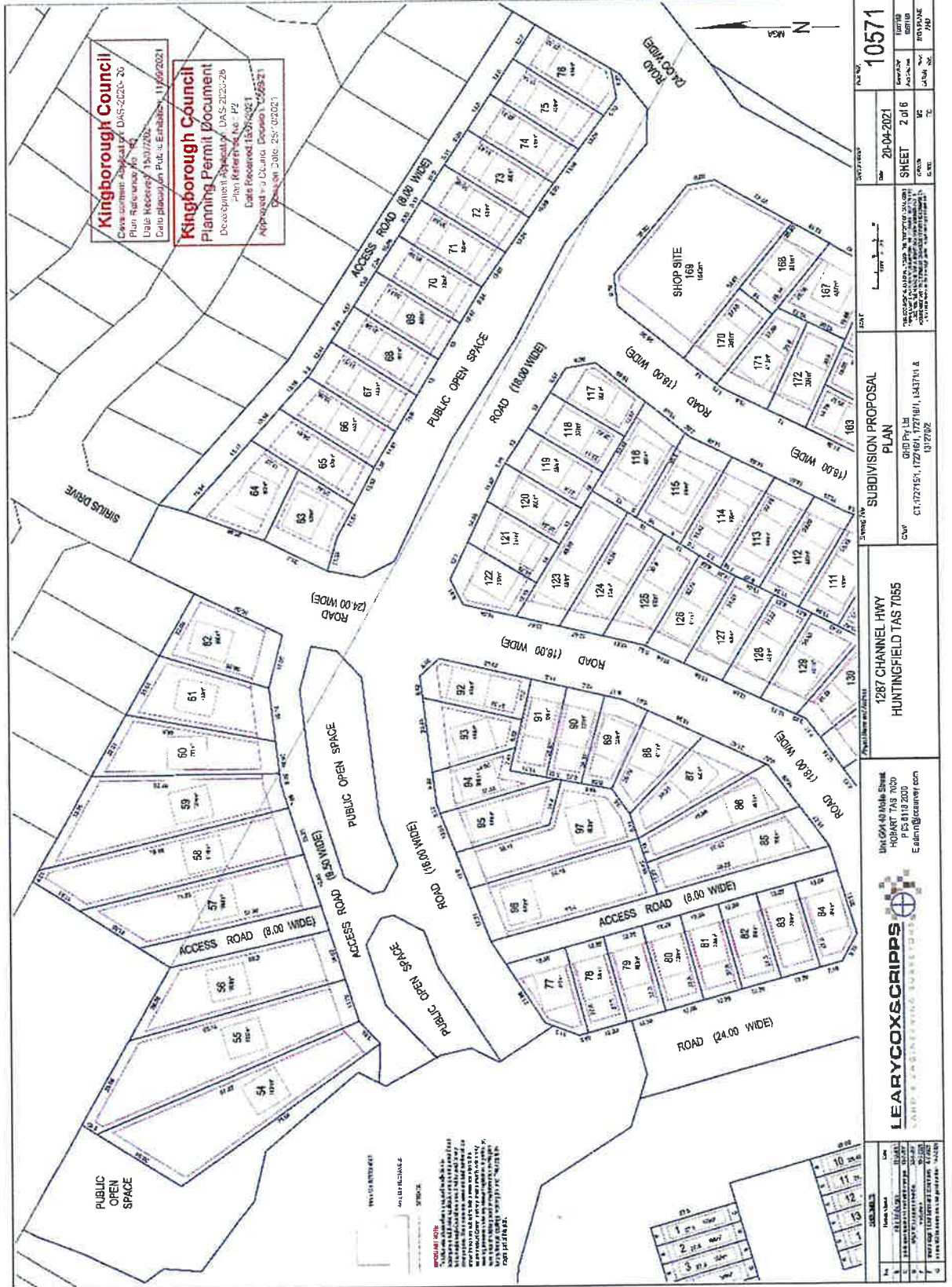


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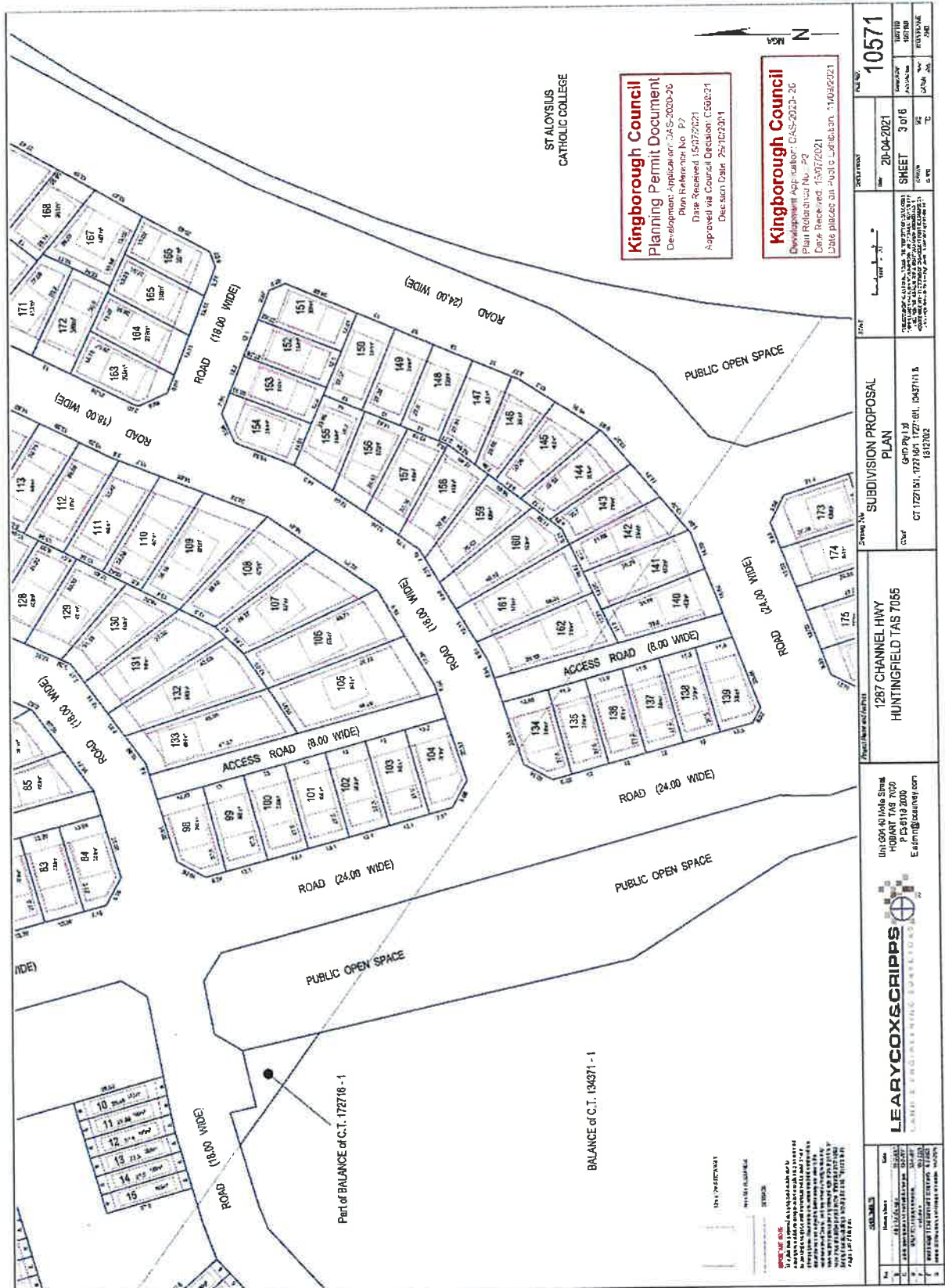




General Manager, Kingborough Council



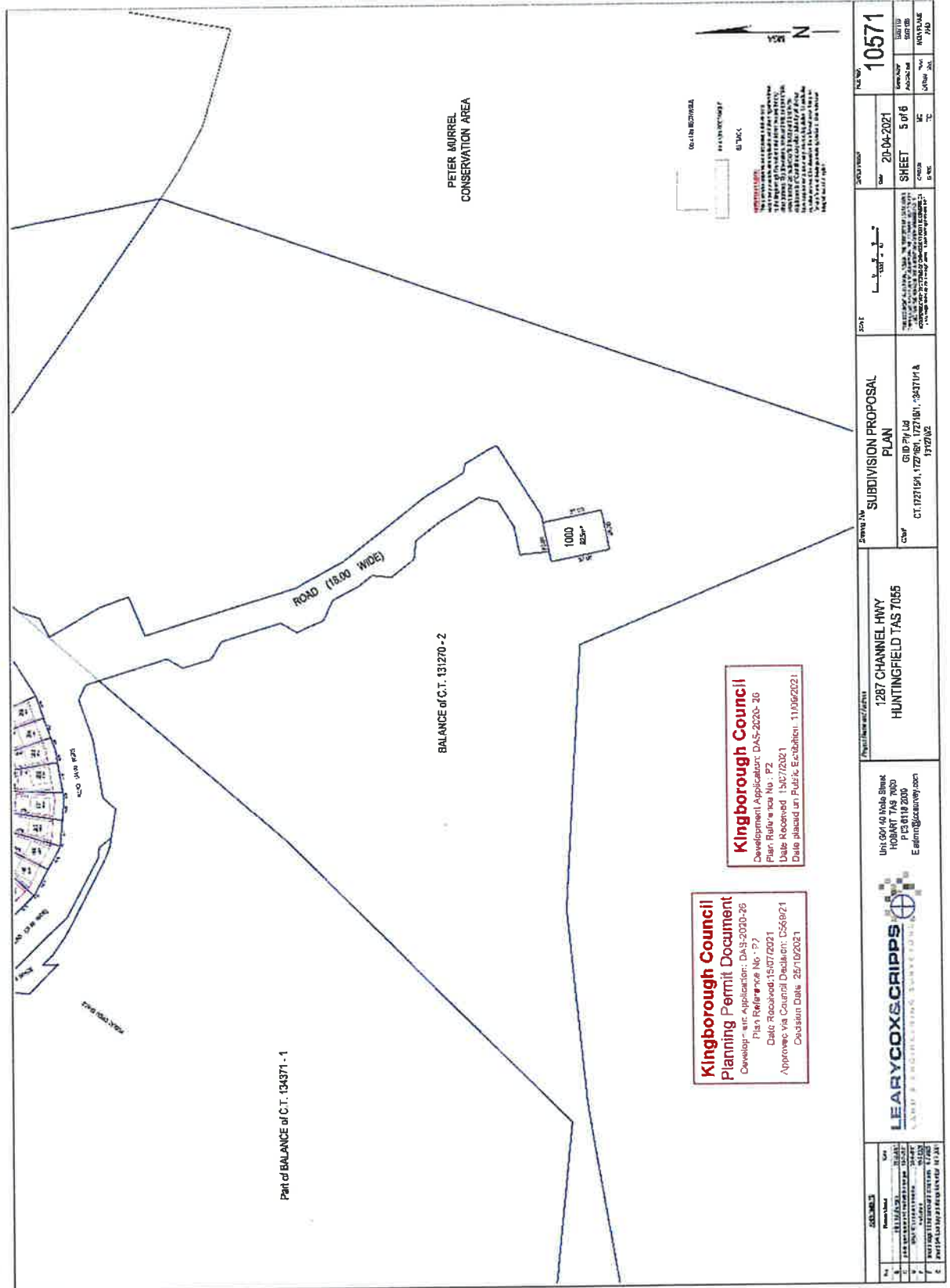
General Manager, Kingborough Council







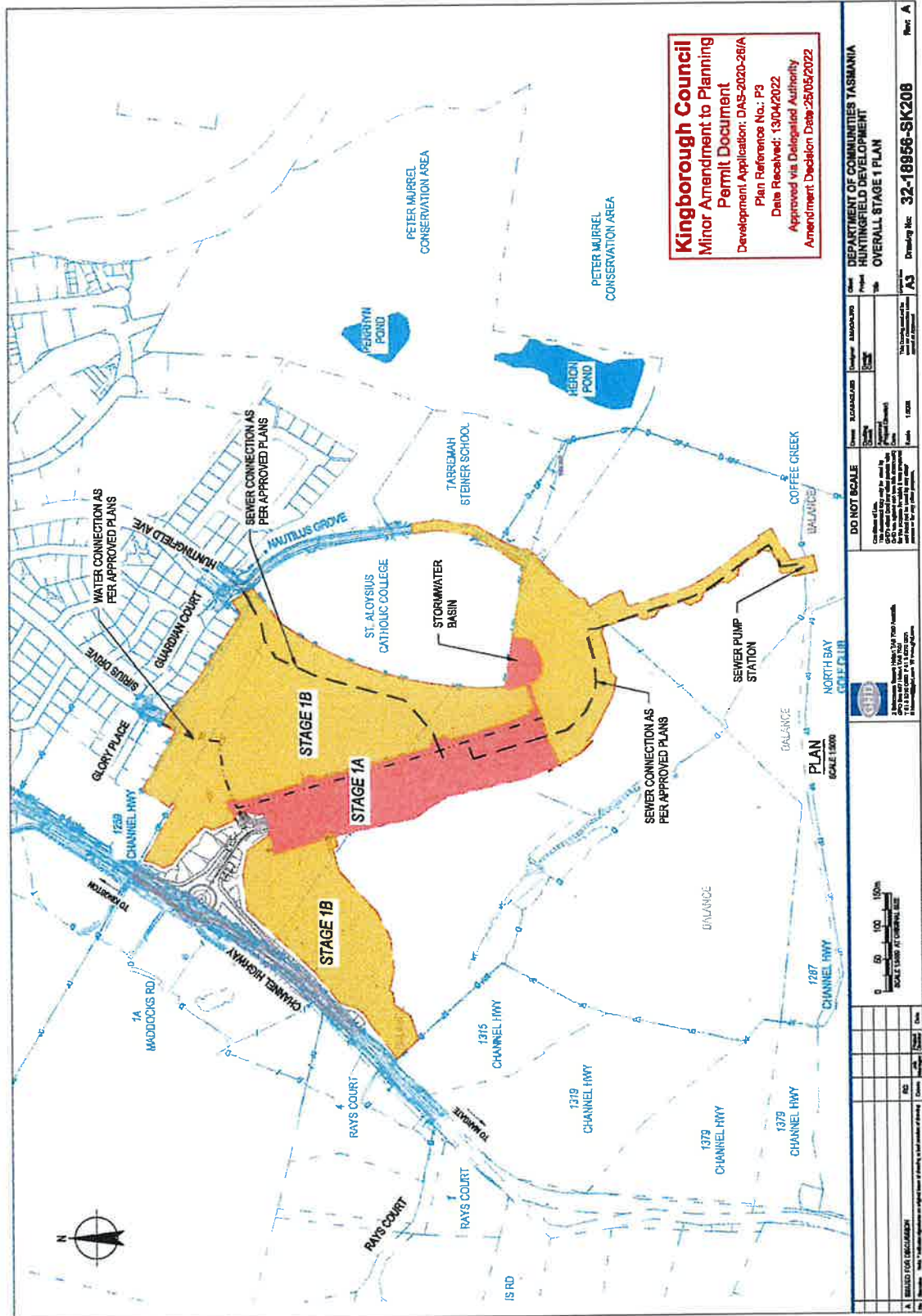
*G. A. C.*  
General Manager, Kingborough Council





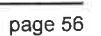


*Game*  
General Manager, Kingborough Council

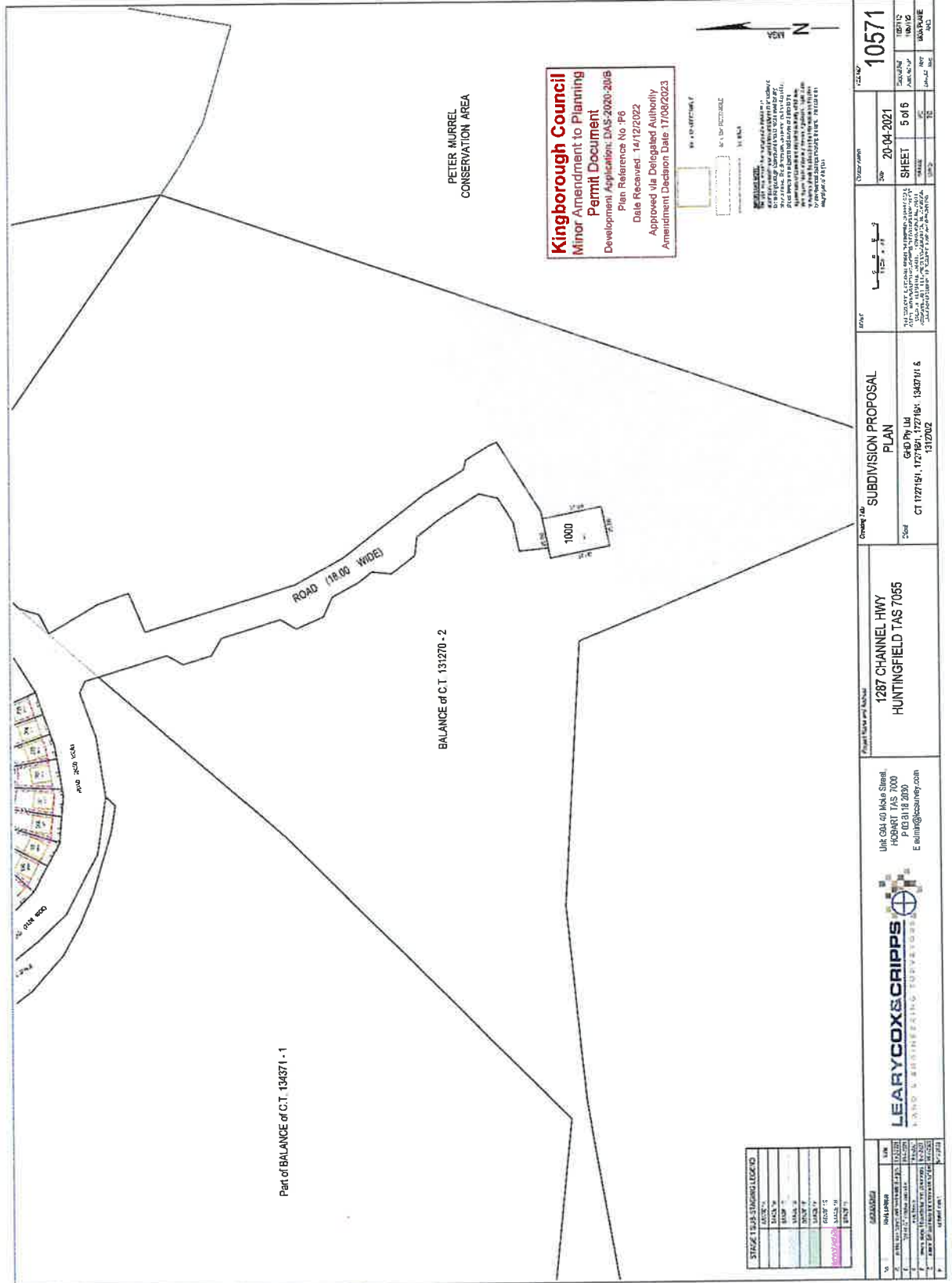


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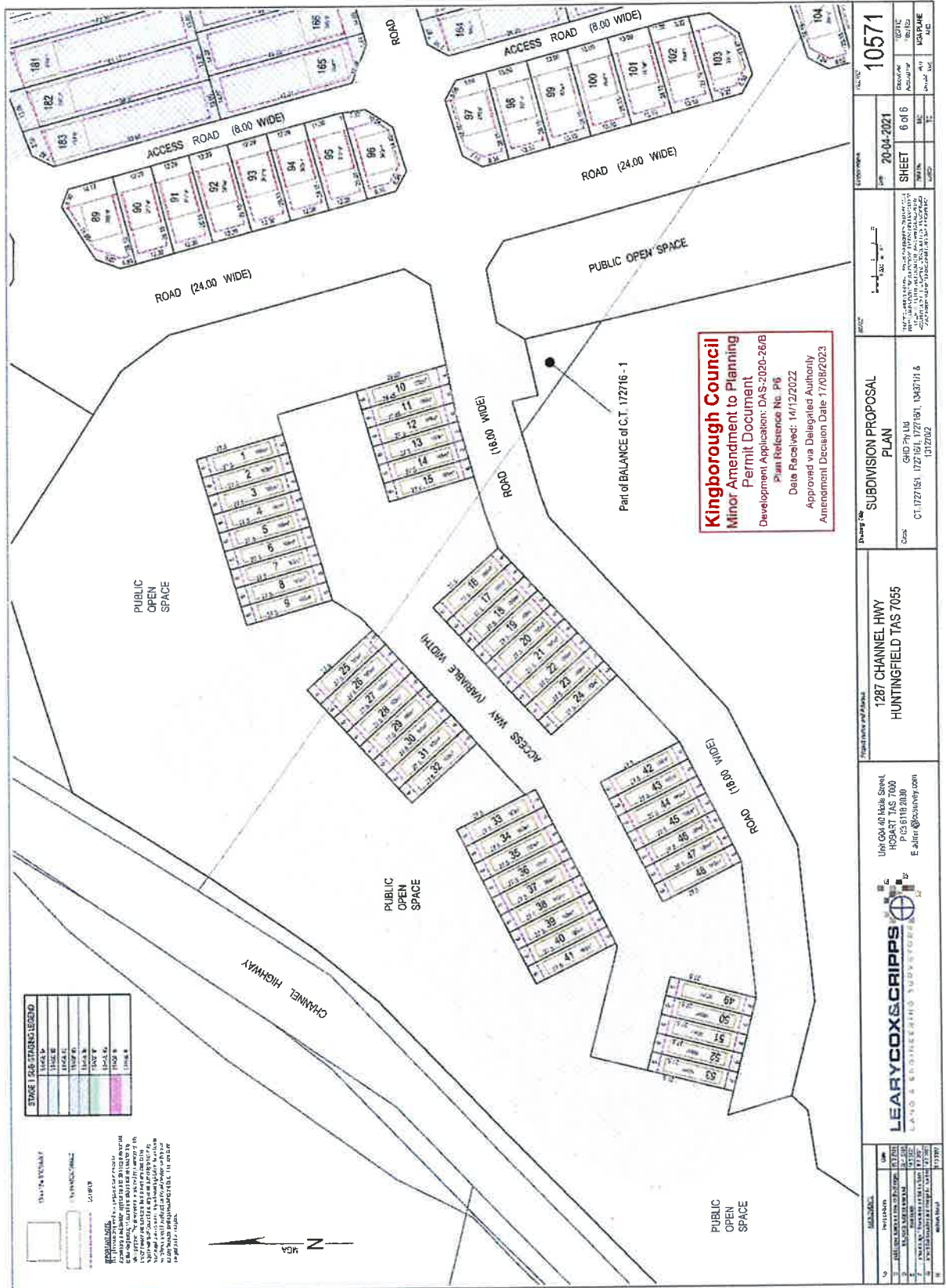




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General Manager, Kingborough Council



General Manager, Kingborough Council



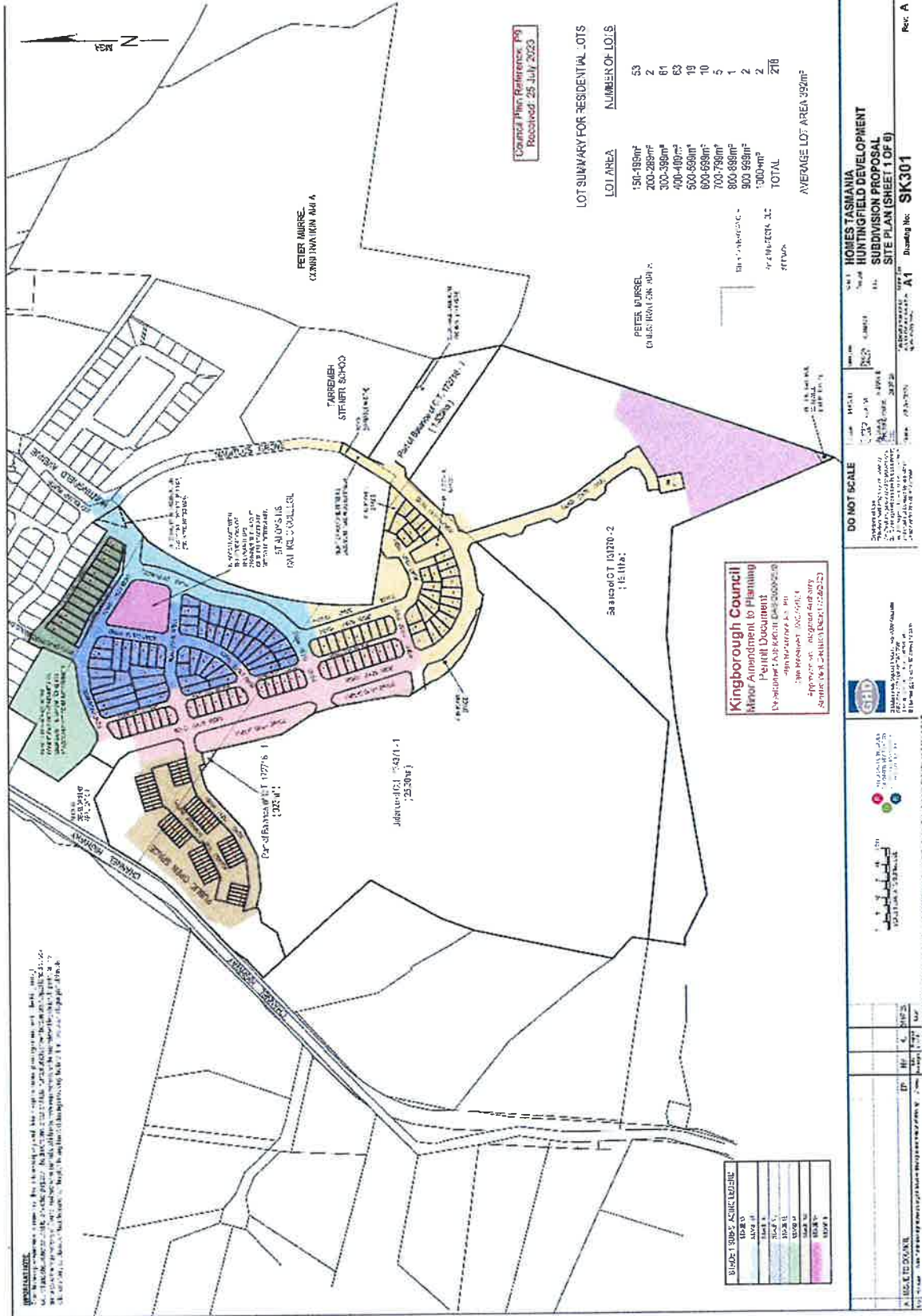




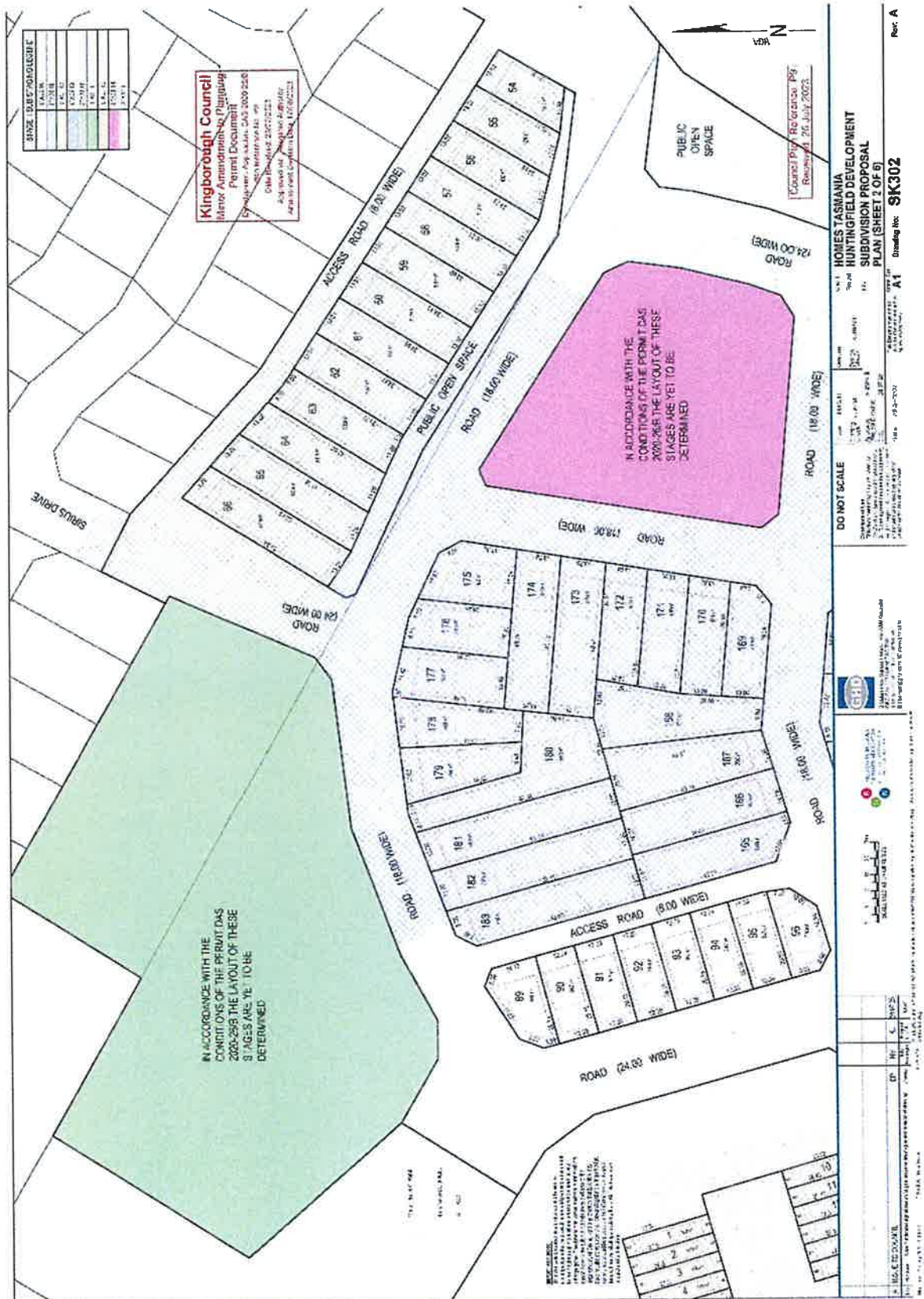


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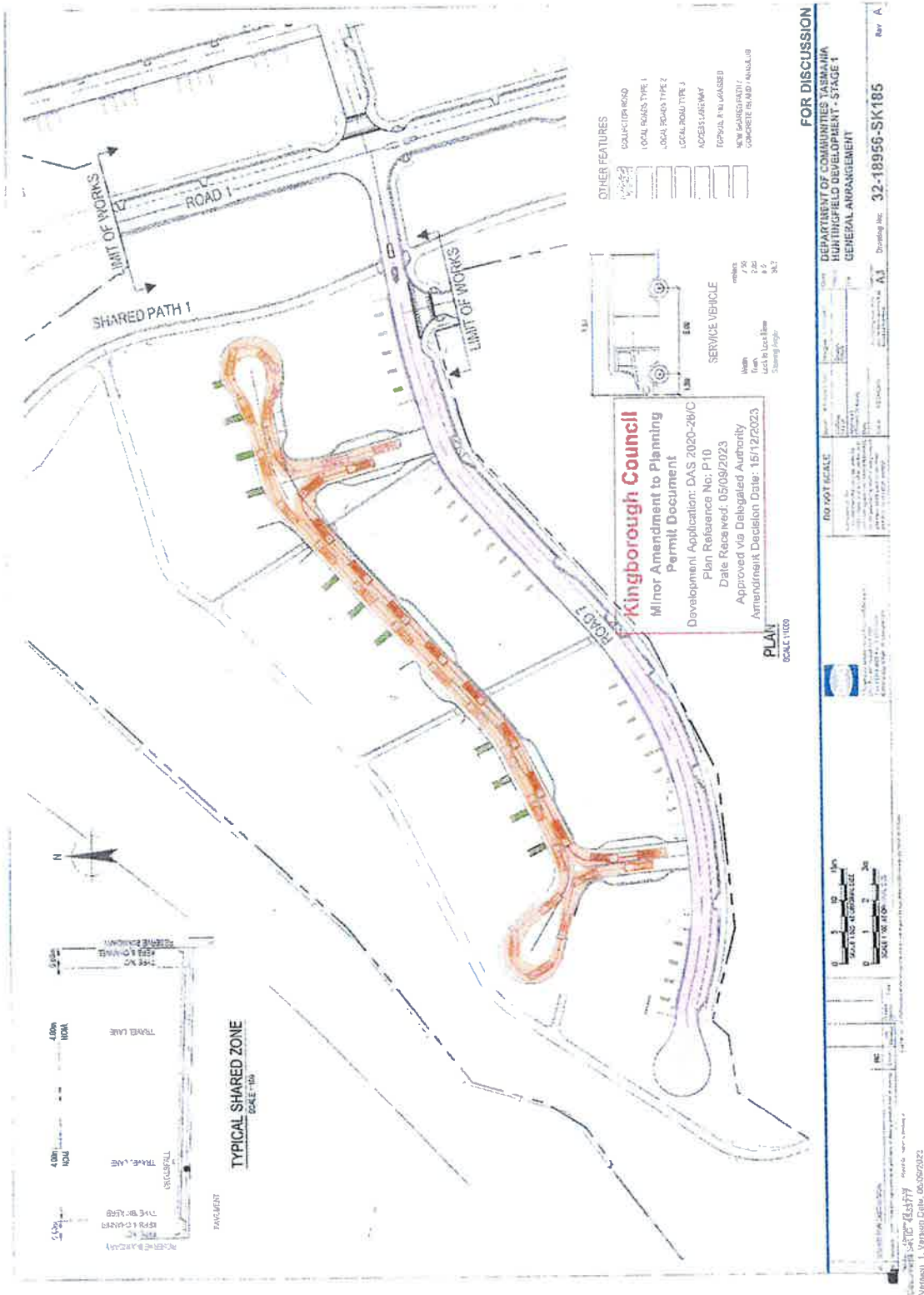
**General Manager, Kingborough Council**







General Manager, Kingborough Council





*[Signature]*  
General Manager, Kingborough Council



**Kingborough Council**  
Minor Amendment to Planning  
Permit Document  
Development Application: DAS 2020-2462  
Date Received: 15/08/2023  
Approved via Delegated Authority  
Approved on: 15/08/2023

**GHDWOODHEAD**  
Township of Kingborough  
270 Pitt Street, Hobart, Tasmania 7000  
T: 03 6233 1500 F: 03 6233 1501  
E: ghd@ghdwoodhead.com.au

HUNTINGFIELD PROPOSED DEVELOPMENT : Sage 1 G - Townhouse lots  
Layour Control: 15/08/2023 A2: REV. A  
Downloaded on: 15/08/2023  
Version: 1.1 Version: 1.1, 15/08/2023

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General Manager, Kingborough Council



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## Attachment C: Design Guidelines


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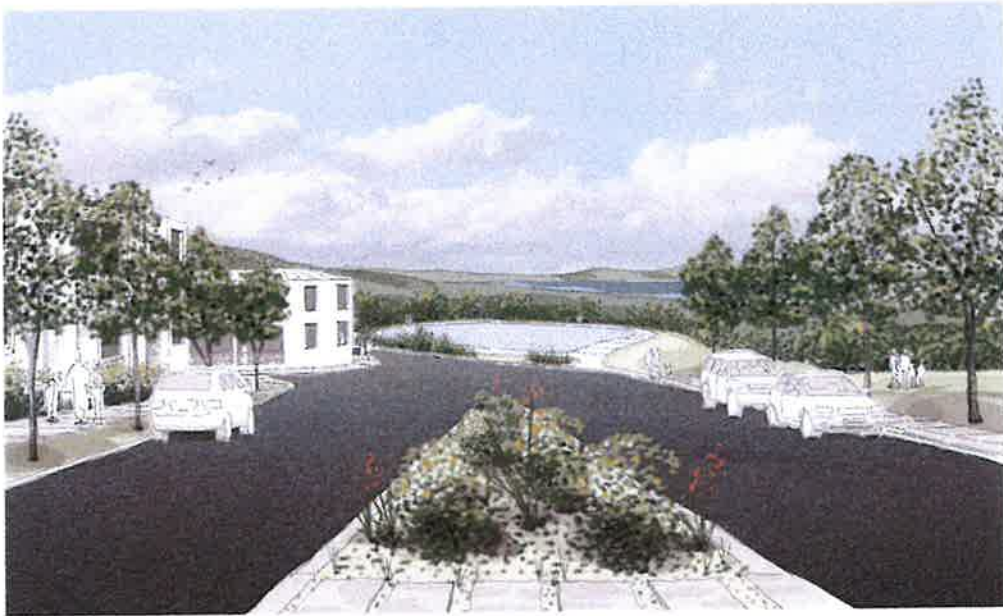
### Huntingfield terrace house and medium density lot design guide

August 2020





  
General Manager, Kingborough Council




ABOVE: Artist's impression of the view towards South West Bay over possible rainwater detention pond.  
PREVIOUS PAGE: View from lower linear open space north to kunanyi.



