

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2026194

Assess No: A4522

PID No: 6064769

Applicant Name:	6ty ⁰ Pty Ltd					
Applicant Contact Name						
Postal Address:						
Contact Phone:	Home		Work		Mobile	
Email Address:						

Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements ☐
2. A completed application form including a detailed description of the proposal ☐
3. A complete plan set: ☐
 - a) Floor plans ☐
 - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) ☐
 - c) Site Plan showing: ☐
 - Orientation
 - All title boundaries
 - Location of buildings and structure (both existing and proposed)
 - Setbacks from all boundaries
 - Native vegetation to be removed
 - Onsite services, connections and drainage details (including sewer, water and stormwater)
 - Cut and/or Fill
 - Car parking and access details (including construction material of all trafficable areas)
 - Fence details
 - Contours
4. Other: ☐

*If submitting plans in over the counter please ensure they are A3.
All plans must be to scale.*

Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: 6ty⁰ Pty Ltd

Note: Full name(s) of person(s) or company making the application and postal address for correspondence.

LAND DETAILS

Owner/Authority Name:
(as per certificate of title) John Peter Graafland and Wilma Graafland

Location / Address: 57 Danbury Drive, Legana

Title Reference: CT 63711/0

Zone(s): Low Density Residential

Existing Development/Use: Residential - Single dwelling

Existing Developed Area: 500m² approx.

Are any of the components in this Application seeking retrospective approval?
E.g. Use and/or development that has commenced without a Planning Permit.

YES ☐
NO ☒

(If yes please specify the relevant components):

DEVELOPMENT APPLICATION DETAILS

Proposed Use:

Residential: ☐ Visitor Accommodation: ☐ Commercial: ☐ Other: ☐

Description of Use:
Subdivision only

Development Type:

Building work: ☐ Demolition: ☐ Subdivision: ☒ Other: ☐

Description of development:
2 lot subdivision

New or Additional Area: NA

Estimated construction cost of the proposed development: NA

Building Materials:

Wall Type: Colour:
Roof Type: Colour:

Application Number: «Application Number»

VISITOR ACCOMMODATION

☐ N/A

Gross Floor Area to be used per lot:	NA	Number of Bedrooms to be used:	NA
Number of Carparking Spaces:	NA	Maximum Number of Visitors at a time:	NA

SUBDIVISION

☐ N/A

Subdivision creating additional lots ☐

Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :	1	Number of Lots (proposed) :	2
Description:	2 lot subdivision		
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
1.	NA		
2.			
3.			

COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE

☐ N/A

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	

Existing Car Parking:	
Proposed Car Parking:	

Number of Employees: (Existing)	
Number of Employees: (Proposed)	

Type of Machinery installed:	
Details of trade waste and method of disposal:	

Application Number: «Application_Number»

APPLICANT DECLARATION

Owner: As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,

Owner_Name		
Name (print)	Signed	Date

Applicant: As the applicant, I declare that I have notified the owner of my intention to make this application and that the information contained in this application is a true and accurate representation of the proposal,

(if not the owner)

Jacqui Tyson		13/07/2026
Name (print)	Signed	Date

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

Crown Consent (if required)			
	Name (print)	Signed	Date

Chief Executive Officer (if required)			
	Name (print)	Signed	Date

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

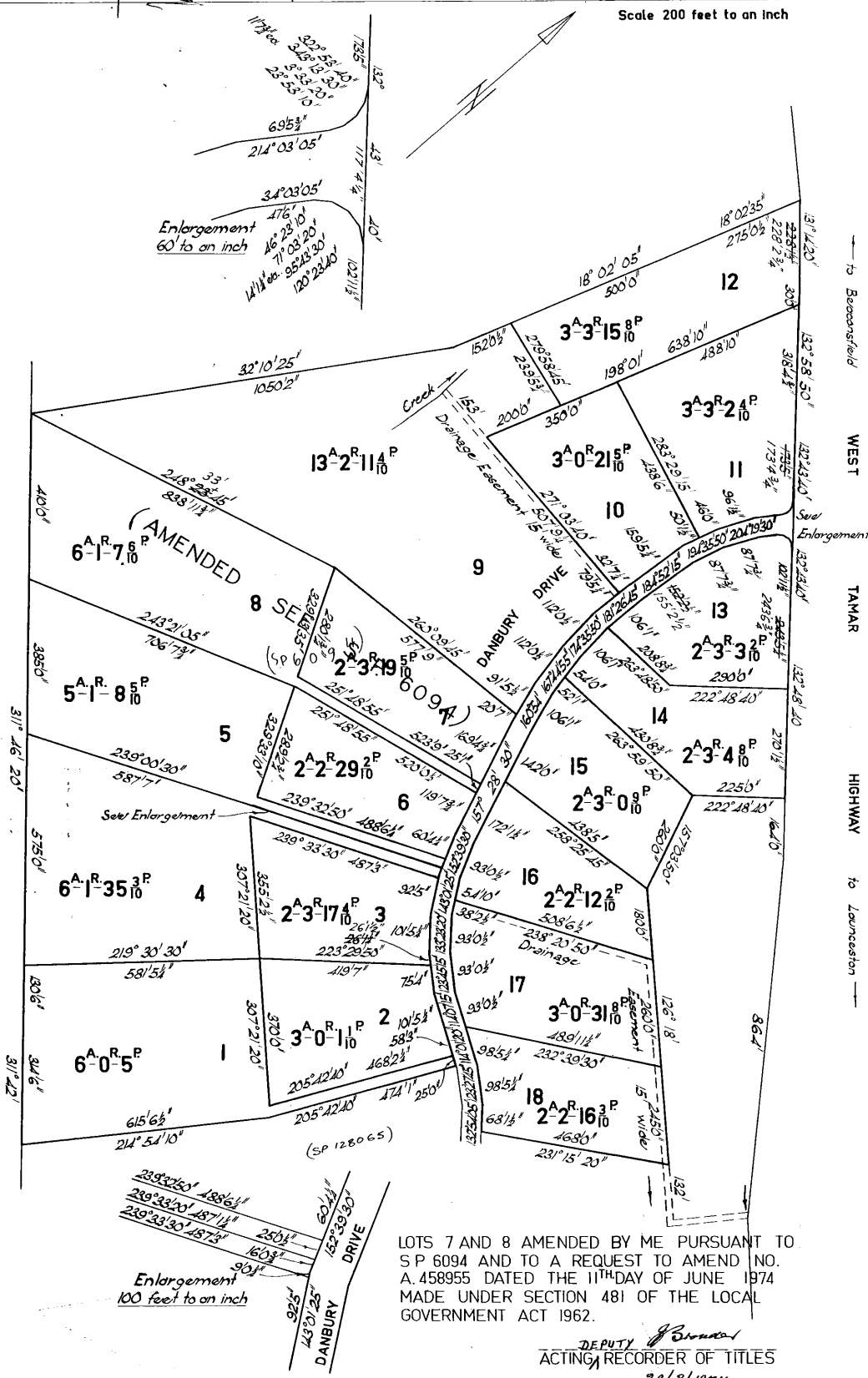
Right of Way Owner:

--

As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

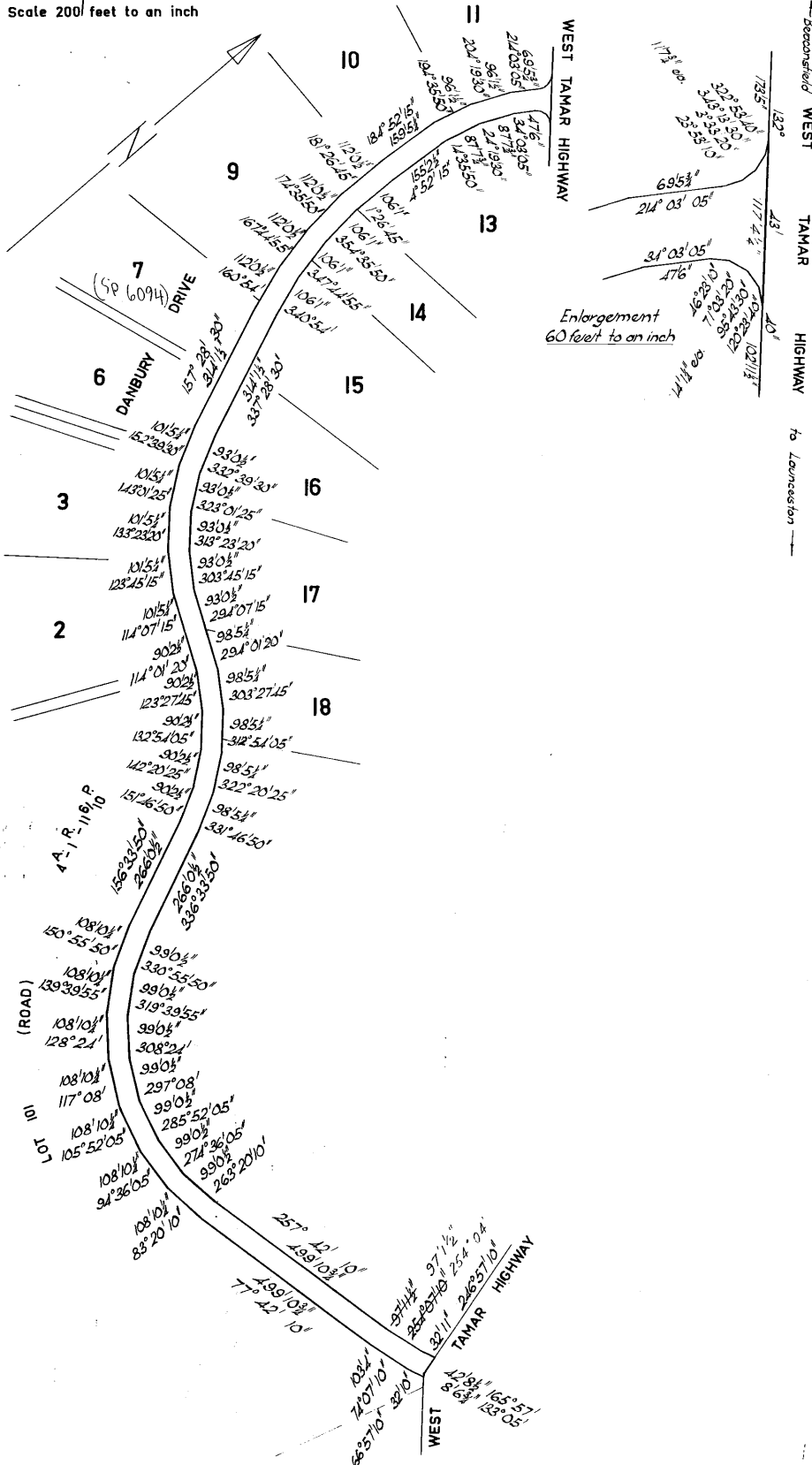
Name (print)	Signed	Date

ANNEXURE SHEET No. 1 (of 2 annexures) to plan by Surveyor <i>P.A. Phelps</i>	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.	Registered Number:— <i>61707</i> S.P.4385
Signed for the purposes of identification	<i>Paul A. Phelps</i> Surveyor PAUL A. PHELPS	
Council Clerk <i>[Signature]</i>	Owner: DANBURY PARK DEVELOPMENT PTY. LTD.	
	Title Reference:	



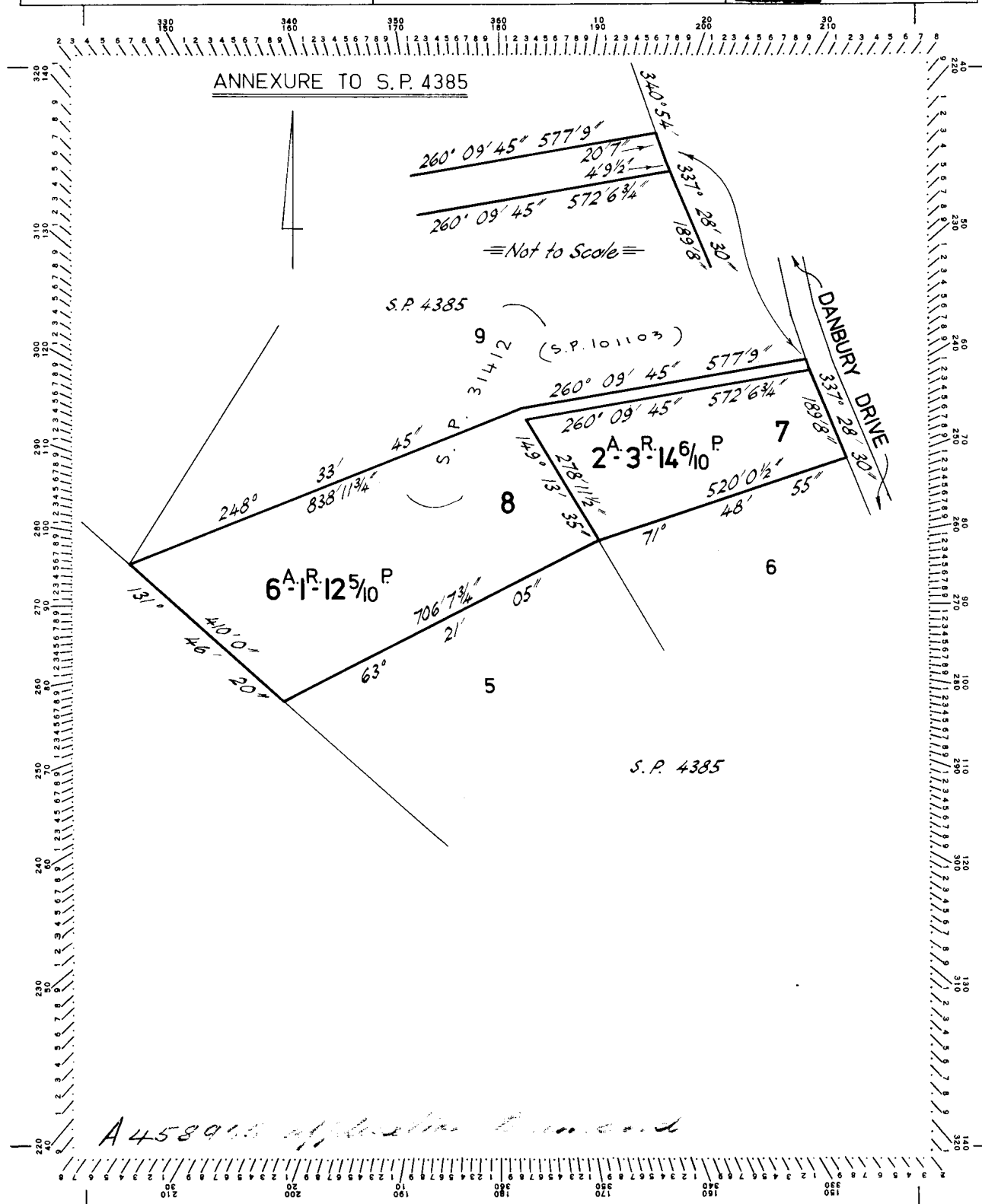
ANNEXURE SHEET No. 2 (of 2 annexures) to plan by Surveyor <i>P. A. Phelps</i>	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet. <i>Paul A. Phelps</i> Surveyor: PAUL A. PHELPS	Registered Number: S.P.4385
Signed for the purposes of identification Council Clerk: <i>[Signature]</i>	Owner: DANBURY PARK DEVELOPMENT PTY. LTD. Title Reference:	

Scale 200 feet to an inch



6094

Owner: Danbury Park Development Prty. Ltd. D.G. & B.L. PITT G.L. & D.E. AUTY	PLAN OF SURVEY by Surveyor <u>Paul Anthony Phelps</u> of land situated in the	Registered Number: S.P.6094
Title Reference: 3321-77 & 78 C.T.	LAND DISTRICT OF DEVON PARISH OF STANLEY Scale 200 feet to 1 inch	Effective from: _____ P/I
Grantee: <u>Part of 3,200 acres</u> <u>Granted to Daniel Sutton</u>		Recorder of titles



7



SCHEDULE OF EASEMENTS

PLAN NO.

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

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

SP4385

THIS COPY SCHEDULE CONSISTS OF 2 PAGE/S

RIGHTS OF DRAINAGE

Lot 101 is TOGETHER WITH a right of drainage over the --- drainage easements shewn hereon.

Lots 9, 17 and 18 are each SUBJECT TO a right of drainage-(appurtenant to Lot 101) over the drainage easements shewn - passing through those lots.

COVENANTS

The owner of each lot shewn on the plan covenants with ---- Danbury Park Development Proprietary Limited (the Vendor) -- that the Vendor shall not be required to fence.

The owner of each lot shewn on the plan (other than lots 11, 12, 13 and 14) covenants with the Vendor and the owners for- the time being of every other lot shewn on the plan (other - than lots 11,12, 13 and 14) to the intent that the burden -- of this covenant may run with and bind the covenantor's lot- and every part thereof and that the benefit thereof may be - annexed to and devolve with each and every part of every --- other lot shewn on the plan (other than lots 11, 12, 13 --- and 14) and with the balance of the land comprised in ----- Conveyance registered Number 42/3656 remaining vested in the Vendor at the date of acceptance hereof excluding the lots - on the plan and with each and every part of such balance --- to observe the following stipulations:-

(a) That there shall not be erected any building on the -- said Lot other than a private dwelling house flats or ----- stratum units and the buildings usually appurtenant thereto.

(b) That no building erected on the said Lot shall be --- used for any purpose other than as a private dwelling house- and/or for the provisions of professional services.

(c) That there shall not be set up or carried on in or --- upon the Lot hereby transferred or any part thereof any ---- trade manufacture or business of any kind other than the -- provisions of professional services.

(d) That there shall not be erected on the said lot any -- dwelling house of a less value than Ten thousand dollars --- (exclusive of outbuildings) such value to be the actual cost in labour and materials only and any question as to value -- shall be settled by the Vendor or its authorised agent to -- whom all necessary vouchers shall be produced.

(e) That there shall not be erected any dwelling house -- or portion thereof or other outbuilding nearer than twenty - five feet to any part of the roadway on to which the said -- Lot fronts.

The owner of each lot shewn on the plan (other than lot 9) - covenants with the Vendor and the owners for the time being- of every other lot shewn on the plan (other than lot 9) to - the intent that the burden of this covenant may run with --- and bind the covenantor's lot and every part thereof and --- that the benefit thereof may be annexed to and devolve with-

each and every part of every other lot shewn on the plan ---
(other than Lot 9) and with the balance of the land -----
comprised in Conveyance 42/3656 remaining vested in the ---
Vendor at the date of acceptance hereof excluding the lots -
on the plan and with each and every part of such balance to-
observe the following stipulation:-

That there shall not be kept on the said Lot any pig or ----
greyhound and that the same shall not be used for the -----
purposes of a poultry farm or commercial market garden ----
PROVIDED HOWEVER that this condition shall not preclude the
keeping at the rear of any dwelling house erected on the --
said lot of a number of fowls reasonably required for -----
domestic use.

The Vendor (the said Danbury Park Development Proprietary --
Limited) reserves the right for itself its successors and --
assigns to sell lease or otherwise deal with any Lot either-
subject to the above conditions and restrictive covenants or
any one of them or not and subject to such modifications --
or amendments or full release thereof as it thinks fit. ---
The exercise of the said right in relation to any Lot shall-
not release the owner of any other Lot from any of the -----
conditions or covenants effected or imposed upon such other-
Lots or give the owner of any Lot any right of action -----
against the said Danbury Park Development Proprietary -----
Limited or any other person or persons.

THE COMMON SEAL of DANBURY PARK)
DEVELOPMENT PROPRIETARY LIMITED -)
the registered proprietor of the-)
land described in Indenture of --)
Conveyance No.42/3656 was -----)
hereunto affixed in the presence-)
of:)

L. L. L. L.
R. Aldridge) Directors
R. Newman) Secretary

SIGNED by STANLEY HOLDER the -)
Mortgagee of the land described -)
in Indenture of Mortgage -----)
No.42/3658 in the presence of:)

[Signature]
[Signature]
Launceston

Certified correct for the purposes of the Real Property Act,
1862 as amended.

ON *13/7/2026* *14:30* *14:30*
.....
Solicitor for the Subdivider.

KG/
PH.

Certified correct for the purposes of the Real Property Act 1862, as amended.

Douglas & Collins

[Signature]
Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of DANBURY PARK DEVELOPMENT
PTY. LTD. - 18 Lots. comprising part of the land in

CONVEYANCE NO. 42/3656

(Insert Title Reference)

Sealed by Municipality of Beaconsfield on 15th.12. 19 72

[Signature]
Council Clerk/Town Clerk

50740



SUBDIVISION – 2 LOTS

*57 Danbury Drive,
Legana*

West Tamar Council



Document Control Record

Document prepared by:

6ty° Pty Ltd
ABN 27 014 609 900

Postal Address
PO Box 63
Riverside
Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

Launceston Office
Tamar Suite 103
The Charles
287 Charles Street
Launceston 7250
P (03) 6332 3300



Document Control

6ty°

Report Title:		57 Danbury Drive – 2 Lot Subdivision		
Project Number:		26.154	Project Name:	Graafland Subdivision
Client:		J & W Graafland	Client Contact:	J. Graafland
Revision:	Date:	Revision details:	Prepared by:	Reviewed by:
1	13 July 2026	Final	J. Tyson	Client

Executive Summary

The proposed subdivision at 57 Danbury Drive, Legana seeks approval for the creation of two low density residential lots from an existing 1.268ha allotment within the Low Density Residential Zone under the *Tasmanian Planning Scheme – West Tamar* (**‘the Scheme’**)

The site forms part of the established low density area on the south-western side of the West Tamar Highway between Riverside and Legana. The land is subject to the Residential Supply and Density Specific Area Plan (**‘SAP’**), Landslip Hazard bands and Bushfire-Prone Area Overlay. The proposal includes subdivision only, with no further development currently proposed. Proposed Lot 1 will retain the existing dwelling, outbuilding, driveway and access, while proposed Lot 2 will be a vacant internal lot accessed via a new crossover to Danbury Drive.

The planning assessment concludes the proposal is strategically consistent with the intent of the Low Density Residential Zone and the Residential Supply and Density SAP, supporting the subdivision of lots at a suitable density given the infrastructure constraints in the area. The proposed Lot 2 is assessed as being capable of accommodating future residential development, including wastewater disposal, vehicle access, bushfire management infrastructure and associated residential improvements and Lot 1 can sustain the existing residential development and associated on-site servicing within the new lot boundaries.

While the proposal relies on performance criteria due to the onsite serving requirements and landslip hazard overlay, the assessment demonstrates that the subdivision remains functional and compatible with the surrounding development pattern.

Bushfire risk has been assessed through a certified Bushfire Hazard Management Plan, which confirms that both lots can achieve BAL-19 compliance, provide compliant firefighting access, and accommodate required hazard management areas and static water supply infrastructure where required within the site. Landslide risk and on-site wastewater disposal requirements have been assessed by a suitably qualified person in the supplied geotechnical report. It is demonstrated that the subdivision can maintain a tolerable level of risk from landslide and there is sufficient land available to provide suitable on-site wastewater disposal for the existing development on Lot 1 and future development on Lot 2.

Overall, the assessment contends that the subdivision satisfies the applicable provisions of the Scheme and is capable of approval subject to standard planning conditions.

Table of Contents

Executive Summary	iii
1. Introduction	5
1.1 Planning Overview	5
2. Site and Surrounding Area	7
2.1 Site Characteristics	7
2.2 Surrounding Area	7
3. Proposed Use and Development	8
3.1 Proposed Use	8
3.2 Proposed Development	8
4. Planning Scheme Controls	10
4.1 Zone	10
4.1.1 Zone Description	10
4.2 Overlays	11
4.2.1 Overlay Description	12
5. Statutory Planning Assessment	13
5.1 Categorisation of Use	13
5.2 General Provisions	13
5.2.1 7.10 Development Not Require to be Categorised into a Use Class	13
5.3 Specific Area Plans	14
5.4 Site-Specific Qualifications	14
5.5 Zone Assessment	14
5.5.1 Low Density Residential Zone	14
5.5.2 Use Standards	14
5.5.3 Development Standards	15
5.5.4 Subdivision Standards	15
5.6 WTA-S3.0 Residential Supply and Density Specific Area Plan	17
5.6.1 WTA-S3.8 Development Standards for Subdivision	17
5.7 Code Applicability Overview	18
5.8 Code Assessment	34
5.8.1 Road and Railway Assets Code	34
5.8.2 Bushfire-Prone Areas Code	35
5.8.3 Landslip Hazard Areas Code	39
6. Performance Criteria Assessment	40
6.1 Clause 10.6.3 - Performance Criteria P2 & P3	40
6.2 Clause C15.7.1 - Performance Criteria P1	41
7. Conclusion	43

1. Introduction

6ty° Pty Ltd have been engaged by **John and Wilma Graafland** to prepare an application¹ for a subdivision of two (2) lots at 57 Danbury Drive, Legana (**'proposal'**).

The purpose of this report is to provide a description and details of the proposal and an assessment of the application against the applicable standards² of the *Tasmanian Planning Scheme* incorporating the *West Tamar Local Provisions Schedule* (**'the Scheme'**).

This report should be read in conjunction with following plan prepared by **6ty° Pty Ltd** with Project Number **26.154** and other supporting information listed in Table 1. Where there are discrepancies between the information included in this report and the plans or information listed in Table 1, the plans and information listed in Table 1 prevail.

Table 1 - plans and supporting information that form part of the application.

Title	Number	Issue	Date	Status	
Plan of Subdivision	Cp01	--01	27.01.26	Development Application	
Report		Author		Revision	Date
Bushfire Hazard Assessment and BHMP		Rebecca Green		Version 1	5 June 2026
Landslide Risk Assessment & Preliminary On-Site Wastewater Disposal Site Evaluation		Geoton		-	9 July 2026

1.1 Planning Overview

The site comprises one lot. The existing lot has an area of 1.268ha with frontage to Danbury Drive of 73.9m. The lot is around 135m deep with a slightly irregular shape. The site is developed with an existing dwelling, outbuilding and gardens, including mature trees around the boundaries. The site forms part of the established band of low density residential development on the south-western side of the West Tamar Highway in Legana.

The location and specific planning details of the site are set out in Table 2 and Figure 1 below.

Table 2 - site specific details and planning scheme controls.