  
General Manager, Kingborough Council

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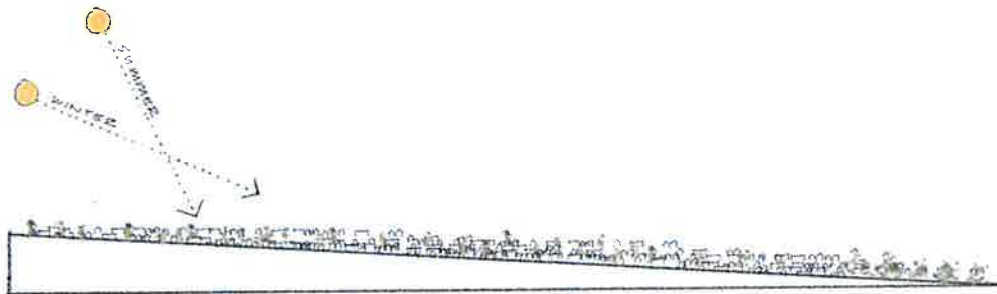
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	Huntingfield	4
	The site	4
	The masterplan	5
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## Introduction



Views to North West Bay from the top of the site.



Huntingfield is located on a hill with an average fall of approximately 6.4%

### Huntingfield

Huntingfield is the first of its kind – an innovative development that will deliver a broad mix of housing options, including dwellings on smaller lots. Providing smaller lot housing is an important step towards improving housing affordability, particularly for young Tasmanians.

Huntingfield's scenic location and proximity to Hobart makes it a logical development site to support Tasmania's growing population. The inclusion of smaller lot housing is important for increasing the density of greenfield development for more sustainable urban growth while maintaining high levels of amenity.

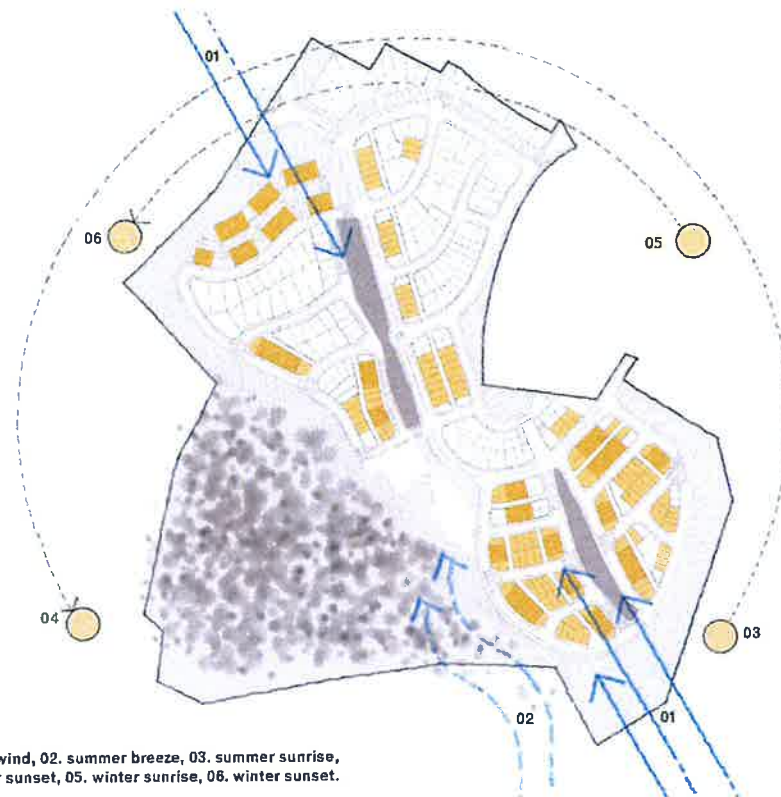
Quality, well-designed smaller dwellings can offer young families, retired couples and single-person households all the amenity they would expect from larger houses on larger lots, but within a compact community which enjoys high-quality public domain.

### The site

Huntingfield is located 15km from the Hobart CBD and comprises 65.8 hectares of land, 49.2 of which is open pasture and subject to development while the remaining 16.6 is woodland which is to be protected and used for recreation. The site adjoins the Channel highway to the north west, existing housing to the north east, two schools and a conservation area to the east, a golf course to the south west and private land to the west. The site slopes gradually towards the south west from an elevation of 98m to an elevation of 32m with an average slope of 6.4%. There are panoramic views from the site towards North West Bay to the south and kunanyi/ Mt Wellington to the north. The site is currently accessed by Huntingfield Avenue, but primary access will be via a future roundabout on the Channel Highway. The site is exposed to northwesterly winds and southerly busters.



*[Signature]*  
General Manager, Kingborough Council



01. Winter wind, 02. summer breeze, 03. summer sunrise, 04. summer sunset, 05. winter sunrise, 06. winter sunset.

### The masterplan

The proposed masterplan locates lots of varying sizes, elevations and orientations across the site, accessed by contour-following streets and linking laneways. These streets feed into a central, axial boulevard that terminates at a wetland/retarding basin. Linear parks flank the boulevard and connect housing to the larger outdoor recreation areas.

A site for a small corner-shop/café or for convenience retail is included to reduce trips to Kingston, while an adventure playground overlooking the wetland serves as a central meeting and recreation area for residents.

The development is ringed with landscaped area and frequent paths giving residents access to parks beyond. An abundance of street trees, generous footpath widths and cycle paths further contribute to high levels of amenity in the public domain.

### Purpose of this guide

This guide offers general information and broad strategies that will assist designers and stakeholders during the procurement of dwellings on smaller lots. The guide is not intended to be prescriptive, rather, it is intended to present general design principles with illustrative examples.

The guide should be read in conjunction with other planning controls and statutory documents, and considered in the context of detailed site information, procurement policy, financial modeling, stakeholder engagement and other relevant technical guidance and reports.

Technical guidance is intended to be general only. Specific, technical advice should be provided by suitably qualified professionals.

Design studies shown in Section 3 are also intended to be illustrative rather than prescriptive.

*[Signature]*

## Section A: Principles for better smaller dwellings

Small lot developments are fast becoming an important response to the nationwide issue of housing affordability. For councils, buyers and developers, smaller dwellings on smaller lots offer efficiency and value without compromising amenity.

Smaller dwellings are just like conventionally sized dwellings but use space more thoughtfully and efficiently. Greater skill and care must be applied to the design of smaller dwellings – which leave little room for error. The purpose of this section of the guide is to present five key design principles for better smaller dwellings. these are:

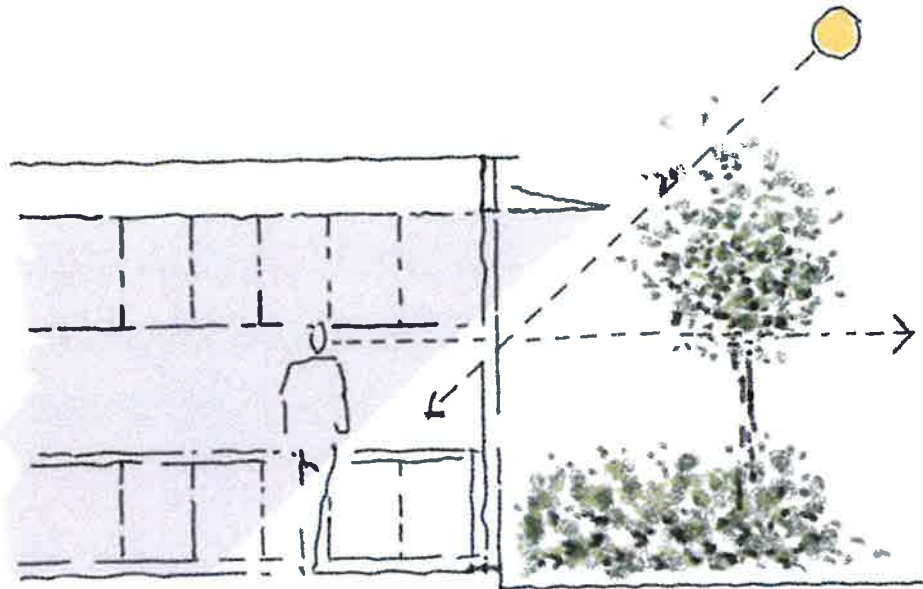
- 1 Optimising smaller dwellings for privacy, views and sun
- 2 Clever design to make the most of small spaces
- 3 Attractive houses for positive local character and desirability
- 4 Pleasing and productive gardens for leafy courtyards and streets
- 5 Energy efficient durable and resilient homes for a sustainable future.



Street-fronting courtyards create pockets for activity that spills onto the street.



## Principle 1. Optimising smaller dwellings for privacy, views and sun



Simple pleasures: sun into the kitchen, a view out into the courtyard.

### 1.00 Good qualities

Winter sun, pleasant views and privacy are three fundamentally important qualities Tasmanians seek in dwellings. Winter sun provides warmth to living spaces and improves comfort – particularly important in Tasmania. Pleasant views increase a sense of wellbeing and enables weather observations to be made. Good visual and acoustic privacy enables occupants to go about their daily lives peacefully. These qualities are especially important in smaller houses, by way of compensating for less space, and should be considered at the earliest stages of design.

Building orientation and envelope are key considerations in sharing sun, views and privacy. Getting these considerations right is essential. On smaller lots, where neighbouring dwellings are either very close or adjoining, it is important that each dwelling is carefully configured to optimise sun, views and privacy for its occupants, as well as for those living in adjoining dwellings.

Nearly all the 273 terrace and medium density lots at Huntingfield are different. Each lot varies according to its:

- orientation to north
- lot width and depth
- site cross-fall
- adjacent features (buildings, roads and parks).

This variety means that each dwelling should be specifically designed to suit its lot. Good solar access, views and privacy provisions for each dwelling as well as its immediate neighbours should be verified at concept design stage to ensure good amenity is shared. Verification should involve 3D computer modeling of each proposed dwelling, taking into account the location and size of windows, the design of neighbouring dwellings and should pay particular attention to solar access during winter.



Short views from the living space into an attractive little garden.

### 1.01 Orientation

Orientation is the positioning of a dwelling and its rooms with respect to:

- the sun's path across the sky during the day
- vistas and view corridors
- the street and other public domain.

In orienting a building, the primary objective is to position the living spaces on the northern side of a dwelling so that they receive plenty of daylight throughout the year, with direct sun into the house in winter. It is good to locate some portion of the living space towards the street for passive surveillance as well as towards scenic vistas. Rarely are the street, views and the sun all found in the same direction and so a balance must be found between these competing objectives. With clever architecture and careful planning, competing interests can be balanced and optimal orientation achieved.

### 1.02 Building envelope

In this context, building envelope refers to the height, width and depth of a building. A building's envelope contributes to its perceived bulk and scale, as it impacts on:

- adjoining dwellings in terms of overshadowing, privacy and views
- the neighbourhood in terms of visual scale and character.

The building envelope is generally a function of:

- the number of stories and ceiling height for each storey
- the type of roof form
- front, rear and side setbacks.

Permitted building envelopes are normally prescribed by the minimum side, front and rear setback, the maximum height of external walls and a raking line, from the maximum wall height upwards and towards the centre of the block, usually at 45°.



Left: a small courtyard created against a boundary wall brings light and air into the centre of a terrace house.

Right, clockwise from top: Built form set back from northern boundary for winter sun penetration; living spaces at the rear of the house for north-south oriented dwellings; for east-west oriented dwellings, living spaces step back for the northern boundary to receive sun.

This method of prescribing a building envelope works best as a general control for development on larger lots. At Huntingfield, where the design of smaller dwellings needs to be more coordinated, a nuanced approach is required where building envelopes are based on performance rather than prescribed envelopes.

Dwellings should be designed to optimise sunlight to living spaces and private outdoor areas. Main living spaces should be oriented towards north and receive a minimum of 3 hours direct sunlight between 9am and 3pm on the winter solstice (June 21). Huntingfield lies directly on the parallel 43° south. At noon on the winter solstice, the altitude of the sun is only 23.6° from the horizon, meaning a wall casts a shadow 2.3 times its height. While a low winter sun can reach further into living rooms, overshadowing from adjacent dwellings is a greater issue.

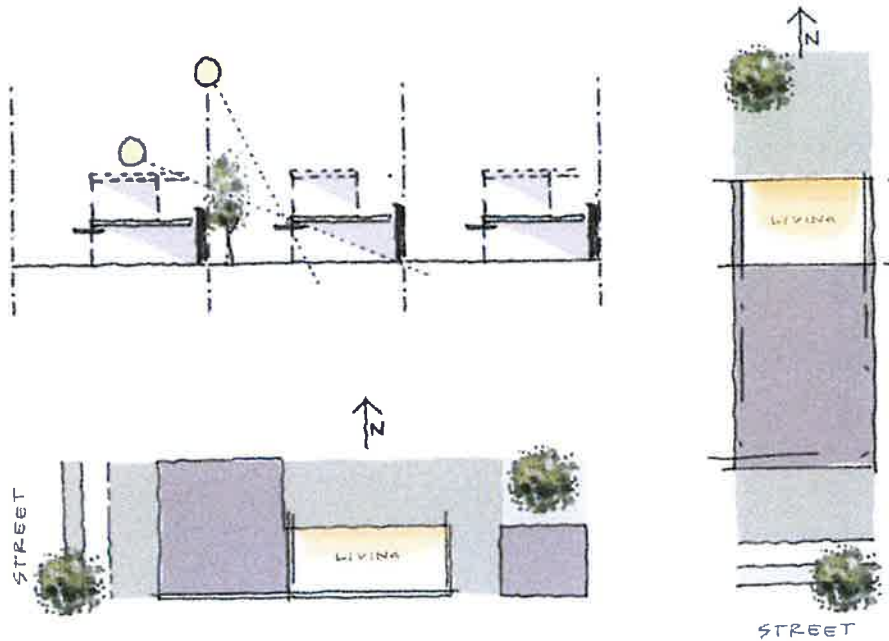
Where lots are oriented north-south, overshadowing from neighbouring dwellings is less of a concern. Smaller lots oriented east-west, particularly terraces, risk being unable to access winter sun because of overshadowing from their northern neighbour. This risk is compounded by the fact that the site falls (at an average of 6.5%) towards the south-east.

The following strategies will help east-west oriented gain increased access to winter sun:

- create L-shaped buildings with northern-facing courtyards.
- locate any two-storey built form towards the street, and reduce building height to one storey at the rear.
- create shallow, north facing living spaces with skillion roofs that lift towards the north to trap winter sun.



## Principle 1. Optimising smaller dwellings for privacy, views and sun



### 1.04 Visual privacy and connectivity

d) locate the southern walls of these living spaces on the southern boundary and keep boundary walls as low as possible. Boundary walls (with no openings) create a pleasant, private courtyard for southern neighbours. Though dwellings will experience overshadowing of their private open space from northern neighbours, they should be able to receive sun indoors, which is more important.

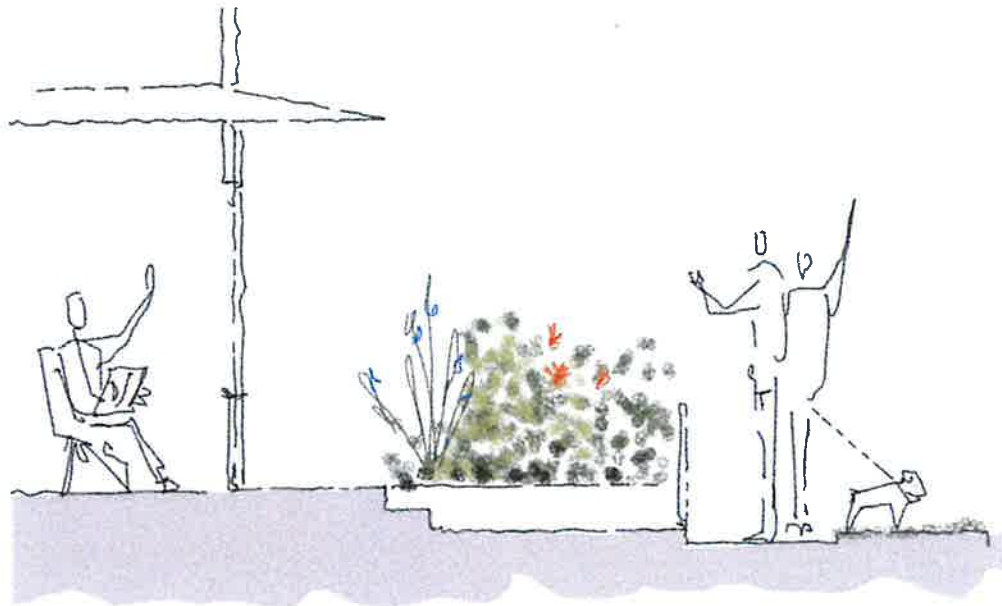
e) avoid parapet roofs as these features increase the bulk and scale of buildings with little benefit.

f) use generous ceiling heights to contribute to a sense of spaciousness and improve daylight penetration and ventilation. Minimum, or close to minimum ceiling heights are acceptable in some parts of small dwellings as a way of mitigating overshadowing, provided windows are large and extend up to the underside of the ceiling and there is good solar access and the ceiling plane is broken up so as not to be severe.

Privacy enables occupants of a dwelling to go about their lives without being observed or disturbed and is particularly important for smaller dwellings where privacy is harder to achieve. Privacy falls into two categories, visual and acoustic. Visual privacy is achieved by:

- planning dwellings so that private rooms – bedrooms and bathrooms – are furthest away from adjoining neighbours and the public domain
- preventing overlooking into private open space by using dense planting and external screening elements as required
- ensuring horizontal or vertical separation between windows of adjacent dwellings
- using obscure glass to portions of windows (but avoiding a completely obscure window)
- avoiding glazing that goes to floor level to the street or in second floor rooms.

*Handwritten initials: S, PW*



Visual connectivity between from Inside dwellings to the street are important for community.

### 1.05 Acoustic privacy

The need for visual privacy should be balanced with the need for visual connectivity between dwellings and the public domain that provides passive surveillance. Passive surveillance is a central principle of crime prevention through environmental design and is the ability for dwelling occupants to see activity in the public domain and for members of the public to discern activity within dwellings. Passive surveillance is not just about preventing crime but is also what enables us to connect with our neighbours for friendly close-knit communities.

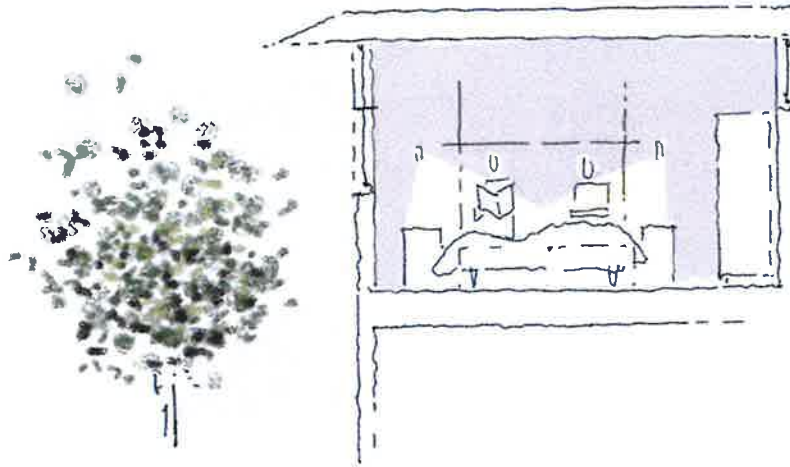
The degree of visual privacy required by occupants is naturally a personal preference and may change throughout the day. However being able to see out of and into dwellings during the day and late afternoon enables us to wave to our neighbours, render assistance with unloading shopping and to be reassured that our neighbours, particularly the elderly are OK.

Acoustic privacy is freedom from intrusive noise infiltration to internal and external private spaces. The importance of acoustic privacy for smaller dwellings cannot be overstated as nothing short of wearing earplugs can prevent disturbance from intrusive noise. Common sources of intrusive noise include:

- building plant and equipment such as heat pump condenser units and mechanical exhaust fans
- human voices and coughing
- home entertainment, appliances, power tools.

The loudness of a noise is not necessarily the primary determinant of its intrusiveness. Intelligible speech heard through a wall at low volume may, to some, cause greater intrusion than a louder clothes dryer. Intrusive noise is carried either through the air or the building structure itself and can be mitigated by the following measures:

## Principle 1. Optimising smaller dwellings for privacy, views and sun



Acoustic privacy at night enables good sleep for healthy lives.

### 1.06 Sharing views

#### i) Separation and orientation

Adequate separation should be created between doors and windows of one dwelling and those of its neighbour. Front doors, car parking and primary living spaces should not face the bedrooms of adjoining dwellings. Dwellings should be oriented such that noise is directed away from neighbouring dwellings.

#### ii) Walls, floors and ceilings

Buildings should be constructed using acoustically rated building materials, systems and techniques, in accordance with advice given in the ABCB Sound Transmission and Insulation in Buildings Handbook.

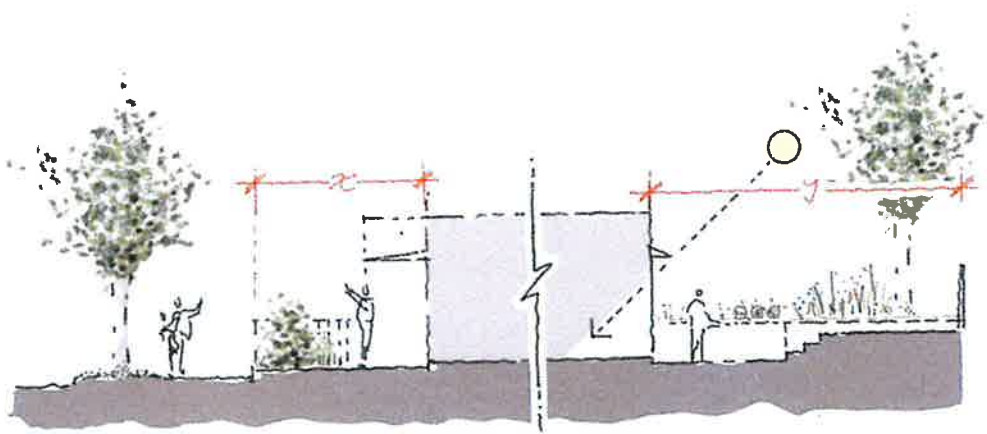
#### iii) Plant and equipment

Good quality, acoustically rated plant and equipment should be specified, located away from windows and bedrooms, and be installed and maintained in accordance with manufacturers' instructions.

Pleasant views are usually thought of as panoramic vistas of distant landscape – frequent in Tasmania. However pleasant views can also be of a courtyard garden, tree-lined street, row of charming terraces, or a single deciduous tree as it changes with the seasons. While many dwellings at Huntingfield will be oriented to enjoy panoramic views of North West Bay or kunanyi/Mt Wellington, others will have to find – and share – closer, but no less attractive views of the street, parks and private open space.

It is particularly important that smaller dwellings be designed to seek out and frame pleasant views as compensation for less space. At early design stage, it should be verified that each dwelling has access to some kind of pleasing vista from the kitchen and primary living space (from a seated position) as well as 'view moments' throughout the house. Where building envelopes can accommodate neighbours' access to views, they should.





Front and rear setbacks should be the same as adjoining houses and generous enough for garden, solar penetration and activity.

### 1.03 Setbacks

Front setbacks play an important role in establishing street character and, together with rear and side setbacks, impact privacy and amenity.

All terrace lots at Huntingfield and around one-third of medium density lots are provided with rear lane access. Rear lane access frees the street frontage from needing to accommodate off-street parking and associated lay-backs and paving.

#### i) Front setbacks

For lots with rear lane access, street setbacks should be as generous as possible, providing space for a leafy front garden. A leafy front garden creates a privacy buffer between dwellings and the street, creates pleasing and attractive streetscapes and encourages semi-public activity and community interaction. Where lots are oriented with north-facing street frontages, street setbacks should be greater and allow for a generous garden and external, paved

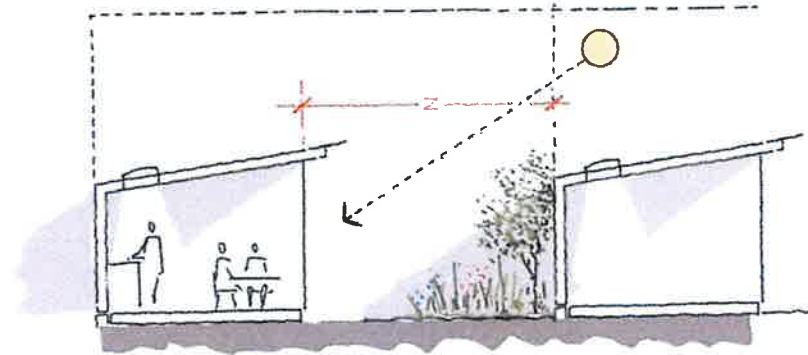
living area or small patch of lawn if preferred. For east-west oriented lots, particularly narrow ones, it may be more important to provide open space to the rear of the dwelling, adjacent to living areas, rather than the front.

Lots without rear lane access will need to provide off-street parking in addition to space for a garden and, if north facing, a place to sit. Street setbacks should allow for an external off-street parking spot, which should be provided either as stand-alone parking or in conjunction with a single-car garage.

#### ii) Rear setbacks

For lots oriented north-south and with their rear to the north, a generous rear setback should be provided to maximise sunny open space. Where rear lane access is provided, any parking structure or garage should be built to the rear boundary. For lots oriented north-south but with a northern frontage,

## Principle 1. Optimising smaller dwellings for privacy, views and sun



Rear building envelopes should ensure good winter sun penetration to southern neighbours.

the rear setback should allow some winter sun to private open spaces, but otherwise prioritise street-facing open space.

Where the rear property boundary adjoins another lot rather than a rear lane, a narrow ancillary building the length of the rear boundary may be a good use of space and improve visual and acoustic privacy to opposite dwellings. The inclusion of this structure in effect, creates an enclosed private courtyard and provides separation between the main dwelling and guest accommodation, or a home office.

### iii) Side setbacks

On smaller, narrower lots, side setbacks offer little more than access to rear gardens and separation between dwellings for outward facing windows. Where side setbacks are reduced to 0.9m and standard eave projections of 600mm are used, an uncomfortable condition occurs where the gutters

of neighbouring houses are only 0.6m apart – almost touching over the side fence.

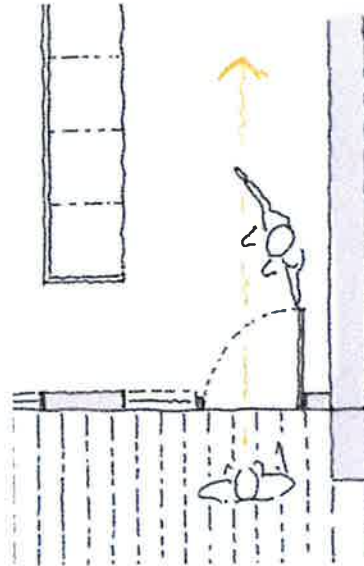
A more efficient use of narrow lots is to build dwellings to one or both of their side boundaries – so long as rooms are able to receive adequate light and cross ventilation and there is rear lane access. Where there is no rear lane access, dwellings should maintain one side offset for access, preferably on the northern side for lots oriented east-west.

Rooms adjoining boundary walls should not be more than 6m deep (measured from front or rear window to internal wall) and should be cross-ventilated. This means that the portion of a dwelling built to both boundaries should be no greater than 12.5m deep. Where a greater depth is sought, a light well should be introduced to bring light and air into the centre of the dwelling. Light wells can be open to a neighbour's boundary wall provided there are no window openings in that wall.

## Principle 2: Clever design to make the most of small spaces



A compact kitchen with island bench, view to the garden and good quality solid timber floors.



Generous entry area to greet guests, places to dump shopping and store sports equipment.

### 2.00 Quality over quantity

Smaller dwellings can be more difficult to design than larger dwellings; every inch of space needs to be thoughtfully considered. There is growing interest in compact and efficient dwellings led by the tiny-house movement where the quality of a dwelling is prioritised over the quantity of space it provides. When designing smaller dwellings, it is important to consider the features needed to support the lives of their occupants and how these dwellings contribute to a sense of wellbeing. Smaller dwellings should be generous and that generosity typically results in higher costs per square metre than larger dwellings. More joinery, larger windows, quality finishes and better-planned spaces compensate for less space. Rather than being considered simply in plan, smaller dwellings should be designed spatially, in three dimensions, with thought given to sun, circulation paths, furniture and joinery layout, views, privacy, storage and 'moments of joy'.

### 2.01 Dwelling layout and space planning

The layout of a dwelling establishes the location of rooms within the desired building envelope and how the rooms are accessed and interrelate. Space planning considers how each room is likely to be used and arranges windows, doors, joinery, fixtures and fittings accordingly.

Dwelling layout should be the outcome of a more fundamental strategy that takes into account:

- site conditions (cross-fall, solar orientation, views, adjoining buildings, street conditions)
- the anticipated needs of the occupants
- the best part of the site (this should be used for the living/kitchen space)
- the least amenable part of the site (this should be for the cars and laundry)
- how to achieve efficient flow through the dwelling
- how to achieve good daylight, privacy, cross-ventilation and visual connectivity.





A compact kitchen with generous pantry is located in the centre of a combined living, kitchen dining area.

Dwelling layout and space planning is an art more than science, however the following principles are good starting points.

**i) Arrival and entry**

Create a buffer from the street and an entry sequence with plenty of space to dump things on the way in. The main entry should provide a pleasant sense of arrival, both for occupants and guests.

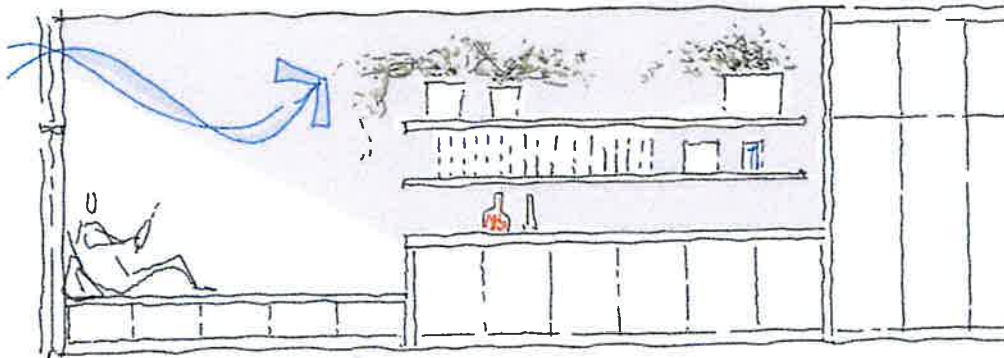
**ii) Living space**

Put the main living space and kitchen on the northern side of the dwelling adjacent to private open space. Seating under a sunny window with a view outdoors, even onto a small, sunny courtyard is heaven. If there is the choice between locating the living space near the view or in the sun, it should be in the sun. Make sure the living space is generous, with ample room for a variety of furniture to accommodate small and large

groups. Views from primary sitting spaces out to the garden and into the kitchen are just as important as the view of the television. Where the primary living space is away from the street, consider a secondary living space with windows onto the street for good visual connectivity.

**iii) Kitchen**

The kitchen is the heart of the home and should be generous and located adjacent to the primary living space, with easy access to the garden. There should be good flow with no dead ends. Provide plenty of work surfaces for cooking and homework. Give the kitchen morning sun and a view outdoors. Family can gather around an island bench and is preferable to a galley kitchen. A small walk-in pantry next to the kitchen makes it easy to find things and is preferable to relying on cupboards alone.



Joinery can serve both as storage and as a place to sit.

#### iv) Private open space

Smaller dwellings do not need lots of private open space, however available space needs to be private, useful and sunny. Good flow from the kitchen and living spaces to private open space is important but in the Tasmanian climate does not require large door openings.

#### v) Utility spaces

A combined or adjacent toilet, laundry and utility room should be provided downstairs with plenty of storage. This room should receive natural light and lockable natural ventilation. It should be located close to access to the clothesline and car parking.

#### vi) Circulation space

Circulation spaces is area inside the dwelling set aside for movement. Hallways and stairs are the most recognisable circulation areas, however in

more open-plan dwellings, circulation areas tend to become subsumed into living spaces. It is important to maintain defined and clear circulation paths in open-plan dwellings that are clear of activity spaces rather than cutting through them. This can be achieved, by introducing low joinery units to a space to create storage accessible to the circulation area, for instance.

Circulation through dwellings should be intuitive, direct and ideally straight. Where hall areas are appropriate, they should be widened to incorporate storage rather than simply being for circulation.

#### vii) Stairs and upstairs.

Many smaller dwellings at Huntingfield will likely comprise two storeys, other than those which offer level access. Upstairs is generally the best place to put bedrooms, using the stair as a transitional device between public and private space. It may make

## Principle 2: Clever design to make the most of small spaces



Sunny outdoor terraces with views out onto the public domain.

sense to locate the living spaces on some sites on the second floor, however this has implications for privacy for adjacent dwellings.