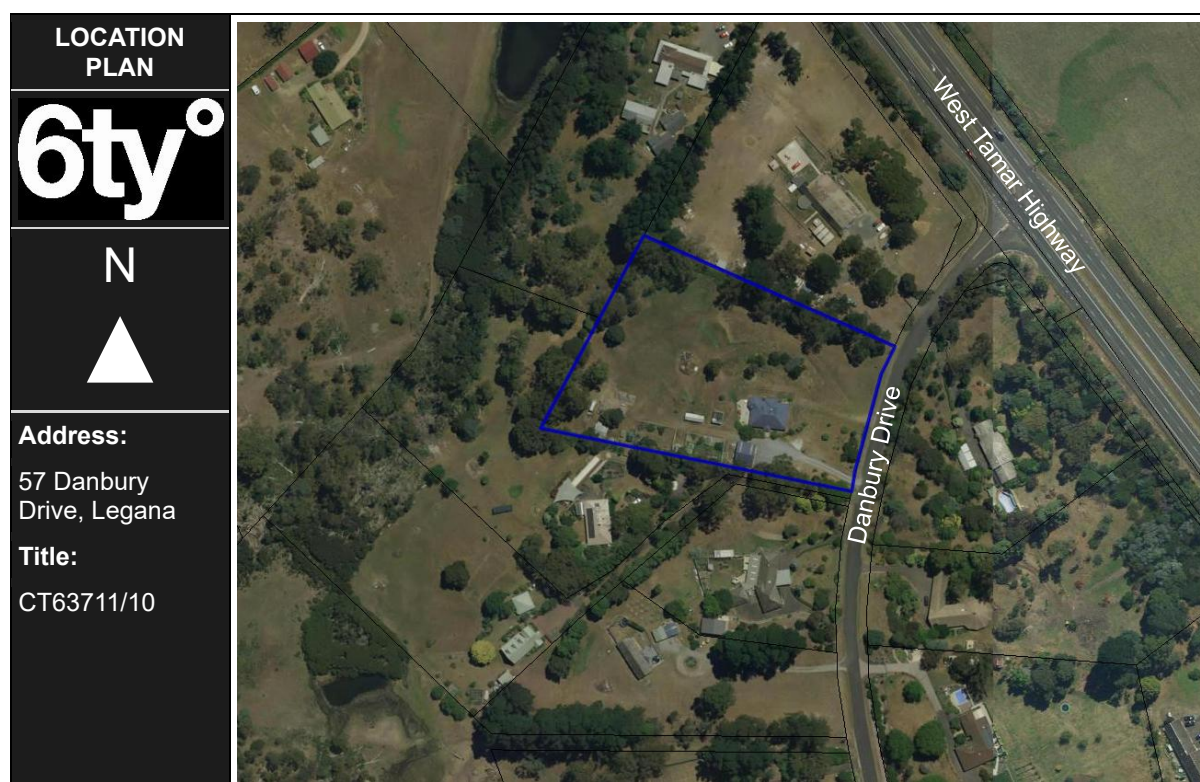
Category	Details
Address	57 Danbury Drive, Legana
Property ID	6064769
Title	Volume 63711 Folio 10
Owner	John Peter Graafland and Wilma Graafland
Site Area	1.268ha
Planning Scheme	Tasmanian Planning Scheme - West Tamar
Zone	Low Density Residential
Overlays	• Landslip Hazard • Bushfire-Prone Areas

¹ means an application for a permit made under this planning scheme. Table 3.1, Scheme.

² means, in any zone, code or specific area plan, the objective for a particular planning issue and the means for satisfying that objective through either an acceptable solution or performance criterion presented as the tests to meet the objective. Table 3.1, Scheme.

Category	Details
Codes	• Parking and Sustainable Transport • Landslip Hazard • Bushfire-Prone Areas
General Overlays	WTA-S3.0 –Residential Supply and Density Specific Area Plan
Special Provisions	Nil
Proposed Use	Not Applicable
Proposed Development	2 Lot Subdivision
Application Type	Discretionary

Figure 1 - aerial image illustrating the location of the site within the context of the surrounding area.



Source: image and base data retrieved from the [LIST](#).

2. Site and Surrounding Area

2.1 Site Characteristics

The subject site at 57 Danbury Drive, Legana comprises a 1.268ha low density residential allotment located on the western side of Danbury Drive within the Low Density Residential Zone. The property forms part of an established band of low density residential development on the western side of the West Tamar Highway running between the urban density areas of Riverside and Legana. The site is located approximately 1.8km south-east of the centre of Legana and 2.5km north-west of the urban fringe of Riverside. The site is located close to the West Tamar Highway. Nearby development on the northern side of the highway includes the Legana industrial estate and Legana Primary School to the north-east and farmland and Tamar Wetlands reserve to the north and north-west of the site.

The site has an approximately trapezoid configuration with approximately 73.9m frontage to Danbury Drive at the eastern edge and an overall depth of approximately 130-140m.

Topographically, the land rises from the north-eastern corner towards the south with a slope of 8-10%. The site is predominantly cleared garden and grassed area, with some mature trees including remnant eucalypts and other species along the side and rear boundaries.

Existing improvements include a dwelling and shed, smaller outbuildings, gardens, fencing and a gravel driveway.

Vehicular access is currently provided via an existing unsealed crossover from Danbury Drive which is a local road maintained by Council that has two connections to the West Tamar Highway. The immediately surrounding land is characterised by low-density residential development comprising lifestyle lots used predominantly for residential purposes.

2.2 Surrounding Area

The subject site is located within the established low density residential area on the southern periphery of Legana, forming part of the transition area connecting the northern urban edge of greater Launceston at Riverside with the growing urban node of Legana. The surrounding locality includes areas of farmland and areas of native vegetation to the west of the low density residential band around the site. The eastern side of the West Tamar Highway extending to the Tamar River includes remaining farmland, Tamar Wetlands Conservation Area, the growing Legana industrial precinct and the new Legana Primary School.

Land immediately surrounding the site to the north, south and west is zoned Low Density Residential and exhibit a similar development pattern and use to the subject land. The Danbury Drive area connects with the progressing Danbury Heights subdivision to the north and west of the site and the established low density and rural living density development around Bridgenorth Road further to the north. The urban and commercial node of Legana is located approximately 1.8km north-west of the site, where zoning transitions to General Residential and General Business zones associated with the business centre and established residential areas.

The broader landscape context is formed by the transition north from the urban fringe of greater Launceston towards the more sparsely settled West Tamar area, with nodes of development surrounded by agricultural and rural land, including vineyards interspersed with areas of native vegetation.

3. Proposed Use and Development

The application proposes to subdivide the existing title to create two (2) lots (refer to Figure 2).

Figure 2 - excerpt of the Subdivision Plan illustrating the proposed lots.



3.1 Proposed Use

The proposal is for a subdivision only with no use proposed.

3.2 Proposed Development

The proposed subdivision involves the division of the existing site into two low density residential lots designed to facilitate an infill opportunity for future low-density residential use while reducing the lot size around the existing dwelling. The subdivision has been designed to respond to the existing site layout, topography and surrounding development pattern, resulting in a practical and functional lot configuration with minimal land disturbance.

Proposed Lot 1 will comprise approximately 6636m² and will contain the existing dwelling and shed and associated driveway crossover and internal circulation area. The lot will have substantial frontage to Danbury Drive and will continue to utilise the established water and power service infrastructure connections. The lot will contain the existing onsite wastewater treatment system and associated trenches.

Proposed Lot 2 will comprise approximately 6039m² and is positioned to the north and west of Lot 1 as an internal lot. Lot 2 will be vacant, other than small outbuildings and gardens. Access to Lot 2 will be provided via a 10m-wide access strip extending from Danbury Drive along the northern boundary of Lot 1. A new sealed crossover is proposed to service the lot, with an existing tree to be removed to facilitate construction of the access.

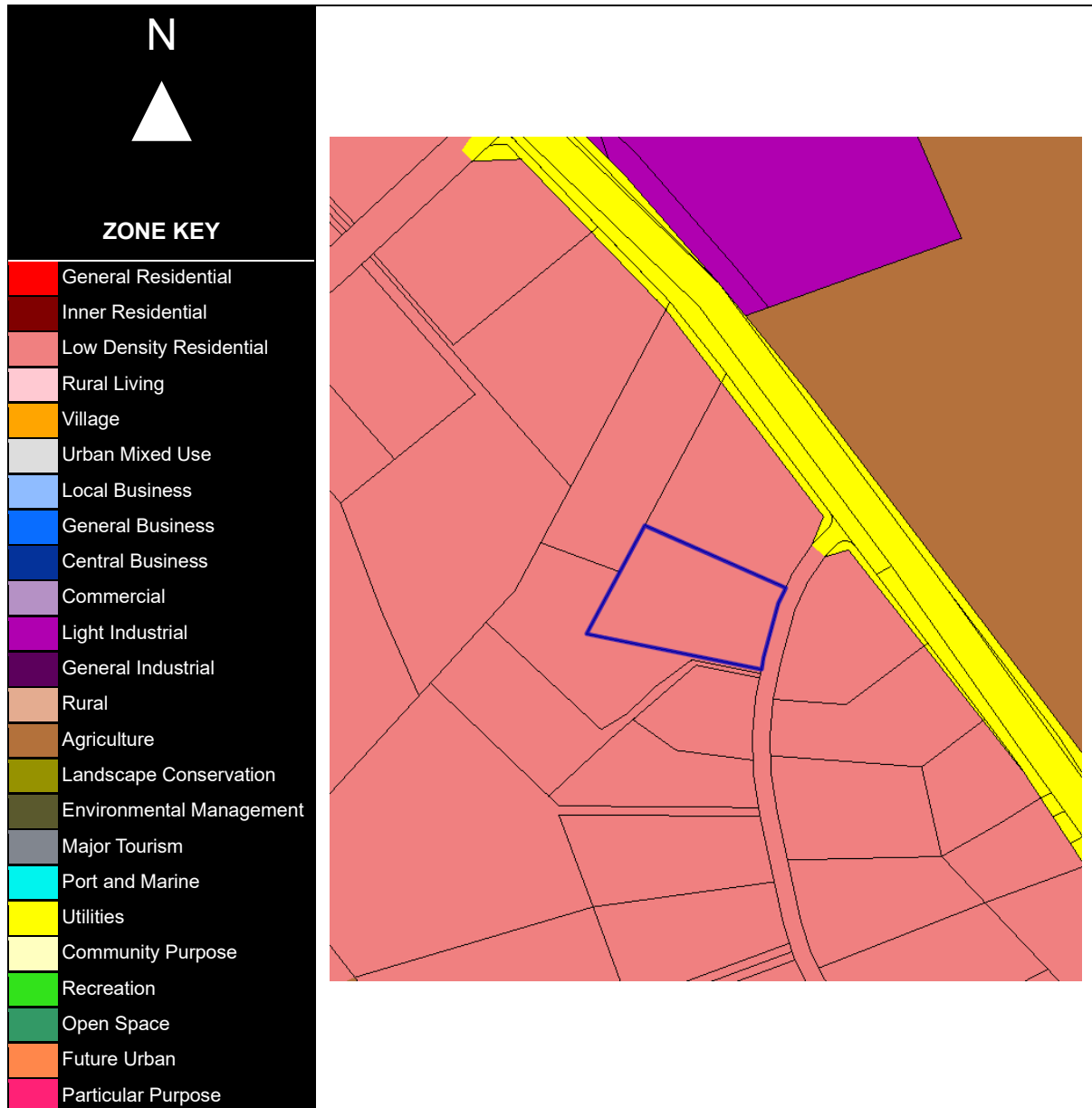
The access arrangement has been designed to accommodate future residential use and emergency access requirements. Lot 2 is of sufficient size and layout to accommodate future residential use and development, including onsite wastewater disposal.

4. Planning Scheme Controls

4.1 Zone

The zoning of the site and land surrounding the site is illustrated in Figure 3.

Figure 3 - Zone Map.



Source: image and base data retrieved from the [LIST](#).

4.1.1 Zone Description

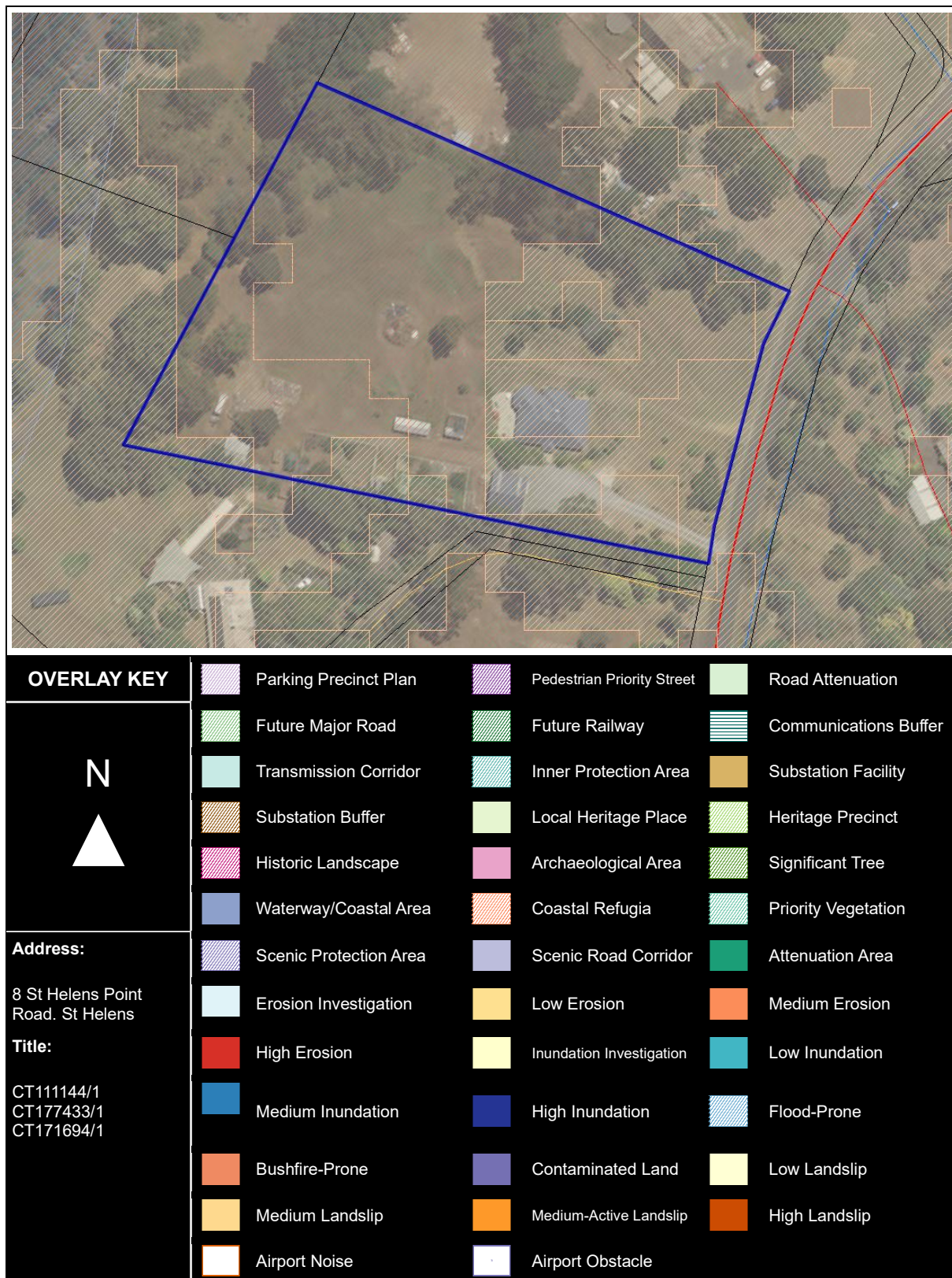
The site and immediately surrounding properties on all sides fall within the Low Density Residential Zone. The West Tamar Highway is in the Utilities Zone and land beyond it to the east is in the Agriculture Zone.

The Legana industrial area is in the Light Industrial Zone.

4.2 Overlays

Code overlays that apply to the site and land surrounding the site are illustrated in Figure 4.

Figure 4 - Overlay Map.



4.2.1 Overlay Description

The site falls within a Bushfire-Prone Area.

Accordingly, the proposal is assessed against the provisions of the Bushfire-Prone Areas Code in section 5.8.2 of this report.

Parts of the site fall within the low and Medium Landslip Hazard Bands.

Accordingly, the proposal is assessed against the provisions of the Landslip Hazard Code in section 5.8.3 of this report.

5. Statutory Planning Assessment

The following section provides a detailed assessment of the proposed development against all Acceptable Solutions of applicable standards of the Scheme. Assessment of identified Performance Criteria is provided in Section 6 of this report.

5.1 Categorisation of Use

Provisions of clause 6.2 (Categorising Use or Development) of the Scheme are set out below:

- Clause 6.2.1** *Each proposed use or development must be categorised into one of the Use Classes in Table 6.2.*
- Clause 6.2.2** *A use or development that is directly associated with and a subservient part of another use on the same site must be categorised into the same Use Class as that other use.*
- Clause 6.2.3** *If a use or development fits a description of more than one Use Class, the Use Class most specifically describing the use applies.*
- Clause 6.2.4** *If a use or development does not readily fit any Use Class, it must be categorised into the most similar Use Class.*
- Clause 6.2.5** *If more than one use or development is proposed, each use that is not directly associated with and subservient to another use on the same site must be individually categorised into a Use Class.*
- Clause 6.2.6** *Notwithstanding sub-clause 6.2.1 of this planning scheme, development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.*

In the case of the proposal, clause **6.2.6** applies.

Pursuant to clause 6.2.6 the proposal is a subdivision that does not require categorisation into a use class.

5.2 General Provisions

5.2.1 7.10 Development Not Required to be Categorised into a Use Class

7.10 Development Not Required to be Categorised into a Use Class	
7.10.2	An application must only be approved under sub-clause 7.10.1 if there is no unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area.
Response: The proposal involves subdivision of land to create two low density residential lots from an existing lot. Whilst the proposed subdivision is not required to be categorised into a Use Class pursuant to clause 6.2.6 of the Scheme, the new vacant lot is expected to be developed for residential use in the future, and the residential use of Lot 1 will continue. The future use of the proposed new lot will therefore be compatible with adjoining uses and the amenity of the surrounding area which is	

predominately characterised by low density residential use and development on the south-western fringe of Legana.	
7.10.3	In exercising its discretion under sub-clauses 7.10.1 and 7.10.2 of this planning scheme, the planning authority must have regard to:
Subclause	Response
(a) the purpose of the applicable zone.	The site is located in the Low Density Residential Zone. The proposed subdivision is consistent with the purpose of the zone as it will create an additional lot available for future residential use in a location without reticulated sewerage services, limiting the possible density.
(b) the purpose of any applicable code.	The proposal is consistent with the purpose of the applicable codes, as demonstrated by compliance with the applicable standards.
(c) any relevant local area objectives.	The site is not subject to any local area objectives.
(d) the purpose of any applicable specific area plan.	The site is subject to the Residential Supply and Density Specific Area Plan. The proposal is consistent with the purpose of the Residential Supply and Density Specific Area Plan, as demonstrated by compliance with the applicable standards.

5.3 Specific Area Plans

The site falls within the Residential Supply and Density Specific Area Plan.

An assessment of the applicable standards of the specific area plan is provided below.

5.4 Site-Specific Qualifications

No site-specific qualifications apply to the proposal.

5.5 Zone Assessment

5.5.1 Low Density Residential Zone

Pursuant to clause 10.0 of the Scheme, the site is assigned to the Low Density Residential zone.

5.5.1.1 Use Table

Pursuant to clause **6.2.6** the proposal is a subdivision that does not require categorisation into a use class.

5.5.2 Use Standards

The application does not involve use.

5.5.3 Development Standards

The application does not involve development for the purposes of buildings or works associated with buildings.

5.5.4 Subdivision Standards

10.6 Development Standards for Subdivision			
Standard		Assessment	Compliance
10.6.1 Lot design			
A1	Each lot, or a lot proposed in a plan of subdivision must: (a) have an area of not less than 1,500m²: (i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 10.4.3 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	This clause is substituted by the clause WTA-S3.8.1 Lot design of the Residential Supply and Density Specific Area Plan.	Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable
A2	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral	This clause is substituted by the clause WTA-S3.8.1 Lot design	Not Applicable

10.6 Development Standards for Subdivision

Standard		Assessment	Compliance
	reserve or Utilities, must have a frontage not less than 20m.	of the Residential Supply and Density Specific Area Plan.	
A3	Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	This clause is substituted by the clause WTA-S3.8.1 Lot design of the Residential Supply and Density Specific Area Plan.	Not Applicable
10.6.2 Roads			
A1	The subdivision includes no new roads.	The subdivision does not include any new roads.	Complies with Acceptable Solution
10.6.3 Services			
A1	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must: (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.	Each of the proposed lots will be connected to a full water supply service.	Complies with Acceptable Solution Not Applicable Not Applicable
A2	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	The proposed lots will not be connected to a reticulated sewerage system as there is no reticulated service available. Assessment against the performance criteria is required.	Relies on Performance Criteria
A3	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable	The proposed lots will not be connected to a reticulated stormwater system as there is no reticulated service available.	Relies on Performance Criteria

10.6 Development Standards for Subdivision

Standard	Assessment	Compliance
of connecting to a public stormwater system.	Assessment against the performance criteria is required.	

5.6 WTA-S3.0 Residential Supply and Density Specific Area Plan

5.6.1 WTA-S3.8 Development Standards for Subdivision

WTA-S3.8 Development Standards for Subdivision			
Standard		Assessment	Compliance
WTA-S3.8.1 Lot design			
A1	Each lot, or a lot proposed in a plan of subdivision must:	Each of the proposed lots will have an area exceeding 5,000m ² :	Complies with Acceptable Solution
	(a) have an area not less than 5,000m ² , and:	- Lot 1 – 6636m² - Lot 2 – 6039m²	
	(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:	Each of the proposed lots can accommodate a 10m x 15m area that:	
	a. all setbacks required by Low Density Residential Zone - clause 10.4.3 Setback A1 and A2; and	- has a gradient that is not steeper than 1 in 5; - is clear of the required setbacks in clause 10.4.3 A1 and A2, being 8m from the frontage and 5m from other boundaries; and	
	b. easements or other title restrictions that limit or restrict development; and	is clear of easements and title restrictions.	
	(ii) existing buildings are consistent with the setback required by Low Density Residential Zone - clause 10.4.3 Setback A1 and A2;	The existing buildings will be setback more than 5m from the proposed boundary.	Complies with Acceptable Solution
	(b) be required for public use by the Crown, a council or a State authority;	The proposal is not for a public use.	Not Applicable
	(c) be required for the provision of Utilities; or	The proposal is not required for the provision of Utilities.	Not Applicable
	(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	The proposal does not involve consolidation of lots.	Not Applicable

5.7 Code Applicability Overview

Code		Applicability Criteria		Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
C1.0	Signs	C1.2.1	Unless otherwise stated in a particular purpose zone, this code applies to all development for signs, unless the following clauses apply:	No	The proposal does not include any signage.	C1.4.1	A sign listed in Table C1.4 is exempt from this code, provided it complies with the relevant requirements.	NA	
		(a)	C1.4.2; or	No		C1.4.2	A sign within a building or site that cannot be, or is not intended to be, seen from outside of the building or site is exempt from requiring a permit.	NA	
		(b)	C1.4.3.	No		C1.4.3	Changes to the graphics of a sign that was lawfully displayed on or after the effective date, including text, graphic design and colour, is exempt provided that:	NA	
		C1.2.2	This code does not apply to use.	NA		(a)	the sign has not changed in dimension, proportion or location; and	NA	
						(b)	if an illuminated sign, the method of illumination has not changed.	NA	
C2.0	Parking	C2.2.1	Unless stated otherwise in a particular purpose zone, or sub-clause C2.2.2, C2.2.3 or C2.2.4, this code applies to all use and development.	NA	While this Code applies to all use and development, the proposal does not include use that generates a parking demand or development of parking and access. The existing dwelling will continue to have sufficient area for parking and appropriate access.	C2.4.1	There are no exemptions to this code.	NA	
C3.0	Road and Rail	C3.2.1	This code applies to a use or development that:			C3.4.1	There are no exemptions form this code.	No	
		(a)	will increase the amount of vehicular traffic or the number of	No	The proposed subdivision will not increase the amount				

Code		Applicability Criteria		Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
		(b)	movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing; will require a new vehicle crossing, junction or level crossing; or	Yes	of vehicular traffic using an existing vehicle crossing. The proposal will require the construction of a new vehicle crossing from Danbury Drive to serve Lot 2.				
		(c)	involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use.	No	The site is not within a road or railway attenuation area.				
C4.0	Electricity Transmission	C4.2.1	This code applies to use or development of land within the following areas:			C4.4.1	The following use or development is exempt from this code:		
		(a)	electricity transmission corridor;	No	The application does not involve development within an electricity transmission corridor.	(a)	buildings or works, or a sensitive use within an electricity transmission corridor, but not within an inner protection area or registered electricity easement for:	NA	
		(b)	communications station buffer area;	No	The application does not involve development within a communications station buffer area.	(i)	alterations or extensions to an existing building provided it does not increase the site coverage by more than 150m ² from that existing at the effective date;	NA	
		(c)	substation facility buffer area.	No	The application does not involve development within a substation facility buffer area.	(ii)	a non-habitable building provided the site coverage is not more than 150m ² from that existing at the effective date; or	NA	
						(iii)	minor utilities.	NA	
						(b)	buildings or works within a communications station buffer area if:	NA	
						(i)	the building height is not more than 9.5m; and	NA	
						(ii)	is located not less than:	NA	

Code		Applicability Criteria		Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
						a.	5m from a security fence associated with a communications station; or	NA	
						b.	5m from the boundary of a lot containing a communications station;	NA	
						(c)	use or development for Utilities within a communications station buffer area;	NA	
						(d)	use or development of electricity transmission infrastructure;	NA	
						(e)	use or development within a building area on a sealed plan approved under this planning scheme; and	NA	
						(f)	consolidation of lots.	NA	
5.0	Telecommunications	C5.2.1	Unless otherwise stated in a particular purpose zone, this code applies to all development for telecommunication facilities.	No	The application does not involve development for a telecommunications facility.	C5.4.1	There are no exemptions from this code.	NA	
C6.0	Local Heritage	C6.2.1	This code applies to:		The site is not listed and is not within any precinct under this Code.	C6.4.1	Development described in Table C6.4.1 is exempt from this code provided it meets the corresponding qualifications.	NA	
		(a)	development on land within any of the following, as defined in this code:	No					
		(i)	a local heritage place;	No					
		(ii)	a local heritage precinct;	No					
		(iii)	a local historic landscape precinct; and	No					
		(iv)	For excavation only, a place or precinct of archaeological potential; and	No					