Stairs take up a significant amount of space and though necessary, are often a challenge to plan around. Stairs should ideally be configured as a straight run - with an intermediate landing if required, have a generous width and gentle gradient. Stairs should be located in the part of the dwelling that has the least amenity and are a good use of boundary walls. The space beneath stairs should be well used for deep, pull-out storage.

### viii) Bathrooms

While luxurious and popular, ensuite bathrooms do not represent particularly good use of space or budget in smaller dwellings. Ensuities are only accessible from the bedroom to which they belong and are typically very tight. A better use of space is

to offer one, very well-appointed bathroom with toilet, bath, shower and a two person vanity to service up to three bedrooms on the first floor, then offer a shower and toilet as part of a utility room on the lower floor.

### ix) Bedrooms

Bedrooms should be quiet, well ventilated and with generous built-in storage, but do not need to be large. A centrally located quiet study area may be preferable to desks in bedrooms for children. Ideally, bedrooms would have east-facing windows that enable first light to enter the room and wake occupants naturally.

### x) Garages

Garages should be generous enough for storage and internal circulation. Internal doors between garages and living spaces should be avoided to prevent vehicle exhaust fumes from entering the home.





General Manager, Kingborough Council



Plenty of storage, in-built desks and places to sit enables the most to be gotten out of small spaces.

## 2.02 Storage and joinery

In smaller dwellings where space is at a premium, built-in storage is essential for utility and maintaining order. Kitchens, bathrooms and bedrooms of speculatively built dwellings usually include built-in joinery, however occupants tend to need to supplement existing storage with loose storage furniture. While loose storage furniture has the benefit of being mobile, spaces are often not well designed for the bulk of wardrobes, sideboards and open storage shelving.

Smaller dwellings should include more built-in storage than would otherwise be found in larger dwellings. Storage should be integrated in the design of the house such that it appears as 'storage walls' rather than units inserted into spaces. Joinery should be constructed of durable and repairable materials with good quality hardware. In addition to storage, built-in display shelving and a credenza under a sunny window would be welcome features of new dwellings.

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## 2.03 Windows, doors and thresholds

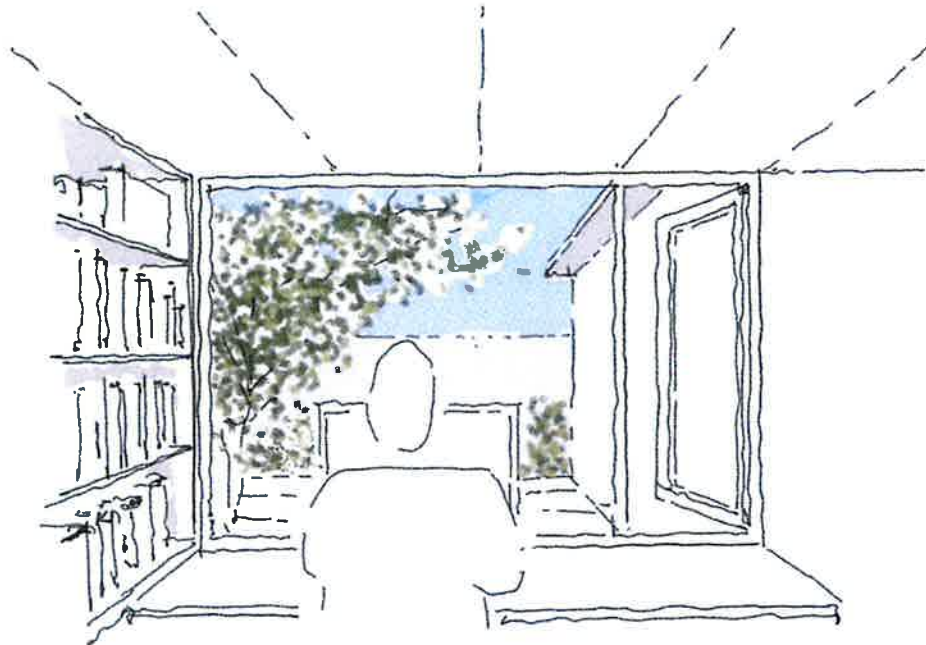
Windows and doors are arguably the most important parts of dwellings which occupants tend to interact with subconsciously. Doors and windows facilitate entry and exit of people, light and air; the quality of this transfer is important.

The placement of windows on a facade is often the result of an exercise in composition undertaken by an architect as they think from the outside in. Windows should, however, be considered from the inside out, in terms of how the window will be experienced from inside the room. Windows should be used to frame views (excluding things we don't want to see), admit winter sun and exclude summer sun, direct passive airflow in a certain direction and let occupants see out without being seen.

Similarly, internal and external doors should be thought of as thresholds, marking arrival, departure, and transition from public to private, and should be located thoughtfully and built solidly.



## Principle 2: Clever design to make most of small spaces



Watching the tree blossom from your desk is a moment of joy.

### 2.04 Moments of joy

'Moments of joy' might best be described as those occasions when occupants of dwellings become aware of a particularly pleasing experience, brought to them in part by some aspect of the dwelling.

Examples of moments of joy might include:

- sitting comfortably under a sunny window in the middle of winter, reading a book
- arriving home in the dark after a stressful day at work and opening the door to find a warm, gently lit house
- bringing food to friends and family as they sit around a large table in the courtyard, enjoying a BBQ in the late summer sun
- sinking into a hot bath in a quiet bathroom with the window opened a crack to let the wind whip in
- watching the tree blossom through the window in the study

- giving your neighbour flowers cut from your front yard because they previously admired them.

The perfect dwelling doesn't exist. Design compromises are inevitable and architects can only do the best they can to design dwellings that maximise enjoyment and amenity, and minimise sources of friction and frustration.

Contemplating the desires of future occupants of smaller dwellings is important, as is anticipating how they might want to inhabit their homes. Empathy and thoughtfulness are crucial when designing for unknown clients, who come to appreciate the generosity, intelligence and effort of their architect, whom they are unlikely to ever meet. Designing for moments of joy is as important as designing for statutory compliance or energy efficiency.

### Principle 3: Attractive houses for positive local character and desirability



Wide, tree-lined streets, articulated building facades, softened with planting.

#### 3.00 Good environment, good community

So far, this guide has looked at principles that contribute to dwellings having privacy, access to winter sun and more cleverly designed internal spaces. Later sections consider landscape and energy efficiency. This section looks at how dwellings can contribute to the desired future character of Huntingfield.

It is reasonable to suggest that if smaller dwellings at Huntingfield are energy efficient, surrounded by quality landscape and feel good to live in, then it shouldn't particularly matter what they look like from the street. After all, houses are for living in not looking at and construction budgets should be directed towards features that provide measurable benefits to occupants. If the two were discrete considerations, the function of a dwelling would be more important than its appearance – at least by the standards of prevailing modernist theory. However, how a dwelling looks is inextricably linked to how it performs. Good looking, aesthetically pleasing

dwellings are often good dwellings to live in and good dwellings to live in generally look good from the street. It further follows that a suburb full of good dwellings to live in is likely to be considered to have good character and therefore develop a reputation for being a desirable place to live.

A dwelling's external appearance should offer promise of what is to be found inside. Large, well-proportioned windows suggest good access to daylight, a leafy front garden probably means good privacy and good quality cladding materials are likely to indicate the presence of good quality internal finishes. A dwelling that is embellished with decorative cladding and overwrought facade articulations on the other hand, might be compensating for average livability.





General Manager, Kingborough Council



The built environment should support a visible, vibrant and active community.

### 3.01 Strategic narrative and future character

Huntingfield's strategic narrative tells the story of why Huntingfield is being created, who will live there and what its desired future character and community are intended to be. A clear strategic narrative and a vision of the desired future character will inform decisions about the design of individual dwellings that together form the character of the place and help fulfill the strategic narrative.

Huntingfield is intended to be a diverse, sustainable, intergenerational community, providing homes for a broad range of different households. Smaller lots will enable affordable houses for young first home buyers as well as single-person households and social housing. The Huntingfield masterplan offers high levels of urban amenity to smaller lots, with good vehicular and pedestrian access, and close proximity to recreation areas, parkland, shops and cafes. A future public transport hub will offer fast and frequent trips to Hobart.

The desired future character of Huntingfield should ultimately be established through consultation with community, however the desired features and characteristics of Huntingfield might include:

- leafy, garden-filled streets filled with a sense of life and activity in and around dwellings
- movement of people on bikes and foot on their way to and from parks and bush reserves
- a sense of community, familiarity and conviviality among neighbours, a general sense of equity and egalitarianism, optimism for the future, and care for self and others
- attractive, well-kept houses with healthy gardens, set consistently back from the street
- consistency to bulk and scale out of respect for neighbours' solar access, lightness and openness
- subtle variation in form, generosity, and good proportion, quality materials, and built to last.





Articulated and varied building forms add visual interest. Trees enhance street and soften visual impact of dwellings.

### 3.02 Front gardens, entries and fences

Generous front gardens are important for softening the visual impact of rows of terrace and townhouses and should be provided for each dwelling.

The entry to each dwelling is for receiving guests or returning home and should be easily identified and somehow made special. Entries can be expressed by a portal or porch, being recessed, having nicer or softer timber cladding, a visually contrasting front door or a step up from the ground onto decking.

The garage should not dominate the street elevation and is ideally limited to a single-car capacity. Garages should ideally be set back from the primary building elevation and treated in a way that reduces their visual prominence.

Fences should be open, no higher than 1.2m, and made from either painted steel bar or timber, with minimal masonry.

### 3.03 Built form and articulation

'Built form' refers to the shape, proportion and composition of a building when viewed from the outside. Built form is influenced by:

- the height, width and depth of the building
- the proportion of windows and their location on the facade
- the construction system used (for example, masonry, timber or steel-framed)
- the shape and composition of the roof.

'Articulation' refers to the way in which the building elements (roof, windows, awnings, sills, doors, gutters, eaves, etc.) have been expressed, particularly where each element connects to or adjoins another.

Pleasing built form and articulation follows a logic based on providing amenity for occupants and neighbours. Principles that inform the design of pleasing dwellings include:

### Principle 3: Attractive houses for positive local character and desirability



A simple materials palette. Alternating timber and metal cladding differentiates dwellings with consistent masonry podium.

#### i) The fewest number of elements, simply expressed

Less is more. Dwellings with the fewest number of different elements are often the calmest to look at and are easier to build than complex ones.

#### ii) Clear and logical composition with pleasing elements that draw the eye

Dwellings should possess architectural order and compositional logic. Ground floor masonry will ground a building, while light-weight cladding to the second floor with an expressed roof form with deep eaves will seem to float. A flash of colour incorporated in a deep window reveal or projecting window bay will draw the eye and establish that element as being important. The boundary between dwellings should be expressed in some considered way. Party or boundary walls could be expressed as 'blade' elements, visible to the street, for instance.

#### iii) Boxes versus expressed roof forms

Box-like or cubic building forms are increasingly being used for dwellings. These are characterised by parapet roofs, continuous cladding in one plane (usually a metal or fibre cement sheet) and windows 'punched' into the external walls. While this type of built form is popular, there are associated design challenges which should be considered. Box-form dwellings do not have eaves to offer protection to windows or cladding from the rain or sun, making the dwelling susceptible to overheating in summer and creates the risk of premature degradation of cladding material. Box gutters used behind parapet walls also increase the risk of water leakage into the house, particularly where there is a build-up of leaf material.

Expressed roof forms are those which can be seen from the street and which commonly extend beyond external walls. They are more common in Tasmania and may be more useful at Huntingfield.



  
General Manager, Kingborough Council



Smaller, two-storey dwellings create a visually appealing edge to public park and offer passive surveillance.

Expressed roofs offer weather protection to windows and cladding and give dwellings a sense of gentle, familiar domesticity. Expressed roofs are likely to be considered more traditional, however this is not a bad thing and they can be used in a contemporary way.

Skillion roofs angled north catch low winter sun through high level windows. Gable roofs with a pitch of around 30 degrees, oriented gable towards the street are charming and reduce the building height to neighbouring dwellings.

#### iv) Stepped form

'Stepping' is a way of creating articulation to a building's form by breaking facades into smaller elements that 'step' away from the boundary either in plan or elevation. One example of stepping form is a projecting window box, another is a recessed garage opening. Where the dwelling is two storeys, Stepping the second storey back serves to reduce the bulk and

scale of the dwelling when viewed from the street or adjoining dwellings. Houses with stepped elements make for a more interesting and varied streetscape, particularly when trees and shrubs are interspersed in voids

#### v) Awnings and projections

Awnings to protect doors and windows from rain and sun are an important aspect of the built form and should be well-integrated in the design.



### Principle 3: Attractive houses for positive local character and desirability



Good composition of timber elements with window openings, projecting beyond a masonry wall.

#### 3.04 Subtle variation

Variety in built form naturally creates a sense of diversity and an interesting and engaging streetscape. Variety is usually the result of different types of dwellings being built at different times for people with different tastes. A common scale, front setback and fence height usually creates a pleasing consistency to a street full of different types of houses.

For architects designing a whole block or precinct at the same time, the challenge is to create variety in an authentic and honest way. Variation in built form should be the result of buildings being different internally as well as externally, and for a purpose other than simply creating variation. Thoughtless variation for its own sake leads to eerie 'toytown' places. A beautiful, optimised dwelling type should be allowed to be repeated along a street with only the subtlest variation needed.

#### 3.05 External materials and joints

External materials should be chosen for their durability and ability to be maintained over the long lives of these dwellings. Traditional materials commonly found in Tasmania such as dry-pressed brick and painted timber weatherboard are familiar to Tasmanians, well-liked and should be considered. While modern, sheet-based cladding systems are cost-effective and quick to install, thought must be given to how they will be able to be maintained, repaired and replaced over time. For example, replacement components may not be available for proprietary systems, and pre-finished, panelised facade systems may not always possess the durability and colourfastness they are supposed to. Joints between building components should be well detailed; set joints, and large areas of render are prone to cracking and failure and should be avoided. Neutral and natural colour palettes should be considered over bright on-trend colours for a sense of calm and timelessness.

## Principle 04: Pleasing and productive gardens for leafy courtyards and streets



Gardens can be a bit wild, particularly as a means of creating privacy for smaller dwellings.

### 4.00 Green spaces

Well-designed landscape spaces contribute significantly to the quality of smaller dwellings, particularly as a valuable supplement to smaller interior spaces. The approach of 'quality over quantity' should apply to landscaping in the same way it does to the internal spaces of dwellings. Most dwellings have two primary external areas: a semi-public garden facing the street, and a private yard or courtyard to the rear.

As previously discussed, street-facing gardens enhance the street scape, create a leafy buffer between the street and dwellings and encourage social engagement between neighbours. A generous front setback allows for a decent-sized garden.

Private open space located at the rear is unlikely to be large enough to support a traditional turfed backyard and should instead be thought of as a courtyard living space with generous perimeter planting.

### 4.01 Planning external spaces

Well-planned external spaces can feel bigger than they are and offer plenty of amenity to households.

#### i) Privacy, layout and level changes

Landscape areas should be laid out logically, with thought given to privacy, views, sun and access for maintenance. Changes in level should be well thought-out and integrated in the overall design.

#### ii) Good access

Primary access to dwellings and secondary circulation paths should be easily navigated and well laid out. Steps should be compliant with good top and bottom landings and handrails as required.

#### iii) Places to sit

Sunny spaces should incorporate flat, paved areas large enough to accommodate outdoor furniture. Low walls and landscape steps can incorporate timber slats as warm, dry surfaces for sitting.



  
General Manager, Kingborough Council



Smaller private outdoor spaces make for great courtyards.

#### 4.02 Soil, plants and planting

The type and quality of soil provided is important. During early civil works, topsoil should be stockpiled and later redistributed to gardens. Compacted soil should be ameliorated and building debris including mortar removed. Soil composition should be appropriate to the types of gardens planned for smaller lots and be well-drained.

Tree and shrub species should be carefully selected with thought given to:

- location with respect to solar orientation and desired sun penetration
- maximum growth height and diameter
- soil type and drainage
- root impact on surrounding structure
- habitat creation for birds and insects
- desired privacy effects
- drought resistance.

Clonal varieties of trees and shrubs with known characteristics are preferable to wild species. Cultivars known for their hardiness, toughness and adaptability should be selected, particularly those tolerant to a range of soil types and shaded areas. A blend of exotic and indigenous plant types should be used with space provided for productive gardens.

Trees and shrubs are important providers of privacy. Foundation plants known to be tough and long-lived should be selected to provide privacy. Fastigate trees — ones that grow vertically with little sideways growth — are good for small gardens and should be considered. Deciduous trees can be used to regulate solar penetration throughout the year, letting light into dwellings in winter, and providing shade in summer. Similarly, deciduous ornamental vines grown across pergolas are also effective.





Public nature strips should be given over to neighbourhood gardening efforts.

#### 4.03 Hard landscaping

'Hard landscaping' describes areas of paving, paths, retaining walls, driveways and fences. Areas of hard paving should be included for a specific purpose - for access or outdoor living, rather than as a low maintenance alternative to vegetation. Paved areas should be softened/concealed by perimeter garden beds. Semi-permeable paving that provides spaces for suckering plants to grow in are attractive, improves storm water absorption are good options for driveways. For less trafficked external pathways, stepping stones are a good alternative to paved pathways.

Terraced garden beds are an attractive way of managing level changes across a falling site and should be incorporated, with raised beds making access to productive gardens easier.

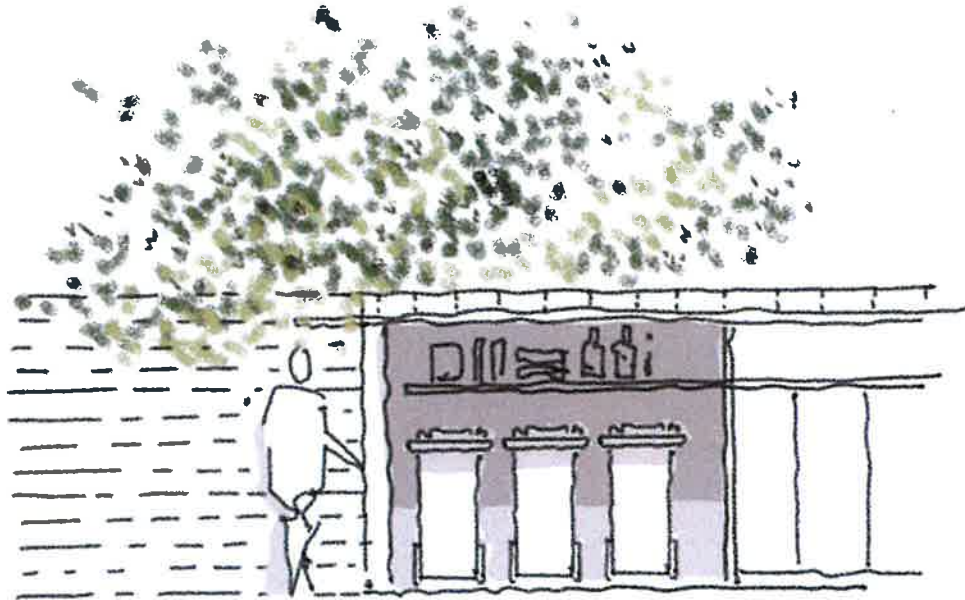
Exposed pre-cast concrete products can be rendered, however paint finishes for retaining walls should be avoided. Natural materials are encouraged.

#### 4.04 Water capture and storage

Rainwater capture and storage is important for irrigation and site-wide storm water management. As discussed again as part of Principle 5, water collected off the roof should be held in a rainwater tank located externally and made available for toilet flushing and garden irrigation.

Good subsoil drainage is important for small gardens and should be incorporated in their design. Rainwater run-off from hard surfaces can be directed into sub-surface retention areas that form part of wicking garden beds - which are particularly useful for productive gardens, but can also be used for ornamental gardens. Where runoff leaves properties and is captured as part of a storm water management system, 'rain gardens' should form the initial part of that system, enabling storm water to be used to irrigate flood-tolerant plant species and street trees.

## Principle 04: Pleasing and productive gardens for leafy courtyards and streets



Integrated slimline storage sheds for bin storage and garden equipment.

### 4.05 Composting, storage & washing lines

Composting facilities are useful for managing organic waste and improving soil and plant growth. Space should be set aside for on-site composting of garden clippings and kitchen waste. Newly developed in-ground worm farms incorporate a permeable plastic waste-collecting chamber buried in a garden bed, with only its lid visible. Worms are free to move into and out of the chamber. Space for conventional compost bins/worm farms should otherwise be provided.

Good garden storage, for garden tools, barbecues, sporting equipment, potting mix etc. Should be provided. While a conventional garden shed would be sufficient. A linear set of 'garden cupboards' with an awning to protect them from weather may be a more efficient way of using space.

Fixed or retractable washing lines should be provided to reduce the reliance on clothes dryers.

### 4.06 Raised and vertical gardens

Where space is limited, raised planter boxes, vertical gardens and green roofs are good ways of introducing plants to dwellings, however are more involved than ground-level landscape.

Planter-boxes can be located on ground level or on second-floor areas of dwellings and are good for growing herbaceous plants and succulents.

Proprietary vertical gardens are effective at greening boundary walls, however have fairly high initial costs and often require involved maintenance.

Green roofs can be introduced to improve privacy and views from second storey windows. While low-maintenance ground cover and grass species can be selected, access provision, waterproofing requirements and increased structural loading often make green roofs unfeasibly expensive.



## Principle 5: Energy efficient, durable and resilient homes for a sustainable future.



High quality glazing saves energy and improves comfort.

### 5.00 Sustainability for the future

Huntingfield has the potential to become a leading example of sustainable, energy efficient, durable and climate-resilient dwellings. Such dwellings:

- require less electricity to heat and cool than conventional homes
- are more easily maintained, have an extended service life and retain their value
- are more resilient and less affected by the impacts of climate change.

Even seemingly small initiatives to increase a dwelling's performance, durability and resilience will have a significant impact on running costs, comfort and security of its occupants over the lifetime of the dwelling. Smaller dwellings are less able to be renovated or retrofitted and so should be built to the highest possible standard to ensure they meet the needs of generations of residents at Huntingfield.

### 5.01 Thermal performance

Huntingfield is exposed to north-westerly winter winds, resulting in average minimum temperatures often below 6°C. Measures to improve thermal efficiency will make the most significant contributions to overall energy efficiency. These measures include the following:

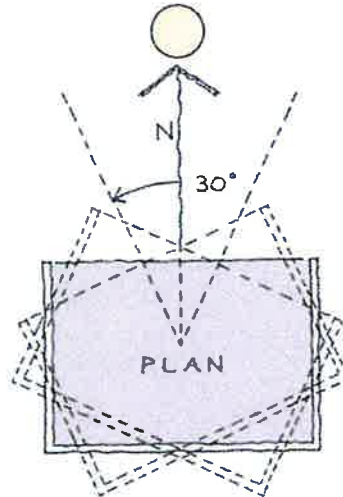
- performance modeling and certification
- northern orientation for solar gain
- thermal mass
- insulation
- airtightness
- high performance glazing
- heating systems, heat recovery and dampers
- controlling summer heat gain.

The use of boundary and common walls in terrace or semi-detached dwellings improves thermal performance.

*[Signature]*  
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Dwellings at Huntingfield should be certified to achieve a NatHERS 7.0 star rating or higher.



Buildings should ideally be oriented towards north, +/- 15 degrees for good solar access.

#### i) Performance modeling, inspection and certification

All dwellings at Huntingfield should be built to the highest performance standard possible. The Nationwide House Energy Rating Scheme (NatHERS) is based on the efficiency of a dwelling in terms of the predicted annual energy load for heating and cooling measured in megajoules per square metre per year. While the National Construction Code (NCC) requires a minimum NatHERS energy rating of 6.0 stars for Class 1 buildings, a 7.0 star rating or higher is recommended.

Software based thermal analysis should form part of the initial design stage and be used to certify the thermal performance of dwellings prior to construction. During construction, dwellings should be regularly inspected by an energy efficiency specialist to ensure correct installation of insulation and membranes. A 'blower door' test conducted by the specialist at lock-up and completion should

confirm target airtightness has been achieved.

#### ii) Northern orientation for solar gain

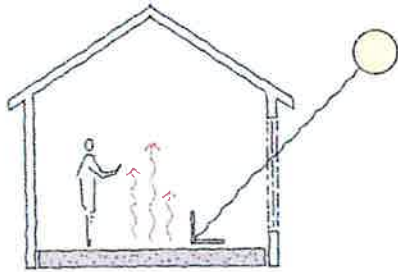
Buildings should be oriented towards the north, +/- 15°, to maximise thermal gain. Windows to the south should be minimised or avoided, while glazing to the east and west should be tinted or shaded to reduce the risk of overheating in the morning and afternoon during summer.

#### iii) Thermal mass

Thermal mass is the capacity of a material to absorb, store then release heat energy. Bricks, blockwork and concrete have good thermal mass and should be used as building components; exposed internally and insulated from the outside. Thermal mass helps stabilise internal temperatures and should ideally receive direct sunlight during the day in winter for release at night. An insulated dark oxide-tinted concrete slab outside is a great example of thermal mass.

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Solar gain through north facing windows. Heat stored in exposed slab and released at night.



Good insulation to ceiling, walls and floors. vapour-permiable membranes prevent condensation.

#### iv) Insulation and condensation

Bulk insulation creates air pockets that trap warm air that would otherwise escape from the inside of a building through its walls, roof and floor. Bulk insulation takes several different forms though all more or less do the same thing. The space required within walls, below floors or above ceilings to install bulk insulation depends on the mass of the insulation product.

Insulation should be used in conjunction with vapour-permiable membranes and adequate air-gaps to minimise the risk of condensation forming where humid internal air comes into contact with cold surfaces such as the underside of metal roofs.

The key measure of insulation's efficacy is its resistance to the flow of heat or R value. The higher the R value, the better the performance.

To target a 7 star NatHERS rating, insulation in dwellings at Huntingfield should have the following R values<sup>1</sup>:

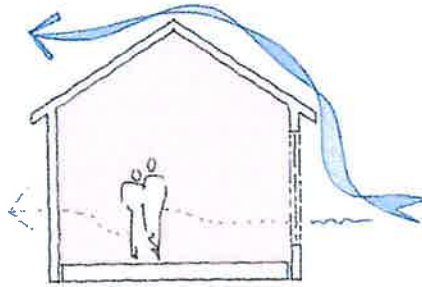
	6 Star (min.)	7 Star (target)
– Walls	R 2 <sup>(a)</sup>	R 2.7 <sup>(b)</sup>
– Ceiling	R4.0	R7.0
– Floor	R2.8	R3.5
– Slab	R1.8 <sup>(c)</sup>	R1.8 <sup>(c)</sup>

#### Notes:

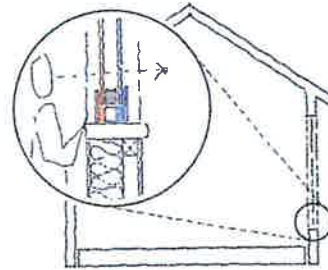
- achievable within a 90mm stud wall cavity<sup>2</sup>;
- achieved either using high density wall insulation within a 90mm wall cavity. Higher levels of insulation can be achieved if a 140mm stud wall cavity is used<sup>3</sup>
- achieved using 50mm extruded polystyrene foam beneath the slab and against slab edges exposed to atmosphere<sup>4</sup>.



Principle 5: Energy efficient, durable and resilient homes for a sustainable future.



Taped and inspected building wrap for airtightness to retain heat, prevent wind-driven leakage.



Argon filled double glazing units within thermally broken aluminium or PVC frames.

v) Airtightness

Airtightness is degree to which uncontrolled air movement into and out of a building is prevented. Air leakage occurs through gaps, cracks and porous building materials and is the result of wind or thermally driven differences in air pressure between inside and outdoors. Airtightness is commonly measured in air-changes per hour at 50 Pascals pressure (ACH50) using a 'blower door test' administered by an expert. The average airtightness of Australian homes is 15 ACH50. In Tasmania, this should be kept below 5 ACH50 although this can be as low as 0.6 for dwellings with Passive House certification.

Airtightness is greatly improved with the use of an appropriate external building wrap with all penetrations and edges properly taped and inspected.

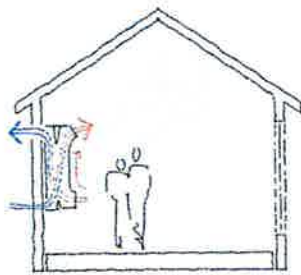
vi) High performance glazing

High-performing European triple-glazed doors and windows are becoming more common in Tasmania. However, a more cost-effective alternative is argon-filled double glazing with thermally broken window frames. These provide significant improvements on more common air-filled double glazing in thermally-unbroken aluminium frames or PVC

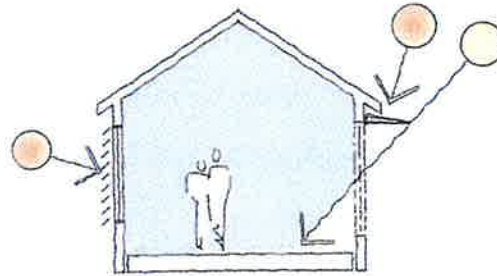
The thermal performance of windows are usually expressed in terms of:

- solar heat-gain coefficient (SHGC) – the amount of solar radiation admitted
- U value – the rate of heat conduction or loss.

Dwellings at Huntingfield should have windows with a U value of less than 3.5 for thermally broken aluminium frames or less than 2.7 for timber or PVC frames. SHGC should be above 0.55 for northern windows.



Heat recovery units enable ventilation while minimising heat loss to atmosphere.



External screening to western windows and fixed awnings to northern windows reduce risk of overheating in summer.

#### vii) Heating systems, heat recovery and dampers

Heat pumps remain the most efficient source of heating for dwellings. The most efficient heat pumps currently on the market have a Coefficient of Performance (COP) of 6, meaning that 6 units of thermal energy are put into a living space for every one unit of electrical energy used in the process.

Electric radiators or fan heaters using electrical resistance to generate heat should not be used. Where multiple zones require heating, fan-coil units should be used in each zone rather than ducted systems, which lose energy to cavities through ducting.

Heat recovery units should be considered for fresh-air supply, while solenoid-actuated dampers should be fitted to reduce air leakage from mechanical exhaust systems in kitchens and bathrooms, as passive dampers often fail.

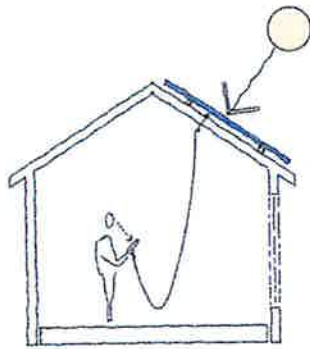
#### viii) Controlling summer heat gain

Dwellings in Tasmania generally do not require mechanical cooling unless solar heat gain is not adequately controlled. Heat gain can be controlled by:

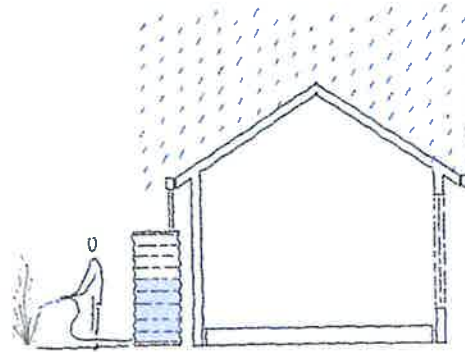
- limiting areas of glazing on west-facing facades
- incorporating operable external louvres to west and east facing windows that are likely to experience overheating
- incorporating fixed, horizontal sun shading on northern windows, deep enough to block sun during summer (between October and April) but shallow enough to admit sun for the rest of year.

When houses do need to be cooled, this should be achievable with cross-ventilation rather than mechanically. There should be good air-paths across all living spaces and secure, operable windows available.

Principle 5: Energy efficient, durable and resilient homes for a sustainable future.



3-5 kW photovoltaic system with provision for future battery storage installation.



3-5kL rainwater storage provided by a slimline tank, used for irrigation and toilet flushing.

## 5.02 Solar energy collection

Photovoltaics (PV) have become an integral part of domestic energy systems and should be installed on all dwellings at Huntingfield. Separate solar hot water systems should also be considered; however with efficiency gains in heat-pump hot water systems, these may become more practical and efficient. PV systems should be sized according to the energy requirements of each dwelling, with a 3-5kW likely to be sufficient.

Where practicable, roof design should take into account the requirements of PV installation. The optimum tilt angle for PV installation in Hobart is 37° to 42°, pointing as close to north as possible.

At a minimum, provision for future installation of on-site batteries should be made, in anticipation of domestic batteries becoming economically viable (if they aren't already at the time construction commences at Huntingfield).

## 5.03 Rainwater capture and storage

Tasmania has experienced a gradual decline in rainfall over the last 40 years while household demand for water in Hobart and surrounding regions has increased. Rainwater capture and storage improves the resilience of households during weather extremes and service interruptions, and reduces demand on infrastructure.

Rainwater capture and storage should be incorporated in the design of all dwellings at Huntingfield. Hydraulic installations should enable rainwater to be used to flush toilets as well as for irrigation. A 5,000L 'slimline' tank can be accommodated within an area 0.8m wide, 3.3m long and 2.02m high while a 3,000L version requires an area of 0.6m in width.

Rainwater capture and storage will also have a positive impact on stormwater management across the site by providing on-site stormwater detention.





General Manager, Kingborough Council



Good indoor air quality from low VOC products.



Durable houses should be robust and always look as good new.

#### 5.04 Indoor air quality

Indoor air quality is an important but often overlooked design consideration with implications for health and wellbeing. While Australia currently has no specific controls on indoor air quality, the Australian Building Codes Board (ABCB) publishes the Indoor Air Quality Handbook which provides information to assist in the design of dwellings with better indoor air quality.

Indoor air contaminants come from a range of sources; some are released by building materials and furnishings while others are the result of mould and the use of household chemicals. Simple measures to ensure good indoor air quality include:

- select low-emission materials for buildings
- measures to prevent condensation forming
- good passive ventilation and mechanical ventilation for bathrooms, kitchen and clothes dryers.

#### 5.05 Durability and serviceability

The building industry is under significant pressure to deliver projects with ever-increasing levels of efficiency and productivity. While much of the innovation driving these efficiency gains is beneficial, it is important that cost savings in the short-term are not at the expense of the long-term performance or viability of dwellings.

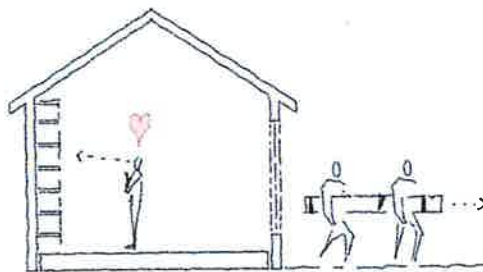
Dwellings at Huntingfield should be carefully designed and constructed using durable and quality materials to ensure a long service life for generations of happy residents. Systems, components, materials and building techniques should be chosen for their durability and capacity to be maintained, serviced and replaced easily and economically. It is particularly important that smaller dwellings at Huntingfield be designed to be able to be modified and adapted over time in response to the changing needs of occupants.