Code	Applicability Criteria		Applicable		Exemption Criteria		Exempt	
			Y/N	Analysis			Y/N	Analysis
		(b)	No					
		C6.2.2	No					
		C6.2.3	No					
		C6.2.4	No					
C7.0	Natural Assets	C7.2.1			C7.4.1			
		(a)	No	The site is not subject to a waterway and coastal protection area.	(a)	works by or on behalf of the Crown, State authority, or council to remedy an unacceptable risk to public or private safety or to mitigate or prevent environmental harm;	NA	
		(b)	No	The site is not subject to a future coastal refugia area.	(b)	development assessed as a Level 2 Activity;	NA	
		(c)	No	The site is not subject to a priority vegetation area.	(c)	clearance of native vegetation within a priority vegetation area:	NA	

Code		Applicability Criteria		Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
		C7.2.2	This code does not apply to use.	NA		(i)	on existing pasture or crop production land; or	NA	
						(ii)	if the vegetation is within a private garden, public garden or park, national park, or within State-reserved land or a council reserve:	NA	
							provided the native vegetation is not protected by legislation, a permit condition, an agreement made under section 71 of the Act, or a covenant.	NA	
						(d)	forest practices in accordance with a forest practices plan certified under the Forest Practices Act 1985, unless for the construction of a building or the carrying out of any development associated with the construction of a building;	NA	
						(e)	works by or on behalf of the Crown, State authority, or council for the protection of a water supply, watercourse, lake, wetland, or tidal waters or coastal assets as part of an endorsed or approved management plan;	NA	
						(f)	coastal protection works by or on behalf of the Crown, State authority, or council that have been designed by a suitably qualified person; and	NA	
						(g)	consolidation of lots.	NA	
C8.0	Scenic Protection	C8.2.1	This code applies to development on land within a scenic protection area or scenic road corridor and only if within the Rural Living Zone, Rural Zone, Agriculture Zone,	No	The site is not located within a scenic protection area or a scenic road corridor.	C8.4.1	The following development is exempt from this code:		

Code		Applicability Criteria		Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
		C8.2.2	Landscape Conservation Zone, Environmental Management Zone or Open Space Zone. This code does not apply to use.	NA		(a)	planting or destruction of vegetation on existing pasture or crop production land, unless for the destruction of the following:	NA	
						(i)	exotic trees, other than part of an agricultural crop, more than 10m in height within a scenic road corridor; or	NA	
						(ii)	hedgerows adjoining a scenic road within a scenic road corridor;	NA	
						(b)	agricultural buildings and works, including structures for controlled environment agriculture, irrigation and netting, on land within an Agriculture Zone or Rural Zone, excluding the destruction of vegetation identified in C8.4.1(a);	NA	
						(c)	alterations or extensions to an existing building if:	NA	
						(i)	the gross floor area is increased by not more than 25% from that existing at the effective date;	NA	
						(ii)	there is no increase in the building height; and	NA	
						(iii)	external finishes are the same or similar to the existing building;	NA	
						(d)	subdivision not involving any works;	NA	
						(e)	development subject to the Telecommunications Code; and	NA	
						(f)	any development or works associated with road	NA	

Code	Applicability Criteria			Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
							construction within a scenic road corridor.		
C9.0	Attenuation	C9.2.1	This code applies to:			C9.4.1	The following use or development is exempt from this code:		
		(a)	activities listed in Tables C9.1 and C9.2;	No	The application does not involve an activity listed in Tables C9.1 or C9.2.	(a)	use or development assessed as a level 2 activity; and	NA	
		(b)	sensitive uses; and	NA	The application does not involve use pursuant to clause 6.2.6 of the Scheme.	(b)	additions or alterations to an existing building used for sensitive use, provided that the gross floor area does not increase by more than 50% or 100m ² , whichever is the greater, from that existing at the effective date.	NA	
		(c)	subdivision if it creates a lot where a sensitive use could be established, within an attenuation area.	NA	The site is not located within a known attenuation area.				
		C9.2.2	The code does not apply to attenuation areas between the activities listed in Tables C9.1 and C9.2 where those activities occur within the Light Industrial Zone, General Industrial Zone, Port and Marine Zone, and Utilities Zone.	NA	The application does not involve an activity listed in Tables C9.1 or C9.2 and the site is in the Low Density Residential Zone.				
		C9.2.3	The code does not apply to sensitive uses occurring within the Light Industrial Zone, General Industrial Zone, Port and Marine Zone, and Utilities Zone.	No	The site is in the Low Density Residential Zone.				
		C9.2.4	The code does not apply to a plant nursery or controlled environment agriculture activities occurring within the Rural Zone and Agriculture Zone.	No	The site is in the Low Density Residential Zone.				

Code		Applicability Criteria		Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
		C9.2.5	The code does not apply between a sensitive use and an attenuation area for an activity listed in Tables C9.1 or C9.2 if the sensitive use and the activity are located on the same site.	No	The application does not involve an activity listed in Tables C9.1 or C9.2 or a sensitive use on the same site as any of these uses.				
C10.0	Coastal Erosion	C10.2.1	This code applies to:			C10.4.1	Excluding where development occurs on an actively mobile landform in the coastal zone, the following use or development is exempt from this code:		
		(a)	use and development of land within a coastal erosion hazard area; or	No	The site is not located within a coastal erosion hazard area.	(a)	use or development that is building work or plumbing work as defined in the <i>Building Act 2016</i> , excluding:	NA	
		(b)	development identified in a report, that is lodged with an application, or required in response to a request under section 54 of the Act, as located on an actively mobile landform within the coastal zone.	NA	The planning authority has not made a request.	(i)	a critical use, hazardous use, or vulnerable use;	NA	
		C10.2.2	The planning authority may only make a request under clause C10.2.1(b) where it reasonably believes, based on information in its possession, that the land is located on an actively mobile landform within the coastal zone.	NA	The planning authority has not made a request.	(ii)	if located within a high coastal erosion hazard band; or	NA	
		C10.2.3	For the purposes of C10.5.1, Residential and Visitor Accommodation are not Use Classes that are reliant on a coastal location.	No	The proposal does not include use.	(iii)	coastal protection works.	NA	
						(b)	intensification of an existing use, if not for a critical, hazardous, or vulnerable use;	NA	
						(c)	alterations or extensions to an existing building located within a	NA	

Code		Applicability Criteria		Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
						(i)	high coastal erosion hazard band, if: the site coverage is not increased by more than 20m ² from that existing at the effective date; and	NA	
						(ii)	not for a critical, hazardous, or vulnerable use;	NA	
						(d)	use or development of land for:	NA	
						(i)	Natural and Cultural Values Management;	NA	
						(ii)	Passive Recreation;	NA	
						(iii)	Port and Shipping in a proclaimed wharf area;	NA	
						(iv)	Resource Development, excluding use or development in the high coastal erosion hazard band that is building work or plumbing work as defined in the <i>Building Act 2016</i> ; or	NA	
						(v)	minor utilities.	NA	
						(e)	planting or disturbance of vegetation on existing pasture or crop production land; or	NA	The proposal is for Visitor accommodation.
						(f)	consolidation of lots.	NA	The proposal does not involve consolidation of lots.
C11.0	Coastal Inundation	C11.2.1	This code applies to use and development of land within a coastal inundation hazard area.	No	The site is not located within a coastal inundation hazard area.	C11.4.1	The following use or development is exempt from this Code:		
		C11.2.2	This code applies to land in a coastal inundation investigation area where a suitably qualified person has provided a land survey showing an AHD for the land that falls within one of the coastal inundation hazard band levels shown in the coastal	No	The site is not located within a coastal inundation investigation area.	(a)	use or development that is building work or plumbing work as defined in the <i>Building Act 2016</i> , excluding:	NA	

Code		Applicability Criteria		Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
		C11.2.3	inundation hazard bands AHD levels list in the relevant Local Provisions Schedule and the standards relevant to each band apply. This code does not apply to land in a coastal inundation investigation area where a suitably qualified person has provided a land survey showing an AHD for the land in excess of the low hazard band level relevant for that land, as shown in the coastal inundation hazard bands AHD levels list in the relevant Local Provisions Schedule.	No	The site is not located within a coastal inundation investigation area.	(i)	a critical use, hazardous use, or vulnerable use;	NA	
		C11.2.4	For the purposes of C11.5.1 and C11.5.2, Residential or Visitor Accommodation are not Use Classes that are reliant on a coastal location.	NA	The Code does not apply.	(ii)	if located within a high coastal inundation hazard band; or	NA	
						(iii)	coastal protection works.	NA	
						(b)	intensification of an existing use, if not for a critical, hazardous, or vulnerable use;	NA	
						(c)	alterations or extensions to an existing building located within a high coastal inundation hazard band, if:	NA	
						(i)	the site coverage is not increased by more than 20m ² from that existing at the effective date; and	NA	
						(ii)	not for a critical, hazardous, or vulnerable use;	NA	
						(d)	use or development of land for:	NA	
						(i)	Natural and Cultural Values Management;	NA	

Code		Applicability Criteria		Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
						(ii)	Passive Recreation;	NA	
						(iii)	Port and Shipping in a proclaimed wharf area;	NA	
						(iv)	Resource Development; or	NA	
						(v)	minor utilities.	NA	
						(e)	planting or disturbance of vegetation on existing pasture or crop production land; or	NA	
						(f)	consolidation of lots.	NA	
C12.0	Flood-Prone Areas Hazard	C12.2.1	This code applies to development of land within a flood-prone hazard area.	No	The site is not located within a flood-prone hazard area.	C12.4.1	The following use or development is exempt from this code:		
		C12.2.2	This code applies to use of land within a flood-prone hazard area if for:	No	The site is not located within a flood-prone hazard area.	(a)	alterations or extensions to an existing building if:	NA	
		(a)	a change of use that converts a non-habitable building to a habitable building; or	NA		(i)	the site coverage is not increased by more than 20m ² from that existing at the effective date; and	NA	
		(b)	a new habitable room within an existing building.	NA		(ii)	not for a critical, hazardous, or vulnerable use;	NA	
		C12.2.3	This code applies to use in a habitable building, or development of land, identified in a report prepared by a suitably qualified person, that is lodged with an application for a permit, or required in response to a request under section 54 of the Act, as subject to risk from flood or that has the potential to cause increased risk from flood.	No	The proposal is not identified in a report prepared by a suitably qualified person as being subject to risk from flood or having potential to cause increased risk from flood.	(b)	use or development of land for:	NA	
		C12.2.4	The planning authority may only make a request under clause C12.2.3 where it reasonably believes, based on information in its possession, that the land is subject to risk from flood or has	No	The proposal is not subject to a request under Clause C12.2.3.	(i)	Natural and Cultural Values Management;	NA	

Code		Applicability Criteria		Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
		C12.2.5	the potential to cause increased risk from flood. This code does not apply to land subject to the Coastal Inundation Hazard Code.	NA		(ii)	Passive Recreation;	NA	
						(iii)	Port and Shipping in a proclaimed wharf area;	NA	
						(iv)	Resource Development, excluding a habitable building;	NA	
						(v)	minor utilities;	NA	
						(vi)	infrastructure for the generation of hydro-electricity; and	NA	
						(vii)	outbuildings;	NA	
						(c)	planting or disturbance of vegetation on existing pasture or crop production land; and	NA	
						(d)	consolidation of lots.	NA	
C13.0	Bushfire-Prone Areas	C13.2.1	This code applies to:			C13.4.1	The following use or development is exempt from this code:		
		(a)	subdivision of land that is located within, or partially within, a bushfire-prone area; and	Yes	The application involves the subdivision of land within a bushfire-prone area.	(a)	any use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this code, certifies there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures; and	NA	The proposed subdivision has not been certified by the TFS or a suitably qualified person as having an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures.
		(b)	a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.	No	The application does not involve use of land for a vulnerable or hazardous use.	(b)	adjustment of a boundary in accordance with clause 7.3 of this planning scheme.	NA	The proposal is not an adjustment of a boundary in accordance with Clause 7.3.

Code		Applicability Criteria		Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
C14.0	Potentially Contaminated Land	C14.2.1	This code applies to a sensitive use, a use listed in a Use Class in Table C14.1 as one of the specified uses, or development, on land that:			C14.4.1	The following use or development is exempt from this code:		
		(a)	is shown on an overlay map in the relevant Local Provisions Schedule as within an area of potentially contaminated land;	No	The site is not shown on an overlay map as within an area of potentially contaminated land.	(a)	development:		
		(b)	the planning authority knows to have been used for a potentially contaminating activity, by reference to:	No	The site is not known to have been used for a potentially contaminating activity.	(i)	to investigate whether a potentially contaminating activity has contaminated the land; or	NA	
		(i)	a notice issued in accordance with Part 5A of the <i>Environmental Management and Pollution Control Act 1994</i> ; or	NA		(ii)	in accordance with a notice issued in accordance with Part 5A of the <i>Environmental Management and Pollution Control Act 1994</i> ;	NA	
		(ii)	a previous permit;	NA		(b)	development that does not involve disturbance of more than 1m ² of land;	NA	
		(c)	the planning authority reasonably suspects may be contaminated by reference to:	NA		(c)	any use or development where a site history prepared by a site contamination practitioner or a person approved by the Director for the purpose of this code, has been provided to the planning authority and that site history confirms potentially contaminating activities did not contaminate the site;	NA	
		(i)	a notice issued in accordance with Part 5A of the <i>Environmental Management and Pollution Control Act 1994</i> ; or	NA		(d)	any use or development that the Director, a site contamination practitioner, or a person approved by the Director for the purpose of this code, having regard to the applicable standards in this code, has issued a certificate stating that there is insufficient increase in risk from contamination to	NA	

Code		Applicability Criteria		Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
		(ii)	advice from the Director that it is likely that contamination has migrated onto the land; or	NA		(e)	warrant any specific remediation and protection measures; or any use or development that operates in accordance with an approval granted as a result of an assessment of that use or development by the Board of the Environment Protection Authority.	NA	
		(d)	has been identified as having been used, or may have been used, for a potentially contaminating activity, or as land onto which it is likely that contamination from a potentially contaminating activity has migrated:	NA					
		(i)	in a report lodged with the application; or	NA					
		(ii)	in a report prepared by a site contamination practitioner in response to a request under section 54 of the Act.	NA					
		C14.2.2	The planning authority may only make a request under clause C14.2.1(d)(ii) where it reasonably believes, based on information in its possession that the land has been used, or may have been used, for one of the potentially contaminating activities listed in Table C14.2, or as land onto which it is likely that contamination from a potentially contaminating activity has migrated.	NA					
C15.0	Landslip Hazard	C15.2.1	This code applies to:			C15.4.1	The following use or development is exempt from this code:		

Code	Applicability Criteria		Applicable		Exemption Criteria		Exempt	
			Y/N	Analysis			Y/N	Analysis
	(a)	use or development of land within a landslip hazard area; or	Yes	The overlay map for the site includes areas of low and medium risk landslip hazard areas.	(a)	use of land within a low or medium landslip hazard band, excluding for a critical use, hazardous use or vulnerable use;	NA	The proposed subdivision does not include use of land.
	(b)	use or development of land identified in a report, that is lodged with an application, or required in response to a request under section 54 of the Act, as having potential to cause or contribute to a landslip.	No	The proposed subdivision is not identified in a report as having potential to cause or contribute to a landslip.	(b)	use or development of land for Extractive Industry if on a mining lease that is in force under the <i>Mineral Resources Development Act 1995</i> , excluding a hazardous use;	NA	The proposal does not include use for Extractive Industry.
	C15.2.2	The planning authority may only make a request under clause C15.2.1(b) where it reasonably believes, based on information in its possession, that the use or development of land has the potential to cause or contribute to landslip.	NA	The planning authority has not made a request under clause 15.2.1(b).	(c)	use of land for:		
					(i)	Natural and Cultural Values Management;	NA	The proposal is for subdivision.
					(ii)	Passive Recreation;	NA	The proposal is for subdivision.
					(iii)	Resource Development;	NA	The proposal is for subdivision.
					(iv)	Utilities;	NA	The proposal is for subdivision.
					(d)	development (including subdivision) on land:		
					(i)	within a low landslip hazard band, if for:	Yes	The proposed subdivision is partly within a low landslip hazard band.
					a.	building work or plumbing work as defined in the <i>Building Act 2016</i> including significant works related to the building work and plumbing work, or	NA	The proposal does not include building or plumbing work.
					b.	works if it does not involve significant works; or	Yes	The proposal does not include significant works.

Code		Applicability Criteria		Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
						(ii)	within a medium landslip hazard band, if for:		The proposed subdivision is partly within a low landslip hazard band.
						a.	building work or plumbing work as defined in the <i>Building Act 2016</i> including significant works related to the building work and plumbing work;	NA	The proposal does not include building or plumbing work.
						b.	subdivision if no additional lots are created, if it does not involve significant works;	No	Additional lots are created in the proposed subdivision; the exemption does not apply.
						c.	Resource Development, if it does not involve significant works;	NA	The proposal does not involve Resource Development.
						d.	minor utilities or utilities associated with sewer, water, stormwater systems, electricity, gas, telecommunications and roads infrastructure, if it does not involve significant works; or	NA	The proposal does not involve utilities works.
						e.	any other works, if it does not involve significant works.	NA	
C16.0	Safeguarding of Airports	C16.2.1	This code applies to:			C16.4.1	The following use or development is exempt from this code:		
		(a)	a sensitive use within an airport noise exposure area; and	NA	The site is not located within an airport noise exposure area.	(a)	development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.	NA	
		(b)	development within an airport obstacle limitation area.	No	The site is not located within an airport obstacle limitation area.				

5.8 Code Assessment

5.8.1 Road and Railway Assets Code

5.8.1.1 Use Standards

C3.5 Use Standards		
Standard	Assessment	Compliance
C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction		
A1.1	For a category 1 road or a limited access road, vehicular traffic to and from the site will not require: (a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing.	Danbury Drive is not a category 1 or a limited access road. Not Applicable Not Applicable Not Applicable
A1.2	For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.	The proposal includes one (1) new vehicle crossing from Danbury Drive. Consent from the road authority (Council) is sought as part of this application. Complies with Acceptable Solution
A1.3	For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.	The proposal does not impact the rail network. Not Applicable
A1.4	Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1; or (b) allowed by a license issued under Part IVA of the <i>Roads and Jetties Act 1935</i> in respect to a limited access road.	The vehicular traffic using the existing vehicle crossing to Danbury Drive will not increase because of the proposed subdivision. Complies with Acceptable Solution Not Applicable
A1.5	Vehicular traffic must be able to enter and leave a major road in a forward direction.	Danbury Drive is not a major road, and vehicular traffic can enter and leave the site in a forward direction. Not Applicable

5.8.1.2 Development Standards for Buildings and Works

The application does not involve development for the purposes of buildings or works associated with buildings.

5.8.1.3 Development Standards for Subdivision

C3.7 Development Standards Subdivision			
Standard		Assessment	Compliance
C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area			
A1	A lot, or a lot proposed in a plan of subdivision, intended for a sensitive use must have a building area for the sensitive use that is not within a road or railway attenuation area.	The proposed lots are not located in a road or railway attenuation area.	Not Applicable

5.8.2 Bushfire-Prone Areas Code

5.8.2.1 Use Standards

13.5 Use Standards			
Standard		Assessment	Compliance
C13.5.1 Vulnerable use			
A1	No Acceptable Solution	The proposal does not involve a vulnerable use.	Not Applicable
A2	An emergency management strategy (vulnerable use) is endorsed by the TFS or accredited person.	The proposal does not involve a vulnerable use.	Not Applicable
A3	A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.	The proposal does not involve a vulnerable use.	Not Applicable
C13.5.2 Hazardous use			
A1	No Acceptable Solution	The proposal does not involve a hazardous use.	Not Applicable
A2	An emergency management strategy (hazardous use) endorsed by the TFS or accredited person.	The proposal does not involve a hazardous use.	Not Applicable
A3	A bushfire hazard management plan that contains appropriate bushfire	The proposal does not involve a hazardous use.	Not Applicable

13.5 Use Standards

Standard	Assessment	Compliance
protection measures that is certified by the TFS or an accredited person.		

5.8.2.2 Development Standards

C13.6 Development Standards for Subdivision

Standard	Assessment	Compliance	
C13.6.1 Provision of hazard management areas			
A1	(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 (b) The proposed plan of subdivision: (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage or a staged subdivision; (ii) shows the building area for each lot; (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 2.6 of Australian Standard AS 3959: 2018 <i>Construction of buildings in bushfire-prone areas</i>; and (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 2.6 of AS 3959: 2018	An accredited person has not certified that there is an insufficient risk from bushfire to warrant the provision of hazard management areas as part of the proposed subdivision. The whole subdivision is within a bushfire-prone area. The BHMR and BHMP has been prepared on the basis that the proposed subdivision will be completed in a single stage. The BHMP shows a building area for each proposed lot. The BHMP shows all proposed lots can achieve a bushfire attack level (BAL) of BAL 19. The BHMP has been completed by an accredited person (Rebecca Green) and shows all proposed lots can achieve a bushfire attack level (BAL) that is equivalent to BAL 19.	Not Applicable Complies with Acceptable Solution Complies with Acceptable Solution Complies with Acceptable Solution Complies with Acceptable Solution

C13.6 Development Standards for Subdivision

Standard	Assessment	Compliance
<i>Construction of buildings in bushfire-prone areas; and</i> (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.	Hazard management areas are not required to be located on land external to the proposed subdivision.	Not Applicable

C13.6.2 Public and fire fighting access

A1	(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or (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 the bushfire hazard management plan that: (i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3; and (ii) is certified by the TFS or an accredited person.	An accredited person has not certified that there is an insufficient risk from bushfire to warrant the provision of hazard management areas as part of the proposed subdivision. The BHMP shows the layout of all roads and the location of property accesses to building areas of individual lots. The BHMP certifies that all proposed property accesses can comply with the requirements of Table C13.2. The BHMP is certified by an Accredited Person (Rebecca Green).	Not Applicable Complies with Acceptable Solution Complies with Acceptable Solution Complies with Acceptable Solution
----	---	--	--

C13.6.3 Provision of water supply for fire fighting purposes

A1	In areas serviced with reticulated water by the water corporation: (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; (b) A proposed plan of subdivision showing the layout of hydrants,	The site is located within an area that is serviced with reticulated water by TasWater. An accredited person has not certified that there is an insufficient risk from bushfire to warrant the provision of hazard management areas as part of the proposed subdivision. An Accredited Person (Rebecca Green) has certified that a reticulated water supply is available	Complies with Acceptable Solution Not Applicable Complies with Acceptable Solution
----	--	---	---

C13.6 Development Standards for Subdivision

Standard		Assessment	Compliance
	and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4; or (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.	for Lot 1 in accordance with this requirement. The BHMP prepared by an Accredited Person certifies that the proposed water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	Complies with Acceptable Solution
A2	In areas that are not serviced by reticulated water by the water corporation: (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; (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 C13.5; or (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.	The site is located within an area that is serviced with reticulated water by TasWater. This is sufficient to provide a water supply for Lot 1. As Lot 2 will be more than 120m from existing hydrants, an on-site static water supply will be required for future development of this lot. An accredited person has not certified that there is an insufficient risk from bushfire to warrant the provision of hazard management areas as part of the proposed subdivision. An Accredited Person (Rebecca Green) has certified that a 10,000L on-site static water supply will need to be provided for Lot 2 when it is developed, in accordance with this requirement. An Accredited Person (Rebecca Green) has certified that a static water supply can be provided for Lot 2 in accordance with this requirement.	Not Applicable Complies with Acceptable Solution Complies with Acceptable Solution

5.8.3 Landslip Hazard Areas Code

5.8.3.1 Subdivision Standards

C15.7 Development Standards for Subdivision			
Standard		Assessment	Compliance
C15.7.1 Subdivision within a landslip hazard area			
A1	Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area, must:		
	(a) be able to contain a building area, vehicle access, and services, that are wholly located outside a landslip hazard area;	The proposed lots cannot contain all the of the building area, access and serviced outside the mapped landslip hazard areas. Assessment against the Performance Criteria is required.	Relies on Performance Criteria
	(b) be for the creation of separate lots for existing buildings;	The proposed subdivision include creation of a vacant lot/	Not Applicable
	(c) be required for public use by the Crown, a council or a State authority; or	The subdivision is not a public use.	Not Applicable
	(d) be required for the provision of Utilities.	The subdivision is not for provision of Utilities.	Not Applicable

6. Performance Criteria Assessment

6.1 Clause 10.6.3 - Performance Criteria P2 & P3

10.6.3 Services	
Objective That the subdivision of land provides services for the future use and development of the land.	
Performance Criteria P2	Assessment
Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.	The proposed Lot 1 is serviced by an existing on-site wastewater system which will be contained within the proposed lot boundaries. The Geoton report considers the suitability of Lot 2 for on-site wastewater treatment and finds that the lot has sufficient available area suitable for wastewater disposal taking into account the areas required for buildings and driveways.
Performance Criteria P3	Assessment
Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: (a) the size of the lot; (b) topography of the site; (c) soil conditions;	Each of the proposed lots can accommodate on-site stormwater management, having regard to: The proposed Lot 1 will be around 6636m² and Lot 2 will be around 6039m². Each lot will have sufficient space to accommodate disposal of stormwater onsite. The Geoton report identifies that around 1125m² will be required for on-site wastewater disposal on Lot 2. Assuming site coverage of 400m² and impervious surfaces of 1000m², there would still be more than half each lot available for stormwater drainage needs. The site generally has a gentle north to north-westerly slope of between 4-7 degrees. The site is mainly cleared grass and gardens, with some mature trees and vegetation around the boundaries. The Geoton report finds that the site is generally covered with 0.1-0.2m of topsoil over clay/sand subsoil to a depth of 0.5m and silty clays to depths between 1.5-3m.

(d) any existing buildings on the site;	Lot 1 has an existing dwelling and large shed and there are smaller outbuildings mainly within the proposed Lot 2. The stormwater for these buildings drains onsite to grassed areas and gardens and can continue to do so.
(e) any area of the site covered by impervious surfaces; and	Lot 1 has an existing gravel driveway and parking/turning area that drains onsite. Lot 2 will require a new access.
(f) any watercourse on the land.	There are no watercourses on the land. The site falls to the north-west towards an unnamed drainage line that passes through adjoining properties to the rear of the site, draining north to a dam before continuing towards the Tamar River.

6.2 Clause C15.7.1 - Performance Criteria P1

C15.7.1 Subdivision within landslide hazard area

Objective

That subdivision within a landslide hazard area does not create an opportunity for use or development that cannot achieve a tolerable risk from a landslide.

Performance Criteria P1

Assessment

Each lot, or a lot proposed in a plan of subdivision, within a landslide hazard area must not create an opportunity for use or development that cannot achieve a tolerable risk from landslide, having regard to:

- (a) any increase in risk from a landslide for adjacent land;

The submitted report from Geoton finds that the proposed subdivision will maintain a tolerable risk from landslide, having regard to

The Geoton report finds that the proposed development would not adversely impact on the site and immediate surrounding or significantly increase the pre-existing landslide hazard provided that the principles of good hillside practice and report recommendations are followed.

The report finds the pre-existing risk of landslide is Rare for large events and Unlikely for shallow/small-scale events.

The landslide risk to property is identified as Low and risk to life is found to be tolerable.

- (b) the level of risk to use or development arising from an increased reliance on public infrastructure;

The report does not identify any specific risk from increased reliance on public infrastructure.

- (c) the need to minimise future remediation works;

The Geoton report contains recommendations and outlines the principles of good hillside practice

	to reduce the risk of future remediation works being required.
(d) any loss or substantial compromise, by a landslip, of access to the lot on or off site;	The report does not identify any significant risk of access to the lots being compromised.
(e) the need to locate building areas outside the landslip hazard area;	The building area of the proposed Lot 2 will contain areas outside the mapped landslip hazard areas.
(f) any advice from a State authority, regulated entity or a council; and	Advice has not been sought from any authority.
(g) the advice contained in a landslip hazard report.	A landslide hazard report has been completed by Geoton to support the proposed subdivision.

7. Conclusion

The application is seeking planning approval for a subdivision of two lots.

The preceding report has determined that the application complies with all applicable Standards of the Scheme including the following performance criteria:

- **Clause 10.6.3 P2 and P3; and**
- **Clause C15.7.1 P1.**

It is therefore contended that a **Discretionary** planning permit is able to be issued pursuant to clause **6.8.1** of the Scheme and sections **51** and **57** of the *Land Use Planning and Approvals Act 1993*



6ty° Pty Ltd
ABN 27 014 609 900

Postal Address
PO Box 63
Riverside
Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

Launceston Office
Tamar Suite 103
The Charles
287 Charles Street
Launceston 7250
P (03) 6332 3300

PLEASE NOTE

1. **INTENDED USE OF PLAN**
THIS PLAN WAS PREPARED TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. DETAILS ARE SUBJECT TO CHANGE AND IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND.
2. **LAYOUT MEASUREMENTS**
ALL MEASUREMENTS, AREAS AND LOTS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO CHANGE DUE TO FINAL FIELD SURVEY, DETAILED DESIGN AND CONSTRUCTION
3. **SERVICES**
ALL SERVICES SHOWN ARE APPROXIMATE ONLY. NO GUARANTEE CAN BE GIVEN THAT ALL RELEVANT SERVICES ARE SHOWN
4. **DETAILED DESIGN APPROVALS**
ROAD, DRIVEWAYS, FOOTPATHS, SEWER, STORMWATER, WATER AND LANDSCAPING SHOWN IS PRELIMINARY ONLY AND SUBJECT TO CHANGE. ALL CHANGES DURING DETAILED DESIGN AND CONSTRUCTION ARE SUBJECT TO THE APPROVALS OF THE RELEVANT SERVICE AUTHORITIES

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

PLANNING

MUNICIPALITY - WEST TAMAR COUNCIL
TPS ZONE - 10. LOW DENSITY RESIDENTIAL

APPLICABLE GENERAL OVERLAYS
SPECIFIC AREA PLAN - WTA-S3.0 - RESIDENTIAL SUPPLY AND DENSITY
SPECIFIC AREA PLAN

APPLICABLE CODE OVERLAYS

- WTA-C13.0 - BUSHFIRE PRONE AREAS CODE - BUSHFIRE PRONE AREA
- WTA-C15.0 - LANDSLIP HAZARD CODE - MEDIUM LANDSLIP HAZARD BAND

DRIVEWAYS

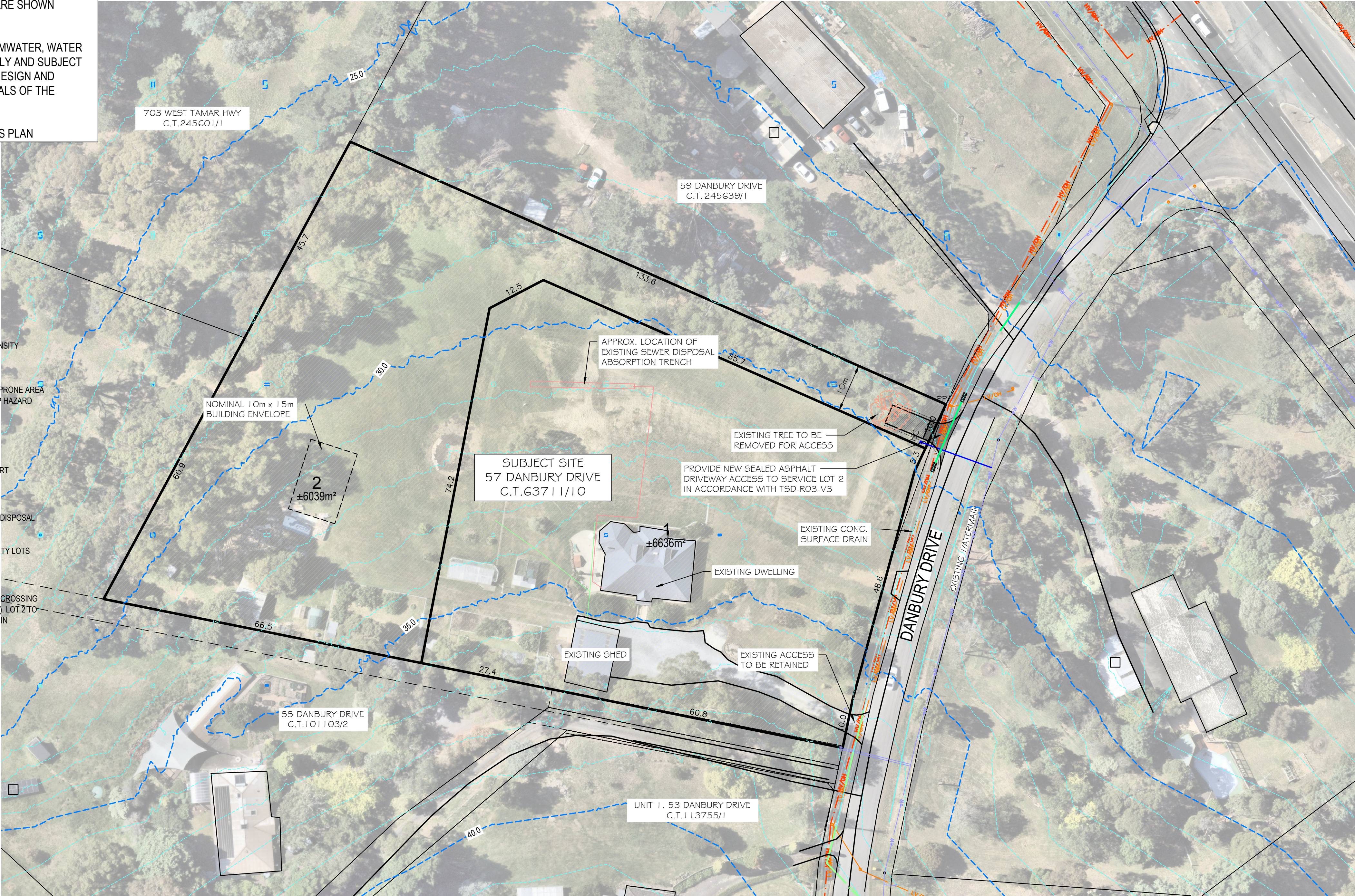
LOT 2 TO BE PROVIDED WITH NEW 4.0m WIDTH RURAL ACCESS CONSTRUCTED IN ACCORDANCE WITH TSD-R03-V3
INSTALL NEW DN300 CLASS 4 RCP WITH DRIVEABLE 'DCE' CULVERT ENDWALLS TO MAINTAIN THE DRAIN THROUGH THE ACCESS.

SITE SEWERAGE - SERVICING STRATEGY

LOT 1 IS PROPOSED TO BE SERVICED BY THE EXISTING ON SITE DISPOSAL SYSTEM.
LOT 2 IS PROPOSED TO BE SERVICED BY ON SITE DISPOSAL STORMWATER TO REMAIN UNCONCENTRATED OVER LOW DENSITY LOTS

SITE WATER SUPPLY - SERVICING STRATEGY

LOT 1 IS TO RETAIN THE EXISTING WATER SERVICE
LOT 2 IS PROPOSED TO BE SERVICED BY A NEW 32mm OD ROAD CROSSING CONNECTION TO THE EXISTING DN100 AC WATER MAIN (A709604). LOT 2 TO BE PROVIDED WITH A 20MM TASIWATER METER AND METER BOX IN ACCORDANCE WITH TASWATER DRAWING TWS-W-0002-SHEET 5. METERS TO BE LOCATED AS PER TASWATER STANDARDS.



Postal Address
PO Box 63
Riverside
Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

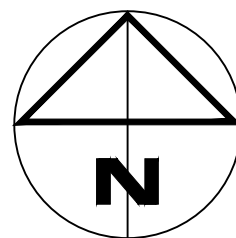
6ty Pty Ltd
ABN 27 014 609 900

Designer
Chester Bullock - CC16331

Tamar Suite 103
The Charles
287 Charles Street
Launceston Tasmania
P (03) 6332 3300



ISSUE	DATE	ISSUED FOR	REV.
01	27.01.26	PRELIMINARY ISSUE	-



DIMENSIONS ARE IN METRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: PROPOSED SUBDIVISION

AT: 57 DANBURY DR, LEGANA
C.T. 63711/10

FOR: J. & W. GRAAFLAND

DRAWING: PLAN OF SUBDIVISION

DESIGNED: M.C.V. DRAWN: M.C.V. CHECKED: -

SCALES: 1:500 AT A1 SIZE DRAWING SHEET

PROJECT No: 26.154 DRAWING No: Cp01 REV: -

Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

57 Danbury Drive, Legana



Prepared for (Client)

John and Wilma Graafland

57 Danbury Drive

LEGANA TAS 7277

Assessed & Prepared by

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

PO Box 2108 LAUNCESTON TAS 7250

Mobile: 0409 284 422

Version 1

5 June 2026

Job No: RGA-B3141

Executive Summary

The proposed development at 57 Danbury Drive, Legana, is subject to bushfire threat. A bushfire attack under extreme fire weather conditions is likely to subject buildings at this site to considerable radiant heat, ember attack along with wind and smoke.

The site requires bushfire protection measures to protect the buildings and people that may be on site during a bushfire.

These measures include provision of hazard management areas in close proximity to the buildings, implementation of safe egress routes, establishment of a water supply and construction of buildings as described in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas.

Contents

Executive Summary	3
Schedule 1 – Bushfire Report	5
1.0 Introduction	5
2.0 Site Description for Proposal (Bushfire Context)	6
3.0 Bushfire Site Assessment	7
3.1 Vegetation Analysis	7
3.2 BAL Assessment – Subdivision	11
3.3 Outbuildings	12
3.4 Road Access	13
3.5 Water Supply	14
4.0 Bushfire-Prone Areas Code Assessment Criteria	16
5.0 Layout Options	17
6.0 Other Planning Provisions	17
7.0 Conclusions and Recommendations	17
 Schedule 2 – Bushfire Hazard Management Plan	 18
Form 55	19
 Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code	 22
Attachment 2 – AS3959-2018 Construction Requirements	27
Attachment 3 – Proposal Plan	28
Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline	29
 References	 30

Schedule 1 – Bushfire Report

1.0 Introduction

The Bushfire Attack Level (BAL) Report and Bushfire Hazard Management Plan (BHMP) has been prepared for submission with a Planning Permit Application under the *Land Use Planning and Approvals Act 1993; Bushfire-Prone Areas Code* and/or a Building Permit Application under the *Building Act 2016 & Regulations 2016*.

The Bushfire Attack Level (BAL) is established taking into account the type and density of vegetation within 100 metres of the proposed building site and the slope of the land; using the simplified method in AS 3959-2018 Construction of Buildings in Bushfire Prone Areas; and includes:

- The type and density of vegetation on the site,
- Relationship of that vegetation to the slope and topography of the land,
- Orientation and predominant fire risk,
- Other features attributing to bushfire risk.

On completion of assessment, a Bushfire Attack Level (BAL) is established which has a direct reference to the construction methods and techniques to be undertaken on the buildings and for the preparation of a Bushfire Hazard Management Plan (BHMP).

1.1 Scope

This report was commissioned to identify the Bushfire Attack Level for the existing property. ALL comment, advice and fire suppression measures are in relation to compliance with *Bushfire-Prone Areas Code* of the Tasmanian Planning Scheme – West Tamar, the National Construction Code and Australian Standards, *AS 3959-2018, Construction of buildings in bushfire-prone areas*.

1.2 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.

No action or reliance is to be placed on this report; other than for which it was commissioned.

1.3 Proposal

The proposal is for the development of a subdivision of 2 lots. Lot 1 will contain an existing dwelling and outbuilding.

2.0 Site Description for Proposal (Bushfire Context)

2.1 Locality Plan

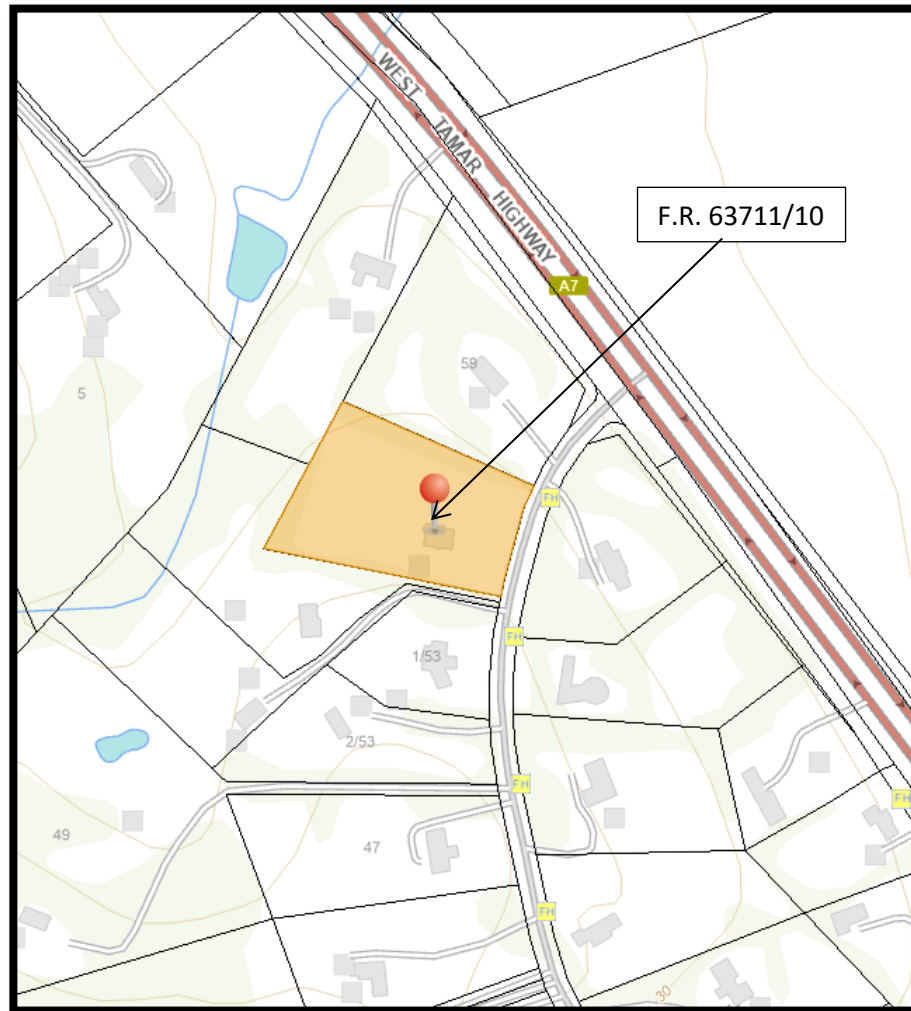


Figure 1: Location Plan of 57 Danbury Drive, Legana

2.2 Site Details

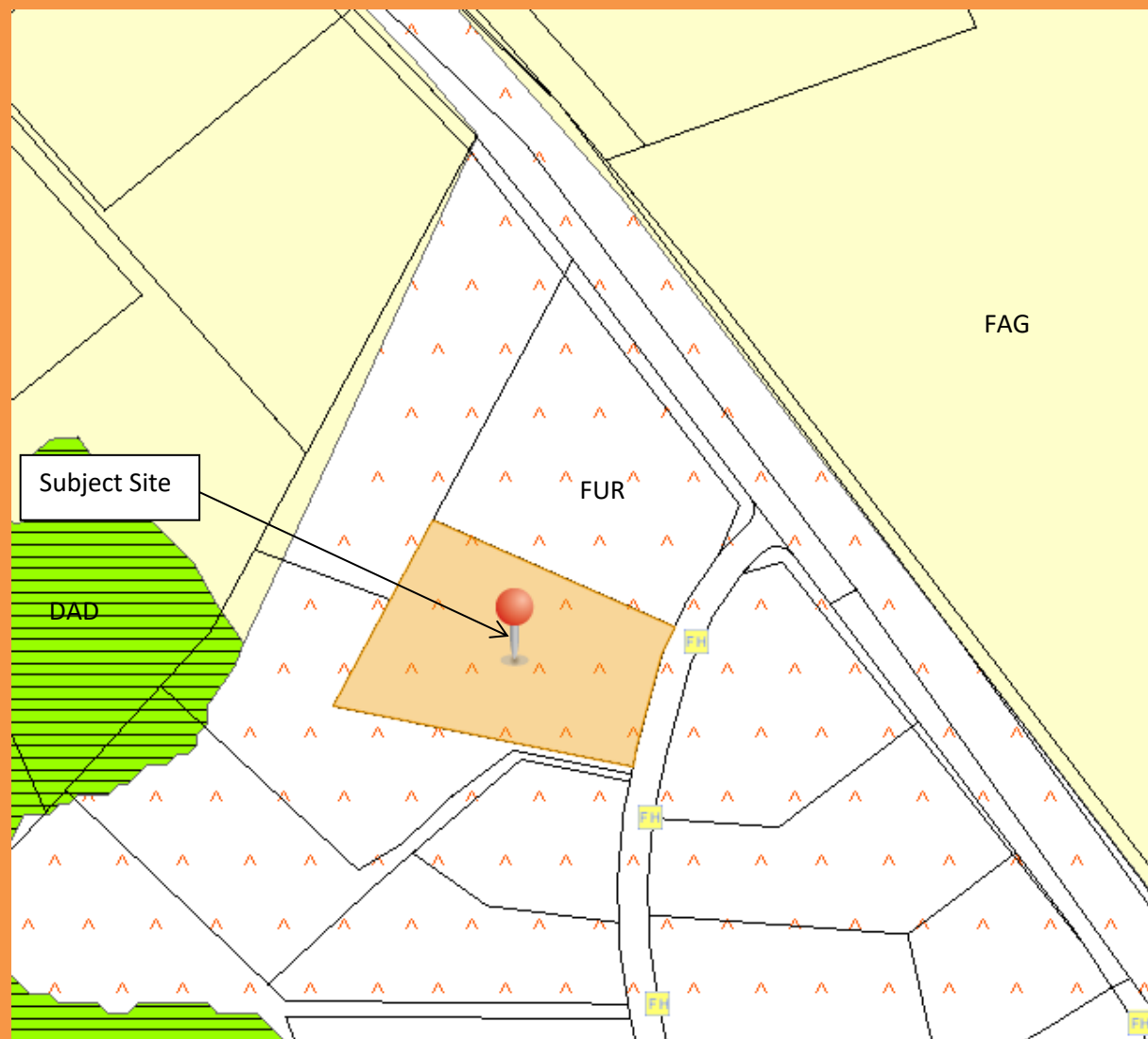
Property Address	57 Danbury Drive, Legana
Certificate of Title	Volume 63711 Folio 10
Existing Use	Dwelling
Type of Proposed Work	Subdivision – 2 lots
Water Supply	Reticulated TasWater supply available (100mm DN) - Lot 1 On-site for fire fighting – Lot 2
Road Access	Danbury Drive

3.0 Bushfire Site Assessment

3.1 Vegetation Analysis

3.1.1 TasVeg Classification

Reference to Tasmanian Vegetation Monitoring & Mapping Program (TASVEG) indicates the land in and around the property is generally comprising of varying vegetation types including:



Code	Species	Vegetation Group
FUR	Urban areas	Modified land
FAG	Agricultural land	Modified land
DAD	Eucalyptus amygdalina forest and woodland on dolerite	Dry eucalypt forest and woodland

3.1.2 Vegetation Analysis from site inspection (11 May 2026)



3.1.2 Site & Vegetation Photos



Existing access – Lot 1



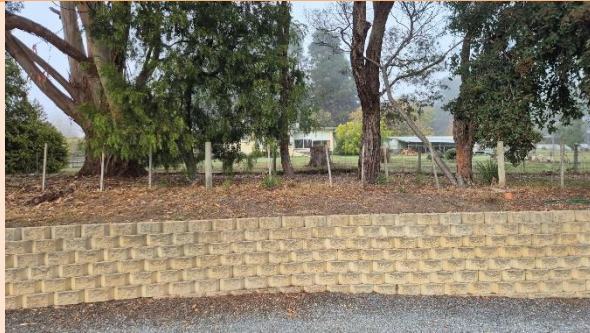
Existing fire plug to southeast



Looking to north– Lot 1



Looking to east – Lot 1



Looking to south – Lot 1



Looking to west – Lot 1



Looking to north – Lot 2



View looking further to north – Lot 2



Looking to east – Lot 2



Looking to south – Lot 2



Looking to west – Lot 2



Looking to west – Lot 2



Looking to west – Lot 2



Proposed access location – Lot 2



Existing fire plug to northeast

3.2 BAL Assessment – Subdivision

The Acceptable Solution in Clause 13.6.1, C13.0 Bushfire-Prone Areas Code requires all lots within the proposed subdivision to demonstrate that each lot can achieve a Hazard Management Area between the bushfire vegetation and each building on the lot with distances equal to or greater than those specified in Table 2.6 of AS3959-2018 Construction of Buildings in Bushfire Prone Areas for **BAL 12.5 (Lot 1) and BAL 12.519 (Lot 2).**

Lot 1

Vegetation classification AS3959	North ☒ North-East ☐	South ☒ South-West ☐	East ☒ South-East ☐	West ☒ North-West ☐
Group A	☐ Forest	☐ Forest	☐ Forest	☐ Forest
Group B	☐ Woodland	☐ Woodland	☐ Woodland	☒ Woodland
Group C	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land
Group D	☐ Scrub	☐ Scrub	☐ Scrub	☐ Scrub
Group E	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga
Group F	☐ Rainforest	☐ Rainforest	☐ Rainforest	☐ Rainforest
Group G	☐ Grassland	☐ Grassland	☐ Grassland	☒ Grassland
	☒ Managed Land	☒ Managed Land	☒ Managed Land	☒ Managed Land
Effective slope (degrees)	☐ Up/0°	☒ Up/0°	☒ Up/0°	☐ Up/0°
	☐ >0-5°	☐ >0-5°	☐ >0-5°	☐ >0-5°
	☒ >5-10°	☐ >5-10°	☐ >5-10°	☒ >5-10°
	☐ >10-15°	☐ >10-15°	☐ >10-15°	☐ >10-15°
	☐ >15-20°	☐ >15-20°	☐ >15-20°	☐ >15-20°
Likely direction of bushfire attack	☐	☐	☐	☒
Prevailing winds	☐	☐	☐	☒
Distance to classified vegetation	Managed >100m	Managed >100m	Managed >100m	Min. 83m managed >83m grassland and woodland
REQUIRED Distance to classified vegetation for BAL 12.5	To title boundary	To title boundary	To title boundary	To title boundary

Lot 2

Vegetation classification AS3959	North ☒ North-East ☐	South ☒ South-West ☐	East ☒ South-East ☐	West ☒ North-West ☐
Group A	☐ Forest	☐ Forest	☐ Forest	☐ Forest
Group B	☐ Woodland	☐ Woodland	☐ Woodland	☒ Woodland
Group C	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land	☐ Shrub-land
Group D	☐ Scrub	☐ Scrub	☐ Scrub	☐ Scrub
Group E	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga	☐ Mallee-Mulga
Group F	☐ Rainforest	☐ Rainforest	☐ Rainforest	☐ Rainforest
Group G	☐ Grassland	☐ Grassland	☐ Grassland	☒ Grassland
	☒ Managed Land	☒ Managed Land	☒ Managed Land	☒ Managed Land
Effective slope (degrees)	☐ Up/0°	☒ Up/0°	☒ Up/0°	☐ Up/0°
	☐ >0-5°	☐ >0-5°	☐ >0-5°	☐ >0-5°
	☒ >5-10°	☐ >5-10°	☐ >5-10°	☒ >5-10°
	☐ >10-15°	☐ >10-15°	☐ >10-15°	☐ >10-15°
	☐ >15-20°	☐ >15-20°	☐ >15-20°	☐ >15-20°
Likely direction of bushfire attack	☐	☐	☐	☒
Prevailing winds	☐	☐	☐	☒
Distance to classified vegetation	>100m managed	>100m managed	>100m managed	Subject site managed Adjacent properties grassland/woodland
REQUIRED Distance to classified vegetation for BAL 19	13-<19m/ to title boundary	10-<14m/ to title boundary	10-<14m/ to title boundary	23-<32m
REQUIRED Distance to classified vegetation for BAL 12.5	19-<50m / to title boundary	14-<50m / to title boundary	14-<50m / to title boundary	32-<100m

3.3 Outbuildings

Not applicable. Outbuilding located on proposed Lot 1 is >6m away from dwelling on Lot 1.

3.4 Road Access

Roads are to be constructed to provide vehicle access to the site to assist firefighting and emergency personnel to defend the building or evacuate occupants; and provide access at all times to the water supply for firefighting purposes on the building site.

Private access roads are to be maintained from the entrance to the property cross over with the public road through to the buildings on the site.

Lot 2 - (new)	Private access driveways are to be <u>constructed / maintained</u> from the entrance of the property cross over at the public road through to any future habitable building and on-site dedicated firefighting water supply. Private access roads are to be maintained to a standard not less than specified in Table C13.2B.
Lot 1 – (existing)	Access is not required for a fire appliance to access a fire fighting water point. Private access roads are to be constructed and maintained to a standard not less than specified in Table C13.2A.

Table C13.2A: Standards for Property Access

There are no specified design and construction requirements.

Table C13.2B: Standards for Property Access

The following design and construction requirements apply to property access length is 30 metres or greater, or access is required for a fire appliance to a fire fighting water point:

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

3.5 Water Supply

A building that is constructed in a designated bushfire prone area must provide access at all times to a sufficient supply of water for firefighting purposes on the building site.