General Manager, Kingborough Council

**Principle 5: Energy efficient, durable and resilient homes for a sustainable future.**



Internal reconfigurability for changing needs is important.



Design for easy maintenance and repairability extends the service life of dwellings.

**i) Sturdiness**

The primary structure should be sturdy and capable of enabling the buildings to be modified internally and externally over time.

**ii) Accessible services and envelope for maintenance and repair**

Electrical and hydraulic services, plant and equipment, roofs, gutters and building envelope should all be easily accessible for servicing and repair. Access hatches enable access to services and plant within walls and ceilings while level ground enables ladder access and scaffolding.

**iii) Adaptable interiors**

The interior of each dwelling should be able to be modified with relative ease according to the needs of new occupants. Fitted joinery, finishes, and window coverings should be able to be removed and replaced.

**iv) Hard-wearing surfaces**

Consider using solid timber floors that can be sanded and refinished, rather than pre-finished laminate flooring that cannot be economically repaired once the wearing surface has been damaged. Solid timber door frames and architraves, robust stair nosings and sturdy steel fences all contribute to a sense of quality and durability.

**v) Durable, repairable cladding and joints**

Avoid pre-finished cladding that cannot be refinished. Painted timber and fibre cement and unfinished masonry last longest. Avoid set joints externally where cracking occurs.

**vi) Manuals and spare parts**

Provide a service manual and spare parts for new dwellings and their equipment, fixtures and fittings.



## SECTION B: Lot typologies at Huntingfield

Even as the open, gently sloping field that Huntingfield is today, it clearly offers potential for a range of different precincts, each with unique orientation, aspect, quality and potential. The Huntingfield masterplan has been formulated in a way that responds to these precincts. It follows the topography carefully and places roads, parks and housing lots where they make most sense. It is intended that future dwellings will respond to these different precincts with unique house typologies that reflect a common approach to the qualities and potential of their site.

For this section, six site typologies for medium density and terrace house lots have been identified and given a working description, in order to explore some of the key design considerations for dwellings on each. Each typology responds to a unique precinct or site condition. These typologies are broadly representative of the different types of lots located within the masterplan however are not definitive or exhaustive.

This section presents simple sketches of site considerations which are not intended to be prescriptive or representative of an architectural form. For each site, there are several different approaches to dwelling design that could be taken. Design experimentation and optimisation is encouraged.

### 1. Hilltop terraces

Gathered together, close to the highway, north facing, great views, .

### 2. Boulevard townhouses

Lined up along the main street, west facing, views of the park opposite, rear lane access

### 3. Parkside terraces

East facing on a gentle slope, on a shared street, opposite the park, rear lane access

### 4. Gully-view townhouses

South-west facing , looking over the gully, into the treetops, rear lane access.


### 5. Corner blocks

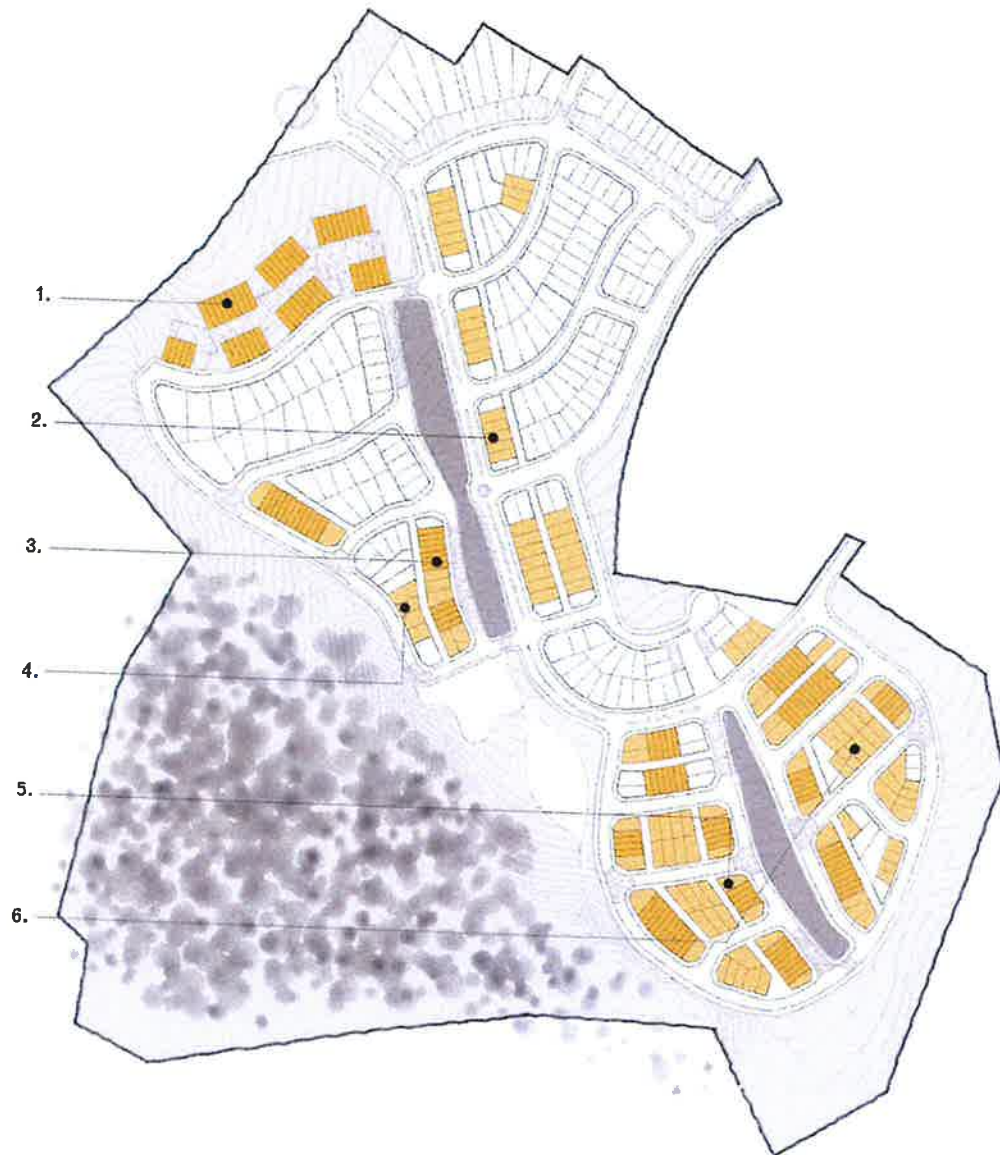
Located throughout the site. Great dual aspect and opportunity for two dwellings, rear lane access.

### 6. Inner block townhouses

Good solar orientation, oblique views, no rear lane access.

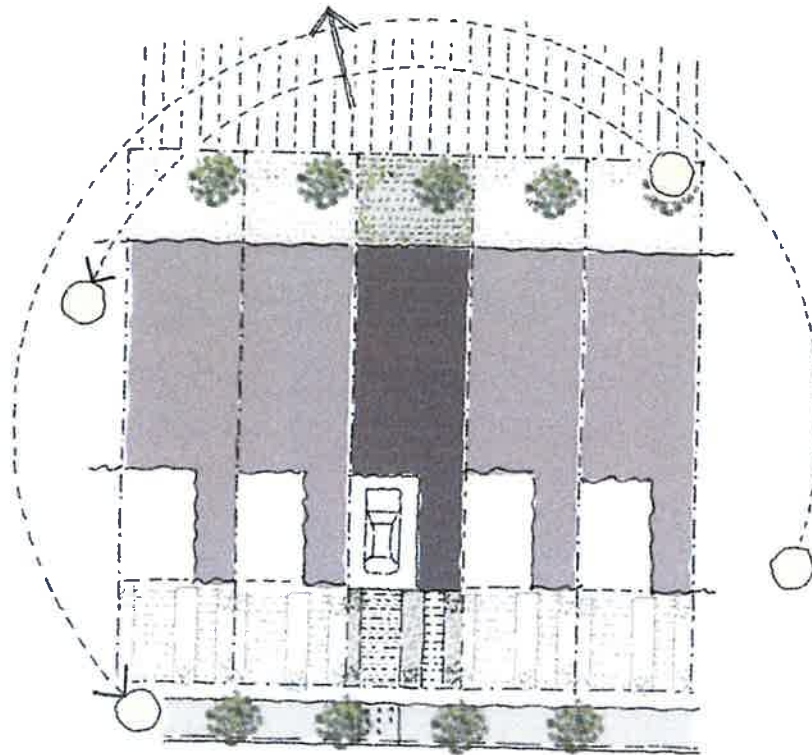


  
General Manager, Kingborough Council





## Type 1: Hilltop terraces



Hilltop terraces - Plan

There are 53 hilltop terrace lots, located in the north-western corner of the site, adjacent to the Channel Highway. These terraces are generally oriented west-north-west and are grouped in seven blocks of 5-9 lots. Each lot is 6m wide, 27.5m deep and has an area of 165m<sup>2</sup>. The seven blocks adjoin a central paved shared zone accessed from a secondary road.

Hilltop terraces are located at the highest point on the site and have access to commanding views over North West Bay and over the Channel Highway to kunanyi/Mt Wellington. The orientation of these lots is optimal for receiving sun.

These lots typically have a cross-fall of 0.5m to 2m metres from front to back. Terracing will need to be introduced at the front and rear of these dwellings to deal with the cross-fall. The northern boundaries of these lots are between 45m and 150m from the Channel Highway and are likely to receive, and will be

required to mitigate, significant levels of road noise.

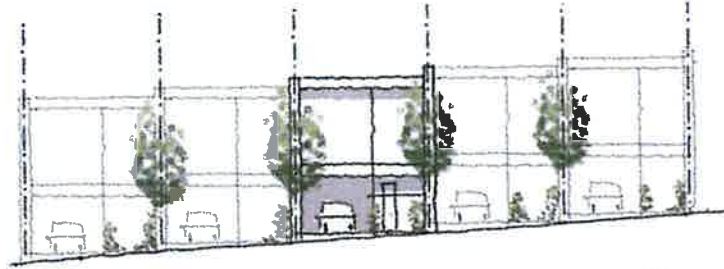
Primary living spaces should be located towards the north of each dwelling with a sunny private courtyard as a privacy buffer to the shared zone or common landscaping.

Two second floor bedrooms can be accommodated – and a third, if adequate light and cross-ventilation can be achieved – with a light well or second floor side setback. End terraces benefit from being able to gain additional windows or side openings.

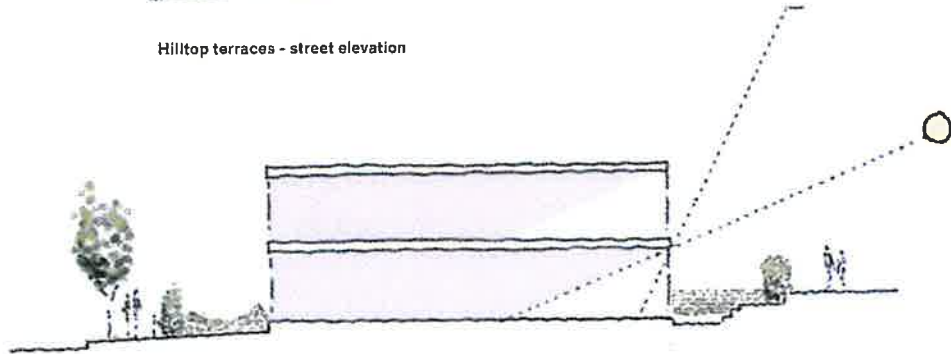
If off-street parking is required, this should be provided on the southern end of each lot. A southern setback sufficient for a second vehicle to park within the lot should be considered. If this is not required or desired, terraces should be moved southward to provide additional northern outdoor space.

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Hilltop terraces - street elevation



Hilltop terraces - site section



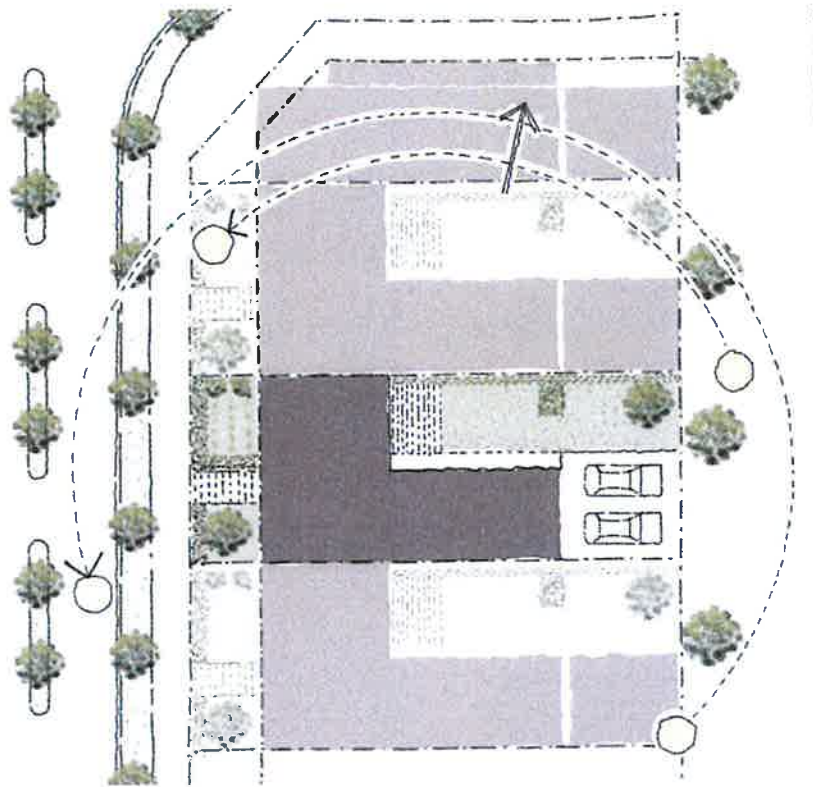
A good example of narrow terrace housing.

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## Type 2: Boulevard townhouses



Boulevard townhouses - plan

There are 23 boulevard townhouse lots located on the eastern side of the primary axial road. These lots have a west-south-west street orientation and step gently down the hill towards the termination of the design axis. These lots enjoy a prominent address and will likely have water glimpses from western second floor windows.

Lots are generally 11m wide, 27.5m deep and have an area of around 315m<sup>2</sup>. These lots benefit from generous street width and rear lane access which can comfortably accommodate two-car garages.

Lots experience a cross-fall of around 2m from front to back and this fall will either have to be accommodated entirely at the front of the lot with a sunken courtyard and split-level access or through steps within the dwelling so as to enable level access from the garage to the rear private open space.

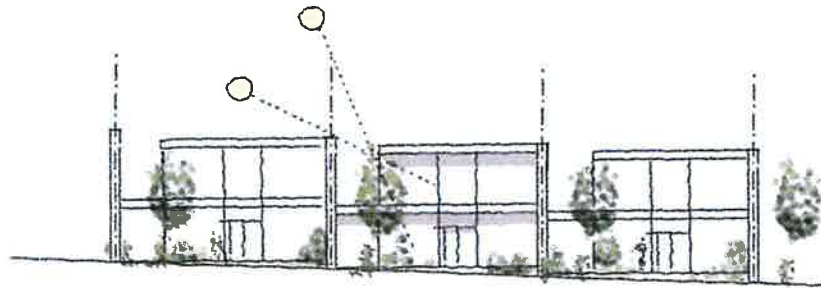
The orientation of these lots creates inherent overshadowing from northern neighbours, however an L-shaped ground-floor plan will enable the dwelling to receive as much winter sun as possible. The L-shape should be formed around a north-north-west facing courtyard, enclosed on two sides by large windows and the third, to the north, by the northern neighbour's single storey southern boundary wall.

Two or three bedrooms can be comfortably accommodated on the second floor, towards the street, but should avoid overshadowing its southern neighbour's private outdoor space.

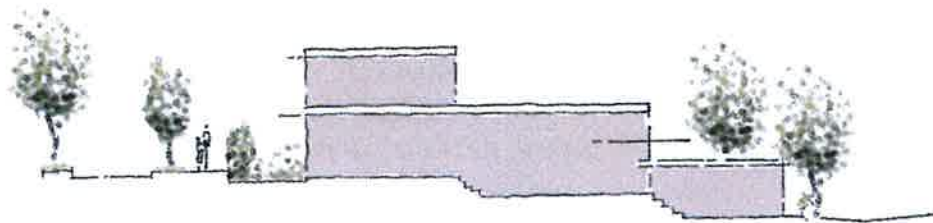
The street setback should be sufficient to accommodate external stairs from street to front door and an area of decorative, shade tolerant garden. The rear garden would, in this configuration, also receive significant overshadowing in winter but be sunny in summer.

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Boulevard townhouses - street elevation



Boulevard townhouses - site section

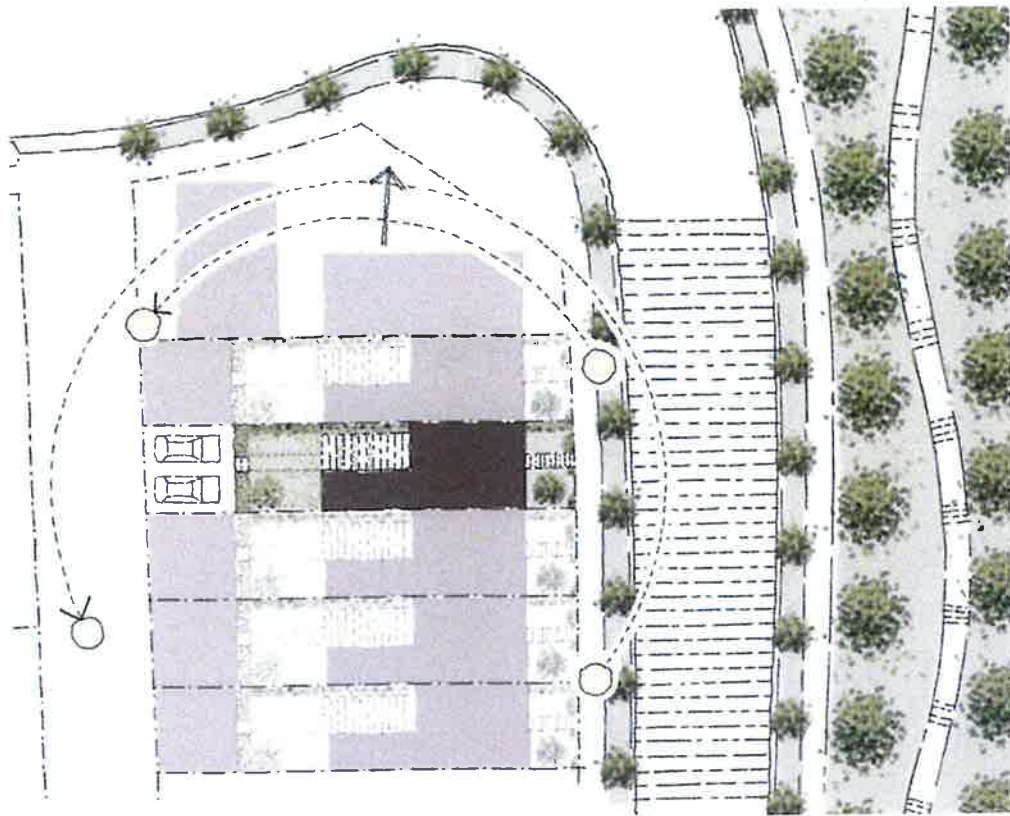


A good example of townhouses on wider lots and adjacent public open space.

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### Type 3: Parkside terraces



Parkside terraces - plan

There are 41 parkside terraces at Huntingfield; 11 on the western side of the northern linear park, and 30 on the eastern and western sides of the southern linear park. These terraces are good examples of smaller dwellings 'outsourcing' their open space to an adjacent area of public parkland. Locating the smallest dwellings around the nicest parts of the site is particularly egalitarian – those with the least space have greatest access to some offset or compensation for their smaller dwellings. Smaller terrace houses with pleasant little front gardens tend to make for better looking streetscapes – the parkside terraces will contribute to a village feel around the parks.

Parkside terraces are 6m wide and 27.5m deep, offering a lot area of 135m<sup>2</sup> with a cross-fall of 0.5m. Rear lane access means that a full-width double garage would be suitable, leaving the primary, parkside elevation for living spaces.

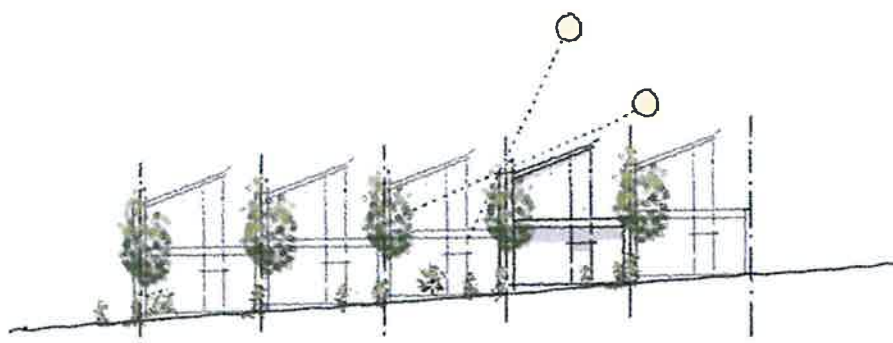
Parkside terraces are generally oriented east-west, with two-thirds of these lots enjoying an east-north-east street orientation while the remaining third are flipped, with this orientation to the rear. Views from these terraces are likely to be limited to the adjacent park and to their private open space, though these will be no less attractive than distant views enjoyed elsewhere.

Given their east-west orientation and narrow lot width, parkside terraces are likely to receive significant overshadowing from their northern neighbour and receive little winter sun. With a greater reliance on mechanical heating, these terraces should achieve particularly high levels of thermal efficiency. Careful building envelope design should maximise opportunities for solar penetration. Skillion roofs that raise north may capture sun, while low, single storey rear walls and deciduous planting will assist to reduce overshadowing.

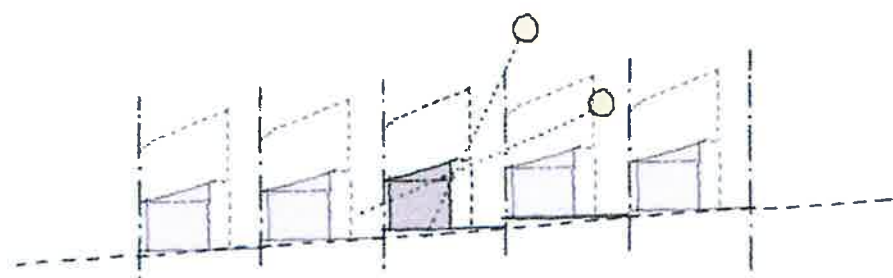


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Parkside terraces - street elevation



Parkside terraces - cross section



A good example of terraces with setbacks enabling solar access.

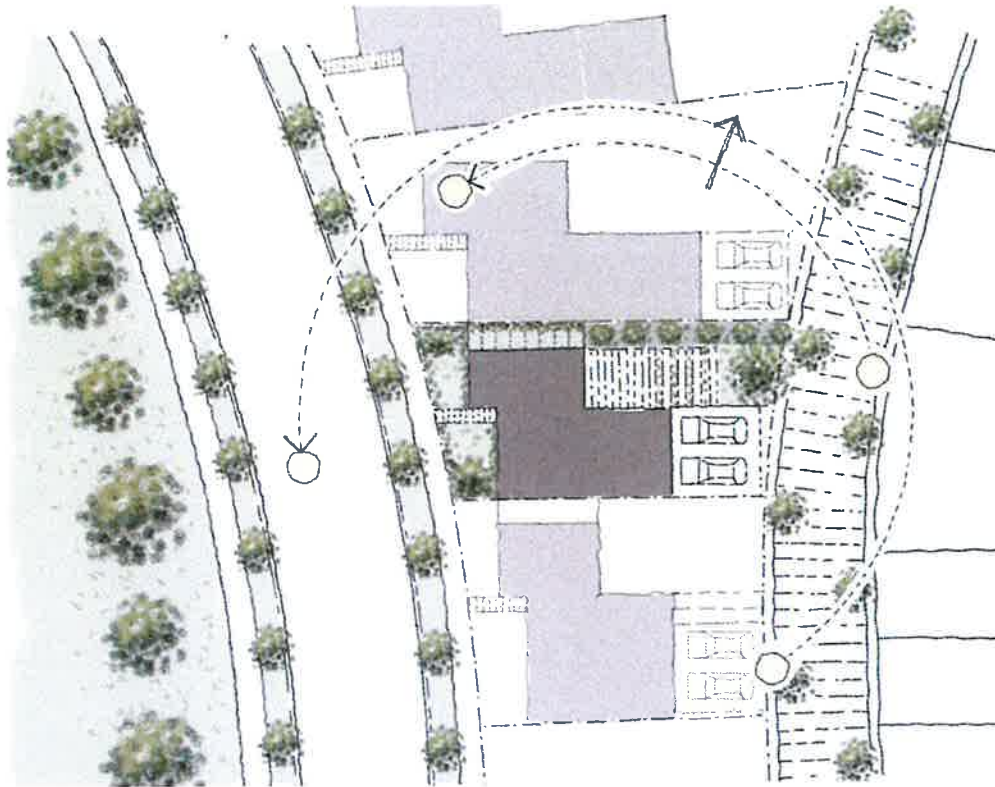
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General Manager, Kingborough Council

## Type 4: Gully-view townhouses



Gully-view terraces - Plan

Gully-view townhouses and terraces are those located along the south-western and southern edges of the development. There are only 9 townhouse lots, with 25 gully-view terrace houses to which similar principles apply. See parkside terraces for additional principles specific to terrace housing.

All of these lots benefit from their adjacency to parkland and the peace and quiet this setting affords. Views from the street side of the block are out to trees with possible glimpses of the landforms beyond. Rear-facing private open space is angled towards the north east, creating the potential for good solar penetration to rear-facing living spaces.

Gully-view townhouses range in width from 12–15m and are some of the shallowest lots at 20m deep. These lots have unusual shapes due to the curving road and lane way alignments. They have rear lane access and good lot width which enables off-street

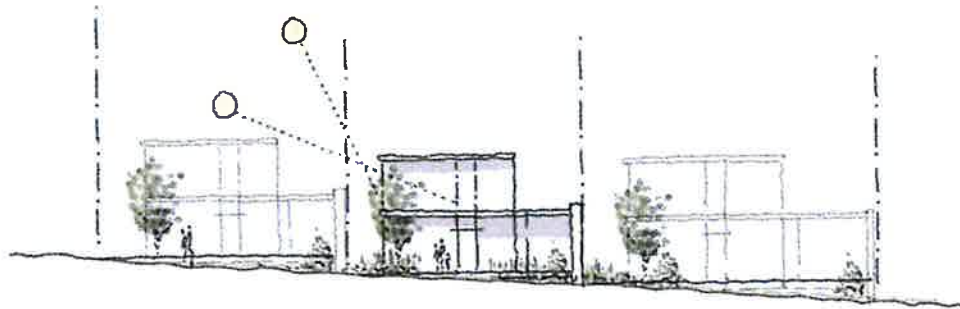
parking for two cars while maintaining direct access to the lane from private open space. The width also means that dwellings do not need to be built to both side boundaries at the front and can instead be pulled back from the northern boundary for additional light and cross-ventilation. This side offset could occur on the southern side of the lot, however the quality of space created may not be as good.

A rearward L-shaped building form on the ground floor maximises sunlight into rear-facing living spaces, while a second-floor mass to the front of the dwelling offers space for bedrooms.

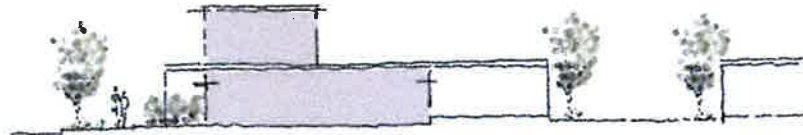
A stepped, front-facing building form breaks up the building mass when viewed from the street and enables the building envelope to better conform to the site. Generous front garden space provides separation from the public domain and enhances the appearance of dwellings from the street.

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Gully-view terraces - Street elevation



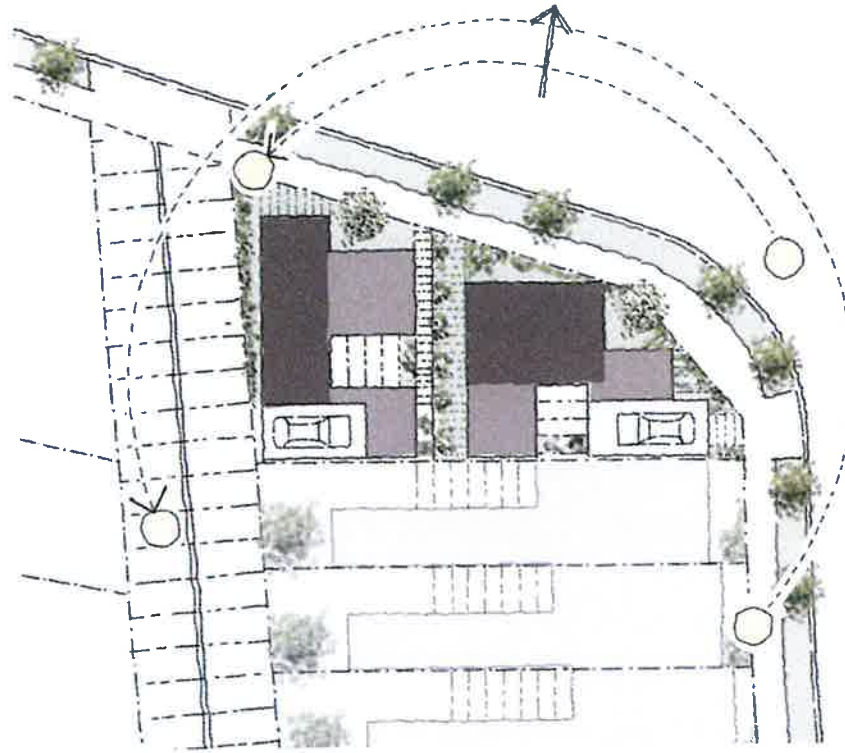
Gully-view terraces - Site section



A good example of terraces with stepping form.



## Type 5: Corner townhouses



Corner townhouses - plan

Corner townhouse lots are those with frontages to two streets and one laneway. There are at least 26 corner townhouse lots indicated on the masterplan as being for medium density development distributed throughout the site.

Corner lots play an important role at Huntingfield. They are highly visible from multiple angles and serve to bookend rows of terrace houses. Because these lots have street frontages effectively on three sides, they are appropriate to be used either for a larger, two storey townhouse or two, smaller dual occupancy dwellings.

The orientation of these lots varies greatly and cross-falls range from 1m to more than 2m. Accordingly, each corner lot should be considered in the context of its individual site constraints and conditions.

As well as being highly visible, these sites have

good visibility to the street. Where a corner lot is to be used for dual occupancy, these smaller dwellings would ideally suit elderly occupants, who typically benefit from social interaction and who spend more time at home, offering passive surveillance to the street.

Because of their prominence, corner townhouses offer great opportunity for visually interesting architecture. Highly articulated building forms with good quality windows and cladding materials can set the tone for the rest of the block. Pockets of street-facing garden soften the built form and creates screening for privacy to rooms otherwise visible to the street. Offstreet parking should be limited to single-car garages on two rather than three frontages. Second storeys should be located in a way that minimises overshadowing to neighbours. Some stepping back from the street may also be appropriate to reduce visual bulk and scale from the street.



Corner townhouses - street elevation



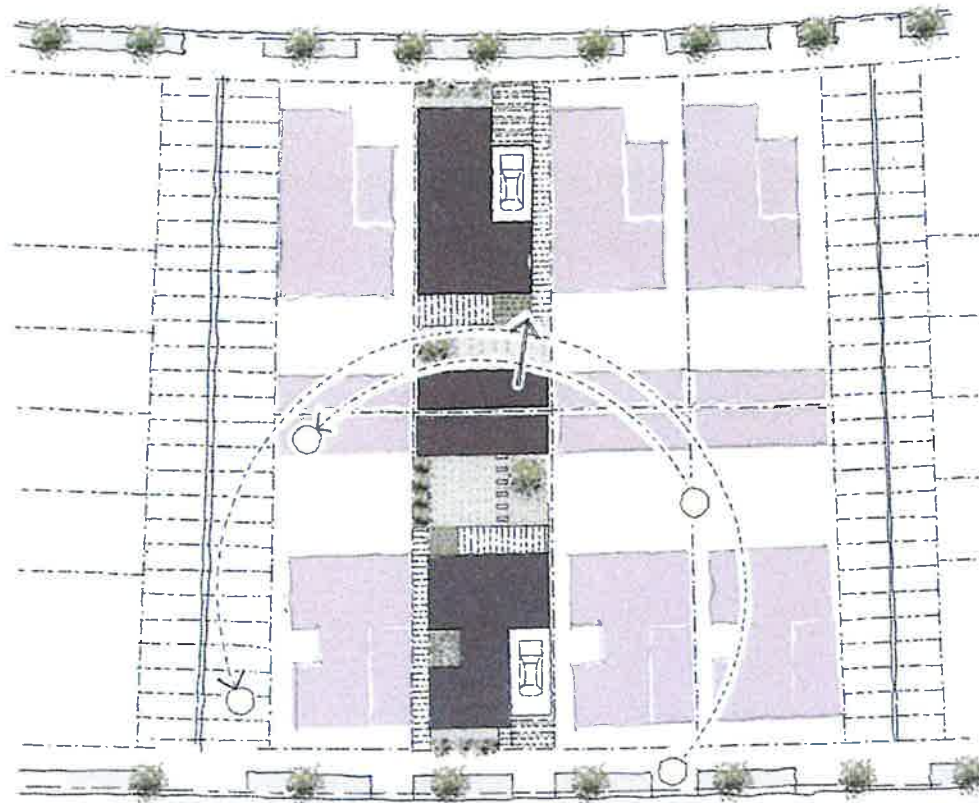
Corner townhouses - cross section



A good example of two townhouses on a corner lot.



## Type 6: Inner block townhouses



Inner block terraces - plan

Inner-block townhouse lots is the name given to medium density lots without rear-lane access and are not immediately adjacent to bush or parkland. While these lots appear to have less amenity than better connected lots elsewhere at Huntingfield, they benefit from good solar access and private courtyards, with bushland a short walk away.

There are 31 of these lots, all located at the south-eastern end of the site. These lots typically have a north to south or north-east to south-west orientation; around half with northern street frontages and half with south.

Without rear lane access, these dwellings are required to accommodate any offstreet parking in the front of the dwelling and this should be limited to a single-car garage. These dwellings should be offset from one boundary, to permit side access to rear gardens for wheelbarrows.

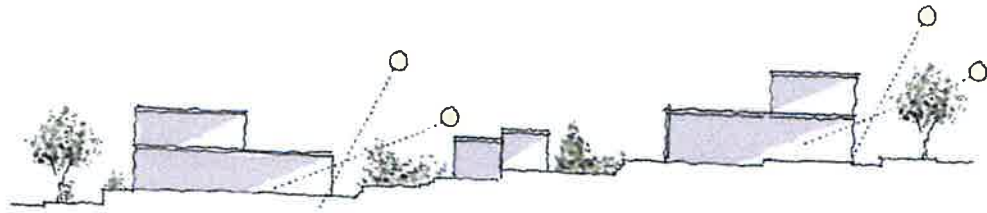
Second-storey built form should be located towards the street, where it does not overshadow private outdoor space. A small light well or courtyard could be introduced on the side of the dwelling already offset. From the boundary, this light well would improve light penetration and cross-ventilation.

Falls from front to back or back to front are between 1.5m and 2.5m, creating an opportunity for attractive terraced garden beds planted with screening vegetation and garden herbs.

To improve privacy to rear-facing open areas and to create more living and working space, small garden studios could be built at the end of the garden with zero or close to zero offsets to rear and side boundaries. Where dwellings have south-facing rear living spaces, these studio structures would face north and offer a sunny place to read a book or work from home.

*[Signature]*

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Inner block terraces - Site section



Inner block terraces - Street elevation



A good example of terrace housing.

*[Signature]*

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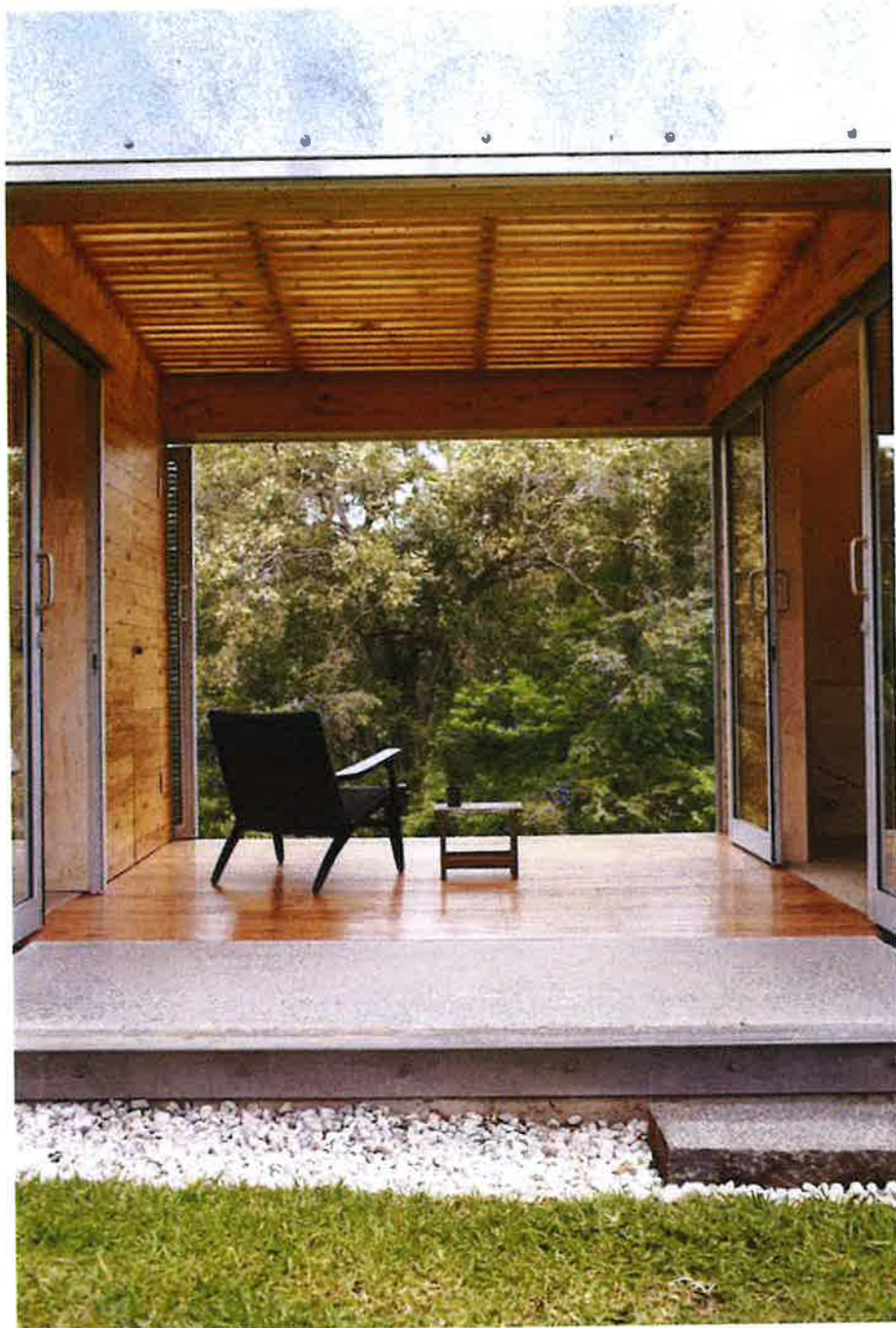
### Revisions:

13.09.2020	Preliminary issue
20.09.2020	Revision A
29.10.2020	Final issue (Revision B)

*[Signature]*

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A place to sit and enjoy the view.

*[Signature]*

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# Attachment D: Bushfire Hazard Management Plan

## Bushfire Hazard Management Plan: 1287 Channel Hwy, Huntingfield 7055 (CT 172716/1, CT 172715/1, CT 134371/1, & CT 131270/2, PID 9171495)

### 1.0 HAZARD MANAGEMENT AREA

Hazard management areas (HMA) include the areas to protect the buildings as well as the access and water supplies. Vegetation in the hazard management area is to be managed and maintained in a minimum fuel condition. See the table below for minimum setbacks requirements for a dwelling from bushfire-prone vegetation for each lot. Refer to the Bushfire Hazard Management Area section (Section 4.2) of the Bushfire Hazard Management Report for Hazard Management Area map and setbacks. Refer to Table 5.1 of the Bushfire Hazard Management Report for HMA requirements and setbacks, roadways, and hazard management areas. Refer to Table 5.1 of the Bushfire Hazard Management Report for HMA requirements for additional requirements for if sub-stages are developed at separate times.

#### HMA Maintenance Schedule

- Remove fallen limbs and leaf and bark litter, including from roofs, gutters, and around buildings
- Cut grass to less than 100mm and maintain
- Prune larger trees to establish and maintain horizontal and vertical canopy separation
- Maintain road access to the building and water connection point.

### 2.0 ACCESS

Refer to Table 5.1 of the Bushfire Hazard Management Report where proposed site access is described. Refer to Section 4.5 of the Bushfire Hazard Management Report for additional requirements for if sub-stages are developed at separate times. The proposed access will support firefighter access to buildings and water points.

### 3.0 WATER SUPPLY

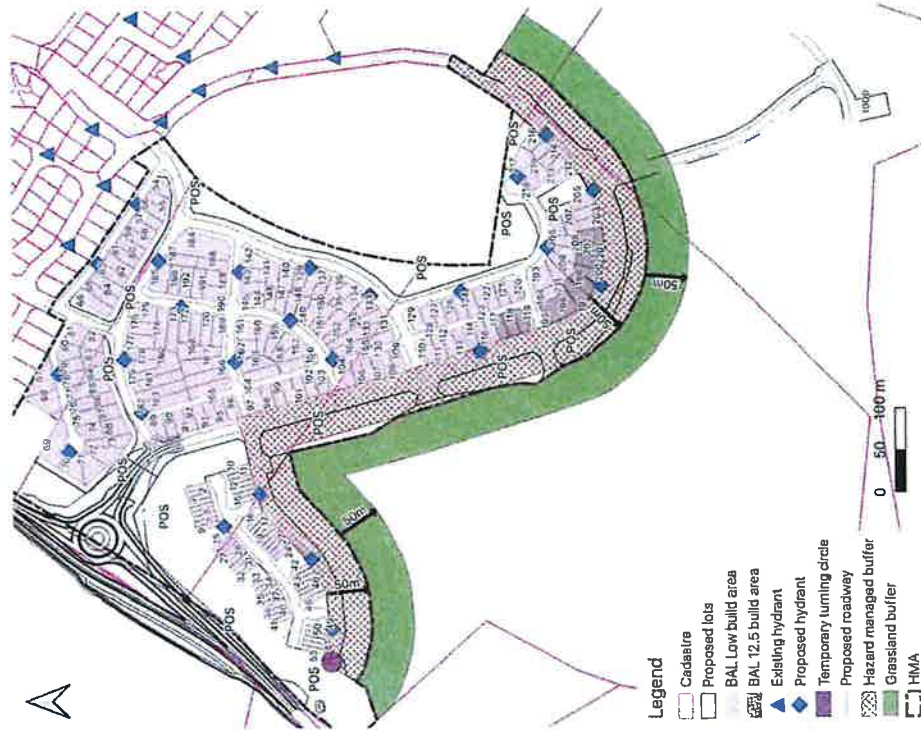
Refer to Table 5.1 of the Bushfire Hazard Management Report for water supply requirements. The map to the right and maps below (next page) show potential locations for water supply for each lot. These locations can be altered at the proponent's discretion, as long as the final location is still compliant with Table 5.1.

### 4.0 CONSTRUCTION: BAL 12.5 & BAL LOW

Buildings in Bushfire-Prone Areas are to be built in accordance with the Building Code of Australia and Australian Standard AS56939

LOT	BAL	SETBACKS
1-116	Low	No Setback Requirements
117-119	12.5	No Setback Requirements
120-194	Low	No Setback Requirements
195-202	12.5	No Setback Requirements
203-219	Low	No Setback Requirements
Balance	Exempt - no setback requirements	

- The Subdivision is a 219-Lot Subdivision from 4 existing lots as described on the Site Plan. See Appendix 1 of the Bushfire Report for Site Plans.
- This BHPMP must be read in conjunction with the Bushfire Hazard Management Report, 1287 Channel Hwy, Michael Tempel, 23 June 2023, V3, 068A Bushfire Hazard Assessment, 16/06/2021, v04.
- This BHPMP has been prepared to satisfy the requirements of the Planning Directive No 5.1 Bushfire-Prone Areas Code.
- Michael Tempel  
Accreditation: BFP - 153, 1, 2, 3A, 3B, 3C  
Plan No: MT23/21SV3 Date 23/06/2023
- NOTE: Michael Tempel is a registered bushfire consultant and is not a registered fire engineer. The Bushfire Hazard Management Report is a technical document and is not a legal document. It is the responsibility of the proponent to ensure that the Bushfire Hazard Management Report is compliant with the relevant legislation and standards.
- Refer to the Planning Directive No 5.1 Bushfire-Prone Areas Code for more information on the requirements of the Bushfire Hazard Management Report.





Bushfire Hazard Management Plan: 1287 Channel Hwy, Huntingfield 7055 (CT 172715/1, CT 134371/1, & CT 131270/2, PID 9171495)



Certified copy of original agreement

*[Signature]*

General Manager, Kingborough Council

*[Signature]*

*[Signature]*



## Attachment E: Bushfire Hazard Management Report

**RMCG**

23 JUNE 2023

# Bushfire Hazard Management Report: 1287 Channel Hwy

Report for: GHD

Property location: 1287 Channel Hwy, Huntingfield

Prepared by: Michael Tempest  
RMCG  
Level 2, 102-104 Cameron Street  
Launceston, TAS 7250

Version 3

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Victoria — Tasmania — ACT — NSW


  
General Manager, Kingborough Council

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General Manager, Kingborough Council

## Executive summary

SUMMARY	
<b>Client:</b>	GHD
<b>Property identification:</b>	1287 Channel Hwy, Huntingfield 7055 Current zoning: General Residential, Inner Residential, Local Business, and Open Space CT 172716/1, CT 172715/1, CT 134371/1, and CT 131270/2, PID 9171495
<b>Proposal:</b>	A 219-lot subdivision is proposed (not including balance areas).
<b>Assessment comments:</b>	A previous bushfire assessment, which included a site visit, Bushfire Report, and Bushfire Hazard Management Plan (201203_HUNT03) was conducted by a qualified practitioner (BFP – 103) in 2021. However, an updated BHMP is required due to some 'minor amendments' to the layout of the lots. This report and BHMP addresses the updated site plan.  A field inspection of the site was not conducted as part of this assessment as the previous site assessment was deemed sufficient to determine the Bushfire Risk and Attack Level.
<b>Conclusion:</b>	The subject land is mapped as bushfire-prone under the <i>Kingborough Interim Planning Scheme 2015</i> . There is sufficient area on the subject land to provide the proposed lots with sufficient area to allow for future construction of dwellings and associated buildings (within 6m) to BAL 12.5 or BAL Low standards. All land within the subdivision area (Lots 1-219, roadways, and public open spaces) must be managed in a low fuel state before the subdivision plan is sealed and then be managed in perpetuity. Maintaining the HMA is the responsibility of the proponent until each Lot is sold. The responsibility then passes to the lot owner. The relevant authority is responsible for maintaining the roadways, including the verges, and public open spaces as low threat vegetation. A 50m 'hazard managed buffer' must be established from the outer southern and western boundaries of all lots. This hazard managed buffer must be maintained as low-threat vegetation by the developer where it falls outside of the proposed development area. An additional 50m beyond this, in the balance area, must be maintained as grassland by the developer, forming a grassland buffer. All additional balance areas can be maintained in their current state. If the subdivision is developed in sub-stages, a 50m 'hazard managed buffer' must be maintained by the developer around the substage until the next stage is developed. The balance areas are proposed to be developed under future stages of subdivision and have therefore not been considered within this assessment; they are exempt. Any future proposed developments on the balance areas will be subject to a different bushfire assessment.  Where access to a lot with a BAL 12.5 build area is greater than 30m, it must be constructed to the standards set out in Element B of Table E2 of the <i>Planning Directive No. 5.1 Bushfire-Prone Areas Code</i> . All roads within the subdivision must be constructed to the standards set out in Table E1 where they provide access to a BAL 12.5 lot. A temporary turning circle, that can be unsealed, must be constructed at any interim dead ends within the subdivision.  A reticulated water supply that is compliant with all elements of Table E4 of the <i>Planning Directive No. 5.1 Bushfire-Prone Areas Code</i> must be installed to service each lot before dwellings are constructed.
<b>Assessment by:</b>	  Michael Tempest Senior Consultant  Accredited Person under Part 4A of the Fire Service Act 1979, Accreditation # BFP-153




  
General Manager, Kingborough Council

# 1 Introduction

It is a requirement under the *Land Use Planning and Approval Act* that a proposed subdivision that occurs either wholly or partially within a bushfire-prone area is assessed by an accredited person who will provide a Bushfire Hazard Management Report and a Bushfire Hazard Management Plan.

## 1.1 SCOPE

A Bushfire Hazard Assessment and Bushfire Hazard Management Plan (BHMP) (20120\_HUNT03) was completed by Suzie Gifford (BFP-103) of 'Gifford Bushfire Risk Assessment' (GBRA), 15/08/2021, v04, for a three-stage subdivision on the subject land which was approved by Kingborough Council (DAS-2020-26) under the *Kingborough Interim Planning Scheme 2015* (the Planning Scheme). As a result of additional detailed design of the approved subdivision, lot layout and road layout within Stage 1 of the subdivision has varied. These changes are being considered as a 'minor amendment' to the existing planning permit, however, these changes require an updated Bushfire Assessment and Bushfire Hazard Management Plan. Hence, this report has been commissioned to provide a Bushfire Attack Level (BAL) for all proposed lots within the revised Stage 1 of the subdivision. All advice is compliant with the *Planning Directive No. 5.1 Bushfire-Prone Areas Code* and the Australian Standard, AS3959-2018, *Construction of Buildings in Bushfire-prone Areas*.

## 1.2 PROPOSAL

The proposal for Stage 1 of the subdivision is to complete a 219-lot subdivision (218 residential lots and one commercial lot) over four titles (CT 172716/1, CT 172715/1, CT 134371/1, and CT 131270/2) at 1287 Channel Hwy, Huntingfield. The land is zoned as General Residential, Inner Residential, Local Business, and Open Space and is mapped as bushfire-prone under the Planning Scheme. The site plan (Appendix 1) indicates that there are up to eight 'sub-stages' within the Stage 1 development, there is potential that these sub-stages will developed individually. The balance areas are expected to be subject to further subdivision in future, as per the 3-stage subdivision described in the GBRA Bushfire Hazard Assessment, 15/08/2021, v04.

## 1.3 LIMITATIONS

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

# 2 Site description

The entire site of the three-stage subdivision, including Stage 1, is described in the GBRA Bushfire Hazard Assessment (15/08/2021, v04), Section 2. This includes a desktop and onsite description with the site investigation conducted by Suzie Gifford of GBRA on 24/10/2018. RMCG accepts this assessment.



### 3 Bushfire site assessment

The site assessment conducted by Suzie Gifford found that all adjacent land to Stage 1 of the subdivision is either low threat vegetation (to the north east and east) or grassland vegetation (north west, south, and west). See Figure 3-1 for adjacent assessed vegetation and slope under classified vegetation. See GBRA Bushfire Hazard Assessment (15/08/2021, v04) for additional information.

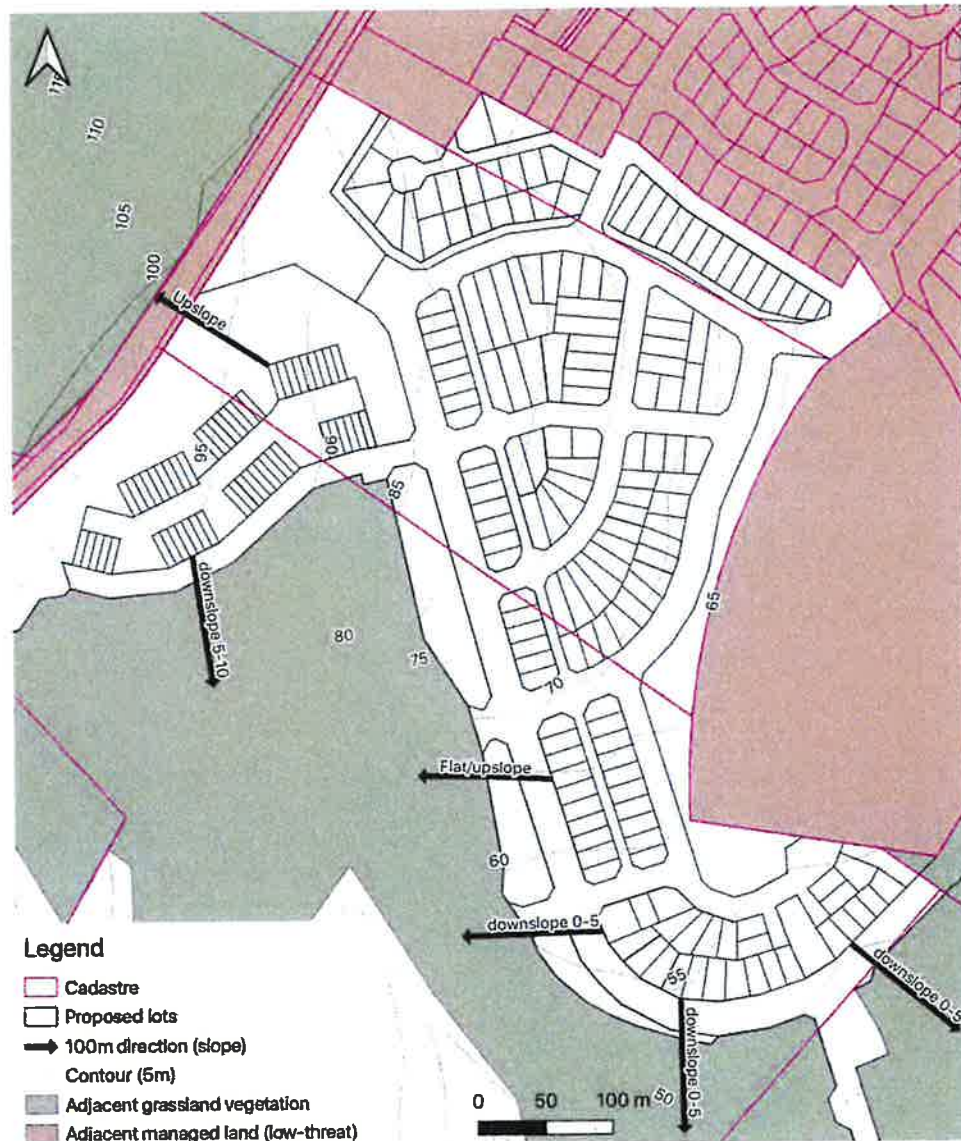


Figure 3-1: Vegetation and slope adjacent to proposed development.

## 4 Bushfire protection measures

### 4.1 BAL REQUIREMENTS FOR CONSTRUCTION

The BAL ratings applied are in accordance with the Australian Standard AS3959-2018, *Construction of Buildings in Bushfire-prone Areas*. The applicable BAL ratings for the proposed subdivision are **BAL 12.5** and **BAL Low**.

**Table 4-1: BAL levels**

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



**Figure 4-1: BAL diagram**

The minimum construction requirement for future dwellings within Stage 1 of the subdivision is either **BAL 12.5** or **BAL Low**, depending on the lot. 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.

  
General Manager, Kingborough Council

## 4.2 HAZARD MANAGEMENT AREA

Hazard management areas (HMA) are the areas between a habitable building, associated buildings (within 6m), and bushfire-prone vegetation which provide access to a fire front for firefighting. The HMA must be maintained in a low fuel state at all times.

The subject land within Stage 1 was classed as grassland at the time of the site assessment. As each sub-stage is developed, the land within the sub-stage must be managed in a low fuel state (grass maintained below 100mm). a 50m 'hazard managed buffer' must be established around each sub-stage, this will ensure that there are no setback requirements from undeveloped lots within the subdivision. once the entire stage is developed, the entirety of the development will form the Hazard Management Area for all lots. Maintaining the HMA is the responsibility of the proponent until each Lot is sold. The responsibility then passes to the lot owner. The relevant authority is responsible for maintaining the roadways, including the verges, and public open spaces as low threat vegetation. See Section 4.5 for further discussion of sub-stage 'hazard managed buffers'.

As specified in v04 of the Bushfire Hazard Management Plan pages 1-3 by GBRA, 15/08/2021, once all sub-stages of Stage 1 are completed a 50m 'hazard managed buffer' must be established from the outer southern and western boundaries of all lots. This hazard managed buffer is included as part of the Hazard Management Area and must be maintained as low-threat vegetation by the developer where it falls outside of the proposed development area (roadways and public open spaces). An additional 50m beyond this, in the balance area, must be maintained as grassland by the developer, forming a grassland buffer. All additional balance areas can be maintained in their current state.

Setback distances to bushfire-prone vegetation for the specified BAL Ratings (BAL 12.5 & BAL Low) have been calculated based on the vegetation that will exist after development and management of land within the subdivision and have also considered slope gradients. Distances are in accordance with AS 3959-2018 Table 2.6. The corresponding Lots to Lots 117-119 and 195-202 on the GBRA Stage 1 BHMP (Cert No 20120\_HUNT03, dated 15/08/21) were designated as BAL 12.5 for future reduction in vegetation separation due to proposed rehabilitation of the vegetation along the nearby watercourse. This designation has been retained.

A dwelling can be located anywhere within the BAL 12.5 and BAL Low areas identified on Figure 4-2.

Where no setback is required for bushfire protection, other Planning Scheme setbacks may need to be applied.

The balance areas are expected to be subject to further subdivision in future, as per the 3-stage subdivision described in the GBRA Bushfire Hazard Assessment, 15/08/2021, v04. As there is no expected development on these areas as a result of the proposed subdivision these areas have been considered exempt from this assessment. Future subdivision or development will require a different bushfire assessment.





  
General Manager, Kingborough Council

BAL Rating: **BAL 12.5 & BAL Low**

**Table 4-2: BAL setbacks**

BAL	SETBACK	GRASSLAND
BAL 12.5	Upslope and flat	14m
	Downslope >0-5°	16m
	Downslope >5-10°	19m
BAL Low	Upslope and flat	50m
	Downslope >0-5°	50m
	Downslope >5-10°	50m

**Table 4-3: Hazard management setbacks from future dwellings**

LOT	BAL	SETBACKS
1-116	Low	No Setback Requirements
117-119	12.5	No Setback Requirements
120-194	Low	No Setback Requirements
195-202	12.5	No Setback Requirements
203-219	Low	No Setback Requirements
Balance	Exempt – no setback requirements	







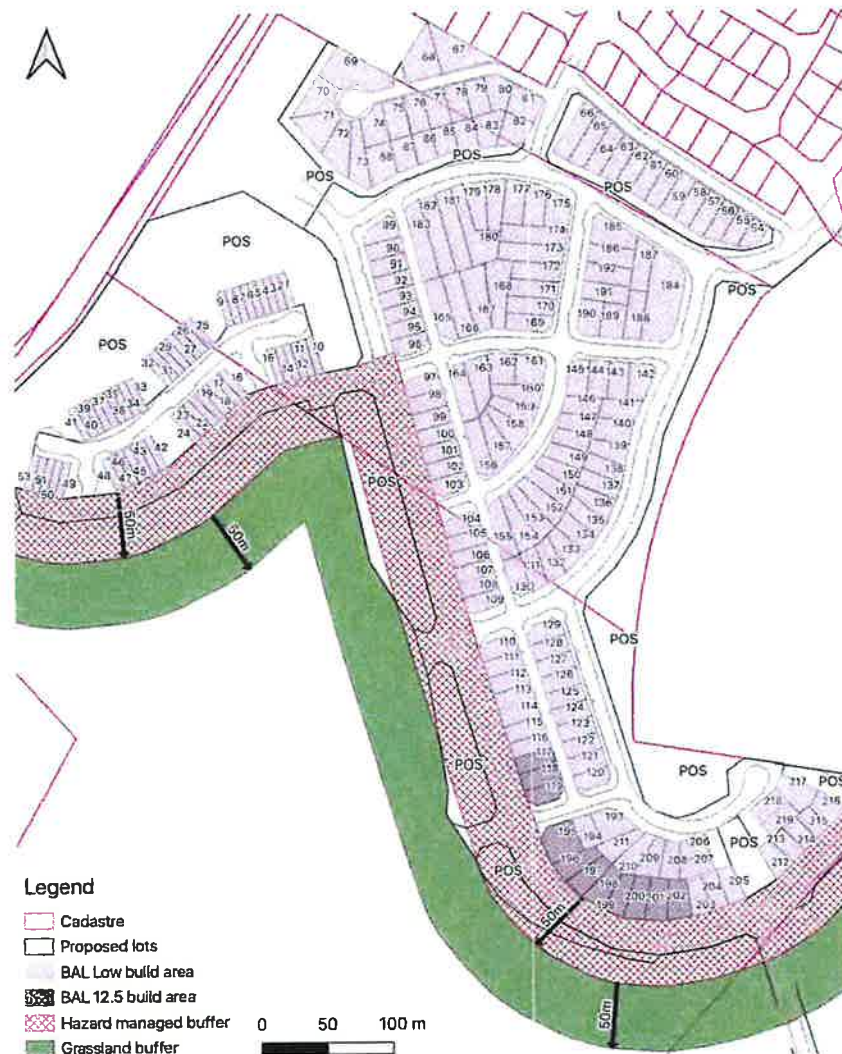


Figure 4-2: BAL 12.5 and BAL Low construction areas

A dwelling can be located anywhere within the BAL 12.5 or BAL Low areas identified on Figure 4-2.

All lots within Stage 1 of the subdivision must be managed in a low fuel condition by the lot owner:

- Lawns maintained to a height of <100mm
- Occasional trees with no canopy connection
- Trees must not overhang the dwelling
- Remove tree branches <2m above the ground
- Minimise fuel on the ground.

  
General Manager, Kingborough Council

**Landscaping advice for bushfire-prone lots:**

- Maintain a clear area of low-cut lawn or pavement adjacent to the house
- Keep areas under fences, fence posts, gates, and trees raked and cleared of fuel
- Utilise non-combustible fencing and retaining walls
- Break up the canopy of trees and shrubs with defined garden beds
- Organic mulch should not be used in bushfire-prone areas and non-flammable material should be used as ground cover e.g., scoria, pebbles, recycled crushed bricks
- Plant trees and shrubs where there is a wind break in the direction from which fires are likely to approach.

**Maintenance Schedule for Hazard Management Area:**

- Cut lawns to less than 100mm and maintain
- Prune larger trees to establish and maintain horizontal and vertical canopy separation
- Minimise storage of flammable liquids
- Maintain road access to the dwelling and water connection point
- Remove fallen limbs, leaf, & bark, including from roofs, gutters, and around buildings.

Additional information on Vegetation management within the hazard management area can be found in section 4.2 of GBRA Bushfire Hazard Assessment, 15/08/2021, v04.

#### **4.3 ACCESS**

As per Section 4.4 of GBRA Bushfire Hazard Assessment, 15/08/2021, v04, and the *Planning Directive No. 5.1 Bushfire-Prone Areas Code*, unless the development standards in the zone require a higher standard, the following applies to all roads within the subdivision:

- a) Two-wheel drive, all-weather construction
- b) Load capacity of at least 20t, including bridges and culverts
- c) Minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac
- d) Minimum vertical clearance of 4m
- e) Minimum horizontal clearance of 2m from edge of the carriage way
- f) Cross falls of less than 3 degrees (1:20 or 5%)
- g) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads
- h) Curves have a minimum inner radius of 10m
- i) Dead-end or cul-de-sac roads are not more than 200m in length unless carriageway length is 7m in width
- j) Dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and
- k) Carriageways less than 7m wide have 'No parking' zones on one side, indicated by a road sign that complies with *Australian Standard AS1743-2001 Road Signs Specifications*.

There is sufficient area within the proposed roadway areas to provide roads to the above standards. Where a roadway provides access to BAL Low lots only, for example in Stage 1F, the public road has also been assessed as BAL Low and the level of exposure has been considered low enough to not warrant application of Code requirements to facilitate firefighter intervention. A proposed 10.5m radius cul-de-sac is therefore considered sufficient in this instance.

  
General Manager, Kingborough Council

If there are any interim dead-end roads, i.e., that will be further constructed in future stages, a temporary turning circle with a 12m outer radius must be developed. This can be unsealed. There is expected to be one temporary turning circle required during Stage 1, in the north west of the subdivision, to the south of Lots 49-53 (see Figures 4-3 and 4-4).

Where dead end roads are established if/when sub-stages are developed individually, these must have temporary turning circles established, see Section 4.5 for further information.

If access to a future dwelling on any lot is proposed to be greater than 30m, then it must be constructed to the following standards:

- a) All-weather construction
- b) Load capacity of at least 20 tonnes, including for bridges and culverts
- c) Minimum carriageway width of 4m
- d) Minimum vertical clearance of 4m
- e) Minimum horizontal clearance of 0.5m
- f) Cross falls of <3°
- g) Dips <7°
- h) Curves with a minimum inner radius of 10m
- i) Maximum gradient of 15° for sealed roads and 10° for unsealed road; and
- j) Terminate with a turning area for fire appliances provided by one of the following
  - i. A turning circle with a minimum outer radius of 10m
  - ii. A property access encircling the building; or
  - iii. A hammerhead "T" or "Y" turning 4m wide and 8m long.

The final location of dwellings on the lots will determine if the above access requirements are needed.

There is no development proposed on the balance areas or expected to result from this proposed subdivision and therefore these areas have been considered exempt from specific access requirements. It is expected that these areas will be subject to future subdivision under additional stages. Future subdivision or development will require a different bushfire assessment.

#### 4.4 WATER SUPPLY

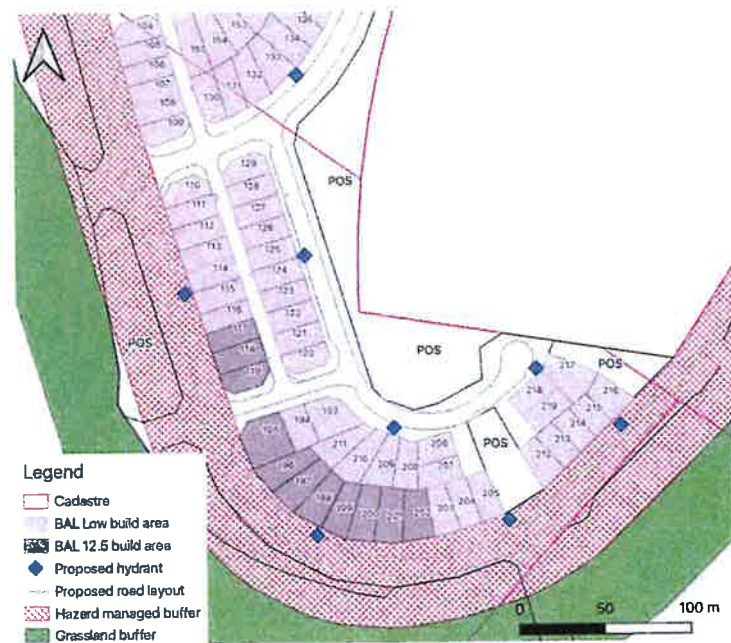
As per Section 4.5.2 of GBRA Bushfire Hazard Assessment, 15/08/2021, v04 and the *Planning Directive No. 5.1 Bushfire-Prone Areas Code*, a reticulated firefighting water supply must be installed as part of the subdivision.

The lots are required to be connected to a reticulated water supply as part of the Planning Scheme requirements for the General Residential and Inner Residential zones. As part of this installation, fire hydrants must be installed that are within 120m as the hose lays of all areas of each lot. This must occur before the construction of habitable buildings. See Figure 4- for proposed locations of hydrants. These may be moved at the discretion of the developer, as long as they are still within 120m of the entire building area of each lot.

There is no development proposed on the balance areas or expected to result from the proposed subdivision and therefore these areas have been considered exempt from specific water supply requirements. It is expected that these areas will be subject to future subdivision under additional stages. Future subdivision or development will require a different bushfire assessment.



**Figure 4-3: Existing hydrants, potential location of new hydrants, and location of temporary turning circle in the north of the proposed subdivision**



**Figure 4-4: Potential location of new hydrants in the south of the proposed subdivision**



  
General Manager, Kingborough Council

#### 4.5 STAGING

Within the Stage 1 subdivision, there are nine sub-stages. There is potential that these sub-stages will be developed individually, or a couple at a time. If this occurs the following additional requirements must be followed.

##### 4.5.1 HAZARD MANAGEMENT AREA

All areas within a sub-stage that will be utilised for residential use, POS, or access must be managed in a low fuel state from the development of the sub-stage. This is the responsibility of the developer and relevant authorities (POS and roads) in the first instance. As lots are sold, the vegetation management requirements will pass to the lot owner. Additionally, a 50m 'hazard managed buffer' perimeter must be established around all residential lots which is managed in a low fuel state (mown lawns to under 100mm), to ensure these lots meet BAL low setback requirements. This buffer area must be maintained by the developer.