The exterior elements of a habitable building in a designated Bushfire prone area must be within reach of a 120m long hose (reticulated) or 90m long hose (static) (lay) connected to –

- (i) A fire hydrant system designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA Edition 2.0; or
- (ii) A stored water supply in a water tank, swimming pool, dam or lake available for fire fighting at all times which has the capacity of at least 10,000L for each separate building area to be protected.

Lot 2 – Static Water Supply (new)	On-site water supply is required for any new habitable building. A water tank of at least 10,000 litres per building area to be protected and above ground pipes and fittings used for a stored water supply must be of non-rusting, non-combustible, non-heat-deforming materials and must be situated more than 6m from a building area to be protected.
Lot 1– Reticulated Water Supply (existing)	Building areas are compliant with Table C13.4, being within 120m of an existing hydrants.

Table C13.5: Static Water Supply for Fire Fighting

Column 1		Column 2
Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the 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.	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 400mm of the tank exterior is protected by: (i) Metal; (ii) Non-combustible material; or (iii) Fibre-cement a minimum 6mm thickness.
C.	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 diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) If a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450-600mm above ground level; and (iv) Protected from possible damage, including damage from vehicles.
D.	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 comply with: (a) water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or (b) <i>Water Supply Signage Guideline</i>, version 1.0, Tasmanian Fire Service, February 2017.
E.	Hardstand	A hardstand area for fire appliances must be provided: (1) No more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (2) No closer than 6m from the building area to be protected;

- (3) a minimum width of 3m constructed to the same standard as the carriageway; and
- (4) Connected to the property access by a carriageway equivalent to the standard of the property access.

4.0 Bushfire-Prone Areas Code Assessment Criteria

Assessment has been completed below to demonstrate the BAL and BHMP have been developed in compliance with the Acceptable Solutions and/or the Performance Criteria as specified in the Bushfire-Prone Areas Code.

C13.4 – Exemptions – Not applicable.

C13.6 Development Standards for Subdivision

C13.6.1 Provision of hazard management areas

	Comments
☒ A1 (a) & (b)	Specified distances for Hazard Management Areas for BAL 12.5 (Lot 1) and BAL 12.5/19 (Lot 2) as specified on the plan are in accordance with AS3959. The Hazard Management Area for Lot 1 (whole of the lot) shall be <u>maintained</u> prior to the Council sealing the final plan of survey and maintained into perpetuity. The proposal complies.

☐ **P1**

C13.6.2 Public and fire fighting access

	Comments
☐ A1 (a)	Not applicable.
☒ A1 (b)	The private driveway to Lot 1 will be maintained in accordance with Table C13.2A. The private driveway to Lot 2 will be constructed/maintained in accordance with Table C13.2B at the time of future habitable building. Access is not required to on-site dedicated firefighting water supply.

☐ **P1**

☐ **A2** Not applicable.

☐ **P2** No PC

C13.6.3 Provision of water supply for fire fighting purposes

	Comments
☒ A1 (a) & (b)	Not applicable The existing habitable building on Lot 1 is located within 120m hose lay of existing fire plugs in the existing roads. The acceptable solution is achieved.

☐ **P1** No PC

☒ **A2** (a) & (b) Not applicable
Any new habitable building on Lot 2, at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.

☐ A2	(c)	Not applicable.
☐ P2	No PC	

5.0 Layout Options

Not relevant to this proposal.

6.0 Other Planning Provisions

Not relevant to this proposal.

7.0 Conclusions and Recommendations

Mitigation from bushfire is dependent on the careful management of the site by maintaining reduced fuel loads within the hazard management areas and within the site generally and to provide sources of water supply dedicated for firefighting purposes and the construction and maintenance of a safe egress route.

The site has been assessed as demonstrating a building area that have the dimensions equal to or greater than the separation distance required for BAL 12.5 (Lot 1) and BAL 12.5/19 (Lot 2) in Table 2.6 of AS 3959 – 2018 Construction of Buildings in Bushfire Prone Areas.

Access

The private driveway to Lot 1 will be maintained into perpetuity in accordance with Table C13.2A.

The private driveway to Lot 2 will be constructed in accordance with Table C13.2B at the time of any future habitable building.

Water Supplies

Water supply complies with Table C13.4 for Lot 1.

Any new habitable building on Lot 2 at building application stage consideration with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table C13.5.

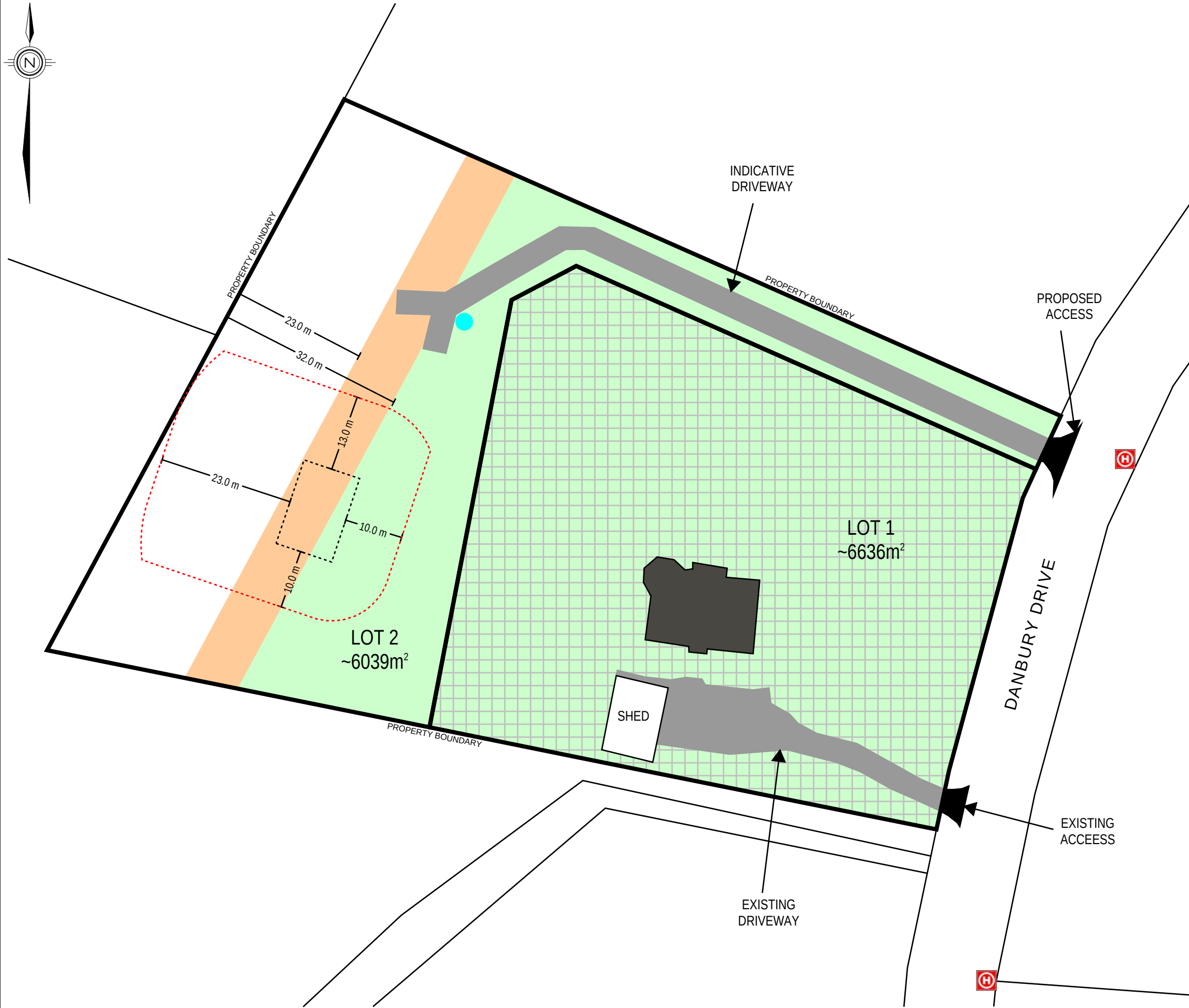
Fuel Managed Areas

Hazard Management Areas as detailed within the plan shall be constructed and maintained as detailed in Schedule 2.

Hazard Management Area (whole of Lot 1) to be maintained prior to the Council sealing Final Plan of Survey and managed into perpetuity.

For Lot 2, Hazard Management Area to be established and maintained prior to the construction of any habitable building on the lot and managed into perpetuity.

Schedule 2 – Bushfire Hazard Management Plan



- SCHEDULE OF REQUIREMENTS
1. BUILDING DESIGN & CONSTRUCTION

- SPECIFIED SEPARATION DISTANCES SHOWN ON THIS PLAN PROVIDE FOR A BAL SOLUTION AS INDICATED.
 - HABITABLE BUILDINGS AND ASSOCIATED OUTBUILDINGS MUST BE DESIGNED AND CONSTRUCTED TO COMPLY WITH AS 3959:2018 - SECTION 3 FOR GENERAL REQUIREMENTS AND RELEVANT SECTION FOR BAL RATING REQUIREMENTS.
 - NO SPECIFIC CONSTRUCTION REQUIREMENTS FOR OUTBUILDINGS FIRE SEPARATED FROM THE HABITABLE BUILDINGS IN ACCORDANCE WITH AS 3959 CLAUSE 3.2 OR WITH GREATER THAN 6m SEPARATION FROM THE HABITABLE BUILDINGS.
 - NEW HABITABLE BUILDINGS MUST BE FULLY CONSTRUCTED TO BAL-19 IF ANY FACADE IS WITHIN THE BAL-19 BUILDING AREA
2. PROPERTY ACCESS (LOT 2)

- CONSTRUCT ALL WEATHER PROPERTY ACCESS WITH 4m WIDE CARRIAGEWAY FROM THE PUBLIC ROAD AND TO THE HARDSTAND LOCATED WITHIN <3m OF THE WATER CONNECTION POINT.
 - LOAD CAPACITY GREATER THAN 20 TONNES (INC. BRIDGES AND CULVERTS). CROSS FALL LESS THAN 3°, DIPS LESS THAN 7°, CURVES MIN.10m INNER RADIUS. 10° MAX. GRADIENT FOR UNSEALED ROADS AND 15° MAX. GRADIENT FOR SEALED ROADS.
 - TERMINATE IN A TURNING CIRCLE WITH A 10m MIN. OUTER RADIUS OR ALTERNATIVELY IN A HAMMERHEAD 'T' OR 'Y'TURNING AREA FOR FIRE APPLIANCES WITH TURNING HEADS 4m WIDE x 8m LONG.- KEEP CLEAR OF VEGETATION AND OTHER OBSTRUCTIONS 0.5m EITHER SIDE AND 4m ABOVE CARRIAGEWAY.
- PROPERTY ACCESS & ROAD REQUIREMENTS TO BE IN ACCORDANCE WITH TABLE C12.2B - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
3. RETICULATED WATER SUPPLY FOR FIREFIGHTING (LOT 1)

- FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.4 - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
4. STATIC WATER SUPPLY FOR FIREFIGHTING (LOT 2)

- FIREFIGHTING WATER SUPPLY TO BE IN ACCORDANCE WITH TABLE C13.5 - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT
 - INSTALL METAL OR CONCRETE FIREFIGHTING WATER TANK WITH A MINIMUM OF 10,000 LITRES STORED WATER DEDICATED TO FIREFIGHTING PURPOSE PER HABITABLE BUILDING TO BE PROTECTED. FITTED WITH A COMPLIANT STORZ WATER CONNECTION POINT LOCATED WITHIN <90m OF FURTHEST ELEMENT OF THE HABITABLE BUILDING, MEASURED AS A HOSE LAY, & ACCESSIBLE WITHIN <3m OF THE HARDSTAND. MAY HAVE REMOTE OFFTAKE CONNECTED TO THE STATIC WATER SUPPLY.
 - IDENTIFY THE FIREFIGHTING WATER POINT WITH PERMANENTLY FIXED COMPLIANT SIGNAGE COMPLYING WITH TFS GUIDELINES. KEEP CLEAR OF VEGETATION IMMEDIATELY ABOVE & AROUND THE CONNECTION POINT.
 - CONSTRUCT HARDSTAND AREA FOR FIRE APPLIANCE ACCESS TO THE FIREFIGHTING WATER POINT. MINIMUM 3m WIDE, CONSTRUCTED TO THE SAME STANDARD AS THE PROPERTY ACCESS AND LOCATED <3m FROM THE FIREFIGHTING WATER POINT AND >6m FROM THE BUILDING TO BE PROTECTED.
5. HAZARD MANAGEMENT AREA

- HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT ESTABLISH HAZARD MANAGEMENT AREA AS DIMENSIONED ON THIS PLAN.
 - MAINTAIN IN A MINIMAL FUEL CONDITION IN PERPETUITY, ENSURING FUELS ARE REDUCED SUFFICIENTLY AND OTHER HAZARDS ARE REMOVED SUCH THAT THE FUELS & OTHER HAZARDS DO NOT SIGNIFICANTLY CONTRIBUTE TO THE BUSHFIRE ATTACK.
 - LIMITED AMOUNTS OF LOW FLAMMABILITY PLANTS ARE ACCEPTABLE WITHIN THE HMA; INCLUDING MAINTAINED LAWN, LOW GROWING PLANTS & GROUND COVERS, LOW FLAMMABILITY ORNAMENTAL GARDENS, VEGETABLE GARDENS AND THE LIKE.
 - DO NOT PLANT ADJACENT TO WALLS & DECKS OR DIRECTLY UNDER GLAZED ELEMENTS.
 - REGULARLY REMOVE GROUND FUELS SUCH AS FALLEN BRANCHES, STICKS, LEAVES, BARK, LAWN CLIPPINGS ETC.
 - MAINTAIN LAWN TO A HEIGHT LESS THAN 100mm.
 - DO NOT USE PINE BARK AND OTHER FLAMMABLE MULCH.
 - THIN-OUT UNDERSTORY VEGETATION AND PRUNE LOW-HANGING TREE BRANCHES.
 - PRUNE TREES TO MAINTAIN HORIZONTAL SEPARATION BETWEEN CANOPIES.
 - MINIMISE STORAGE OF FLAMMABLE MATERIALS SUCH AS FIREWOOD AND BUILDING MATERIALS.
 - CLEAR ACCUMULATED LEAVES AND OTHER DEBRIS FROM ROOF GUTTERS.

LEGEND

EXISTING DWELLING

INDICATIVE 10m X 15m BUILDING AREA

BAL 12.5 BUILDABLE AREA

BAL 19 BUILDABLE AREA

HAZARD MANAGEMENT AREA - WHOLE OF LOT 1

FIRE HYDRANT

HAZARD MANAGEMENT AREA BAL-19 - LOT 2

PROPOSED 10,000L METAL FIRE FIGHTING WATER TANK (SUGGESTED LOCATION)

THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B3141, R.GREEN, 5 JUNE 2026

THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF C13.0 BUSHFIRE - PRONE AREAS CODE OF TASMANIAN PLANNING SCHEME - WEST TAMAR (EFFECTIVE 9 FEBRUARY 2022)

PROPOSED 2 LOT SUBDIVISION

57 DANBURY DRIVE, LEGANA
VOLUME 63711 FOLIO 10
PROPERTY ID 6064769

DATE: 5 JUNE 2026
VERSION: 1
SHEET: 1

Rebecca Green
& Associates

DRAWN: REBECCA GREEN
PHONE: 0409 284 422
EMAIL: ADMIN@RGASSOCIATES.COM.AU
BFP - 116, SCOPE - 1, 2, 3A, 3B, 3C

BUSHFIRE HAZARD MANAGEMENT PLAN

LOT 1: BAL-19

LOT 2: BAL-12.5/19



Form 55

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode³

Qualified person details:

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

Qualifications and Insurance details:

Accredited to report on bushfire hazards under Part IVA of the *Fire Services Act 1979*

(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: Lot No:
 Certificate of title No:

The assessable item related to this certificate:

Proposed Subdivision (2 Lots)

(description of the assessable item being certified)

Assessable item includes –

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

Certificate details:

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

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

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



or

a building, temporary structure or plumbing installation:



In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan (Rebecca Green & Associates, 5 June 2026, Version 1, Job No. RGA-B3141)
Relevant	N/A
References:	<i>Tasmanian Planning Scheme – West Tamar, Bushfire-Prone Areas Code</i> <i>Australian Standard 3959-2018</i>

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

1. Assessment of the site Bushfire Attack Level (to Australian Standard 3959-2018)
2. Bushfire Hazard Management Plan showing BAL-12.5 (Lot 1) and BAL-12.5/19 (Lot 2) solutions.

Scope and/or Limitations

Scope

This report and certification was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with *Tasmanian Planning Scheme – West Tamar, Bushfire-Prone Areas Code C13.0*, the *Building Act 2016 & Regulations 2016*, *National Construction Code* and *Australian Standard 3959-2018, Construction of buildings in bushfire-prone areas*.

Limitations

The assessment 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 certificate.
2. The report only identifies the size, volume and status of vegetation at the time the 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. No assurance is given or inferred for the health, safety or amenity of the general public, individuals or occupants in the event of a Bushfire.
5. No warranty is offered or inferred for any buildings constructed on the property in the event of a Bushfire.

No action or reliance is to be placed on this certificate or report; other than for which it was commissioned.

I certify the matters described in this certificate.

Qualified person:	Signed: 	Certificate No: RG-098/2026	Date: 5 June 2026
-------------------	---	--	----------------------------------

Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

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

Street address:

57 Danbury Drive, LEGANA TAS 7277

Certificate of Title / PID:

F.R. 63711/10
PID6064769

2. Proposed Use or Development

Description of proposed Use and Development:

Proposed Subdivision (2 Lots)

Applicable Planning Scheme:

Tasmanian Planning Scheme – West Tamar

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Proposed Subdivision Ref: 26.154. Cp01	6ty Pty Ltd	27.01.26	1
Bushfire Hazard Assessment Report	Rebecca Green	5 June 2026	1
Bushfire Hazard Management Plan	Rebecca Green	5 June 2026	1

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

4. Nature of Certificate

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

☐	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
☐	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

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

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

☒	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
☐	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance') <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 5 June 2026</i>

		<i>demonstrating BAL 12.5 for Lot 1 and BAL 12.5/19 for Lot 2.</i>
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

☒	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
☐	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management 5 June 2026.</i>

☒	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☒	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 5 June 2026 (Lot 1).</i>
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table <i>Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green & Associates, 5 June 2026 (Lot 2).</i>
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name: Rebecca Green

Phone No: 0409 284 422

Postal Address: PO Box 2108
Launceston, Tas 7250

Email Address: admin@rgassociates.com.au

Accreditation No: BFP – 116

Scope: 1, 2, 3A, 3B, 3C

6. Certification

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

☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name: Rebecca Green

Date: 5 June 2026

Certificate
Number: RGA-027/2026

(for Practitioner Use only)

Attachment 2 – AS3959-2018 Construction Requirements



BAL Assessments

Revised for 2018 edition

	BAL—LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL –FZ (FLAMEZONE)
SUBFLOOR SUPPORTS	No special construction requirements	No special construction requirements	Enclosure by external wall or by steel, bronze or aluminium mesh	Enclosure by external wall or by steel, bronze of aluminium mesh. Non-combustible or naturally fire resistant timber supports where the subfloor is unenclosed	If enclosed by external wall refer below “External Walls” section in table or non-combustible sub-floor supports, or tested for bushfire resistance to AS1530.8.1	Enclosure by external wall or non-combustible with an FRL of 30/-/- or to be tested for bushfire resistance to AS1530.8.2
FLOORS	No special construction requirements	No special construction requirements	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground or enclosure by external wall or protection of underside with a non-combustible material such as fibre cement sheet or be non-combustible or to be tested for bushfire resistance to AS1530.8.1	Concrete slab on ground or enclosure by external wall or an FRL of 30/30/30 or protection of underside 30 minute incipient spread of fire system or to be tested for bushfire resistance to AS1530.8.2
EXTERNAL WALLS	No special construction requirements	As for BAL-19	Parts less than 400mm above ground or decks etc to be of non-combustible material, 6mm fibre cement clad or bushfire resistant/ naturally fire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed, or steel framed walls sarked on the outside and clad with 6mm fibre cement sheeting or steel sheeting or bushfire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed, or steel framed walls sarked on the outside and clad with 9mm fibre cement sheeting or steel or to be tested for bushfire resistance to AS1530.8.1	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) with a minimum thickness of 90mm or a FRL of -/30/30 when tested from outside or to be tested for bushfire resistance to AS1530.8.2
EXTERNAL WINDOWS	No special construction requirements	4mm grade A Safety Glass of glass blocks within 400m of ground, deck etc with Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber	5mm toughened glass or glass bricks within 400mm of the ground, deck etc with openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber. Above 400mm annealed glass can be used with all glass screened	5mm toughened glass with openable portion screened and frame of metal or metal reinforced PVC-U, or bushfire resistant timber and portion within 400mm of ground, deck, screen etc screened	6mm toughened glass. Fixed and openable portion screened with steel or bronze mesh	Protected by bushfire shutter or FRL of -/30/- and openable portion screened with steel or bronze mesh or be tested for bushfire resistance to AS1530.8.2
EXTERNAL DOORS	No special construction requirements	As for BAL-19 except that door framing can be naturally fire resistant (high density) timber	Screened with steel, bronze or aluminium mesh or glazed with 5mm toughened glass, non-combustible or 35mm solid timber for 400mm above threshold, metal or bushfire resistant timber framed for 400mm above ground, decking etc. tight-fitting with weather strips at base	Screened with steel, bronze or aluminium mesh or non-combustible, or 35mm solid timber for 400mm above threshold. Metal or bushfire resistant timber framed tight-fitting with weather strips at base	Non-combustible or 35mm solid timber, screened with steel or bronze mesh, metal framed, tight-fitting with weather strips at base	Protected by bushfire shutter or tight-fitting with weather strips at base and a FRL of -/30/-
ROOFS	No special construction requirements	As for BAL-19 (including roof to be fully sarked)	Non-combustible covering, roof/wall junctions sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked.	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked and no roof mounted evaporative coolers	Roof with FRL of 30/30/30 or tested for bushfire resistance to AS1530.8.2. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. No roof mounted evaporative coolers
VERANDAS DECKS ETC.	No special construction requirements	As for BAL-19	Enclosed sub floor space—no special requirements for materials except within 400mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300mm horizontally and 400mm vertically from a glazed element	Enclosed sub floor space or non-combustible or bushfire resistant timber supports. Decking to be non-combustible or bushfire resistant timbers	Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible	Enclosed sub floor space or non-combustible supports. Decking to have no gaps and be non-combustible

Please note: The information in the table is a summary of the construction requirements in the AS3959-2018 standard and is not intended as a design or construction guide. You should consult the standard for the full technical details.

Attachment 3 – Proposal Plan

6ty° Pty Ltd

PLEASE NOTE

- INTENDED USE OF PLAN**
THIS PLAN WAS PREPARED TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. DETAILS ARE SUBJECT TO CHANGE AND IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND.
- LAYOUT MEASUREMENTS**
ALL MEASUREMENTS, AREAS AND LOTS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO CHANGE DUE TO FINAL FIELD SURVEY, DETAILED DESIGN AND CONSTRUCTION
- SERVICES**
ALL SERVICES SHOWN ARE APPROXIMATE ONLY. NO GUARANTEE CAN BE GIVEN THAT ALL RELEVANT SERVICES ARE SHOWN
- DETAILED DESIGN APPROVALS**
ROAD, DRIVEWAYS, FOOTPATHS, SEWER, STORMWATER, WATER AND LANDSCAPING SHOWN IS PRELIMINARY ONLY AND SUBJECT TO CHANGE. ALL CHANGES DURING DETAILED DESIGN AND CONSTRUCTION ARE SUBJECT TO THE APPROVALS OF THE RELEVANT SERVICE AUTHORITIES

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

PLANNING

MUNICIPALITY - WEST TAMAR COUNCIL
TPS ZONE - 10. LOW DENSITY RESIDENTIAL

APPLICABLE GENERAL OVERLAYS
SPECIFIC AREA PLAN - WTA-S3.0 - RESIDENTIAL SUPPLY AND DENSITY
SPECIFIC AREA PLAN

APPLICABLE CODE OVERLAYS

- WTA-C13.0 - BUSHFIRE PRONE AREAS CODE - BUSHFIRE PRONE AREA
- WTA-C15.0 - LANDSLIP HAZARD CODE - MEDIUM LANDSLIP HAZARD BAND

DRIVEWAYS

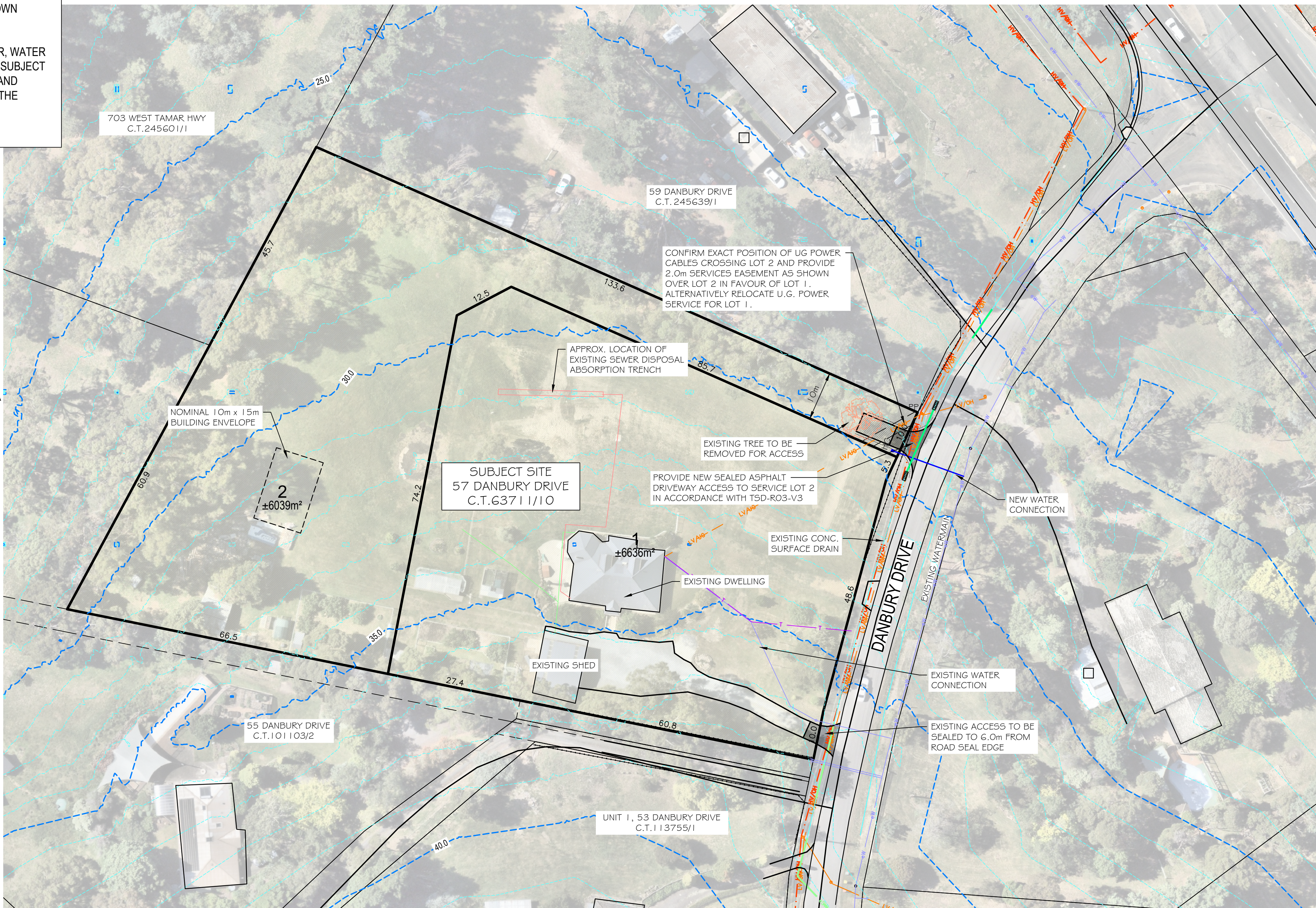
EXISTING LOT 1 ACCESS IS TO BE SEALED.
LOT 2 TO BE PROVIDED WITH NEW 4.0m WIDTH SEALED RURAL ACCESS CONSTRUCTED IN ACCORDANCE WITH TSD-R03-V3
INSTALL NEW DN300 CLASS 4 RCP WITH DRIVEABLE 'DCE' CULVERT ENDWALLS TO MAINTAIN THE DRAIN THROUGH THE ACCESS.

SITE SEWERAGE - SERVICING STRATEGY

LOT 1 IS PROPOSED TO BE SERVICED BY THE EXISTING ON SITE DISPOSAL SYSTEM.
LOT 2 IS PROPOSED TO BE SERVICED BY ON SITE DISPOSAL
STORMWATER TO REMAIN UNCONCENTRATED OVER LOW DENSITY LOTS

SITE WATER SUPPLY - SERVICING STRATEGY

LOT 1 IS TO RETAIN THE EXISTING WATER SERVICE
LOT 2 IS PROPOSED TO BE SERVICED BY A NEW 32mm OD ROAD CROSSING CONNECTION TO THE EXISTING DN100 AC WATER MAIN (A709604). LOT 2 TO BE PROVIDED WITH A 20MM TASWATER METER AND METER BOX IN ACCORDANCE WITH TASWATER DRAWING TWS-W-002-SHEET 5.
METERS TO BE LOCATED AS PER TASWATER STANDARDS.



6ty°

Postal Address
PO Box 63
Riverside
Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

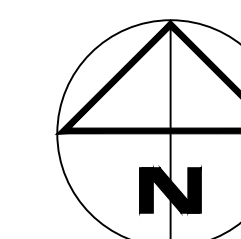
6ty Pty Ltd
ABN 27 014 609 900

Designer
Chester Bullock - CC1633i

Tamar Suite 103
The Charles
287 Charles Street
Launceston Tasmania
P (03) 6332 3300



ISSUE	DATE	ISSUED FOR	REV.
01	27.01.26	PRELIMINARY ISSUE	-
02	05.08.26	DEVELOPMENT APPROVAL	A



DIMENSIONS ARE IN METRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: PROPOSED SUBDIVISION

AT: 57 DANBURY DR, LEGANA
C.T. 63711/10

FOR: J. & W. GRAAFLAND

DRAWING: PLAN OF SUBDIVISION

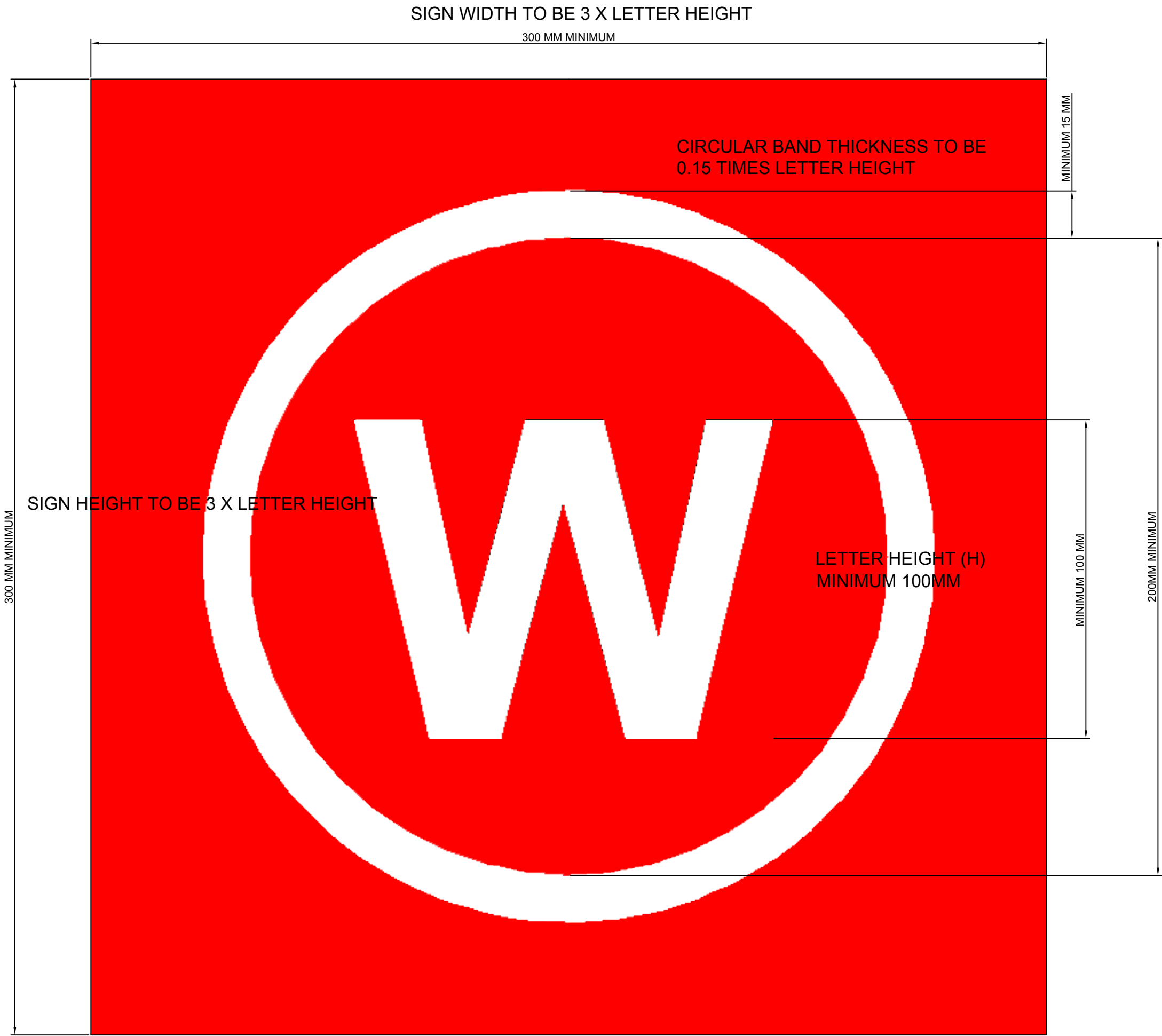
DESIGNED: M.C.V. DRAWN: M.C.V. CHECKED: J.T.

SCALES: 1:500 AT A1 SIZE DRAWING SHEET

PROJECT No: 26.154 DRAWING No: Cp01 REV: A

Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline

10,000 LITRE DOMESTIC FIREFIGHTING STATIC WATER INDICATOR SIGN



LETTERING TO BE UPPERCASE AND NOT LESS THAN 100MM IN HEIGHT

INSIDE DIAMETER OF CIRCULAR BAND TO BE 2 TIMES LETTER HEIGHT

SIGN SIZE DIMENSIONS
3 X LETTER HEIGHT HIGH AND 3 X LETTER HEIGHT WIDE.

THICKNESS OF CIRCULAR BAND TO BE 0.15 TIMES LETTER HEIGHT

TEXT STYLE TO BE IN ACCORDANCE WITH AS1744.2015, SERIES F

SIGN TO BE IN FADE RESISTING MATERIAL WITH WHITE REFLECTIVE LETTERING AND CIRCLE ON A RED BACKGROUND

RED TO BE R-13 SIGNAL RED COLOUR CODE 1795U

WHITE SUBSTRATE COLOUR TO BE PMS 186C

SIGN TO BE CONSTRUCTED FROM UV STABILIZED, NON FLAMMABLE AND NON HEAT DEFORMING MATERIAL

SIGN TO BE PERMANENTLY FIXED



References

- (a) Tasmanian Planning Commission 2021, *Tasmanian Planning Scheme – West Tamar (Effective 9 February 2022)*, C13.0 Bushfire-Prone Areas Code, Tasmania.
- (b) Australian Standards, AS 3959-2018, *Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney NSW.
- (c) Conservation Division of the Department of Natural Resources and Environment Tasmania November 2025, TASVEG 5.0, *Tasmanian Vegetation Map*, Tasmania.
- (d) Tasmanian Government, Land Information System Tasmania, www.thelist.tas.gov.au

**LANDSLIDE RISK ASSESSMENT &
PRELIMINARY ON-SITE
WASTEWATER DISPOSAL SITE
EVALUATION**

Wilma and John Graafland

Proposed Residential Subdivision

57 Danbury Drive, Legana

Reference: GL26310Ab

Date: 09 July 2026

09 July 2026

Reference No.: GL26310Ab

Wilma and John Graafland
57 Danbury Drive
LEGANA TAS 7277

**RE: Landslide Risk Assessment & Preliminary On-site Wastewater Disposal Site
Evaluation
57 Danbury Drive, Legana**

We have pleasure in submitting herein our report detailing the results of the geotechnical investigation conducted at the above site.

Should you require clarification of any aspect of this report, please contact Anne Foster on 03 6326 5001.

For and on behalf of Geoton Pty Ltd



Tony Barriera

Director – Principal Geotechnical Engineer

Document History and Status

Rev	Date	Written By	Reviewed By	Revision Details
0	09 July 2026	A Foster	T Barriera	Original

File Name: GL26310Ab

Author: A Foster

Client: Wilma and John Graafland

Project: 57 Danbury Drive, Legana

Subject: Landslide Risk Assessment & Preliminary On-site Wastewater Disposal Site Evaluation

Document Report

Document Version 0

Job No. GL26310Ab

CONTENTS

1	INTRODUCTION	1
2	BACKGROUND INFORMATION	1
2.1	Geology	1
2.2	Landslide Hazards	1
2.2.1	Land Information System Tasmania (LIST) Landslide Hazard Bands	1
2.2.2	Landslide Inventory	1
2.2.3	Geomorphology	2
2.2.4	Slide Susceptibility	2
2.3	MRT Reports	4
2.4	Aerial Photography and Satellite Imagery	4
2.5	LiDAR – Spatial Data	4
3	FIELD INVESTIGATION	5
3.1	Site Description	5
3.2	Subsurface Conditions	7
3.3	Laboratory Testing	7
4	GEOLOGICAL MODEL	2
5	LANDSLIDE RISK ASSESSMENT	2
5.1	Landslide Assessment Methodology	2
5.2	Landslide Risk Assessment	2
5.3	Incremental Landslide Hazards	3
5.4	Landslide Consequences	4
5.5	Landslide Risk to Property	4
5.6	Landslide Risk to Life	5
6	DISCUSSION AND RECOMMENDATIONS	6

6.1	Buildings	7
6.2	Cuts and Fills	7
6.3	Drainage	7
7	EFFLUENT DISPOSAL	8
7.1	Permeability of Soil and Soil Classification	8
7.2	Disposal and Treatment Method	8
7.3	Setbacks	8
7.4	Example of Minimum System Requirements	9
7.5	Preliminary On-site Wastewater Disposal Conclusions	9
8	REFERENCES	9

Limitations of Report

Attachments

Drawing 1: Site Plan

Appendices

Appendix A: Borehole Logs & Explanation Sheets

Appendix B: Qualitative Terminology for Use in Assessing Risk to Property

Appendix C: Some Guidelines for Hillside Construction

Appendix D: Certificates

1 INTRODUCTION

At the request of Jacqui Tyson of 6ty° on your behalf, Geoton Pty Ltd has carried out a limited scope investigation at the site of a proposed 2 lot residential subdivision at 57 Danbury Drive, Legana.

A preliminary site plan was provided by 6ty° showing the lot layout (Project No. 26.154, Drawing No. Cp01, dated 27 January 2026).

We understand that proposed Lot 1 will be 6,636m² in size and contain the existing residence and onsite wastewater disposal system, with the balance Lot 2 to be 6,039m² in size.

The investigation is to determine if the proposed new Lot 2 can support an on-site wastewater disposal system (in accordance with AS/NZS 1547:2012 “On-site domestic-wastewater management”) for the purposes of subdivision approval.

It should be noted that this is a preliminary assessment for subdivision approval and that a site-specific assessment for the proposed new Lot 2 will be required by the developer/owner once the actual location and size of the residential development is known.

Furthermore, a review of the Land Information System Tasmania (LIST) website indicates that parts of the site are within mapped low and medium landslide hazard bands, i.e., an area of doubtful slope stability. As such, a landslide risk assessment is required to satisfy the Director’s Determination - Landslip Hazard Areas and the Tasmanian Planning Scheme – West Tamar, Sections C15.6.1 (Building and works within a landslip hazard area), and C15.7.1 (Subdivision within a landslip hazard area).

2 BACKGROUND INFORMATION

2.1 Geology

The Mineral Resources Tasmania (MRT) Digital Geological Atlas 1:25,000 Series, indicates the site is located on Paleogene to Neogene period sediments comprising poorly consolidated clay, silt, and clayey labile sand with rare gravel and lignite; some iron oxide-cemented layers and concretions; some leaf fossils. This was generally confirmed by the field investigation.

2.2 Landslide Hazards

2.2.1 Land Information System Tasmania (LIST) Landslide Hazard Bands

Examination of the LIST Landslide Planning Map – Hazard Bands Overlay indicates that the eastern and south-western portions of the site are within mapped low and medium landslide hazard bands. The remainder of the site is not within a mapped landslide hazard band. The landslide hazard bands are shown on Drawing 1, attached.

2.2.2 Landslide Inventory

Examination of the MRT Landslide Polygon overlay indicates that the site is not located within a mapped landslide. The closest mapped past landslides are located on the Tamar River

foreshore, approximately 650m to 900m to the east of the site. An extract of the MRT Landslide Polygon overlay is provided as Figure 1, below.



Figure 1: MRT Landslide Polygon overlay

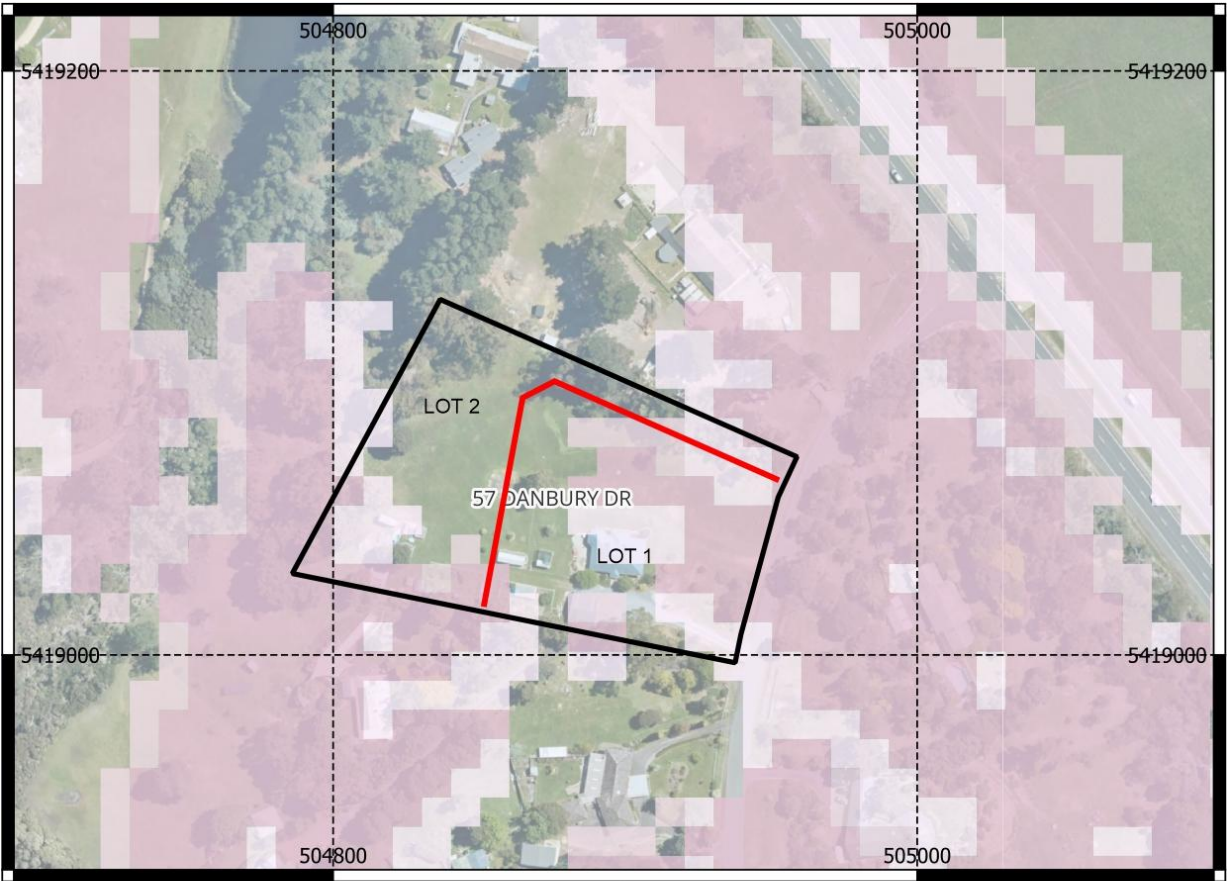
2.2.3 Geomorphology

Examination of the MRT Tasmanian Landslide Hazard series, Launceston – Geomorphology sheet, 1:25,000 scale, indicates that the site is mapped as generally having slopes angles of between 2° and 13°.

2.2.4 Slide Susceptibility

Examination of the MRT Landslide Planning Map Components overlay indicates the central portion of proposed Lot 1 and the southern portion of proposed Lot 2 are located within source areas for first time failures, i.e., “an area of hillside with the potential to form slope failure”. Several small areas to the north of the mapped source areas are mapped as runout areas, i.e., “an area downslope of a source area where the moving earth, debris or rock can potentially travel”. Small areas to the north, south and east of the source areas are mapped as regression areas, i.e., “an area upslope of a source area that could fail following a landslide

movement (a.k.a. retrogression or set- back area)". An extract of the MRT Landslide Planning Map Components overlay is provided as Figure 2, below.



Legend

- Landslide Planning Map Components
- Modelled landslide susceptibility - Regression area
 - Modelled landslide susceptibility - Runout area
 - Modelled landslide susceptibility - Source area
 - Proposed Title Boundary

Figure 2: MRT Landslide Planning Map Components overlay extract.

2.3 MRT Reports

No reports are available on the MRT TIGER database pertaining to the subject site.

2.4 Aerial Photography and Satellite Imagery

A review of historical aerial photography and satellite images covering the site was conducted using the Land Tasmania Aerial Photo Viewer, LIST and Google Earth. Historical images from 1977 up to 2026 were available for review. The review of the photos was to primarily look for any recent spring and landslide activities, in addition to gaining a general understanding of the recent history of the site. The review indicates that there no discernible spring or landslide activity within the site or surrounds during the period 1977 to 2026.

2.5 LiDAR – Spatial Data

A hillshade image, generated from publicly available LiDAR data, shows that the ground surface of the site comprises smooth, gentle, convex slopes. No indication of landslide activity is evident on the image within the site or surrounds. The hillshade image based on LiDAR is provided as Figure 3, below.

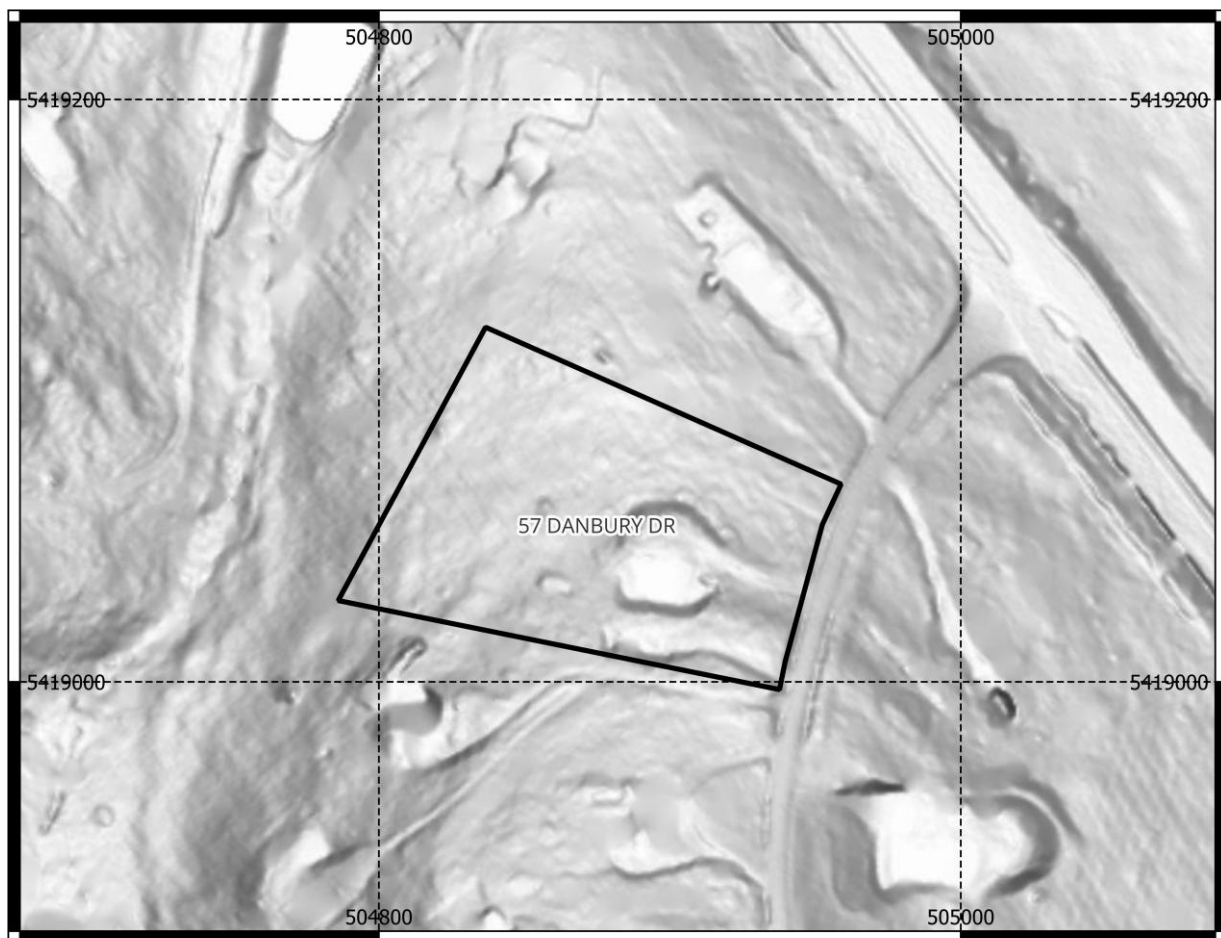


Figure 3: Hillshade Image.

3 FIELD INVESTIGATION

The field investigation was conducted on 22 June 2026 and involved the following:

- A site walkover and review of the ground surface features of the site and surrounding landforms;
- The drilling of 3 boreholes by 4WD mounted auger rig to the investigated depths of 1.5m to 3.0m;
- Conducting insitu vane shear strength tests in the clay layers encountered in the investigation; and
- Obtaining samples of the clay soils for subsequent laboratory testing.

The results of the field and laboratory tests are shown on the borehole logs, with the laboratory test results summarised in Table 1, Section 3.3 below.

The logs of the boreholes are included in Appendix A, and their locations are shown on Drawing 1, attached.

3.1 Site Description

The site is currently developed with an existing brick dwelling (Plate 1), a large Colorbond shed and a number of small lightweight sheds and greenhouses. The ground surface across the site is generally a gentle northerly to north-westerly facing slope of approximately 4° to 7°. Proposed Lot 2 is mostly vacant with a few greenhouses within the southern portion of the proposed lot (Plates 2 and 3). Vegetation across the site comprises low grass with scattered trees.

The existing on-site wastewater disposal area is located downslope to the north of the existing dwelling and within proposed Lot 1 and comprises greywater and black-water absorption trenches. The location of the disposal area is shown on Drawing 1, attached.

The existing dwelling and sheds, and nearby road are generally in good condition, showing no obvious signs of landslide damage. The slopes within and surrounding the site are generally smooth convex slopes showing no signs of recent landslide activity.



Plate 1: View of the existing dwelling looking to the east.



Plate 2: View of the southern portion of proposed Lot 2 looking to the east.



Plate 3: View of the northern portion of proposed Lot 2 looking to the north.

3.2 Subsurface Conditions

The investigation indicated that the soil profile is relatively uniform across the site. The boreholes generally encountered clayey sand topsoil to depths of 0.1m to 0.2m, overlying clayey sand to depths of 0.5m, underlain by high plasticity silty clay to the investigated depths of 1.5m to 3.0m.

Borehole BH03 encountered shallow groundwater seepage within the clayey sand at a depth of 0.2m.

Full details of soil conditions encountered are presented on the borehole logs.

3.3 Laboratory Testing

The laboratory test results are summarised below:

Table 1: Summary of Laboratory Test Results

Sample	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Linear Shrinkage (%)	Classification
BH02 0.8m – 1.0m	60	26	34	15.5	CH

An assessment of the plasticity characteristics of the materials encountered indicates that the clay soils at this site possess a high shrink/swell potential.