##### 4.5.2 ACCESS

Where temporary dead ends are created by sub-stages being developed, a temporary turning circle must be established. This can be unsealed but must have an outer radius of 12m.

##### 4.5.3 WATER SUPPLY

Fire hydrants must be installed within each sub-stage that will reach within 120m as the hose lays of all building areas on all lots.






  
General Manager, Kingborough Council

## 5 Statutory compliance

The applicable bushfire requirements are specified in the *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

**Table 5-1: Compliance schedule**

E1.6 DEVELOPMENT STANDARDS	ACCEPTABLE SOLUTION	COMPLIANCE
E1.6.1 Provision of Hazard Management Areas	A1.b	<ul style="list-style-type: none"> <li>BAL 12.5 &amp; BAL Low Setback Standards (AS 3959-2018) from future dwellings and associated buildings.</li> <li>The Bushfire Hazard Management Plan (BHMP) must be attached to future subdivision titles to show the available building areas and HMA requirements.</li> <li>Maintenance of the hazard managed buffer as low threat vegetation and maintenance of the grassland buffer as grassland is the responsibility of the developer. This includes any temporary managed buffers around sub-stages.</li> <li>Managed buffers must be developed around residential sub-stages before any dwellings are constructed.</li> <li>Management of Public Open Spaces will be the responsibility of Council.</li> <li>The Balance areas are exempt.</li> </ul>
E1.6.2 Public and fire fighting access	A1.b	<ul style="list-style-type: none"> <li>The roads must be compliant with Table E1 where they provide access to BAL 12.5 lots.</li> <li>Lot access compliant with Element B of Table E2 where lot access is greater than 30m for BAL 12.5 lots.</li> <li>Temporary turning circles must be developed for any dead ends that are developed during sub-stages.</li> <li>A temporary turning circle must be developed on the temporarily dead-end road in the north west of the subdivision, south of Lots 49-53.</li> <li>The Balance areas are exempt.</li> </ul>
E1.6.3. Provision of water supply for fire fighting purposes	A1.b	<ul style="list-style-type: none"> <li>A reticulated water supply compliant with Table E4 must be installed before dwellings are constructed.</li> <li>The Balance areas are exempt.</li> </ul>




  
 General Manager, Kingborough Council

## 6 Conclusions

The subject land is mapped as bushfire-prone under the *Kingborough Interim Planning Scheme 2015*. There is sufficient area on the subject land to provide the proposed lots with sufficient area to allow for future construction of dwellings and associated buildings (within 6m) to BAL 12.5 or BAL Low standards. All land within the subdivision area (Lots 1-219, roadways, and public open spaces) must be managed in a low fuel state before the subdivision plan is sealed and then be managed in perpetuity. Maintaining the HMA is the responsibility of the proponent until each Lot is sold. The responsibility then passes to the lot owner. The relevant authority is responsible for maintaining the roadways, including the verges, and public open spaces as low threat vegetation. A 50m 'hazard managed buffer' must be established from the outer southern and western boundaries of all lots. This hazard managed buffer must be maintained as low-threat vegetation by the developer where it falls outside of the proposed development area. An additional 50m beyond this, in the balance area, must be maintained as grassland by the developer, forming a grassland buffer. All additional balance areas can be maintained in their current state. If the subdivision is developed in sub-stages, a 50m 'hazard managed buffer' must be maintained by the developer around the substage until the next stage is developed. The balance areas are proposed to be developed under future stages of subdivision and have therefore not been considered within this assessment; they are exempt. Any future proposed developments on the balance areas will be subject to a different bushfire assessment.

Where access to a lot with a BAL 12.5 build area is greater than 30m, it must be constructed to the standards set out in Element B of Table E2 of the *Planning Directive No. 5.1 Bushfire-Prone Areas Code*. All roads within the subdivision must be constructed to the standards set out in Table E1 where they provide access to a BAL 12.5 lot. A temporary turning circle, that can be unsealed, must be constructed at any interim dead ends within the subdivision.

A reticulated water supply that is compliant with all elements of Table E4 of the *Planning Directive No. 5.1 Bushfire-Prone Areas Code* must be installed to service each lot before dwellings are constructed.




  
General Manager, Kingborough Council

## 7 References

Kingborough Council (2015). *Kingborough Interim Planning Scheme*.

Standards Australia (2009). *AS 3959-2018 Construction of Buildings in Bushfire-Prone Areas*.

Minister for Planning & Local Government (2017). *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.







5

[illegible]

**Figure A1-1: Site plan overview**

*[Signature]*  
General Manager, Kingborough Council

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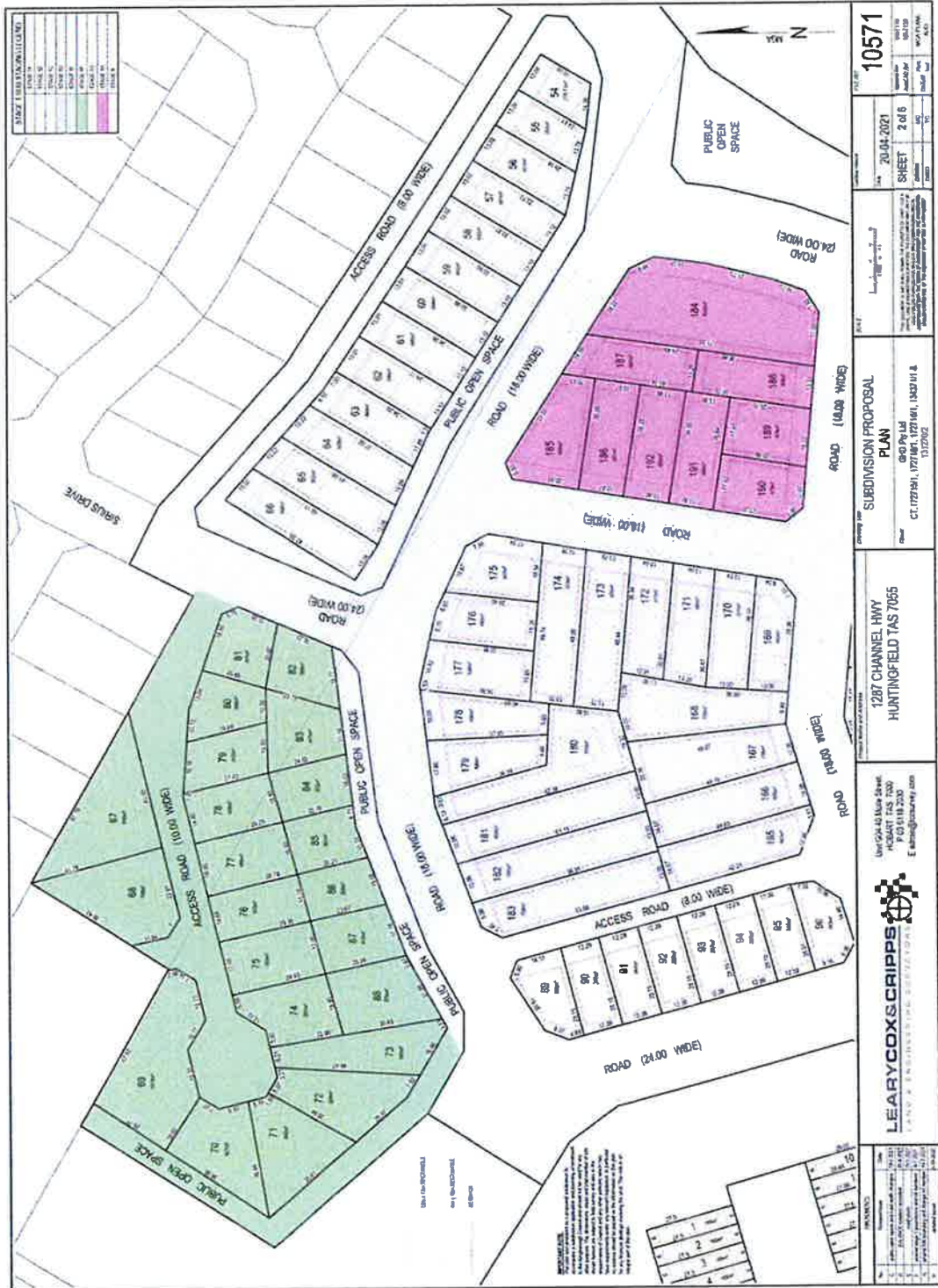


Figure A1-2: Site plan zoomed - north

BUSHFIRE HAZARD MANAGEMENT REPORT 1287 CHANNEL HWY

*[Signature]*

*[Signature]*

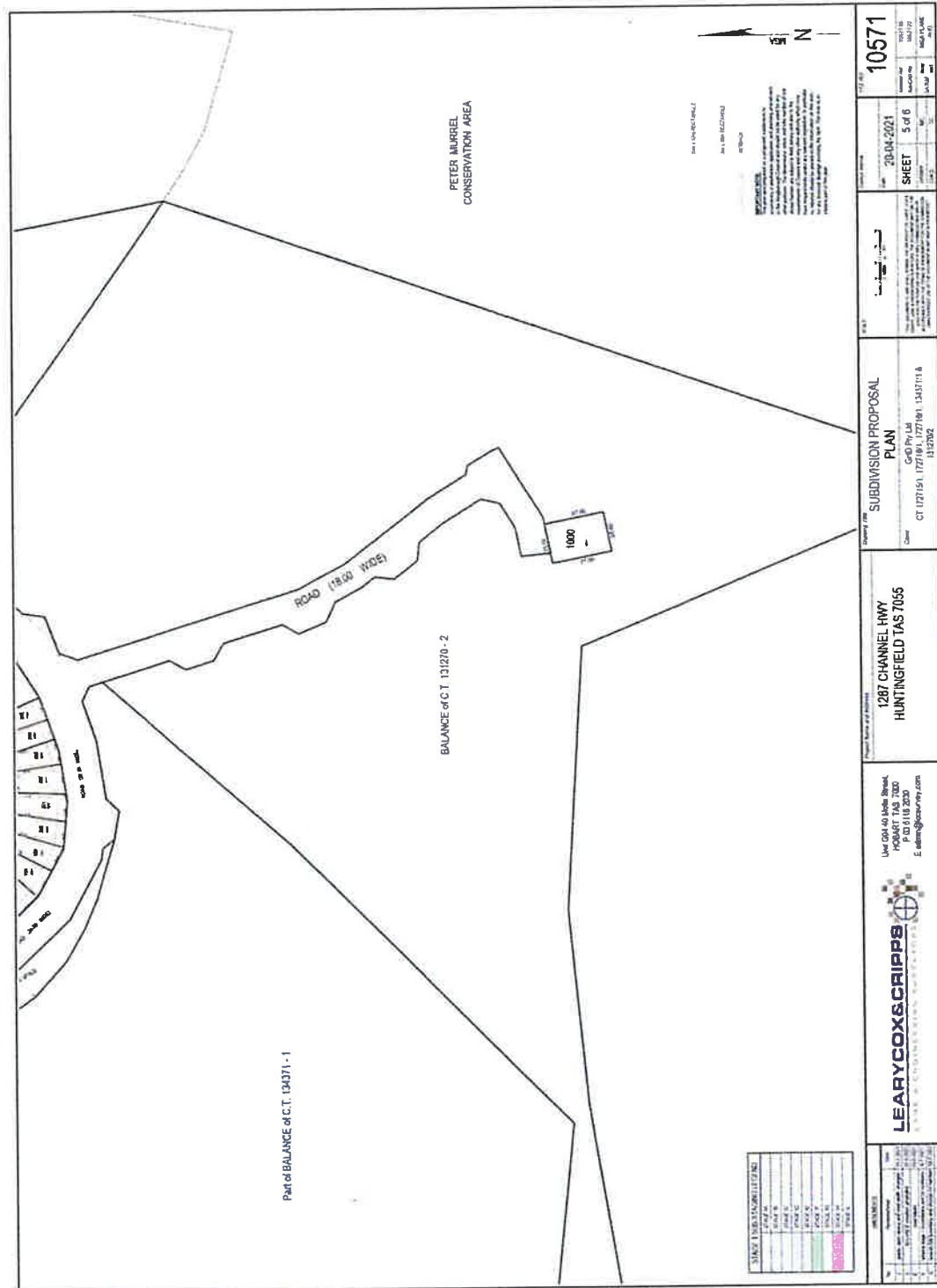








General Manager, Kingborough Council



**Figure A1-5: Site plan zoomed – far south**

*[Signature]*

General Manager, Kingborough Council

20

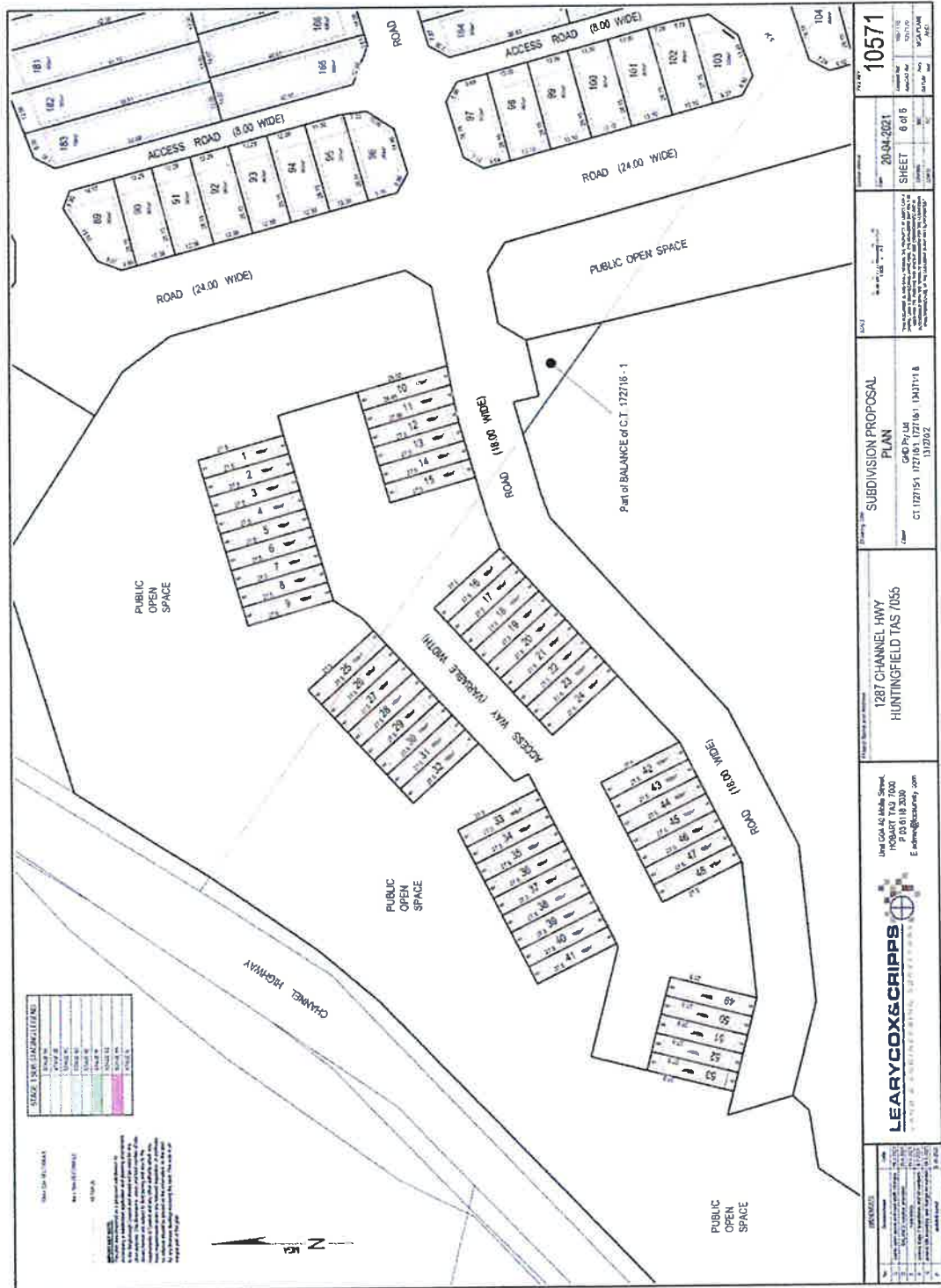


Figure A1-6: Site plan zoomed - northwest

BUSHFIRE HAZARD MANAGEMENT REPORT 1287 CHANNEL HWY

*[Signature]*

*[Signature]*



## Appendix 2: Bushfire Hazard Management Plan



## Bushfire Hazard Management Plan: 1287 Channel Hwy, Huntingfield 7055 (CT 172716/1, CT 172715/1, & CT 131270/2, PID 9171495)

### 1.0 HAZARD MANAGEMENT AREA

Hazard management areas (HMA) include the areas to protect the buildings as well as the access and water supplies. Vegetation in the hazard management area is to be managed and maintained in a minimum fuel condition. See the table below for minimum setback requirements for a minimum fuel condition. Refer to the Bushfire Hazard Management Area section (Section 4.2) of the Bushfire Hazard Management Report for Hazard Management Area minimum fuel requirements. Refer to Table 5-1 of the Bushfire Hazard Management Report for HMA requirements. All lots, roadways, public open space areas, and hazard managed buffer are to be managed as the HMA. Refer to Section 4.5 of the Bushfire Hazard Management report for additional requirements for if sub-stages are developed at separate times.

#### HMA Maintenance Schedule:

- Remove fallen limbs and leaf and bark litter, including from roofs, gutters, and around buildings
- Cut grass to less than 100mm and maintain
- Prune larger trees to establish and maintain horizontal and vertical canopy separation
- Maintain road access to the building and water connection point.

### 2.0 ACCESS

Refer to Table 5-1 of the Bushfire Hazard Management Report where proposed site access is described. Refer to Section 4.5 of the Bushfire Hazard Management report for additional requirements for if sub-stages are developed at separate times. The proposed access will support freighter access to buildings and water points.

### 3.0 WATER SUPPLY

Refer to Table 5-1 of the Bushfire Hazard Management Report for water supply requirements. The map to the right and maps below (next page) show potential locations for water supply for each lot. These locations can be altered at the proponent's discretion, as long as the final location is still compliant with Table 5-1.

### 4.0 CONSTRUCTION: BAL 12.5 & BAL LOW

Buildings in Bushfire-Prone Areas are to be built in accordance with the Building Code of Australia and Australian Standard AS5639

LOT	BAL	SETBACKS
1-116	Low	No Setback Requirements
117-119	12.5	No Setback Requirements
120-194	Low	No Setback Requirements
195-202	12.5	No Setback Requirements
203-219	Low	No Setback Requirements
Balance	Exempt	no setback requirements

- The Subdivision is a 219-Lot Subdivision from 4 existing titles as described on the Site Plan. See Appendix 1 of the Bushfire Report for Site Plans.

- This BHPMP must be read in conjunction with the Bushfire Hazard Management Report: 1287 Channel Hwy, Michael Temporal, 23 June 2023, V2, GPPA Bushfire Hazard Assessment, 15/08/2021, v04.

- This BHPMP has been prepared to satisfy the requirements of the Planning Directive No 5.1 Bushfire-Prone Areas Code.

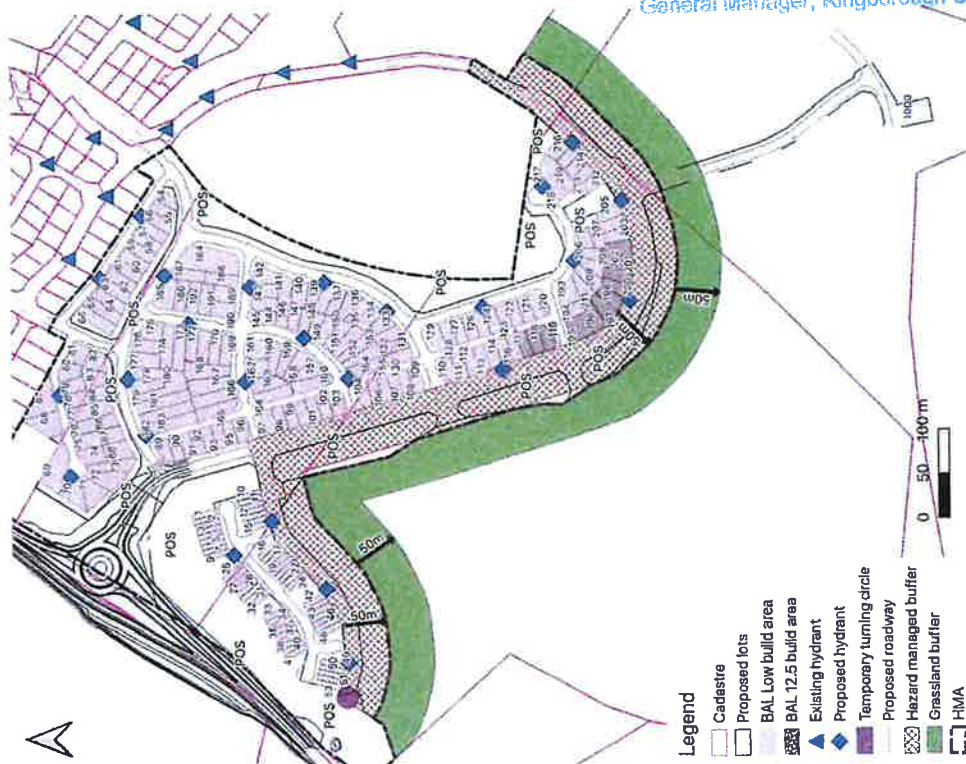
Michael Temporal

Accreditation: BFP – 163 : 1, 2, 3A, 3B, 3C

Plan No. MT29/21SV3 Date 23/06/2023

NOTE: This report is only a preliminary assessment and is not a final assessment. It is subject to change and is not a guarantee of the accuracy of the information provided.

This report is prepared for the purpose of the Bushfire Hazard Management Plan and is not to be used for any other purpose without the written consent of the author.



Certified copy of original agreement

General Manager, Kingborough Council



*[Signature]*  
General Manager, Kingborough Council

Bushfire Hazard Management Plan: 1287 Channel Hwy, Huntingfield 7055 (CT 172716/1, CT 172715/1, CT 134371/1, & CT 131270/2, PID 9171495)



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

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

**Street address:**

1287 Channel Hwy, Huntingfield

**Certificate of Title / PID:**CT 172716/1, CT 172715/1, CT 134371/1, & CT 131270/2,  
PID 9171495**2. Proposed Use or Development****Description of proposed Use and Development:**

219-lot subdivision

**Applicable Planning Scheme:**

Kingborough Interim Planning Scheme 2015

**3. Documents relied upon**

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report & Bushfire Hazard Management Plan: 1287 Channel Hwy	M. Tempest	23/06/2023	3
Bushfire Hazard Assessment	GBRA	15/08/2021	v04

<sup>1</sup> 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"/>	<b>E1.4 / C13.4 – Use or development exempt from this Code</b>	
	<b>Compliance test</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

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

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

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

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

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



  
General Manager, Kingborough Council

### 5. Bushfire Hazard Practitioner

<b>Name:</b>	Michael Tempest	<b>Phone No:</b>	0467 452 155
<b>Postal Address:</b>	Level 2, 102-104 Cameron Street Launceston TAS 7250	<b>Email Address:</b>	michaelt@mcg.com.au
<b>Accreditation No:</b>	BFP – 153	<b>Scope:</b>	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



<b>Name:</b>	Michael Tempest	<b>Date:</b>	23/06/2023
		<b>Certificate Number:</b>	MT23/121SV3

(for Practitioner Use only)

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To:  Owner /Agent  
 Address  
  Suburb/postcode

## Qualified person details:

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

Qualifications and Insurance details:  (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

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

## Details of work:

Address:  Certificate of title:   
    
 Property ID:   
 The assessable item related to this certificate:  (description of the assessable item being certified)  
 Assessable item includes –  
 - a material;  
 - a design  
 - a form of construction  
 - a document  
 - testing of a component, building system or plumbing system  
 - an inspection, or assessment, performed

## Certificate details:

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

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

☒ building work, plumbing work or plumbing installation or demolition work

OR

  
General Manager, Kingborough Council

or a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:

Bushfire Hazard Management Report: 1287 Channel Hwy, V3, M. Tempest, 23/06/2023

GBRA Bushfire Hazard Assessment, 15/08/2021, v04

Relevant calculations:

Lot	BAL
1-116	Low
117-119	12.5
120-194	Low
195-202	12.5
203-219	Low

References:

- Australian Standard 3959:2018
- Building Regulations 2016
- Director of Building Control, Director's Determination - Requirements for Building in Bushfire-Prone Areas (transitional) (v2.2)
- Guidelines for development in bushfire-prone areas of Tasmania.

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



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

The BAL rating has been assessed to BAL 12.5 or BAL Low. Proposal is compliant with DTS requirements Clauses 4.1, 4.2, 4.3 and 4.4 of the Director's Determination Requirements for Building in Bushfire-Prone Areas (transitional) (v2.2).

*Scope and/or Limitations*

**Scope:**

This report was commissioned to identify the Bushfire Attack Level for all lots within Stage 1 a new subdivision. All comment, advice and fire suppression measures are in relation to compliance with Directors Determination – Requirements for Building in Bushfire-Prone Areas, the Building Code of Australia and Australian Standards, AS 3959-2018, Construction of buildings in bushfire-prone areas.



General Manager, Kingborough Council

**Limitations:**

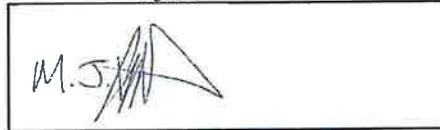
The inspection has been undertaken and report provided on the understanding that:-

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

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

Qualified person:

Signed:



Certificate No:

MT23/121SV3

Date:

23/06/2023





*[Signature]*  
General Manager, Kingborough Council

This report has been prepared by:

**RM Consulting Group Pty Ltd trading as RMCG**

Level 2, 102-104 Cameron Street, Launceston Tasmania 7250

rmcg.com.au — ABN 73 613 135 247

Offices in Victoria, Tasmania, ACT and NSW

**Key RMCG contact**

Michael Tempest

0467 452 155 — michaelt@rmcg.com.au



**Document review and authorisation**

**Project Number: #2035**

Doc Version	Final/Draft	Date	Author	Project Director review	BST QA review	Release approved by	Issued to
1.0	Final	20/05/2023	M. Tempest	A. Ketelaar	E. Kelly	A. Ketelaar	GHD
2.0	Final	07/06/2023	M. Tempest	A. Ketelaar	B. Gravenor	A. Ketelaar	GHD
3.0	Final	23/06/2023	M. Tempest	A. Ketelaar	E. Kelly	A. Ketelaar	GHD

*[Signature]* *[Signature]*

## Attachment F: Bushfire Hazard Report

### BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

#### 1. Land to which certificate applies

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

Street address:

Huntingfield Development – 1287 Channel Highway

Certificate of Title / PID:

PID - 9171495  
 CT - 134371/1  
 CT - 172715/1  
 CT - 172716/1  
 CT - 131270/2

#### 2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision of 67 hectare land parcel into Stage 1 (220 lots comprising of a combination of low-density, standard-density, medium-density and townhouse as well as public open space, playgrounds, parklands & bushland reserves

Applicable Planning Scheme:

Kingborough Interim Planning Scheme 2015

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Assessment Report	GBRA	15.08.2021	v04
Bushfire Hazard Management Plan pages 1-3	GBRA	15.08.2021	v04

**Kingborough Council**  
**Planning Permit Document**  
 Development Application: DAS-2020-26  
 Plan Reference No.: P1  
 Date Received: 17/12/2021  
 Approved by Council Decision: C569/21  
 Decision Date: 25/10/2021

<sup>1</sup> 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"/>	<b>E1.4 / C13.4 – Use or development exempt from this Code</b>
Compliance test	Compliance Requirement
<input type="checkbox"/> E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/>	<b>E1.5.1 / C13.5.1 – Vulnerable Uses</b>
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"/>	<b>E1.5.2 / C13.5.2 – Hazardous Uses</b>
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"/>	<b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>
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

**Kingborough Council**  
**Planning Permit Document**  
 Development Application: DAS-2020-26  
 Plan Reference No.: P1  
 Date Received: 17/12/2021  
 Approved via Council Decision: C569/21  
 Decision Date: 25/10/2021

  
General Manager, Kingborough Council

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

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

**Kingborough Council**  
**Planning Permit Document**  
Development Application: DAS-2020-26  
Plan Reference No.: P1  
Date Received: 17/12/2021  
Approved via Council Decision: C569/21  
Decision Date: 25/10/2021



### 5. Bushfire Hazard Practitioner

<b>Name:</b>	Suzie Gifford	<b>Phone No:</b>	0407 664 617
<b>Postal Address:</b>	Gifford & Associates Pty Ltd Unit 3 / 69 Letitia Street North Hobart 7000	<b>Email Address:</b>	suzie@giffordbuildingdesign.com.au
<b>Accreditation No:</b>	BFP – 103	<b>Scope:</b>	1, 2, 3A, 3B, 3C Accredited

### 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:**

S. Gifford

**Date:** 15.08.2021

**Certificate Number:** 201203\_HUNT03

(for Practitioner Use only)

**Kingborough Council**  
**Planning Permit Document**  
Development Application: DAS-2020-26  
Plan Reference No.: P1  
Date Received: 17/12/2021  
Approved via Council Decision: C569/21  
Decision Date: 25/10/2021




● 中国 2007 年 10 月 1 日起，凡在境内销售的所有乘用车，其百公里油耗量必须按照国家标准 GB 19578-2004 进行检测，并标注在车辆铭牌上。

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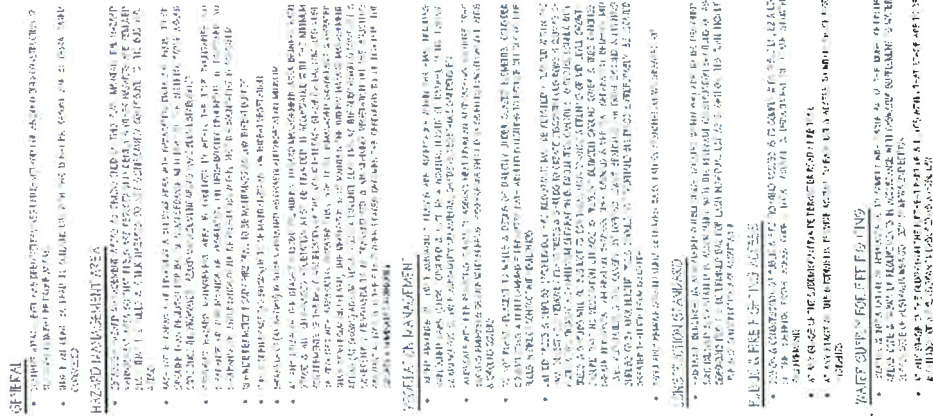
1999年11月，中国首条公路隧道——京珠高速大瑶山隧道建成通车。该隧道全长14.2公里，是当时中国最长的公路隧道。它的建成通车，不仅极大地改善了京珠高速公路的通行条件，也为中国公路隧道建设积累了宝贵的经验。

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**ARTICLE 6** The Board shall have the authority to make such rules and regulations as may be necessary to carry out its duties.









**● 参考文献**

• *Journal of the American Medical Association*, 1997; 277: 1011-1014.

4. *Wang, J. K. and J. K. Wang. 1993. The effect of the concentration of the solution on the rate of the reaction between the solution and the solid. J. Chem. Educ. 70: 100-101.*
5. *Wang, J. K. and J. K. Wang. 1993. The effect of the concentration of the solution on the rate of the reaction between the solution and the solid. J. Chem. Educ. 70: 100-101.*
6. *Wang, J. K. and J. K. Wang. 1993. The effect of the concentration of the solution on the rate of the reaction between the solution and the solid. J. Chem. Educ. 70: 100-101.*
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- 2012年12月26日 星期三 12:12:12

- *La "Cultura"* di Milano, 1982, n. 10, p. 110.

23. 2004年5月10日，中国“神舟五号”飞船在酒泉卫星发射中心顺利升空，在太空遨游28小时后，于5月16日顺利返回地面。飞船在返回过程中，当降落伞打开后，飞船在降落伞的作用下减速下降。在此过程中，飞船的动能减小，重力势能减小，机械能减小。

1. 2000年12月1日，甲企业向乙企业销售一批商品，开出的增值税专用发票上注明的销售价格为5000元，增值税税额为850元，款项尚未收到。该批商品的成本为3000元。2001年1月5日，甲企业发现该笔收入未入账，则甲企业应做的会计处理为（ ）。

4. *Conclusions* and *Future Work*

- PLATE 2 FIVE TO SEVEN AGES

• 2014年10月1日起，凡在北京市行政区域内从事经营活动的法人和其他组织，均应当依法向税务机关申报纳税。

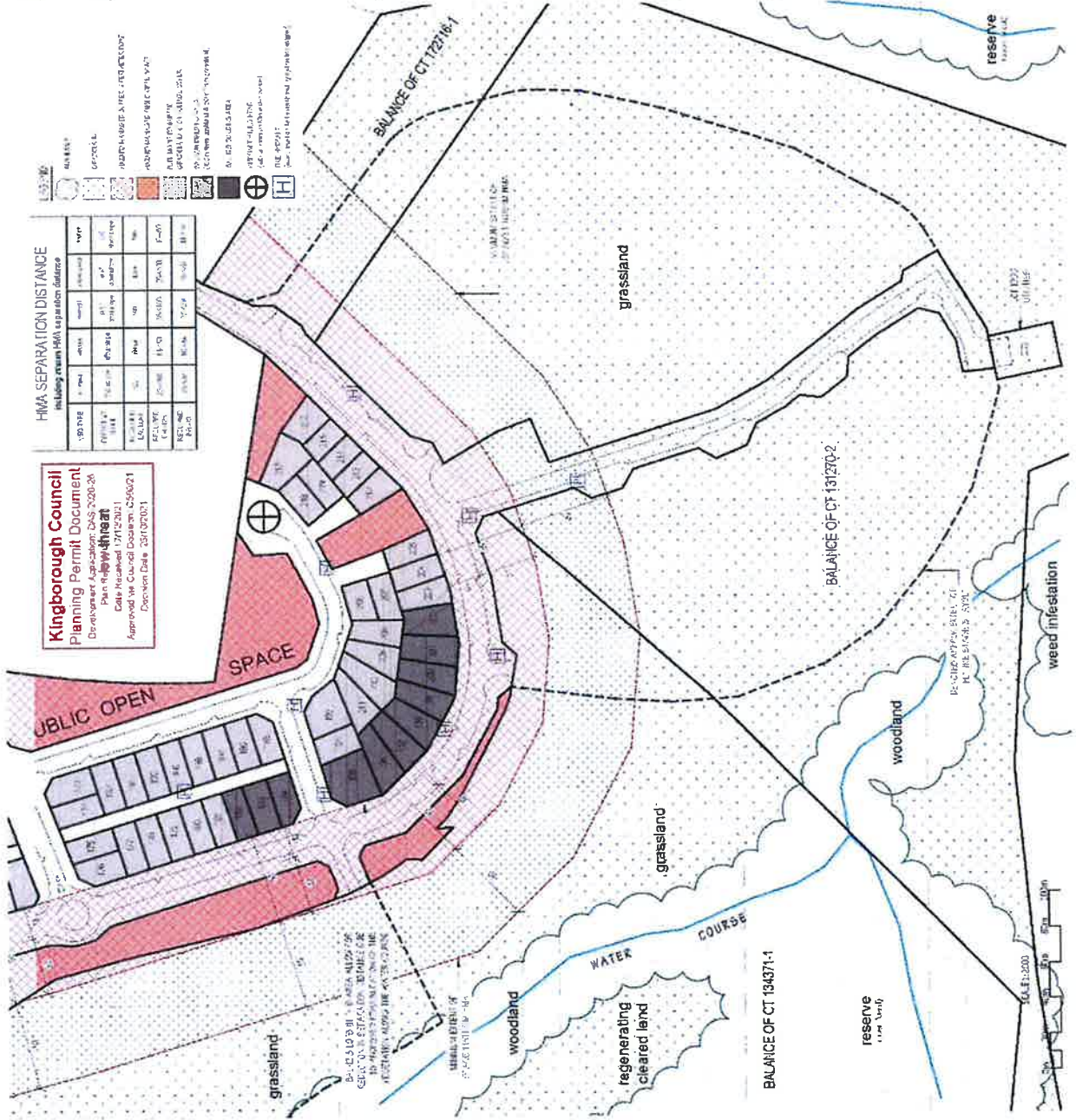
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*Journal of Interpersonal Violence* 26(10) 1978-1997  
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- COMMUNITIES TASMANIA

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## BUSHFIRE HAZARD ASSESSMENT

Suzie Gifford - Bushfire Hazard Practitioner BFP-103

1, 2, 3A, 3B, 3C Accredited

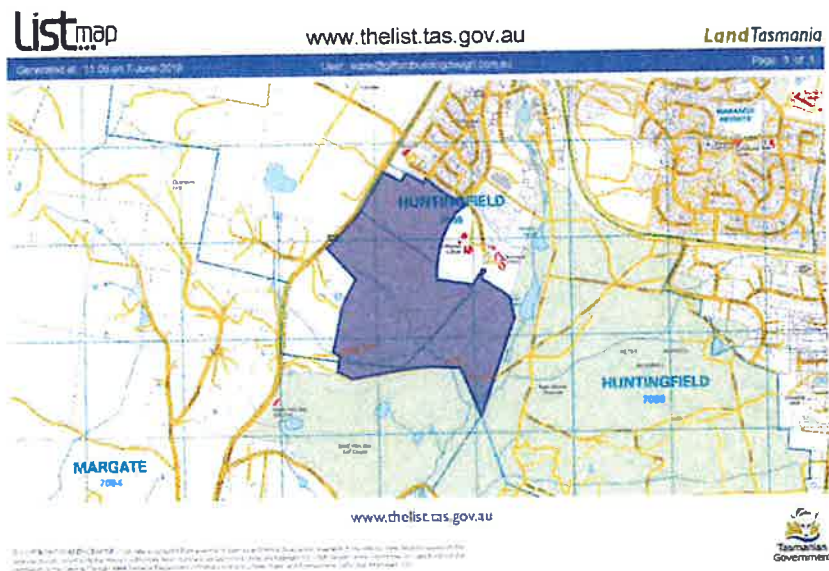
Communities Tasmania

Huntingfield Development

1287 Channel Highway, Huntingfield 7054

15<sup>th</sup> August 2021

v04



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GBRA Project No. GHD01_Communities Tas_Huntingfield SUB							
Document Issue Status							
Ver.	Issue Date	Description	Originator		Checked		Approved
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v01	13/06/2019	Revised Draft BAL Assessment v01	SG		BG		SG
v02	09/10/2020	Draft Bushfire Risk Assessment & BHMP v02	SG		BG		SG
v02	18/11/2020	Bushfire Risk Assessment & BHMP v02	SG		BG		SG
v02	03/12/2020	Revised Bushfire Risk Assessment & BHMP v02	SG		BG		SG
v03	07/04/2021	Revised Bushfire Risk Assessment & BHMP v03	SG		BG		SG
v04	15/08/2021	Revised Bushfire Risk Assessment & BHMP v04	SG		BG		SG

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#### LIMITATIONS & DISCLAIMERS

- Information contained within this report is based on the instructions of AS3959-2018 *Construction of Buildings in Bushfire-Prone Areas*. Although AS3959-2018 is designed to improve the performance of buildings when subjected to bushfire attack in designated bushfire-prone areas there can be no guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions.
- Compliance with BCA is not part of the scope of this report. The report may include references to BCA as a guide to likely compliance/noncompliance of a particular aspect but should not be taken as definitive nor comprehensive in respect of BCA compliance.
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- The effectiveness of the measures and recommendations in this report are dependent on their implementation and maintenance for the life of the development. Should the site characteristics that this assessment has been measured from alter from those identified, the BAL classification may differ and cause this report to be void. No liability can be acceptable for actions by individuals or agencies which compromise the effectiveness of this report.
- Whilst compliance with the recommendations of this report will enhance the likelihood of the development surviving a bushfire hazard, no guarantee is made that the development will survive every bushfire hazard event.

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*[Signature]*

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## Executive Summary

Gifford Bushfire Risk Assessment (GBRA) has been engaged by GHD Pty Ltd on behalf of Communities Tasmania to assess the bushfire risk to the proposed Huntingfield Development.

Bushfire prone area mapping prepared for this region identifies that the site is located within a bushfire prone area. Aerial imagery available on the Land Information Tasmania (LIST) website also suggests that the development may be located within a Bushfire Prone Area.

In order to determine if the site is located within a Bushfire Prone Area as defined by the *Interim Planning Scheme 2015* and to assess the level of bushfire risk, an investigation of the site was undertaken by GBRA's bushfire hazard practitioner. The type of vegetation and the slope under the vegetation was assessed for a distance greater than 100m in all directions from the site.

Using Method 1 (Simplified Procedure) of AS3959-2018 *Construction of Buildings in Bushfire-Prone Areas*, the likely bushfire risk to the site was calculated and a Bushfire Attack Level (BAL) Assessment Plan was prepared. The Bushfire Hazard Management Plan demonstrates that each proposed lot is capable of accommodating a building area with a Bushfire Attack Level meeting acceptable solution E1.6.1 A1 (b) of PD-5.1 *Bushfire-prone Areas Code* and demonstrates that proposed access and firefighting water supply meet acceptable solutions E1.6.2 A1 (b) and E1.6.3 A2 (b) of PD-5.1 *Bushfire-prone Areas Code*.









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Communities Tas – Huntingfield Development - 1287 Channel Highway, Huntingfield - BAL Ass

## 1 Introduction

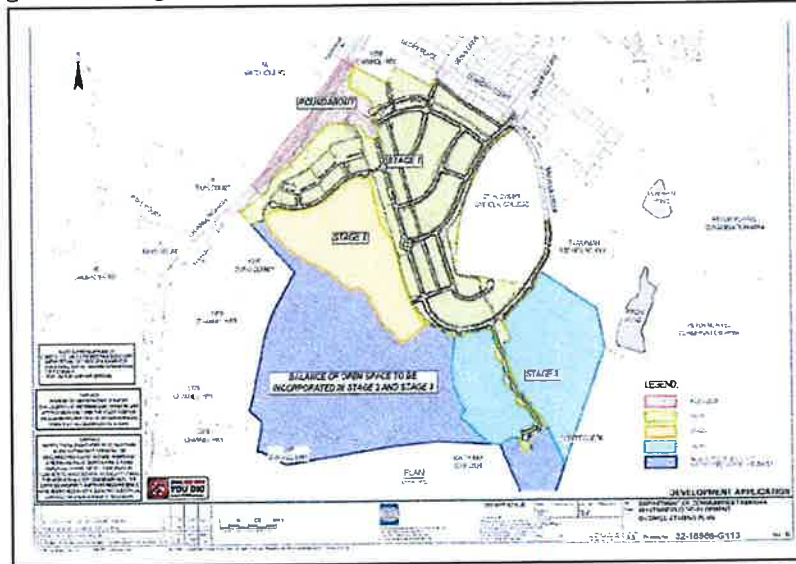
### 1.1 Proposal

Communities Tasmania proposes to develop land at 1287 Channel Highway, Huntingfield (Site). The development consists of the subdivision of the 67 hectare land parcel into Stage 1 (220 lots comprising of a combination of low-density, standard-density, medium-density and townhouse lots as well as public open space, playgrounds, parklands and bushland reserves) and a Balance Lot (future Stage 2 and 3). Refer to Figure 1.

**Figure 1. Huntingfield Development - Layout Concept Plan - Rev. K - March 2021**



**Figure 2. Huntingfield Overall Staging Plan - Rev. C - 32-18956-G113 - 12 July 2021**



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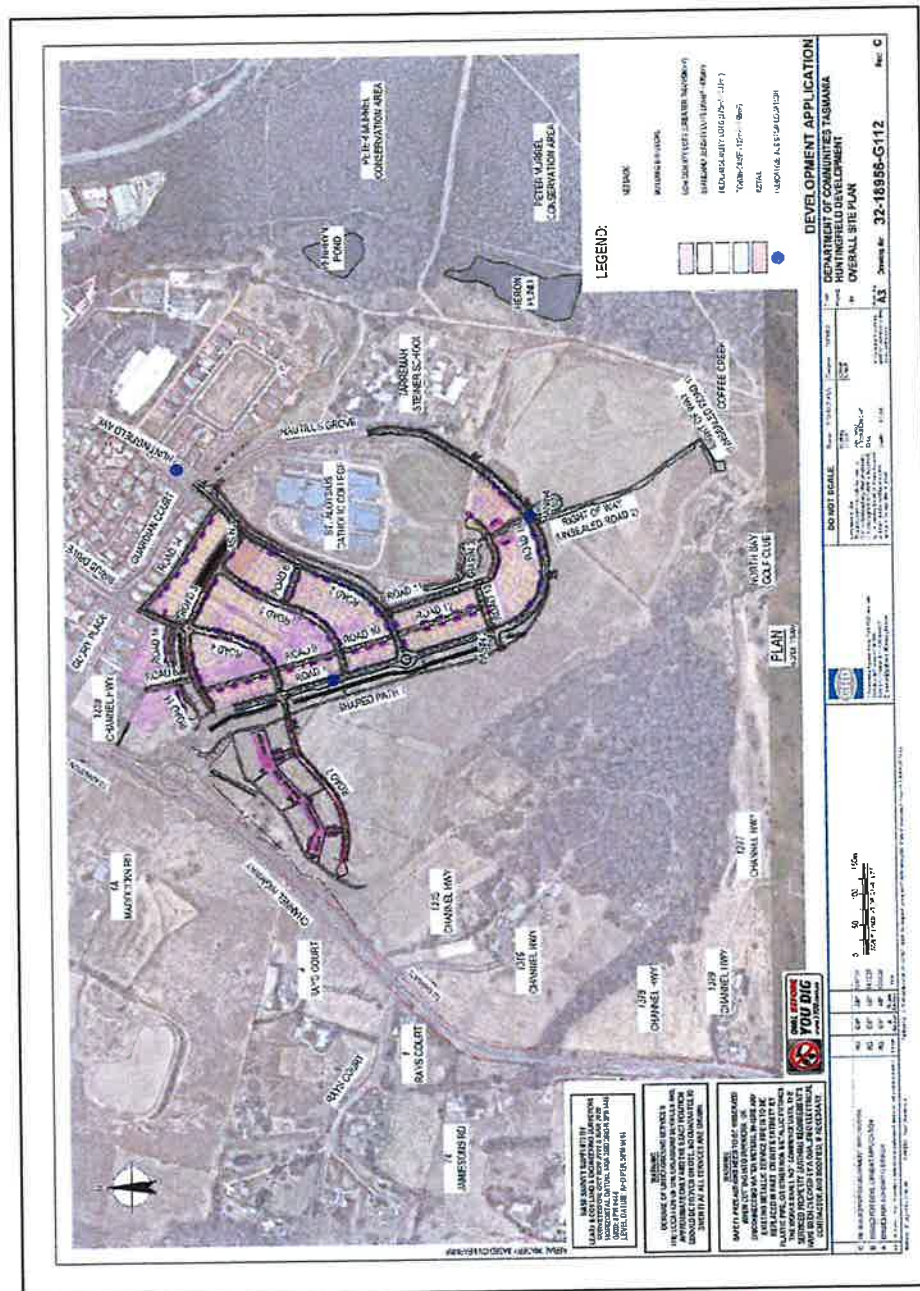
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Figure 3. Huntingfield Overall Site Plan - Rev. C - 32-18956-G113 - 12 July 2021



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## 1.2 Background

GHD Pty Ltd have been engaged by Communities Tasmania to undertake the master planning and civil design consultancy services for the Huntingfield Development. This work includes obtaining planning approvals.

Planning Directive 5.1 - *Bushfire-prone Areas Code* (PD-5.1) applies to the subdivision of land that is located within, or partially within, a bushfire-prone area. The purpose of PD-5.1 is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

Gifford Bushfire Risk Assessment (GBRA) has been engaged by GHD Pty Ltd on behalf of Communities Tasmania to assess the bushfire risk to the development and prescribe appropriate measures to reduce that risk, having regard to the objectives of PD-5.1 *Clause E1.6 Development Standards*.

## 1.3 Purpose

Gifford Bushfire Risk Assessment has been engaged to prepare a bushfire hazard assessment in support of a development application for a subdivision proposal. It follows on from the draft Bushfire Attack Level (BAL) Assessment which was prepared to assist in the assessment of a rezoning application of the land associated with the proposed Huntingfield Development

## 1.4 Objective

The objective is to:

- a) facilitate an integrated approach between subdivision and subsequent building on a lot;
- b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and
- c) provide protection for lots at any stage of a staged subdivision.

## 1.5 Scope

This assessment relates solely to bushfire risk to the proposed Huntingfield Development located at 1287 Channel Highway, Huntingfield (Site).

This report determines whether the site meets the definition of bushfire-prone, calculates the likely Bushfire Attack Level (BAL) using Method 1 of Australian Standard AS3959-2018 *Construction of Buildings in Bushfire Prone Areas* and prescribes appropriate measures to reduce that risk, having regard to the objectives of PD-5.1 *Clause E1.6 Development Standards*.

It also takes into consideration the capability of future development on each lot to comply with the National Construction Code, Australian Standard AS3959-2018 *Construction of Buildings in Bushfire Prone Areas*, the Tasmanian Building Act 2016 - *Building Amendment (Bushfire-Prone Areas) Regulations 2014* and the *Director's Determination – Requirements for Building in Bushfire Prone Areas 2020*.

As such it includes as attachments:

- Bushfire Hazard Management Plan (Attachment 1)
- Planning Certificate – Bushfire Prone Areas (Attachment 2)
- Certificate of a Specialist or other Person – Form 55 (Attachment 3)



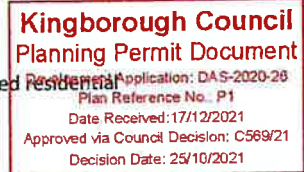


  
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## 2 Site description

The site is 67 hectare land parcel on the southern edge of an area of established residential development at Huntingfield, south-west of Kingston.



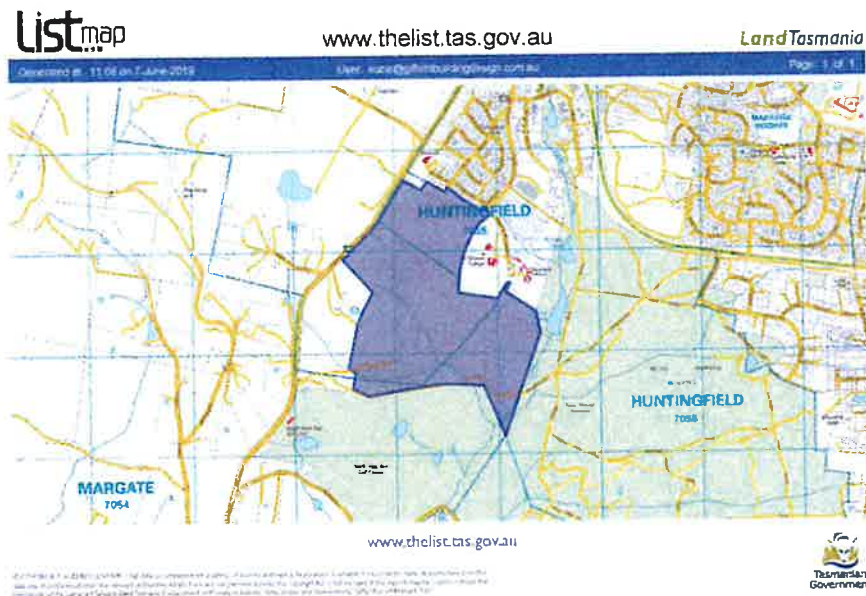
### 2.1 Desk study

Figures obtained from Land Information Tasmania (theList) show the location of the site bordered in dark blue.

#### 2.1.1 Topography

Based on topographic information from theLIST (Fig. 4) the site ranges from 30m to 100m above sea level and is a combination of flat land and gently undulating land with a slight south-easterly slope. The site is bounded by established residential development to the north; Tarremah Steiner School and St Aloysius Catholic College to the north-east; Peter Murrell Reserve on the far side of Coffee Creek to the east; the North West Bay Golf Club to the south and south-west; and rural land and low-density rural living to the west and on the far side of the Channel Highway to the north-west.

Figure 4. Topographic Map - 463 East Derwent Highway, Geilston Bay & Surrounds



#### 2.1.2 Vegetation

TasVEG mapping and aerial images indicate the site is a large agricultural lot vegetated predominantly with pasture. A 12 hectare patch of remnant *Eucalyptus obliqua* dry forest (DOB) is located to the south-west of the development area.

Vegetation on adjacent land comprises of cultivated gardens to the north; *Eucalyptus amygdalina* forest and woodland on sandstone (DAS) in the Peter Murrell Reserve within 100m to the east; a combination of managed grassland and patches of fuel modified *Eucalyptus obliqua* dry forest (DOB) in the North West Bay Golf Club to the south; and agricultural land (FAG) / pasture, supporting low density residential development, to the west.







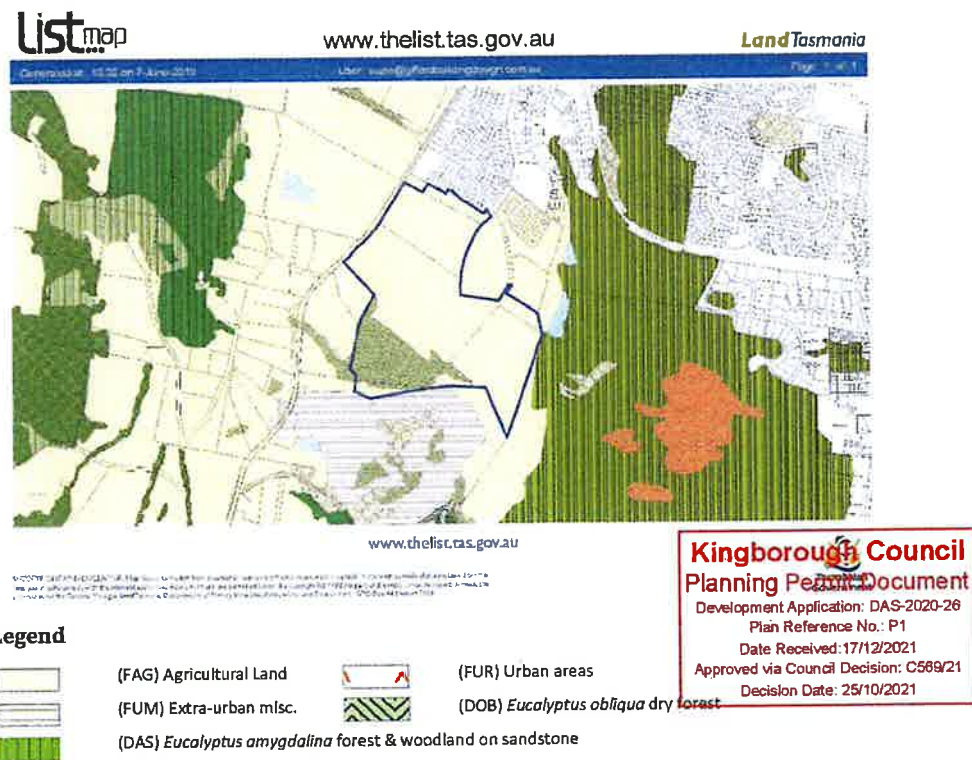
  
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Figure 5. Aerial Image - 463 East Derwent Highway, Geilston Bay & Surrounds





Figure 6. TasVEG Map - 463 East Derwent Highway, Geilston Bay & Surrounds



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## 2.2 Site Investigation

To determine the level of bushfire risk, site was investigated on the 24<sup>th</sup> October 2018. Information within this section should be read in conjunction with the photographs taken during the site investigation (below) and the BAL Assessment Plan (below) summarising the main elements from the site investigation.

### 2.2.1 Vegetation Classification

**Site:** The site vegetation was observed as pasture grasses dotted with occasional trees, patches of weeds and hedgerows on gently undulating land with a slight south-easterly slope.



Img. 1



Img. 2

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**North:** Urban development consisting of buildings, cultivated gardens, maintained nature strips, roads and footpaths, was observed to the north of the site.



Img. 3

**North-east:** St Aloysius Catholic College and Tarremah Steiner School consisting of school buildings, cultivated gardens and sports ovals were observed to the north and north-east of the site.



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Img. 4



  
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**East:** *Eucalyptus amygdalina* forest and woodland on sandstone was observed in the Peter Murrell Reserve on the far side of Coffee Creek to the east of the site. A strip of maintained grassland was observed along the western bank of Coffee Creek.




Img. 5

**East:** Typical structure (open canopy and low understorey) of the *Eucalyptus amygdalina* forest and woodland on sandstone within the Peter Murrell Reserve to the east.



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Img. 6



  
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**South-east:** A 50m nominal width strip of forest, including rehabilitation (native plantings) was observed along Coffee Creek in the south-eastern corner of the site, joining forest in the Peter Murrell Reserve with the 12 hectare area of remnant forest in the south-west corner of the site.



Img. 7

**South:** Typical riparian vegetation and weeds observed along Coffee Creek to the south of the site.



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Img. 8



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**South-west:** Typical riparian vegetation and weeds observed along Coffee Creek to the south-west of the site.



Img. 9

**South-west:** A combination of low threat fairways and greens, maintained grassland and isolated patches of fuel modified remnant *Eucalyptus obliqua* dry forest were observed in the North West Bay Golf Club to the south-west of the site.



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Img. 10





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**South-west:** Typical structure (open canopy and low understorey) of the riparian forest observed along the unnamed watercourse to the south-west of the site.



Img. 11

**South-west:** A isolated, 12 hectare area of remnant *Eucalyptus obliqua* dry forest (DOB) with an open canopy and low understorey was observed to the south-west of the site.



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Img. 12

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**West:** Pasture and low-density residential development to the west of the site.



Img. 13

**North-west:** Pasture and low-density residential development across the Channel Highway to the north-west of the site.



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Img. 14



### 2.2.2 Likely Fire Behaviour

During a bushfire event, a number of bushfire attack mechanisms may threaten buildings and occupants, including:

- Radiant heat
- Direct flame contact
- Ember attack
- Wind



Greatest potential threat in a bushfire attack situation was found to be the *Eucalyptus amygdalina* forest and woodland located in the Peter Murrell Reserve to the east and the isolated 12 hectare area of remnant *Eucalyptus obliqua* dry forest located within the site boundaries to the south-west.

Both *Eucalyptus amygdalina* forest and woodland on sandstone (DAS) and *Eucalyptus obliqua* dry forest (DOB) have been identified as having high flammability. "Will burn readily when fuels are dry enough but will be too moist to burn for lengthy periods, particularly in winter. Fuels will be dry enough to burn on most days from late spring to early autumn." (Pyrke & Marsden-Smedley, 2008)

Historically, peak bushfire conditions are associated with north-westerly winds. Slopes in the area fall gently south-east towards Coffee Creek and are likely to have an influence on fire behaviour. The worst-case scenario fire path would be a fire in the 12 hectare area of remnant *Eucalyptus obliqua* dry forest located to the south-west, impacting the site under the influence of strong prevailing west to north-westerly winds or a fire in the *Eucalyptus amygdalina* forest and woodland located in the Peter Murrell Reserve to the east impacting the site under the influence of strong prevailing north to north-westerly winds as this is the direction of peak fire conditions as well as the location of the largest quantity of contiguous vegetation.

In the 12 hectare area of remnant *Eucalyptus obliqua* dry forest to the south-west, a fire would tend to travel along the contours towards the site or down the contours and flank the site under the influence of strong, prevailing west to north-westerly winds. Alternatively, fire could travel along or up the contours towards the site under the influence of a south-westerly wind change. In the *Eucalyptus amygdalina* forest and woodland to the east, fire would tend to travel along the contours and flank the site under the influence of strong, prevailing north to north-westerly winds or up the contours and away from the site under the influence of a south-westerly wind change.

Given the urban/bushland interface context, the likelihood of a bushfire front impacting the site is probable. The key bushfire attack mechanisms are likely to be wind-borne embers and radiant heat.

### 2.2.3 Environmental Considerations

Waterway and Coastal Protection Area overlay is identified over the minor tributary which traverses the site from north-west to south-east and over Coffee Creek that cuts through the southern corner of the site. The 12 hectare area of remnant *Eucalyptus obliqua* dry forest in the south-western corner of the site is covered by Biodiversity Protection Area overlay.

The attached Layout Concept Plan by GHD indicates that native vegetation along the tributary to Coffee Creek will be retained and areas currently subject to weed infestation will be rehabilitated. The plan also indicates the 15 hectare area of remnant *Eucalyptus obliqua* dry forest located within the site boundaries to the south-west, will be retained.

The Stage 1 Bushfire Hazard Management Plan does not propose clearance of native vegetation from these identified areas. However, future Stage 2 and Stage 3 will need to take these areas into consideration as proposed vegetation retention and rehabilitation may impact the ability of lots along the south-western boundary of Stage 2 and Stage 3 to comply with required setbacks and may necessitate reconfiguration of the lots as shown on the Layout Concept Plan for Stage 2 and Stage 3.

### 3 Bushfire Attack Level Assessment

Bushfire Attack Level (BAL) refers to the potential level of hazard exposure a building may face in an uncontrolled bushfire and takes into consideration a number of factors including the Fire Danger Index (FDI), the slope of land and the types of vegetation in proximity to any building. AS3959-2018 sets out the process for determining BAL ratings which range from BAL-LOW to BAL-FZ and the construction standards based on these ratings.

#### 3.1 Site Assessment

An investigation was undertaken on 24<sup>th</sup> October 2018 and elements of the site and the surrounding area were documented, providing descriptions, measurements and photographs which allowed assessment of the Bushfire Attack Level in accordance with Method 1 (Simplified Procedure) of AS3959-2018. Published geographical and topographical information and the Tasmania Fire Service were also consulted.

#### 3.2 Bushfire Attack Level

At each stage of the subdivision the assessment relies on the following site elements identified within that stage, being managed as 'low threat vegetation' as defined in AS3959-2018 *Clause 2.2.3.2*:

- Perimeter road (including the verges each side of the carriageway)
- Road verges, traffic islands, walkways and cycleways
- Public Open Space (POS) identified on the Layout Concept Plan
- Individual lots
- Interim Hazard Management Areas around each individual lot and around each stage

Stage 1 relies on a 50m wide HMA and a 50m wide buffer located on the Balance Lot. The 50m wide HMA is to be maintained as low threat vegetation and the 50m wide buffer is to be maintained as grassland (less than 10% overstorey) until such a time as future stages are implemented.

BAL ratings for this proposal have been developed in accordance with PD-5.1 *Clause E1.6.1-Subdivision: Provision of hazard management areas*. The objective of *Clause E1.6.1* is that subdivision provides for hazard management areas that:

- facilitate an integrated approach between subdivision and subsequent building on a lot;
- provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area;
- provide protection for lots at any stage of a staged subdivision.

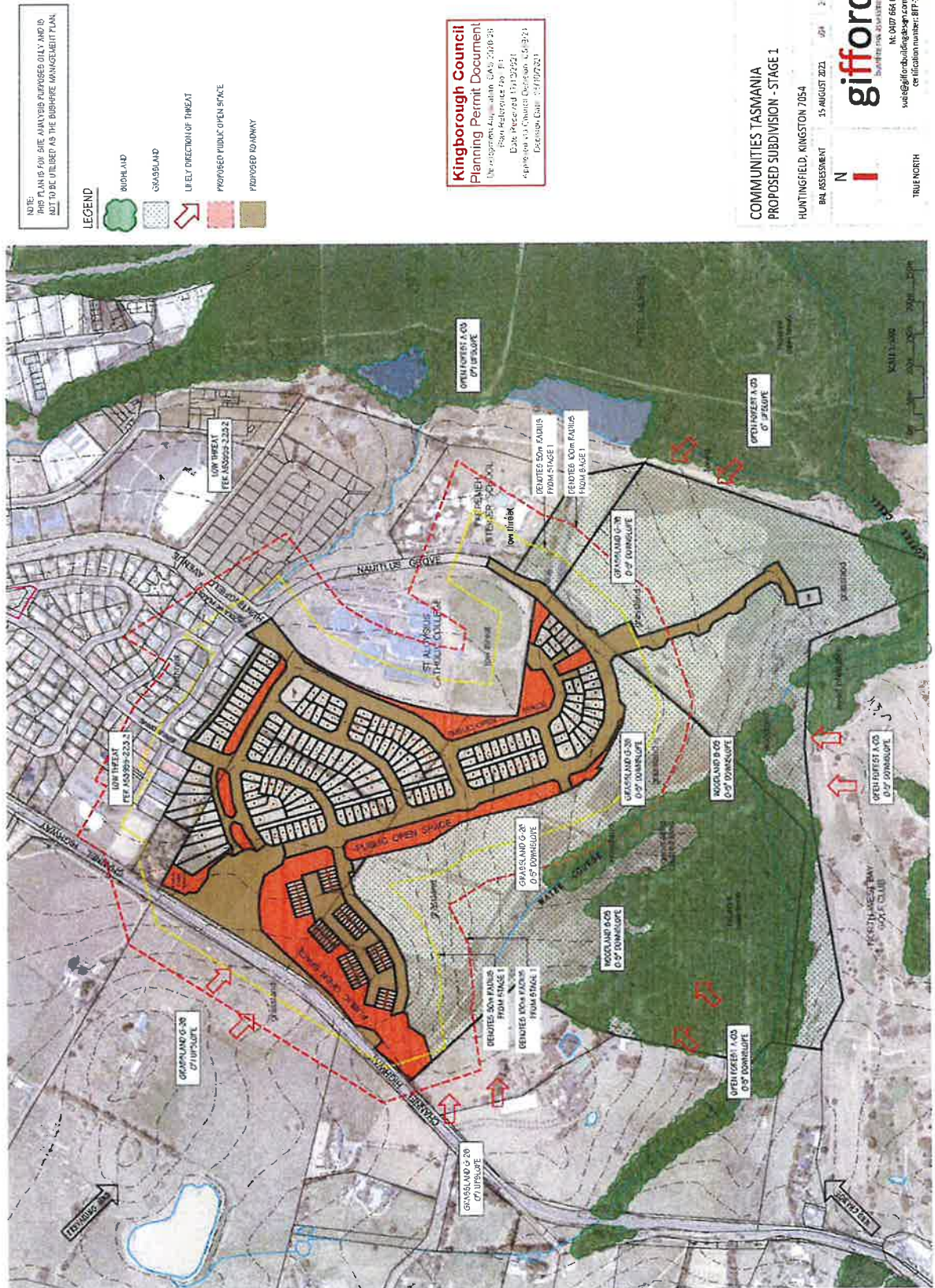
The attached Bushfire Hazard Management Plan shows each lot as provided with hazard managed separation distances between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in *Table 2.4.4* of AS3959-2018 *Construction of Buildings in Bushfire Prone Areas*. These distances can be achieved within the title boundaries of the development area and this development does not require the removal or management of vegetation located on land external to the subdivision.

Should an individual lot owner wish to build to a higher BAL rating, the individual lot owner has the option to commission an individual Bushfire Hazard Management Plan for that specific lot which may vary the Hazard Management Area nominated by this Subdivision Bushfire Hazard Management Plan. This would be undertaken through the development and permit process associated with the individual lot development.