Published correlations between Plasticity Index and angle of internal friction indicated that the laboratory tested high plasticity silty clay soils would have a peak strength angle of internal friction value of approximately 22° and a residual value of about 8°.

4 GEOLOGICAL MODEL

From a review of available reports, geological maps, site observations and the subsurface investigation a general geological model of the site has been inferred. Generally, the site comprises Paleogene to Neogene period sediments, underlain at depth by Jurassic period dolerite.

Perched groundwater was encountered in Borehole BH03 at a depth of 0.2m.

5 LANDSLIDE RISK ASSESSMENT

5.1 Landslide Assessment Methodology

The assessment presented herein is based on the methodology promoted by the Australian Geomechanics Society, AGS (2007) Landslide Risk Management.

By way of an extract from AGS (2007a) "Guideline for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning":

"Landslide Risk Zoning takes the outcomes of hazard mapping and assesses the potential damage to persons (annual probability the person most at risk loses his or her life) and to property (annual value of property loss) for the elements at risk, accounting for probability and vulnerability."

The methodology adopted for this assessment was to:

- Develop a landslide inventory for the site, employing the publicly available landslide mapping carried out by the Mineral Resources Tasmania (MRT);
- Undertake assessments of potential landslides relating to the site in terms of historical likelihood; and
- Undertake risk assessments, in terms of both risk-to-property and risk-to-life for critical structures within the site and relevant surrounding areas.

5.2 Landslide Risk Assessment

A site-specific landslide risk assessment has been carried out.

Based on the geological and geomorphological settings of the site, the following possible landslide scenarios are identified for the site.

- Deep-seated/large-scale landslide occurs within the Paleogene to Neogene period sediments affecting the proposed development; and
- Shallow/small-scale landslide occurs within the Paleogene to Neogene period sediments affecting the proposed development.

The qualitative likelihood, consequence and risk terms used in this report for risk to property are given in Appendix B. The risk terms are defined by a matrix that brings together different combinations of likelihood and consequence. Risk matrices help to communicate the results of risk assessment, rank risks, set priorities and develop transparent approaches to decision making. The notes attached to the tables and terms and the comments on response to risk in Appendix B are intended to help explain the risk assessment and management process.

In light of the findings of this investigation (topography, stiff soils, slope angles), the likelihood of small-scale failures occurring on the site affecting a proposed residential development at this site is considered UNLIKELY, whilst a larger scale failure occurring is considered RARE.

Accordingly, the likelihoods estimated for the possible landslide scenarios are summarised in Table 2 as follows.

Table 2: Summary of Estimated Pre-existing Landslide Hazard

Possible Landslide Scenarios	Indicative Annual Probability (pa)	Indicative Recurrence Interval (yrs)	Descriptor (AGS 2007c)
Deep-seated/large-scale landslide occurs within the Paleogene to Neogene period sediments affecting the proposed development	10^{-5}	100,000	Rare
Shallow/small-scale landslide occurs within the Paleogene to Neogene period sediments affecting the proposed development	10^{-4}	10,000	Unlikely

5.3 Incremental Landslide Hazards

The alterations to the site as a result of the proposed development can generally be classified into two categories:

- Disturbance to the site due to the proposed development; and
- Introduction of additional water into the ground affecting the groundwater regime.

It is considered that the proposed development would not adversely impact on the site and immediate surrounds nor significantly increase the pre-existing landslide hazard, provided that the development adheres to the principles of good hillside practice and the recommendations provided below.

5.4 Landslide Consequences

A proposed dwelling within proposed Lot 2 is the element at risk for this assessment.

The landslide consequences for different scenarios are summarised in Table 3 as follows.

Table 3: Summary of Consequences for Different Landslide Scenarios

Possible Landslide Scenarios	Assessed Landslide Consequences	Descriptor (AGS 2007c)
Deep-seated/large-scale landslide occurs within the Paleogene to Neogene period sediments affecting the proposed dwelling within proposed Lot 2	The landslide may significantly displace the footing system of the proposed development causing major damage	Major
Shallow/small-scale landslide occurs within the Paleogene to Neogene period sediments affecting the proposed dwelling within proposed Lot 2	The landslide may displace the footing system of the proposed development causing minor to medium damage	Minor to Medium

5.5 Landslide Risk to Property

Based on the outcomes of the landslide hazard and landslide consequence assessments detailed above, the assessed landslide risks to property are summarised in Table 4 as follows.

Table 4: Summary of Assessed Landslide Risks to Property (AGS 2007c)

Possible Landslide Scenarios	Assessed Landslide Hazards	Assessed Landslide Consequences	Qualitative Landslide Risk to Property
Deep-seated/large-scale landslide occurs within the Paleogene to Neogene period sediments affecting the proposed dwelling within proposed Lot 2	Rare	Major	Low
Shallow/small-scale landslide occurs within the Paleogene to Neogene period sediments affecting the proposed dwelling within proposed Lot 2	Unlikely	Minor to Medium	Low

The **acceptable** qualitative risk to property criteria suggested by AGS is **LOW**, given that the element at risk is a proposed low-rise residential development located on an existing slope.

Therefore, subject to compliance with the recommendations within Section 6 of this report, the landslide risks to property are assessed as **acceptable** for the identified elements at risk.

5.6 Landslide Risk to Life

The person considered most at risk is a resident of the dwelling.

The landslide risk to life for the identified person most at risk is calculated in Table 5 as follows.

Table 5: Landslide Risk to Life for Person Most at Risk

Possible Landslide Scenarios	Adopted Annual Landslide Probability, P(H)	Spatial Probability of Landslide Impacting Buildings at Risk, P(S:H)	Temporal Spatial Probability of Person Most at Risk at Buildings at Risk, P(T:S)	Vulnerability of Person Most at Risk, V(D:T)	Risk to Life, R(LoL)
Deep-seated/large-scale landslide occurs within the Paleogene to Neogene period sediments affecting the proposed dwelling within proposed Lot 2	10 ⁻⁵	1.0 (Spatial Probability has been considered in the landslide hazards)	0.67 (16hrs/day)	0.5 (Building suffers major damage but is unlikely to collapse, may cause injury but death is unlikely)	3.3 x 10 ⁻⁶
Shallow/small-scale landslide occurs within the Paleogene to Neogene period sediments affecting the proposed dwelling within proposed Lot 2	10 ⁻⁴			0.005 to 0.05 (Building suffers minor to medium damage but is highly unlikely to collapse, may cause injury but death is highly unlikely)	3.3 x 10 ⁻⁷ to 3.3 x 10 ⁻⁶
Total: 3.6 x 10 ⁻⁶ to 6.7 x 10 ⁻⁶					

The tolerable risk to life criteria for the person most at risk suggested by AGS is 10^{-5} , given that the development is a new development located on an existing slope. Acceptable risks are usually considered to be one order of magnitude lower than the tolerable risks, which in this case is 10^{-6} . However, AGS suggests that, for most developments in existing urban areas, criteria based on Tolerable Risk Level is applicable.

Therefore, subject to compliance with the recommendations within Section 6 of this report, the landslide risks to life are assessed as **tolerable** for the identified person most at risk.

6 DISCUSSION AND RECOMMENDATIONS

Based on the findings of the investigation and the above landslide risk appraisal, we consider that the proposed development would not adversely impact on the site and immediate surroundings nor significantly increase its current assessed landslide risk, ***provided the development adheres to the principles of good hillside practice, and the recommendations below.*** An information sheet entitled “Some Guidelines for Hillside Construction” adapted from the Journal of the Australian Geomechanics Society, Volume 42, Number 1, dated March 2007, is presented in Appendix C.

Therefore, provided the development of the site is in accordance with good hillside practice and the recommendations within our report, we consider that a tolerable level of risk can be achieved in accordance with Sections C15.6.1 (Building and works within a landslip hazard area) and C15.7.1 (Subdivision within a landslip hazard area) of the Landslide Hazard Code of the Tasmanian Planning Scheme – West Tamar with the following Performance Criteria:

- **C15.6.1 - P1.1** - Building and works within a landslip hazard area must minimise the likelihood of triggering a landslip event and achieve and maintain a tolerable risk from landslip: **An acceptable level of risk can be achieved for the proposed works.**
- **C15.6.1 - P1.2** - A landslip hazard report also demonstrates that the buildings and works do not cause or contribute to landslip on the site, on adjacent land or public infrastructure: **It is considered that the works would not adversely impact on the site and immediate surrounds, including land or public infrastructure, provided that the development adheres to the principles of good hillside practice and the recommendations provided below.**
- **C15.6.1 - P1.3** - If landslip reduction or protection measures are required beyond the boundary of the site the consent in writing of the owner of that land must be provided for that land to be managed in accordance with the specific hazard reduction or protection measures: **Will not be required as part of the development.**
- **C15.7.1 – P1** - Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area must not create an opportunity for use or development that cannot achieve a tolerable risk from landslip: **An acceptable level of risk can be achieved for the proposed works.**

An Engineering Certificate addressing the Landslide Code is provided in Appendix D.

No landslide remedial measures are required. The following general recommendations in keeping with the principles of good hillside practices are provided:

6.1 Buildings

- Brick veneer construction may be considered provided the building is well articulated on a stiffened footing system;
- Buildings should adhere to good hillside practices; and
- The footing system should be designed by a suitably qualified engineer.

6.2 Cuts and Fills

- Cuts and fills where less than 1.5m in height may be battered at slope angles no steeper than 1 vertical to 3 horizontal (1V:3H) for fill and 1V:2.5H for cuts, or alternatively these should be retained;
- Proposed cuts and fills greater than 1.5m in height should be reviewed by a qualified geotechnical engineer;
- All retaining walls greater than 1m in height shall be designed by a suitably qualified structural engineer;
- Adequate subsurface and surface drainage should be provided behind all retaining walls; and
- Excavations for the construction of retaining walls may result in a temporary reduction in the stability of the adjacent area particularly during wet weather until the wall is complete. This increased risk can be managed or reduced by appropriate construction planning, using temporary support, staged excavation and control of drainage.

6.3 Drainage

- On-site wastewater should be disposed of via shallow subsurface irrigation within the landslide hazard bands, or otherwise disposed of outside the landslide hazard bands;
- Collected stormwater drainage should be piped to the council stormwater or street drainage system;
- No uncontrolled discharge of collected surface water onto the ground surface or through absorption trenches is permitted on the site within the landslide hazard bands; and
- Should any seepage or groundwater be encountered during site or footing excavations, it is recommended that subsoil drainage be provided to discharge to the council stormwater or street drainage system.

7 EFFLUENT DISPOSAL

7.1 Permeability of Soil and Soil Classification

Based on the general findings of the borehole investigation, the soil conditions at the site have been classified as follows:

- Texture – Heavy clay (Table E1 from AS1547-2012);
- Structure – Moderately Structured (Table E4 from AS/NZS1547-2012); and
- Category – 6 (Table E1 from AS/NZS1547:2012).

For moderately structured Category 6 soils the indicative permeability from AS1547 Table L1 is <0.06m/day.

- Adopted Permeability – 0.02m/day.

7.2 Disposal and Treatment Method

The soil within the proposed effluent disposal area is assessed as having sufficient depth and clay content to provide an adequate attenuation period for the breakdown of pathogens within the treated effluent.

As the site contains Category 6 soils that have a very low permeability primary treated effluent (eg septic tank and absorption trenches) is not suitable for disposal within these soils.

Therefore, based on the findings of the investigation and provided the setback distances are adhered to, this site assessment indicates that proposed Lot 2 is suitable for the disposal of secondary treated effluent by way of a Secondary Treatment System (STS) and sub-surface irrigation.

7.3 Setbacks

The minimum separation distance between the disposal area and downslope features is based on Appendix R from AS/NZS 1547:2012 “Recommended Setback Distances for Land Application Systems” and Section 3.1 from the *Building Act 2016*: Director’s Guidelines for On-site Wastewater Management Systems. The following setbacks are required for secondary treated effluent:

- 27.0m from downslope sensitive features such as watercourses;
- 7.5m from downslope property boundaries;
- 1.5m from cross slope or upslope property boundaries;
- 4.5m from downslope buildings;
- 3.0m from upslope or cross-slope buildings; and
- 50.0m from groundwater bores.

The closest groundwater bore mapped on the LIST is more than 50m from the site.

7.4 Example of Minimum System Requirements

About 1,125m² (562.5m² for the effluent disposal area and 562.5m² as a backup [reserve] area) would be required for an STS and sub-surface irrigation system to support a standard 4-bedroom dwelling on reticulated water within the assessed area of the site.

7.5 Preliminary On-site Wastewater Disposal Conclusions

The results of the investigation indicate that the proposed new Lot 2 has sufficient available area suitable for the disposal of domestic effluent by way of secondary treated wastewater via a Secondary Treatment System and subsurface irrigation, including sufficient reserve area taking into account the area required for buildings and driveways.

The existing on-site wastewater disposal area for proposed Lot 1 is fully contained within Lot 1 and is set back appropriately from the proposed title boundary.

8 REFERENCES

- Australian Geomechanics Society. (2007). Practice note guidelines for landslide risk management. *Australian Geomechanics Journal*, 42(1), 115-158.
- Department of Justice. (2017). *Building Act 2016 Director's Guidelines for On-site Wastewater Management Systems v2.0*. Consumer, Building and Occupational Services.
- Department of Justice. (2021). *Director's Determination - Landslip Hazard Areas*. Consumer, Building and Occupational Services.
- Mineral Resources Tasmania. (2026). Retrieved from MRT TIGER Database:
https://www.stategrowth.tas.gov.au/mrt/products/database_searches/documents_and_reports
- Standards Australia Limited. (2012). *AS/NZS 1547 On-site Domestic Wastewater Management*. Sydney: SAI Global Limited.
- Standards Australia Limited. (2017). *AS 1726: Geotechnical Site Investigation*. Sydney: SAI Global Limited.
- Tasmanian Government Land Tasmania. (2026). *Aerial Photo Viewer*. Retrieved from <https://dpiwwe-au.maps.arcgis.com/apps/webappviewer/index.html?id=01018d8cffe449ba8ac4c569a40bf5fb>
- Tasmanian Government Land Tasmania. (2026). *Land Information System Tasmania (LIST)*. Retrieved from <https://maps.thelist.tas.gov.au/listmap/app/list/map>
- Tasmanina Planning Commission. (2026). *Tasmanian Planning Scheme*. Retrieved from https://www.planning.tas.gov.au/__data/assets/pdf_file/0011/711002/State-Planning-Provisions-effective-24-January-2024.PDF

Geotechnical Consultants - Limitations of report

These notes have been prepared to assist in the interpretation and understanding of the limitations of this report.

Project specific criteria

The report has been developed on the basis of unique project specific requirements as understood by Geoton and applies only to the site investigated. Project criteria are typically identified in the Client brief and the associated proposal prepared by Geoton and may include risk factors arising from limitations on scope imposed by the Client. The report should not be used without further consultation if significant changes to the project occur. No responsibility for problems that might occur due to changed factors will be accepted without consultation.

Subsurface variations with time

Because a report is based on conditions which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. In the event of significant delays in the commencement of a project, further advice should be sought.

Interpretation of factual data

Site assessment identifies actual subsurface conditions only at those points where samples are taken and at the time they are taken. All available data is interpreted by professionals to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, as it is virtually impossible to provide a definitive subsurface profile which includes all the possible variabilities inherent in soil and rock masses.

Report Recommendations

The report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete and therefore the report recommendations can only be regarded as preliminary. Where variations in conditions are encountered, further advice should be sought.

Specific purposes

This report should not be applied to any project other than that originally specified at the time the report was issued.

Interpretation by others

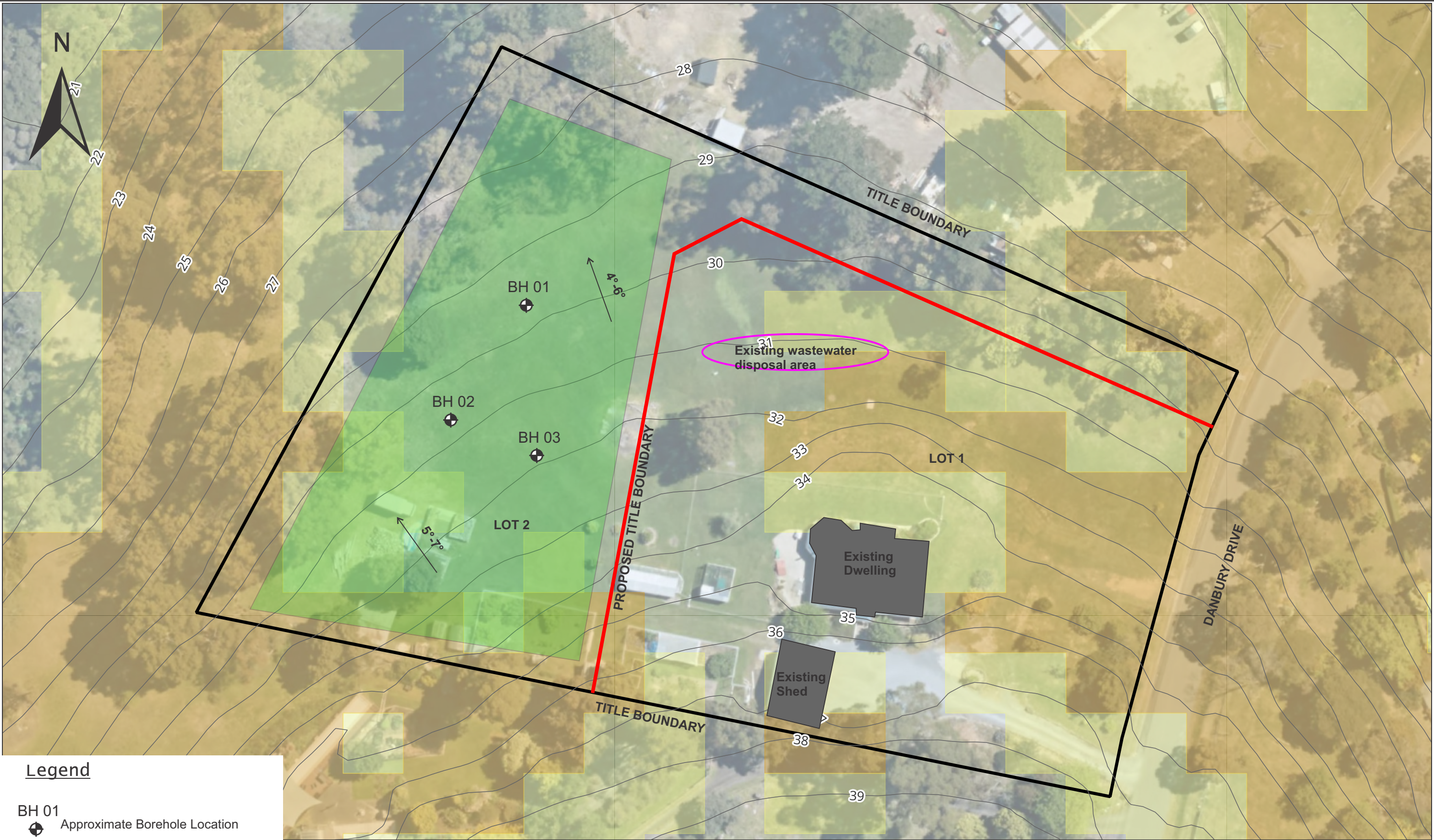
Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

Report integrity

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

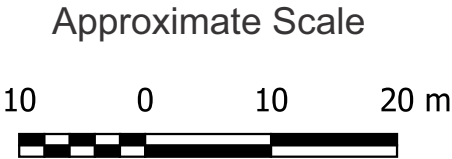
Geoenvironmental issues

This report does not cover issues of site contamination unless specifically required to do so by the client. In the absence of such a request, Geoton take no responsibility for such issues.



Legend

- BH 01
⊕ Approximate Borehole Location
- 5°> Approximate Slope angle in Degrees
- 50— Contour in Metres (LiDAR Derived)
- Low Landslide Hazard Band (LIST)
- Medium Landslide Hazard Band (LIST)
- Area Available for On-site Wastewater Disposal



				Client: WILMA AND JOHN GRAAFLAND	
				Project: 57 DANBURY DRIVE LEGANA	
Date	09/06/2026	Drawn	AF	Title: SITE PLAN	
Scale	1:600	Approved	TB		
Original size	A3	Rev		Project no: GL26310A	Drawing no. 1

Appendix A

Borehole Logs

Client : Wilma and John Graafland
Project : Landslide Risk Assessment & Preliminary Wastewater
Location : 57 Danbury Drive, Legana

Easting : 0.00
Northing : 0.00
Inclination : -90deg
Azimuth :

Sheet : 1 OF 1
Job No : GL26310A
Logged : Anne Foster
Logged Date : 22/06/2026
Drill Rig : Honey Badger - 95mm

Method	Penetration	Water	Samples	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
ADT - 95mm				0.00		SC	TOPSOIL - Clayey SAND - fine to medium grained, dark brown, root fibres	W	L	
				0.25		SC	Clayey SAND - fine to medium grained, pale brown,	W	MD	
				0.50		CH	Silty CLAY - high plasticity, brown mottled pale grey and red,	M	VSt	w ~ PL
				0.75						
				1.00						
				1.25						
							BH01 Terminated at 1.5 m			

Client : Wilma and John Graafland
Project : Landslide Risk Assessment & Preliminary Wastewater
Location : 57 Danbury Drive, Legana

Easting : 0.00
Northing : 0.00
Inclination : -90deg
Azimuth :
Sheet : 1 OF 1
Job No : GL26310A
Logged : Anne Foster
Logged Date : 22/06/2026
Drill Rig : Honey Badger - 95mm

Method	Penetration	Water	Samples	Testing V (kPa)	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
ADT - 95mm							SC	TOPSOIL - Clayey SAND - fine grained, grey brown, root fibres	W	L	
					0.25		SC	Clayey SAND - fine grained, pale brown,	W	MD	
					0.50		CH	Silty CLAY - high plasticity, brown mottled grey and red,	M	VSt	w ~ PL
					0.75						
			D (%) LL=60 PL=26 PI=34 LS=15.5	130	1.00						
					1.25						
					1.50						
					1.75						
					2.00		CH	becoming pale grey mottled pale brown and red, with red silt lenses	M	VSt	
					2.25						
					2.50						
					2.75						
								BH02 Terminated at 3 m			

Easting : 0.00
 Northing : 0.00
 Inclination : -90deg
 Azimuth :

Sheet : 1 OF 1
Job No : GL26310A
Logged : Anne Foster
Logged Date : 22/06/2026
Drill Rig : Honey Badger - 95mm

Method	Penetration			Water	Samples	Testing V (kPa)	Depth (m)	Graphic Log	Classification Code	Material Description	Moisture condition	Consistency density, index	Structure, Additional Observations
ADT - 95mm							0.25 0.50 0.75 1.00 1.25 1.50 1.75 2.00 2.25 2.50 2.75		SC	TOPSOIL - Clayey SAND - fine grained, brown, root fibres	W	L	perched groundwater
									SC	Clayey SAND - fine grained, pale brown,	W	L	
									CH	Silty CLAY - high plasticity, brown mottled grey,	M	St	w ~ PL
									CH	becoming red mottled grey,	M	VSt	
										BH03 Terminated at 3 m			

Investigation Log Explanation Sheet

METHOD – BOREHOLE

TERM	Description
AS	Auger Screwing*
AD	Auger Drilling*
RR	Roller / Tricone
W	Washbore
CT	Cable Tool
HA	Hand Auger
DT	Diatube
B	Blank Bit
V	V Bit
T	TC Bit

* Bit shown by suffix e.g. ADT

METHOD – EXCAVATION

TERM	Description
N	Natural exposure
X	Existing excavation
H	Backhoe bucket
B	Bulldozer blade
R	Ripper
E	Excavator
HT	Hand Tools

SUPPORT

TERM	Description
M	Mud
N	Nil
C	Casing
S	Shoring

PENETRATION

1	2	3	4	
				No resistance ranging to Refusal

WATER

Symbol	Description
	Water inflow
	Water outflow
	17/3/08 water on date shown

NOTES, SAMPLES, TESTS

TERM	Description
U ₅₀	Undisturbed sample 50 mm diameter
U ₆₃	Undisturbed sample 63 mm diameter
U ₈₁	Undisturbed sample 81 mm diameter
D	Disturbed sample
N	Standard Penetration Test (SPT)
N*	SPT – sample recovered
N _c	SPT with solid cone
V	Vane Shear
PP	Pocket Penetrometer
P	Pressumeter
B _s	Bulk sample
E	Environmental Sample
R	Refusal – Material cannot be penetrated
DCP	Dynamic Cone Penetrometer (blows/100mm)
PL	Plastic Limit
LL	Liquid Limit
LS	Linear Shrinkage

CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

MOISTURE

TERM	Description
D	Dry
M	Moist
W	Wet

CONSISTENCY/DENSITY INDEX

TERM	Description
VS	very soft
S	soft
F	firm
St	stiff
VSt	very stiff
H	hard
Fr	friable
VL	very loose
L	loose
MD	medium dense
D	dense
VD	Very dense

Soil Description Explanation Sheet (1of 2)

DEFINITION

In engineering terms, soil includes every type of uncemented or partially cemented inorganic or organic material found in the ground. In practice, if the material can be remoulded or disintegrated by hand in its field condition or in water it is described as a soil. Other materials are described using rock description terms.

CLASSIFICATION SYMBOL AND SOIL NAME

Soils are described in accordance with the AS 1726: 2017 as shown in the table on Sheet 2.

PARTICLE SIZE DEFINITIONS

NAME	SUBDIVISION	SIZE (mm)
BOULDERS		>200
COBBLES		63 to 200
GRAVEL	Coarse	19 to 63
	Medium	6.7 to 19
	Fine	2.36 to 6.7
SAND	Coarse	0.6 to 2.36
	Medium	0.21 to 0.6
	Fine	0.075 to 0.21
SILT		0.002 to 0.075
CLAY		<0.002

MOISTURE CONDITION

Coarse Grained Soils

Dry Non-cohesive and free running.

Moist Soil feels cool, darkened in colour.
Soil tends to stick together.

Wet As for moist but with free water forming when handling.

Fine Grained Soils

Moist, dry of Plastic Limited – $w < PL$

Hard and friable or powdery.

Moist, near Plastic Limit – $w \approx PL$

Soils can be moulded at a moisture content approximately equal to the plastic limit.

Moist, wet of Plastic Limit – $w > PL$

Soils usually weakened and free water forms on hands when handling.