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Decision Date: 25/10/2021



*[Signature]*  
General Manager, Kingborough Council



*[Handwritten marks]*



COMMUNITIES TASMANIA  
PROPOSED SUBDIVISION - FUTURE LAYOUT CONCEPT

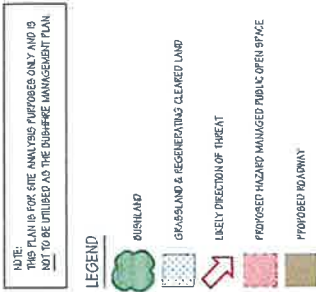
HUNTINGFIELD, KINGSTON 7054

BAL ASSESSMENT 7 APRIL 2021 10:41 : 012



TRUE NORTH  
certification number: BP-103  
M: 0307 654 617  
soul@jifforduldingdesign.com.au  
business development

TRUE NORTH



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Communities Tas – Huntingfield Development - 1287 Channel Highway, Huntingfield - BAL Assessment - 16 August 2021

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 Approved via Council Decision: C569/21  
 Decision Date: 25/10/2021

**Table 1. BAL Assessment – Method 1 (Simplified Procedure)**

1. Relevant fire danger index: FDI 50

2. Classification of vegetation within 100-140m of the site in all directions

Vegetation classification	North X	East X	South X	West X
	North-East X	South-East X	South-West X	North-West X
Group A Forest		X	X	X
Group B Woodland				
Group C Shrub-land				
Group D Scrub				
Group E Mallee/Mulga				
Group F Rainforest				
Group G (FDI 50) Grassland		X	X	X
Exclusions (where applicable)	X			
	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)

3a: Required distance from classified vegetation with an effective slope of upslope and 0°

Required distance at any stage of a staged subdivision	distances in metres			
BAL-LOW	100m +	100m to forest 50m to grassland	100m to forest 50m to grassland	100m to forest 50m to grassland
BAL-12.5	100m +	32m to forest 14m to grassland	32m to forest 14m to grassland	32m to forest 14m to grassland
BAL-19	100m +	23m to forest 10m to grassland	23m to forest 10m to grassland	23m to forest 10m to grassland

3b: Required distance from classified vegetation with an effective slope of 0-5° downslope

Required distance at any stage of a staged subdivision	distances in metres			
BAL-LOW	100m +	100m to forest 50m to grassland	100m to forest 50m to grassland	100m to forest 50m to grassland
BAL-12.5	100m +	38m to forest 16m to grassland	38m to forest 16m to grassland	38m to forest 16m to grassland
BAL-19	100m +	27m to forest 11m to grassland	27m to forest 11m to grassland	27m to forest 11m to grassland

3c: Required distance from classified vegetation with an effective slope of 5-10° downslope

Required distance at any stage of a staged subdivision	distances in metres			
BAL-LOW	100m +	100m to forest 50m to grassland	100m to forest 50m to grassland	100m to forest 50m to grassland
BAL-12.5	100m +	46m to forest 19m to grassland	46m to forest 19m to grassland	46m to forest 19m to grassland
BAL-19	100m +	34m to forest 13m to grassland	34m to forest 13m to grassland	34m to forest 13m to grassland

3d: Required distance from classified vegetation with an effective slope of 10-15° downslope

Required distance at any stage of a staged subdivision	distances in metres			
BAL-LOW	100m +	100m to forest 50m to grassland	100m to forest 50m to grassland	100m to forest 50m to grassland
BAL-12.5	100m +	56m to forest 22m to grassland	56m to forest 22m to grassland	56m to forest 22m to grassland
BAL-19	100m +	41m to forest 15m to grassland	41m to forest 15m to grassland	41m to forest 15m to grassland

  
General Manager, Kingborough Council

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Table 2. Bushfire Attack Level (BAL) Lot Schedule – Stage 1

BAL-19	BAL-12.5	BAL-LOW					
	314	1	51	344	377	410	440
	315	2	52	345	378	411	441
	316	3	53	346	379	412	442
	317	4	303	347	380	413	443
	318	5	304	348	381	414	444
	319	6	305	349	382	415	445
	320	7	306	350	383	416	446
	321	8	307	351	384	417	447
	330	9	308	352	385	418	448
	331	10	309	353	386	419	449
	332	11	310	354	387	420	450
		12	311	355	388	421	451
		13	312	356	389	422	452
		14	313	357	390	423	453
		15	322	358	391	424	454
		16	323	359	392	425	455
		17	324	360	393	426	456
		18	325	361	394	427	457
		19	326	362	395	428	458
		20	327	363	396	429	459
		21	328	364	397	430	460
		22	329	365	398	428	461
		23	333	366	399	429	462
		24	334	367	400	430	463
		42	335	368	401	431	464
		43	336	369	402	432	465
		44	337	370	403	433	466
		45	338	371	404	434	467
		46	339	372	405	435	468
		47	340	373	406	436	
		48	341	374	407	437	
		49	342	375	408	438	
		50	343	376	409	439	

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Gifford Bushfire Risk Assessments | 3/69 Letitia St, North Hobart 7000 | Ph 0407664617 | Email [suzie@giffordbuildingdesign.com.au](mailto:suzie@giffordbuildingdesign.com.au)

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## 4 Bushfire Protection Requirements

This section contains measures to protect buildings from the effects of bushfire and reduce the likelihood of fatalities arising from occupants of a dwelling who do not evacuate a property prior to exposure from a bushfire event.

All design requirements for building compliance contained herein are shown on the BHMP.

### 4.1 Hazard Management Area

Hazard Management Area meeting the requirements of PD-5.1 *Clause E1.6.1* is achieved by complying with the following table:

#### PD 5.1 - E1.6.1 Subdivision: Provision of hazard management areas

<b>Objective:</b> Subdivision provides for hazard management areas that: <ul style="list-style-type: none"> <li>(a) facilitate an integrated approach between subdivision and subsequent building on a lot;</li> <li>(b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and</li> <li>(c) provide protection for lots at any stage of a staged subdivision.</li> </ul>	
Acceptable Solutions	Performance Criteria
<b>A1</b> <ul style="list-style-type: none"> <li>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</li> <li>(b) The proposed plan of subdivision:                             <ul style="list-style-type: none"> <li>i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;</li> <li>ii) shows the building area for each lot;</li> <li>iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2018 Construction of buildings in bushfire-prone areas; and</li> <li>iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2018 Construction of buildings in bushfire-prone areas; and</li> </ul> </li> <li>(c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</li> </ul>	<b>P1</b> A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to: <ul style="list-style-type: none"> <li>(a) the dimensions of hazard management areas;</li> <li>(b) a bushfire risk assessment of each lot at any stage of staged subdivision;</li> <li>(c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;</li> <li>(d) the topography, including site slope;</li> <li>(e) any other potential forms of fuel and ignition sources;</li> <li>(f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development;</li> <li>(g) an instrument that will facilitate management of fuels located on land external to the subdivision; and</li> <li>(h) any advice from the TFS.</li> </ul> <div style="border: 1px solid red; padding: 5px; margin-top: 20px;"> <p><b>Kingborough Council</b>  <b>Planning Permit Document</b>                          Development Application: DAS-2020-26                          Plan Reference No.: P1                          Date Received: 17/12/2021                          Approved via Council Decision: C569/21                          Decision Date: 25/10/2021</p> </div>

Hazard Management Area requirements have been developed in accordance with PD-5.1 *Clause E1.6.1-Subdivision: Provision of hazard management areas* and the Bushfire Hazard Management Plan demonstrates that all lots are capable of accommodating a building area with separation distances equal to, or greater than required for BAL-19 classification. Building areas with dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of AS3959-2018 meet the acceptable solutions of PD-5.1 *E1.6.1 A1 (b)*.

#### 4.1.1 Hazard Management Throughout Subdivision Development / Construction

At any stage of the staged subdivision, interim hazard management area between each stage and any unmanaged vegetation must be provided in accordance with the minimum requirements of the BAL classification of the lots within each stage (i.e. BAL-LOW lots must be provided with separation greater than 50m from unmanaged grassland and greater than 100m from bushland). Refer to Table 3 below for minimum HMA separation distances to achieve the nominated BAL rating.

**Table 3. HMA Separation Distances (inc. interim HMA separation distances)**

VEG TYPE	FOREST	GRASS	FOREST	WOODLAND	GRASS
EFFECTIVE SLOPE	0°/upslope	0°/upslope	0-5° downslope	0-5° downslope	0-5° downslope
REQUIRED BAL-LOW	100+	50+	100+	100+	50+
REQUIRED BAL-12.5	32-<100	14-<50	38-<100	26-<100	16-<50
REQUIRED BAL-19	23-<32	10-<14	27-<38	18-<26	11-<16

The developer (Communities Tasmania), or the nominated authority, is to maintain all lots within Stage 1, and the Stage 1 hazard management area, as low threat vegetation until such time as ownership of the titles is transferred and maintaining the vegetation on each lot becomes the responsibility of the individual lot owners. The developer must also maintain the perimeter road (including the verges each side of the carriageway) and the public open spaces, until such a time as ownership/responsibility is transferred, and maintaining the vegetation in these publicly owned areas, becomes the responsibility of the nominated authority.

Prior to sealing the titles for each stage, council must verify that vegetation within Stage 1, and the Stage 1 hazard management area, is slashed to <100mm max fuel height and that trees and shrubs retained within this area constitute less than 10% overstorey foliage and vegetation within the Stage 1 buffer is maintained as grassland with less than 10% overstorey.

It is recommended that the developer (Communities Tasmania) annually slash/mow the surrounding pasture grasses outside of the HMA to reduce the instance of weeds and tree seedlings. If surrounding pasture grasses become overgrown with weeds or revegetate to bushland, the BAL ratings of future Stage 2 and Stage 3 may increase.







#### 4.1.2 Hazard Management Following Subdivision Development / Construction

Vegetation management is critical for the ongoing suitability of each lots nominated BAL rating. There are several types of management and maintenance required throughout the greater subdivision, including but not limited to the following.

Future landscape design plans will need to factor in these requirements.

- (a) Hazard Management Areas around each individual lot and around each stage of the subdivision are to be maintained as low threat vegetation
- (b) Individual lots to be maintained as low threat vegetation
- (c) Road verges, traffic islands, walkways and cycleways to be maintained as low threat vegetation
- (d) Public Open Space (POS) to be maintained as low threat vegetation
- (e) Perimeter road (including the verges each side of the carriageway) to be maintained as low threat vegetation
- (f) Linear Open Space/50m wide perimeter grassland to be maintained as grassland
- (g) Vegetation (rehabilitation/revegetation) along the watercourse to be maintained as woodland

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Proposed vegetation retention and rehabilitation along the tributary to Coffee Creek may impact the ability of lots along the south-western boundary of Stage 2 and Stage 3 to comply with required setbacks and may necessitate reconfiguration of the lots as shown on the Layout Concept Plan for Stage 2 and Stage 3 unless vegetation along the watercourse is maintained as woodland. To meet with Woodland classification, fuel loads should not exceed a surface fuel load of 15 tonnes/hectare and overall fuel load of 25 tonnes/hectare. Trees within Woodland classification are generally 10-30m high with 10-30% foliage cover dominated by eucalypts with a grassy understorey.

#### 4.1.3 Hazard Management Area Recommendations

Hazard Management Area for this development is proposed by creating separation distances as specified on the Bushfire Hazard Management Plan. These distances can be achieved within the title boundaries of the development area and this development does not require the removal or management of vegetation located on land external to the subdivision.

Individual lots within the subdivision shall be managed as 'low threat vegetation' by the individual property owners upon development of each title. Where titles have not been issued/lots sold, it is the responsibility of the developer (Communities Tasmania), or the nominated authority, to maintain the vegetation on unsold lots, and lots where titles have not been issued. The responsibility of each individual lot owner to maintain their vegetation as 'Low threat' should be formalised using a burdening or benefiting easement, covenant, Part 5 Agreement or similar instrument attached to the title.

Public open spaces, playgrounds and walking/cycle tracks form part of the proposed Hazard Management Area. Prior to the completion of the subdivision, ownership and/or responsibility for maintaining these areas as 'low threat vegetation' should be transferred to a nominated authority. Until such time, the developer (Communities Tasmania) will be responsible for maintaining these areas.

### 4.2 Vegetation Management

The HMA is to be managed in accordance with the recommendations of this report and perpetually maintained to ensure ongoing compliance with 'low threat vegetation' classification as defined in AS3959-2018 Clause 2.2.3.2.

#### 4.2.1 Vegetation management recommendations

When landscaping the HMA on both the private allotments and in the public open spaces, incorporate measures to reduce bushfire hazard. These measures include maintained lawn, paths, paving, swimming pools, low flammability ornamental gardens, vegetable gardens, orchards, on-site waste dispersion areas and the like.

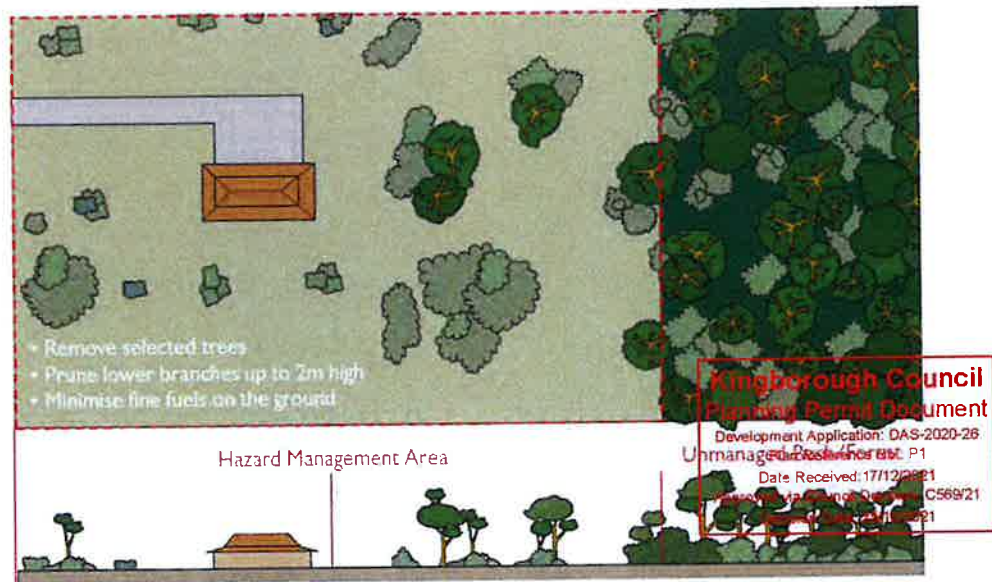
Limited amounts of low flammability plants are acceptable in this area. Preference should be given to low growing plants and ground covers. Mulch with gravel or pebbles (not cut grass and wood chips). Accumulation of fine fuels at ground level should be minimised and grass should be considered as lawn (not pasture) and must be short cropped and kept to a nominal height of 100mm. Regularly remove surface fuels (grass clippings, leaves, twigs, bark and fallen branches).

Except for a minimum distance of 6m around the buildings, which is to be maintained as lawn, paving and low garden beds with no trees or large shrubs to be planted or retained, managing the HMA in a minimum fuel condition does not require the removal of all standing vegetation. It is recommended that when creating the HMA a selective vegetation management approach is applied as opposed to indiscriminate, wholesale clearance. Limited amounts of trees and shrubs (preferably with low flammability) could be planted or retained in discontinuous rows and clumps to trap embers and reduce wind speeds without significantly contributing to the bushfire risk to the site or increasing the BAL rating.

When planting or retaining trees and shrubs within the HMA on both the private allotments and in the public open spaces, allow a minimum of 20m separation between the dwelling and significant clumps of vegetation. Small clumps of vegetation can also be retained provided they are further than 10m from the dwelling and are greater than 10m apart. It is recommended no trees or large shrubs be planted or retained within 6m of dwelling or associated outbuildings. Where possible, trees should not overhang buildings and should preferably be located at a distance greater than 1.5 times their mature height from buildings.

**Figure 7. Typical Hazard Management Area**

*Planning & Building in Bushfire-Prone Areas for Owners & Builders (TFS, Dec 2013)*



Trees and shrubs which are retained within the HMA will be subject to continual maintenance and pruning of mid-level growth. Maintain a tree canopy separation of 2m minimum. Create horizontal separation between tree crowns and vertical separation between ground level vegetation and the canopy by pruning lower branches less than 4m above ground level. Maintain shrubs and understorey plantings at a height less than 3m. Avoid planting/retaining shrubs directly under trees.

Stage 1 relies on a 50m wide buffer located on the Balance Lot. The buffer is to be maintained as grassland by periodically slashing or mowing to reduce the instance of weeds and regenerating vegetation. If the surrounding grassland becomes overgrown with weeds or regenerates to bushland the BAL rating will increase. Trees and shrubs planted or retained within the 50m wide buffer must constitute less than 10% overstorey foliage.

#### 4.2.2 Low Threat Vegetation Description

**Figure 8. Visual Examples of Low Threat Vegetation**



#### PHOTOGRAPHS


- A. Orchard with mowed understorey
- B. Local government public open space with mowed grass
- C. Local government public open space with mowed grass
- D. Landscaped gardens in private estate
- E. Rocky outcrop
- F. Golf course

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Image courtesy of the Visual Guide for Bushfire Risk Assessment in Western Australia - Published February 2016

#### Notes:

1. Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).
2. A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.

  
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AS3959-2018 - Clause 2.2.3.2 describes non-vegetated areas as:

- areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops

AS3959-2018 - Clause 2.2.3.2 describes low threat vegetation as:

- vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.

To reduce the build-up of fine fuels in direct contact with habitable buildings it is recommended that a non-flammable perimeter path be provided around buildings. Do not plant vegetation adjacent to walls and decks or directly under glazed elements. Locate flammable materials such as wood piles, fuel storage, building materials etc. away from buildings. Further information about preparing your home for bushfire and creating a defendable space is available from the Tasmania Fire Service website <http://www.fire.tas.gov.au/Show?pageId=colPrepare>

### 4.3 Construction Requirements

Building work in a bushfire-prone area must be carried out in accordance with the requirements of the *Building Amendment (Bushfire-prone Areas) Regulations 2014*. Clause 11D of the *Regulations* states that if a building in a bushfire-prone area is constructed or altered in accordance with the *Director's Determination – Requirements for Building in Bushfire-Prone Areas 2020 (Director's Determination)* then "the Performance Requirements P2.3.4 of the *Tasmanian Variation of BCA Volume Two*, and *Tas Part GP 5.1 of the Tasmanian Appendix to BCA Volume One*, are taken to be complied with."

#### 4.3.1 Construction objectives

- improve the ability of buildings to withstand attack from bushfires
- provides greater protection for the occupants of a building from a bushfire as well as protection to the building itself

#### 4.3.2 Construction Deemed-to-Satisfy Requirements

1) Building work (including additions or alterations to an existing building) in a bushfire-prone area must be designed and constructed in accordance with an Acceptable Construction Manual determined by the BCA, being either of the following (as appropriate for a BAL determined for that site): -

- a) AS3959-2018; or
- b) *NASH Standard - Steel Framed Construction in Bushfire Areas*

2) Subclause (1)(a) is applicable to the following:

- a) a Class 1, 2 or 3 building; or
- b) a Class 10a building or deck associated with a Class 1, 2 or 3 building.

3) Subclause (1)(b) is applicable to the following:

- a) a Class 1 building; or
- b) a class 10a building or deck associated with a Class 1 building.

4) Despite subsection (1) above, variations from requirements specified in 1(a) and 1(b) are as specified in Table 4.1 below.



SR

AW



- 5) Despite subsections (1) and (4) above, performance requirements for buildings subject to BAL 40 or BAL Flame Zone (BAL-FZ) are not satisfied by compliance with subsections (1) or (4) above.

#### 4.3.3 Construction compliance

Construction meeting Deemed-to Satisfy Requirement 4.1 of the *Director's Determination* is achieved by constructing in accordance with the relevant construction sections of AS3959-2018 for the Design Bushfire Attack Level and by complying with the following table:

**Directors Determination - Table 4.1 Construction Requirements and Construction Variations**

Column 1		Column 2
Element		Requirement
A.	Straw Bale Construction	May be used in exposures up to and including BAL 19.
B.	Shielding provisions under Section 3.5 of AS3959-2018.	To reduce construction requirements due to shielding, building plans must include suitable detailed elevations or plans that demonstrate that the requirements of Section 3.5 of the Standard can be met. N.B. Application of Section 3.5 of the Standard cannot result in an assessment of BAL – LOW.
C.	Construction standard for vulnerable use	Building work for a building classified as a vulnerable use must be constructed to a BAL that is determined in a BHMP certified by an accredited person.

#### 4.3.4 Construction recommendations

Habitable buildings (and associated outbuildings) are to be designed, constructed, and maintained in accordance with the relevant Construction Sections of AS3959-2018 for the Design Bushfire Attack Level (BAL). Specifically; Section 3 for General Construction requirements, Section 5 for BAL-12.5 and Section 6 for BAL-19. Higher levels of construction shall be acceptable.

Carports, garages, and outbuildings etc. which are attached to the dwelling, located below the dwelling or located less than 6m separation from the dwelling are to be constructed to the same level as the dwelling or be separated from the dwelling by compliant fire separation in accordance with AS3959-2018 *Clause 3.2.3 (b)*.

Specification of building materials and construction methods (prepared by a suitably qualified person) are to be provided as part of the construction documentation.

### 4.4 Public and fire fighting access

#### 4.4.1 Access compliance

Access meeting the requirements of PD-5.1 *Clause E1.6.2* is achieved by complying with the following tables:

##### PD 5.1 - E1.6.2 Subdivision: Public and fire fighting access

<b>Objective:</b> Access roads to, and the layout of roads, tracks and trails, in a subdivision: <ul style="list-style-type: none"> <li>(a) allow safe access and egress for residents, fire fighters and emergency service personnel;</li> <li>(b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken;</li> <li>(c) are designed and constructed to allow for fire appliances to be manoeuvred;</li> <li>(d) provide access to water supplies for fire appliances; and</li> <li>(e) are designed to allow connectivity, and where needed, offering multiple evacuation points.</li> </ul>		<div style="border: 2px solid red; padding: 5px; text-align: center;"> <b>Kingborough Council</b>  <b>Planning Permit Document</b>          Development Application: DAS-2020-26          Plan Reference No.: P1          Date Received: 17/12/2021          Approved via Council Decision: C569/21          Decision Date: 25/10/2021       </div>
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<b>A1</b> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant	<b>P1</b>	

*[Signature]*  
General Manager, Kingborough Council

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<p>specific measures for public access in the subdivision for the purposes of fire fighting; or</p> <p>(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that:</p> <p>i) demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and</p> <p>ii) is certified by the TFS or an accredited person</p>	<p>A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:</p> <p>(a) appropriate design measures, including:</p> <p>i) two way traffic;</p> <p>ii) all weather surfaces;</p> <p>iii) height and width of any vegetation clearances;</p> <p>iv) load capacity;</p> <p>v) provision of passing bays;</p> <p>vi) traffic control devices;</p> <p>vii) geometry, alignment &amp; slope of roads, tracks &amp; trails;</p> <p>viii) use of through roads to provide for connectivity;</p> <p>ix) limits on the length of cul-de-sacs and dead-end roads;</p> <p>x) provision of turning areas;</p> <p>xi) provision for parking areas;</p> <p>xii) perimeter access; and</p> <p>xiii) fire trails;</p> <p>(b) the provision of access to:</p> <p>i) bushfire-prone vegetation to permit the undertaking of hazard management works; and</p> <p>ii) fire fighting water supplies; and</p> <p>(c) any advice from the TFS</p>
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PD 5.1 - Table E1: Standards for roads

Element	Requirement
A. Roads	<p>Unless the development standards in the zone require a higher standard, the following apply:</p> <p>(a) two-wheel drive, all-weather construction;</p> <p>(b) load capacity of at least 20t, including for bridges and culverts;</p> <p>(c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;</p> <p>(d) minimum vertical clearance of 4m;</p> <p>(e) minimum horizontal clearance of 2m from the edge of the carriageway;</p> <p>(f) cross falls of less than 3 degrees (1:20 or 5%);</p> <p>(g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;</p> <p>(h) curves have a minimum inner radius of 10m;</p> <p>(i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7 metres in width;</p> <p>(j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and</p> <p>(k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with Australian Standard AS1743-2001 Road signs-Specifications.</p>

PD 5.1 - Table E2 Standards for property access

Element	Requirement
A. Property access length is less than 30 metres; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B. Property access length is 30 metres or greater; or access is for a fire	<p>The following design and construction requirements apply to property access:</p> <p>(a) All-weather construction;</p> <p>(b) Load capacity of at least 20 tonnes, including for bridges and culverts;</p>

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Decision Date: 25/01/2021

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*[Signature]*

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	appliance to a fire fighting water point.	<p>(c) Minimum carriageway width of 4 metres;</p> <p>(d) Minimum vertical clearance of 4 metres;</p> <p>(e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;</p> <p>(f) Cross falls of less than 3° (1:20 or 5%);</p> <p>(g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;</p> <p>(h) Curves with a minimum inner radius of 10 metres;</p> <p>(i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and</p> <p>(j) Terminate with a turning area for fire appliances provided by one of the following:</p> <p>i) A turning circle with a minimum outer radius of 10 metres;</p> <p>ii) A property access encircling the building; or</p> <p>iii) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.</p>
C.	Property access length is 200 metres or greater.	The following design and construction requirements apply to property access:
D.	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access:

#### PD 5.1 - Table E3 Standards for fire trails

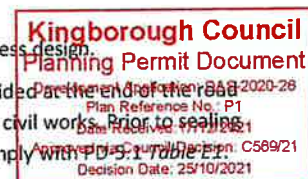
Element	Requirement
A. All fire trails	<p>The following design and construction requirements apply:</p> <p>(a) all-weather, 4-wheel drive construction;</p> <p>(b) load capacity of at least 20t, including for bridges and culverts;</p> <p>(c) minimum carriageway width of 4m;</p> <p>(d) minimum vertical clearance of 4m;</p> <p>(e) minimum horizontal clearance of 2m from the edge of the carriageway;</p> <p>(f) cross falls of less than 3 degrees (1:20 or 5%);</p> <p>(g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;</p> <p>(h) curves with a minimum inner radius of 10m;</p> <p>(i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed fire trails, and 10 degrees (1:5.5 or 18%) for unsealed fire trails;</p> <p>(j) gates if installed at fire trail entry, have a minimum width of 3.6m, and if locked, keys are provided to TFS; and</p> <p>(k) terminate with a turning area for fire appliances provided by one of the following:</p> <p>i) a turning circle with a minimum outer radius of 10m; or</p> <p>ii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.</p>
B. Fire trail length is 200m or greater.	<p>The following design and construction requirements apply to property access:</p> <p>(a) Complies with Requirements for A above; and</p> <p>(b) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.</p>

#### 4.4.2 Public access recommendations

Design and construction of public access is to comply with PD-5.1 Table E1 and local council requirements.

Refer to the attached Layout Concept Plan by GHD for proposed public access design.

At any stage of the staged subdivision, interim turning heads must be provided at the end of the road reserve for each stage. These turning heads must be created as part of the civil works. Prior to sealing the titles for each stage, council must verify that interim turning heads comply with PD-5.1 Table E1.



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#### 4.4.3 Property and fire fighting access recommendations

Access to within 3m of the firefighting water connection points (fire hydrants) and to within 90m of the furthest element of each dwelling will be provided by the carriageway of the public road. In accordance with Table 4.2 (a) of the Director's Determination property access is not required for fire appliance access to the firefighting water point. There is no requirement to provide specific property access requirements for the purpose of fire-fighting.

#### 4.4.4 Fire trail recommendations

Design and construction of the perimeter fire trail is to comply with PD-5.1 Table E3 and local council requirements. Refer to the attached Layout Concept Plan by GHD for proposed perimeter fire trail design.

At any stage of the staged subdivision, interim emergency access/fire trails must be provided where necessary to facilitate the safe access to and from all lots. Location of these accesses is likely to be in the same foot print as the proposed public access road network.

### 4.5 Fire fighting water supply

#### 4.5.1 Fire fighting water supply compliance

Fire fighting water supply meeting the requirements of PD-5.1 Clause E1.6.3 is achieved by complying with the following tables:

#### PD 5.1 - E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

Objective:	
Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.	
Acceptable Solutions	Performance Criteria
<b>A1</b> In areas serviced with reticulated water by the water corporation: <ul style="list-style-type: none"> <li>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;</li> <li>(b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or</li> <li>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</li> </ul>	<b>P1</b> (a) No Performance Criterion.
<b>A1</b> In areas that are not serviced by reticulated water by the water corporation: <ul style="list-style-type: none"> <li>(a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes;</li> <li>(b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or</li> <li>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</li> </ul>	<b>P2</b> (a) No Performance Criterion.









**Table E5 Static water supply for fire fighting**

Element	Requirement
<b>A.</b> Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the 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.
<b>B.</b> Static Water Supplies	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 10,000 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 3959-2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: i) metal; ii) non-combustible material; or iii) fibre-cement a minimum of 6 mm thickness.
<b>C.</b> Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a fire fighting water point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm; (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: 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.
<b>D.</b> Signage for static water connections	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 Signage Guideline published by the Tasmania Fire Service
<b>E.</b>	A hardstand area for fire appliances must be provided: (a) No more than three metres from the fire fighting water point, measured as a hose lay (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.

#### 4.5.2 Water supply for fire fighting recommendations

Design and installation of fire fighting water supply is to comply with PD-5.1 Table E5 and Tas Water S-2020-26 requirements.

At any stage of the staged subdivision all parts of a building area must be within reach of a 120m long hose (measured as a hose lay) connected to a compliant hydrant.

Public roads shall serve as hardstand located within 3m of the proposed fire hydrants.



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#### 4.6 Evacuation

There are no specific evacuation considerations for this site. Occupants should make a survival plan and know their Community Protection Plan and Nearby Safer Place. Evacuation in an emergency situation is likely to be hampered by large quantities of smoke and ash effecting visibility which may limit the opportunity to leave in a bushfire situation. Occupants should consider the risk when deciding to leave or stay and defend. The safest option is always to leave early. Community Bushfire Protection Plans which contain information on preparing, acting and surviving a bushfire event including a relevant map of your area can be found on the TFS website

<http://www.fire.tas.gov.au/Show?pagelid=communityProtectionPlanningProjectPublic>

#### Conclusion

Communities Tasmania proposes to develop land at 1287 Channel Highway, Huntingfield (Site). The development consists of the subdivision of the 67 hectare land parcel into Stage 1 (220 lots comprising of a combination of low-density, standard-density, medium-density and townhouse lots as well as public open space, playgrounds, parklands and bushland reserves) and a Balance Lot (future Stage 2 and 3).

Bushfire prone area mapping prepared for this region identifies that the site is located within a bushfire prone area. Investigation of the site has confirmed that there is greater than a hectare of bushfire prone vegetation located within 100m of the site. The development is therefore considered to be in a bushfire prone area.

Using Method 1 (Simplified Procedure) of AS3959-2018 *Construction of Buildings in Bushfire-Prone Areas*, this assessment establishes that each proposed lot is capable of a building area with a Bushfire Attack Level meeting acceptable solution E1.6.1 A1 (b) of PD-5.1 *Bushfire-prone Areas Code*.

The Design Bushfire Attack Level of each proposed title is shown on the attached Bushfire Hazard Management Plan. Bushfire protection measures including Construction Requirements, Vegetation Management, Property Access and Fire Fighting Water Supply are contained in this report.

Well prepared homes have a better chance of surviving a bushfire attack. Information about preparing your property against bushfire attack is available from Tasmania Fire Service by calling 1800 000 699 or online at <http://www.fire.tas.gov.au/>

All distances and slopes should be confirmed on-site by a land surveyor prior to commencement of works. It is the developer's responsibility to ensure that all requirements contained in this report are adhered to and maintained. The author recommends that they be notified of any major variations to items prescribed in this report. Development Application Plans which differ from the plans attached to this report may render the BHMP invalid, in which case a review should be conducted to determine the suitability of any amendments in relation to the Bushfire Prone Area Requirements of AS3959-2018. It is the responsibility of the regulatory authorities to determine consistency between the Bushfire Hazard Management Plan and the Development Plans.



  
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## Definitions

BAL:	Means the bushfire attack level as defined in AS3959-2018 <i>Construction of Buildings in Bushfire Prone Areas</i> as 'a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire'.
BHMP:	Bushfire Hazard Management Plan as defined in the Act.
Bushfire-Prone Area:	Means land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; and  Where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire prone area shown on an overlay on such a map;  Land that is within 100 m of an area of bushfire-prone vegetation equal to or greater than 1 hectare.
Bushfire-Prone Vegetation:	Means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.
Contiguous:	Means separated by less than 20 m.
Hazard Management Area:	Means the area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for fire fighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of bushfire.

## List of Attachments

- Attachment 1: Bushfire Hazard Management Plan (pages 1-3) v.04\_GBRA – 15 August 2021
- Attachment 2: Huntingfield Development Planning Certificate v.02\_201203\_HUNT01
- Attachment 3: Huntingfield Development GBRA 55 v.02\_201203\_HUNT01
- Attachment 4: Huntingfield Overall Site Plan - Rev. C - 32-18956-G113 - 12 July 2021
- Attachment 5: Huntingfield Layout Concept Plan Rev. K by GHD - March 2021
- Attachment 6: Huntingfield Overall Staging Plan - Rev. C - 32-18956-G113 – 12 July 2021



Gifford Bushfire Risk Assessments | 3/69 Letitia St, North Hobart 7000 | Ph 0407664617 | Email [suzie@giffordbuildingdesign.com.au](mailto:suzie@giffordbuildingdesign.com.au)

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*[Signature]*  
General Manager, Kingborough Council

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: **Emil Kavic – Project Manager**  
**Portfolio Supply Unit, Housing Tasmania**  
**Communities Tasmania**  
**GPO Box 65**  
**Hobart** **7000**

Owner /Agent  
Address  
Suburb/postcode

## Qualified person details:

Qualified person: **Suzie Gifford**  
Address: **3/69 Letitia Street**  
**North Hobart** **7000**  
Licence No: **BFP-103** Email address: **suzie@giffordbuildingdesign.com.au**

Phone No: **0407 664 617**  
Fax No:

Qualifications and Insurance details: **Accredited to report on bushfire hazards under Part IVA of the Fire Service Act 1979.**  
**Professional Indemnity LPS009926458**  
**Public Liability LCB011157188**

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

Speciality area of expertise: **Analysis of hazards in bushfire-prone areas.**

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

## Details of work:

Address: **Huntingfield Development**  
**1287 Channel Highway**  
**Huntingfield** **7054**

Certificate of title **CT - 134371/1**  
**CT - 172715/1**  
**CT - 172716/1**  
**CT - 131270/2**

Property Id **PID - 9171495**

The assessable item related to this certificate: **Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959-2018**

(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)

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 ☐

**Kingborough Council**  
**Planning Permit Document**  
Development Application: DAS-2020-26  
Plan Reference No.: P1  
Approved via Council Decision: C58921  
Decision Date: 25/10/2021

  
General Manager, Kingborough Council

In issuing this certificate the following matters are relevant –

Documents:

Bushfire Hazard Assessment Report v04 by GBRA dated 15.08.2021  
Bushfire Hazard Management Plan pages 1-3 v04 by GBRA dated 15.08.2021  
Huntingfield Overall Site Plan - Rev. C - 32-18956-G113 dated 12.07.2021  
Huntingfield Layout Concept Plan Rev. K by GHD dated March 2021  
Huntingfield Overall Staging Plan - Rev. C - 32-18956-G113 dated 12.07.2021

Relevant calculations:

BAL Assessment Plan - Stage 1 v04 by GBRA dated 15.08.2021  
BAL Assessment Plan - Overall v04 by GBRA dated 01.04.2021

References:

AS 3959-2018 Construction of buildings in bushfire prone areas.  
National Construction Code Volume 2 – 2018  
Building Amendment (Bushfire-prone Areas) Regulations 2014  
Determination - Requirements for building in bushfire prone areas 2017

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

1. Certification of the Bushfire Hazard Management Plan pages 1-3 v04 by GBRA dated 15.08.2021
2. Certification of the deemed-to-satisfy Design Bushfire Attack Levels as marked on the BHMP

*Scope and/or Limitations*


This Bushfire Hazard Assessment was commissioned to evaluate the risks to the development associated with bushfire hazard and defines the site's Bushfire Attack Level (BAL). All comment, advice and fire suppression measures are in relation to compliance with Determination – Requirements for Building in Bushfire-Prone Areas in relation to the Tasmanian Building Act 2016 - Building Amendment (Bushfire-Prone Areas) Regulations 2014, the Building Code of Australia and Australian Standards, AS 3959-2018, Construction of buildings in bushfire-prone areas.

This assessment is provided on the understanding that:-

1. The assessment only deals with the potential bushfire risk all other statutory assessments are outside the scope of this assessment.
2. The assessment only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.
4. There can be no guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions.
5. The effectiveness of the measures and recommendations are dependent on their implementation and maintenance for the life of the development.
6. Should the site characteristics that this assessment has been measured from alter from those identified, the BAL classification may differ and cause this assessment to become void.
7. No liability can be accepted for actions by others which may compromise the effectiveness of this assessment.

I certify the matters described in this certificate.

Qualified person:

Signed: 

**Kingborough Council  
Planning Permit Document**

Certificate No. 201203 HUN1031  
Client Application: 15.08.2021  
Plan Reference No.: P1  
Date Received: 17/12/2021  
Approved via Council Decision: C569/21  
Decision Date: 25/10/2021