Wet, near Liquid Limit - $w \approx LL$

Wet, wet of Liquid Limit - $w > LL$

CONSISTENCY TERMS FOR COHESIVE SOILS

TERM	UNDRAINED STRENGTH s_u (kPa)	FIELD GUIDE
Very Soft	≤ 12	Exudes between the fingers when squeezed in hand
Soft	12 to 25	Can be moulded by light finger pressure
Firm	25 to 50	Can be moulded by strong finger pressure
Stiff	50 to 100	Cannot be moulded by fingers
Very Stiff	100 to 200	Can be indented by thumb nail
Hard	>200	Can be indented with difficulty by thumb nail
Friable	–	Can be easily crumbled or broken into small pieces by hand

RELATIVE DENSITY OF NON-COHESIVE SOILS

TERM	DENSITY INDEX (%)
Very Loose	≤ 15
Loose	15 to 35
Medium Dense	35 to 65
Dense	65 to 85
Very Dense	> 85

DESCRIPTIVE TERMS FOR ACCESSORY SOIL COMPONENTS

DESIGNATION OF COMPONENT	IN COARSE GRAINED SOILS		IN FINE GRAINED SOILS	TERM
	% Fines	% Accessory coarse fraction	% Sand/ gravel	
Minor	≤ 5	≤ 15	≤ 15	Trace
	>5, ≤ 12	>15, ≤ 30	>15, ≤ 30	With
Secondary	>12	>30	>30	Prefix

SOIL STRUCTURE

ZONING		CEMENTING	
Layer	Continuous across the exposure or sample.	Weakly cemented	Easily disaggregated by hand in air or water.
Lens	Discontinuous layer of different material, with lenticular shape.	Moderately cemented	Effort is required to disaggregate the soil by hand in air or water.
Pocket	An irregular inclusion of different material.		

GEOLOGICAL ORIGIN

WEATHERED IN PLACE SOILS

Extremely Weathered material	Material is weathered to such an extent that it has soil properties. Structure and/or fabric of parent rock material retained and visible.
Residual soil	Structure and/or fabric of parent rock material not retained and visible.

TRANSPORTED SOILS

Aeolian soil	Carried and deposited by wind.
Alluvial soil	Deposited by streams and rivers.
Colluvial soil	Soil and rock debris transported downslope by gravity.
Estuarine soil	Deposited in coastal estuaries, and including sediments carried by inflowing rivers and streams, and tidal currents.
Fill	Man-made deposit. Fill may be significantly more variable between tested locations than naturally occurring soils.
Lacustrine soil	Deposited in freshwater lakes.
Marine soil	Deposited in a marine environment.

Soil Description Explanation Sheet (2 of 2)

SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

FIELD IDENTIFICATION PROCEDURES (Excluding particles larger than 63 mm and basing fractions on estimated mass)					GROUP SYMBOL	PRIMARY NAME	
COARSE GRAINED SOIL More than 65% of soil excluding oversize fraction is larger than 0.075 mm	(A 0.075 mm particle is about the smallest particle visible to naked eyes)	GRAVEL More than half of coarse fraction is larger than 2.36 mm	CLEAN GRAVEL (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate particle sizes	GW	GRAVEL	
				Predominantly one size or a range of sizes with some intermediate sizes missing	GP	GRAVEL	
			GRAVEL WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML and MH below)	GM	Silty GRAVEL	
				Plastic fines (for identification procedures see CL, CI and CH below)	GC	Clayey GRAVEL	
		SAND More than half of coarse fraction is smaller than 2.36 mm	CLEAN SAND (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate sizes	SW	SAND	
				Predominantly one size or a range of sizes with some intermediate sizes missing	SP	SAND	
			SAND WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML and MH below)	SM	Silty SAND	
				Plastic fines (for identification procedures see CL, CI and CH below)	SC	Clayey SAND	
FINE GRAINED SOIL More than 35% of soil excluding oversize fraction is smaller than 0.075 mm	(A 0.075 mm particle is about the smallest particle visible to naked eyes)	IDENTIFICATION PROCEDURES ON FRACTIONS <0.075 mm					
			DRY STRENGTH	DILATANCY	TOUGHNESS		
		SILT & CLAY (low to medium plasticity, LL ≤ 50)	None to Low	Slow to Rapid	Low	ML	SILT
			Medium to High	None to Slow	Medium	CL, CI	CLAY
			Low to Medium	Slow	Low	OL	ORGANIC SILT
		SILT & CLAY (high plasticity, LL > 50)	Low to Medium	None to Slow	Low to Medium	MH	SILT
			High to Very High	None	High	CH	CLAY
			Medium to High	None to Very Slow	Low to Medium	OH	ORGANIC CLAY
		Highly Organic Soil	Readily identified by colour, odour, spongy feel and frequently by fibrous texture.			Pt	PEAT
		• LL – Liquid Limit.					

• LL – Liquid Limit.

COMMON DEFECTS IN SOILS

TERM	DEFINITION	DIAGRAM	TERM	DEFINITION	DIAGRAM
PARTING	A surface or crack across which the soil has little or no tensile strength. Parallel or sub parallel to layering (e.g. bedding). May be open or closed.		SOFTENED ZONE	A zone in clayey soil, usually adjacent to a defect in which the soil has a higher moisture content than elsewhere.	
FISSURE	A surface or crack across which the soil has little or no tensile strength, but which is not parallel or sub parallel to layering. May be open or closed. May include desiccation cracks.		TUBE	Tubular cavity. May occur singly or as one of a large number of separate or inter-connected tubes. Walls often coated with clay or strengthened by denser packing of grains. May contain organic matter.	
SHEARED SEAM	Zone in clayey soil with roughly parallel near planar, curved or undulating boundaries containing closely spaced, smooth or slickensided, curved intersecting fissures which divide the mass into lenticular or wedge-shaped blocks.		TUBE CAST	An infilled tube. The infill may be uncemented or weakly cemented soil or have rock properties.	
SHEARED SURFACE	A near planar curved or undulating, smooth, polished or slickensided surface in clayey soil. The polished or slickensided surface indicates that movement (in many cases very little) has occurred along the defect.		INFILLED SEAM	Sheet or wall like body of soil substance or mass with roughly planar to irregular near parallel boundaries which cuts through a soil mass. Formed by infilling of open defects.	

Appendix B

Qualitative Terminology for Use in Assessing Risk to Property

QUALITATIVE TERMINOLOGY FOR USE IN ASSESSING RISK TO PROPERTY

QUALITATIVE MEASURES OF LIKELIHOOD

Approximate Annual Probability		Implied Indicative Landslide Recurrence Interval		Description	Descriptor	Level
Indicative Value	Notional Boundary					
10 ⁻¹	5x10 ⁻²	10 years	20 years	The event is expected to occur over the design life.	ALMOST CERTAIN	A
10 ⁻²		100 years		The event will probably occur under adverse conditions over the design life.	LIKELY	B
10 ⁻³	5x10 ⁻³	1000 years	200 years	The event could occur under adverse conditions over the design life.	POSSIBLE	C
10 ⁻⁴	5x10 ⁻⁴	10,000 years	2000 years	The event might occur under very adverse circumstances over the design life.	UNLIKELY	D
10 ⁻⁵	5x10 ⁻⁵	100,000 years	20,000 years	The event is conceivable but only under exceptional circumstances over the design life.	RARE	E
10 ⁻⁶	5x10 ⁻⁶	1,000,000 years	200,000 years	The event is inconceivable or fanciful over the design life.	BARELY CREDIBLE	F

Note: (1) The table should be used from left to right; use Approximate Annual Probability or Description to assign Descriptor, not *vice versa*.

QUALITATIVE MEASURES OF CONSEQUENCES TO PROPERTY

Approximate Cost of Damage		Description	Descriptor	Level
Indicative Value	Notional Boundary			
200%	100%	Structure(s) completely destroyed and/or large scale damage requiring major engineering works for stabilisation. Could cause at least one adjacent property major consequence damage.	CATASTROPHIC	1
60%		Extensive damage to most of structure, and/or extending beyond site boundaries requiring significant stabilisation works. Could cause at least one adjacent property medium consequence damage.	MAJOR	2
20%	40%	Moderate damage to some of structure, and/or significant part of site requiring large stabilisation works. Could cause at least one adjacent property minor consequence damage.	MEDIUM	3
5%	10%	Limited damage to part of structure, and/or part of site requiring some reinstatement stabilisation works.	MINOR	4
0.5%	1%	Little damage. (Note for high probability event (Almost Certain), this category may be subdivided at a notional boundary of 0.1%. See Risk Matrix.)	INSIGNIFICANT	5

- Notes:**
- (2) The Approximate Cost of Damage is expressed as a percentage of market value, being the cost of the improved value of the unaffected property which includes the land plus the unaffected structures.
 - (3) The Approximate Cost is to be an estimate of the direct cost of the damage, such as the cost of reinstatement of the damaged portion of the property (land plus structures), stabilization works required to render the site to tolerable risk level for the landslide which has occurred and professional design fees, and consequential costs such as legal fees, temporary accommodation. It does not include additional stabilisation works to address other landslides which may affect the property.
 - (4) The table should be used from left to right; use Approximate Cost of Damage or Description to assign Descriptor, not *vice versa*

QUALITATIVE TERMINOLOGY FOR USE IN ASSESSING RISK TO PROPERTY (CONTINUED)

QUALITATIVE RISK ANALYSIS MATRIX – LEVEL OF RISK TO PROPERTY

LIKELIHOOD		CONSEQUENCES TO PROPERTY (With Indicative Approximate Cost of Damage)				
	Indicative Value of Approximate Annual Probability	1: CATASTROPHIC 200%	2: MAJOR 60%	3: MEDIUM 20%	4: MINOR 5%	5: INSIGNIFICANT 0.5%
A – ALMOST CERTAIN	10^{-1}	VH	VH	VH	H	M or L (5)
B - LIKELY	10^{-2}	VH	VH	H	M	L
C - POSSIBLE	10^{-3}	VH	H	M	M	VL
D - UNLIKELY	10^{-4}	H	M	L	L	VL
E - RARE	10^{-5}	M	L	L	VL	VL
F - BARELY CREDIBLE	10^{-6}	L	VL	VL	VL	VL

- Notes:**
- (5) For Cell A5, may be subdivided such that a consequence of less than 0.1% is Low Risk.
 - (6) When considering a risk assessment it must be clearly stated whether it is for existing conditions or with risk control measures which may not be implemented at the current time.

RISK LEVEL IMPLICATIONS

Risk Level		Example Implications (7)
VH	VERY HIGH RISK	Unacceptable without treatment. Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to Low; may be too expensive and not practical. Work likely to cost more than value of the property.
H	HIGH RISK	Unacceptable without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to Low. Work would cost a substantial sum in relation to the value of the property.
M	MODERATE RISK	May be tolerated in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce the risk to Low. Treatment options to reduce to Low risk should be implemented as soon as practicable.
L	LOW RISK	Usually acceptable to regulators. Where treatment has been required to reduce the risk to this level, ongoing maintenance is required.
VL	VERY LOW RISK	Acceptable. Manage by normal slope maintenance procedures.

- Note:**
- (7) The implications for a particular situation are to be determined by all parties to the risk assessment and may depend on the nature of the property at risk; these are only given as a general guide

Appendix C

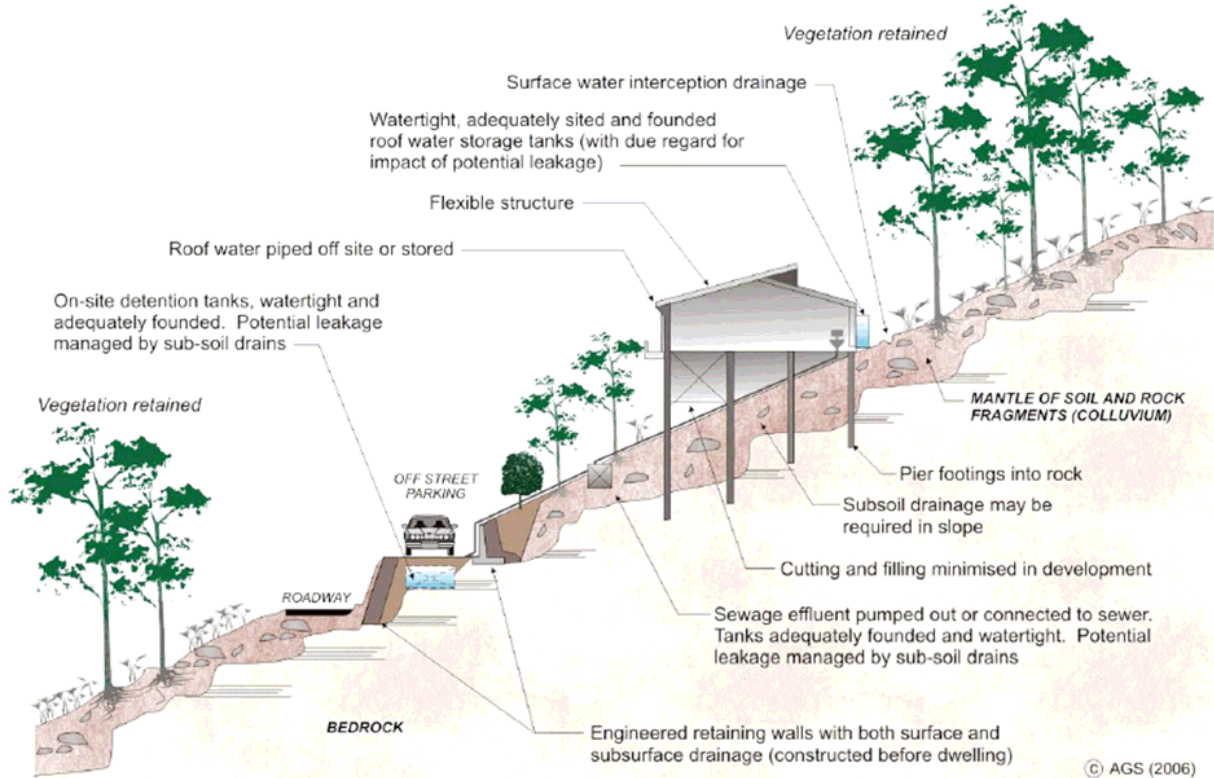
Some Guidelines for Hillside Construction

PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT 2007

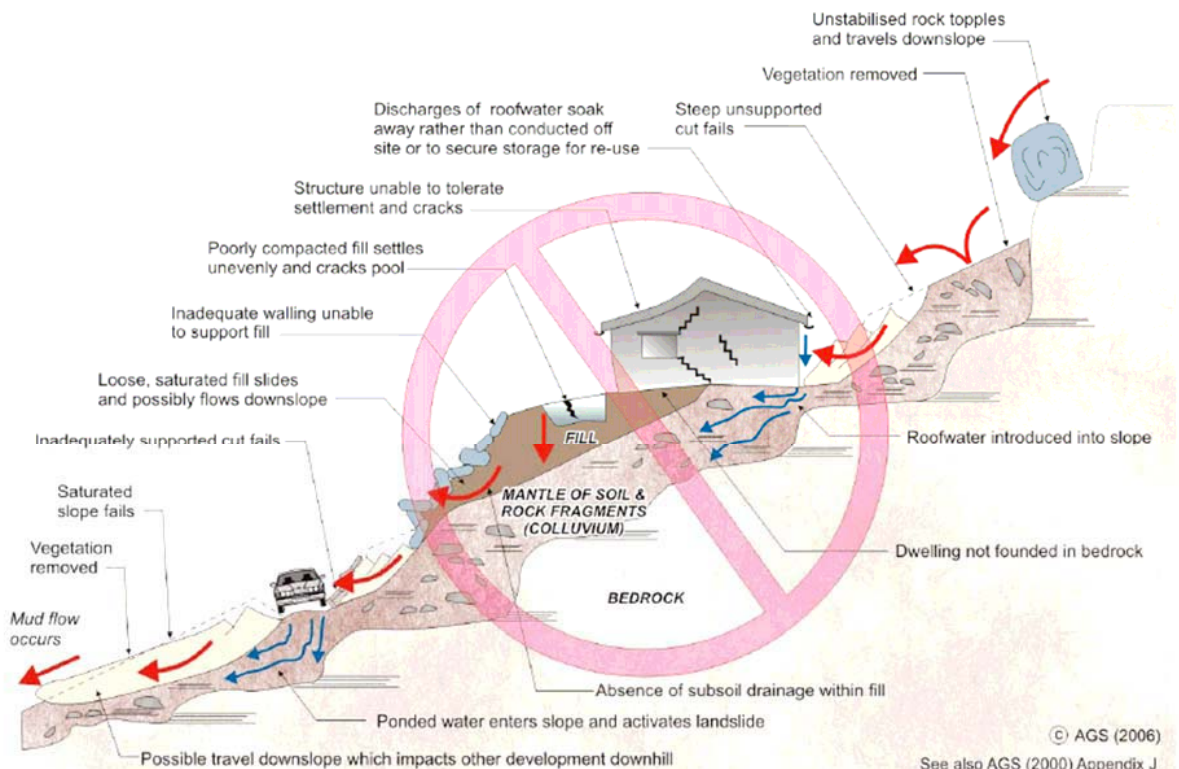
APPENDIX - SOME GUIDELINES FOR HILLSIDE CONSTRUCTION

ADVICE		GOOD ENGINEERING PRACTICE	POOR ENGINEERING PRACTICE
GEOTECHNICAL ASSESSMENT		Obtain advice from a qualified, experienced geotechnical practitioner at early stage of planning and before site works.	Prepare detailed plan and start site works before geotechnical advice.
PLANNING			
SITE PLANNING		Having obtained geotechnical advice, plan the development with the risk arising from the identified hazards and consequences in mind.	Plan development without regard for the Risk.
DESIGN AND CONSTRUCTION			
HOUSE DESIGN		Use flexible structures which incorporate properly designed brickwork, timber or steel frames, timber or panel cladding. Consider use of split levels. Use decks for recreational areas where appropriate.	Floor plans which require extensive cutting and filling. Movement intolerant structures.
SITE CLEARING		Retain natural vegetation wherever practicable.	Indiscriminately clear the site.
EARTHWORKS		Retain natural contours wherever possible.	Indiscriminatory bulk earthworks.
CUTS		Minimise depth. Support with engineered retaining walls or batter to appropriate slope. Provide drainage measures and erosion control.	Large scale cuts and benching. Unsupported cuts. Ignore drainage requirements
FILLS		Minimise height. Strip vegetation and topsoil and key into natural slopes prior to filling. Use clean fill materials and compact to engineering standards. Batter to appropriate slope or support with engineered retaining wall. Provide surface drainage and appropriate subsurface drainage.	Loose or poorly compacted fill, which if it fails, may flow a considerable distance including onto property below. Block natural drainage lines. Fill over existing vegetation and topsoil. Include stumps, trees, vegetation, topsoil, boulders, building rubble etc in fill.
ROCK OUTCROPS & BOULDERS		Remove or stabilise boulders which may have unacceptable risk. Support rock faces where necessary.	Disturb or undercut detached blocks or boulders.
RETAINING WALLS		Found on rock where practicable. Provide subsurface drainage within wall backfill and surface drainage on slope above. Construct wall as soon as possible after cut/fill operation.	Construct a structurally inadequate wall such as sandstone flagging, brick or unreinforced blockwork. Lack of subsurface drains and weepholes.
FOOTINGS		Found within rock where practicable. Use rows of piers or strip footings oriented up and down slope. Design for lateral creep pressures if necessary. Backfill footing excavations to exclude ingress of surface water.	Found on topsoil, loose fill, detached boulders or undercut cliffs.
SWIMMING POOLS		Engineer designed. Support on piers to rock where practicable. Provide with under-drainage and gravity drain outlet where practicable. Design for high soil pressures which may develop on uphill side whilst there may be little or no lateral support on downhill side.	
DRAINAGE		Provide at tops of cut and fill slopes. Discharge to street drainage or natural water courses. Provide general falls to prevent blockage by siltation and incorporate silt traps. Line to minimise infiltration and make flexible where possible. Special structures to dissipate energy at changes of slope and/or direction.	Discharge at top of fills and cuts. Allow water to pond on bench areas.
SURFACE			
SUBSURFACE		Provide filter around subsurface drain. Provide drain behind retaining walls. Use flexible pipelines with access for maintenance. Prevent inflow of surface water.	Discharge roof runoff into absorption trenches.
SEPTIC & SULLAGE		Usually requires pump-out or mains sewer systems; absorption trenches may be possible in some areas if risk is acceptable. Storage tanks should be water-tight and adequately founded.	Discharge sullage directly onto and into slopes. Use absorption trenches without consideration of landslide risk.
EROSION CONTROL & LANDSCAPING		Control erosion as this may lead to instability. Revegetate cleared area.	Failure to observe earthworks and drainage recommendations when landscaping.
DRAWINGS AND SITE VISITS DURING CONSTRUCTION			
DRAWINGS		Building Application drawings should be viewed by geotechnical consultant	
SITE VISITS		Site Visits by consultant may be appropriate during construction/	
INSPECTION AND MAINTENANCE BY OWNER			
OWNER'S RESPONSIBILITY		Clean drainage systems; repair broken joints in drains and leaks in supply pipes. Where structural distress is evident see advice. If seepage observed, determine causes or seek advice on consequences.	

EXAMPLES OF **GOOD** HILLSIDE PRACTICE



EXAMPLES OF **POOR** HILLSIDE PRACTICE



Appendix D

Certificate Forms

FORM	A	Page 1 of 2																	
Office Use Only		Geotechnical Declaration and Verification Development Application																	
		Regulator: <West Tamar Council>																	
To be submitted with a development application. If this form is not submitted with the geotechnical report the report will be refused. This form is essential to verify that the geotechnical report has been prepared in accordance with <Regulator's geotechnical DCP> and that the author of the geotechnical report is a geotechnical engineer or engineering geologist as defined by <Regulator's geotechnical DCP>. Alternatively, where a geotechnical report has been prepared for subdivision or is greater than two years old or by a professional person not recognised by <Regulator's geotechnical DCP>, then this form may be used as technical verification of the geotechnical report if signed by a geotechnical engineer or engineering geologist as defined by <Regulator's geotechnical DCP>.																			
Section 1 Related Application																			
Reference		What is the Council development application number?																	
DA Site Address		57 Danbury Drive, Legana																	
DA Applicant		Wilma and John Graafland																	
Section 2 Geotechnical Report																			
Details		Title: Landslide Risk Assessment & Preliminary On-site Wastewater Disposal Site Evaluation																	
		Author's Company/ Organisation Name: Geoton Pty Ltd	Report Reference No: GL26310Ab																
		Author: Anne Foster	Dated: 09 / 07 / 2026																
Section 3 Checklist																			
Geotechnical Requirements (Tick as appropriate, either Yes or No)		The following checklist covers the minimum requirements to be addressed in a geotechnical report. This checklist is to accompany the report. Each item is to be cross-referenced to the section or page of the geotechnical report which addresses that item.																	
<table style="width: 100%; border: none;"> <tr> <td style="text-align: center; width: 50%;">Yes</td> <td style="text-align: center; width: 50%;">No</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </table>		Yes	No	☒	☐	☒	☐	☒	☐	☒	☐	☒	☐	☒	☐	☐	☒	A review of readily available history of slope instability in the site or related land An assessment of the risk posed by all reasonably identifiable geotechnical hazards Plans and sections of the site and related land Presentation of a geological model Photographs and/or drawings of the site A conclusion as to whether the site is suitable for the development proposed to be carried out either conditionally or unconditionally If any items above are ticked No, an explanation is to be included in the report to justify why. N/A	
Yes	No																		
☒	☐																		
☒	☐																		
☒	☐																		
☒	☐																		
☒	☐																		
☒	☐																		
☐	☒																		
<table style="width: 100%; border: none;"> <tr> <td style="text-align: center; width: 50%;">Yes</td> <td style="text-align: center; width: 50%;">No</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>		Yes	No	☒	☐	☒	☐	☒	☐	☒	☐	☐	☒	☒	☐	☒	☐	Subject to recommendations and conditions relevant to: selection and construction of footing systems, earthworks, surface and sub surface drainage, recommendations for the selection of structural systems consistent with the geotechnical assessment of the risk, any conditions that may be required for the ongoing mitigation and maintenance of the site and the proposal, from a geotechnical viewpoint, highlighting and detailing the inspection regime to provide the <PCA> and builder with adequate notification for all necessary inspections. State Design life adopted: 50 Years	
Yes	No																		
☒	☐																		
☒	☐																		
☒	☐																		
☒	☐																		
☐	☒																		
☒	☐																		
☒	☐																		

Note: <Add reference>: Add in the relevant section or page number of the listed geotechnical report which addresses each item.

FORM	A	Page 2 of 2			
Geotechnical Declaration and Verification Development Application					
Section 4 List of Drawings referenced in Geotechnical Report					
Design Documents	Description	Plan or Document No.	Revision or Version No.	Date	Author
	Site Plan - 6ty°	Project No. 26.154, Drawing No. Cp01	1	21/1/2026	MCV
Section 5 Declaration					
Declaration (Tick all that apply) Yes ☒ No ☐ ☒ N/A ☐ ☒ N/A ☐ ☒ No ☐ ☐ No ☒ ☒ No ☐		I am a geotechnical engineer or engineering geologist as defined by the <Regulator's geotechnical DCP> and on behalf of the company below, I: am aware that the geotechnical report I have either prepared or am technically verifying (referenced above) is to be submitted in a support of a development application for the proposed development site (referenced above) and its findings will be relied upon by West Tamar Council in determining the development application. prepared the geotechnical report referenced above in accordance with the AGS (2007c) as amended and the Tasmanian Planning Scheme. am willing to technically verify that the Geotechnical Report referenced above has been prepared in accordance with the AGS (2007c) as amended and the Tasmanian Planning Scheme. am willing to technically verify that the geotechnical report prepared for the development application for the site confirms the land will achieve the Tasmanian Planning Scheme taking into account the total development and site disturbances proposed. am willing to technically verify that the geotechnical report prepared for the site and related land being greater than two years old confirms the land will achieve the level of <tolerable risk> of slope instability as a result of the considerations described the Tasmanian Planning Scheme taking into account the total development and site disturbances proposed. have professional indemnity insurance in accordance with the Tasmanian Planning Scheme of not less than \$5 million, being in force for the year in which the report is dated, with retroactive cover under this insurance policy extending back to the engineer's first submission to West Tamar Council.			
Section 6 Geotechnical Engineer or Engineering Geologist Details					
Company/ Organisation Name		Geoton Pty Ltd			
Name (Company Representative)		Surname: Barriera		Mr /Mrs /Other: Mr	
		Given Names: Antonio Jose			
		Chartered Professional Status: CPEng, NER		Registration No: 471929	
		Dated: 09 / 07 / 2026			

Reference: AGS (2007c) "Practice Note Guidelines for Landslide Risk Management". Australian Geomechanics Society, Australian Geomechanics, V42, N1, March 2007.

Note: N/A = Not Applicable.