



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

SA2024/00027

LOCATION OF AFFECTED AREA

1A BELLAMY PLACE, PONTVILLE

DESCRIPTION OF DEVELOPMENT PROPOSAL

SUBDIVISION (1 Lot + Balance)

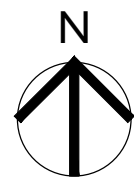
A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **04/09/2024**. ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au.

REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
General Manager



Brighton
going places



PLAN OF SUBDIVISION

Owners
Christie Lee O'malley
Arthur George Henry Eyles

Title References
FR 143429/53

Address
1A Bellamy Place, Pontville Tas 7030

Council
Brighton Council

Tas Planning scheme
Brighton Local Provisions Schedule

Zone
11 Rural Living Zone A

Code Overlay
13 Bushfire-prone Areas Code

General Overlay
2 Urban Rural Interface Specific Area Plan
Clause BRI-S8.0

Point of interest
Lat/Lon: -42.686, 147.241

Schedule of Easements
Nil.

NOTES

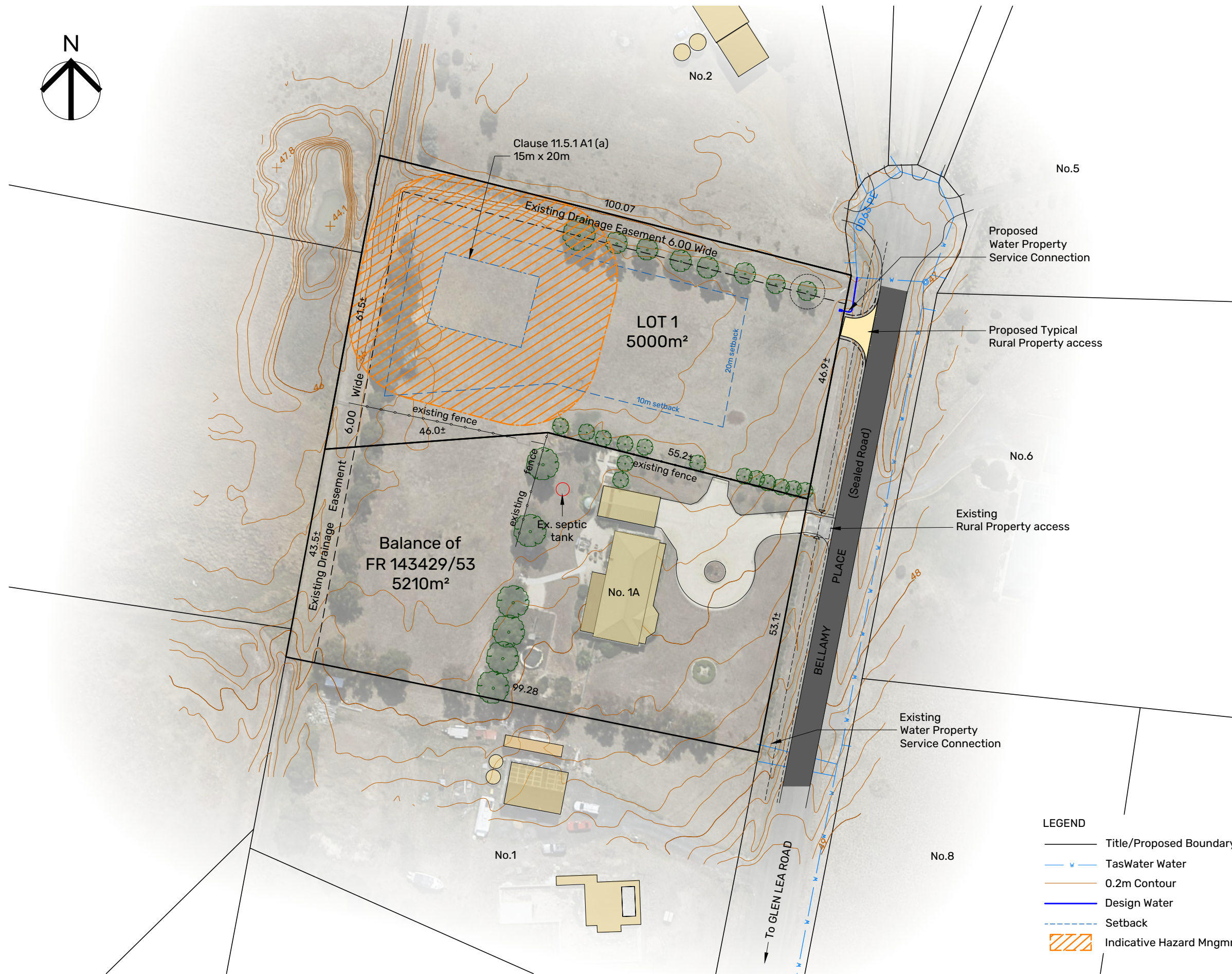
This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

Entire site is subject to the Bushfire-Prone Areas Code Overlay. This is not shown for plan clarity.

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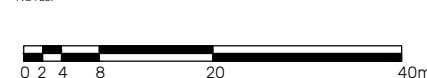


LEGEND

- Title/Proposed Boundary
- TasWater Water
- 0.2m Contour
- Design Water
- Setback
- Indicative Hazard Mngmnt.

D				
C				
B				
A	NEW LOT ARRANGEMENT	MK	18.04.24	CT
0	PLAN OF SUBDIVISION	MK	16.02.24	CT
REV	AMENDMENTS	DRAWN	DATE	APPR.

NOTES:



SURVEYOR	GEOCIVIL
DRAWN	CHECKED
MK	CT
DATE	18 APRIL 2024

PLAN OF SUBDIVISION 1A BELLAMY PLACE, PONTVILLE for ARTHUR EYLES



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SCALE	PAPER
1:800	(A3)
JOB NUMBER	DRAWING
52412CT-P1-A	



PDA

SURVEYORS, ENGINEERS & PLANNERS



Planning Report

1A Bellamy Place, Pontville
1 lot Subdivision

52412CT | JULY 2024

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PDA Contributors

Planning Assessment	Jane Monks	July 2024
Review & Approval	Craig Terry	22 nd July 2024

Revision History

Revision	Description	Date
0	First Issue	10 th July 2024

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EXECUTIVE SUMMARY

Council approval is sought for a 1 lot subdivision at 1A Bellamy Place, Pontville (CT 143429/53). This planning assessment, combined with supplementary documentation has been provided in support of the proposed development.

Development Details:

Client/Owner	Christie Lee O'Malley & Arthur George Henry Eyles	
Property Address	1A Bellamy Place, Pontville	
Proposal	1 lot Subdivision	
Land Area	1210m ² ±	

PID / CT	2596960	143429/53
Planning Ordinance	<i>Tasmanian Planning Scheme - Brighton</i>	
Land Zoning	11.0 Rural Living A	
Specific Areas Plans	Urban Rural Interface Specific Area Plan	
Code Overlays	Bushfire Prone Area	

Use Status	Residential
Application Status	Discretionary

1. Introduction/Context

Council approval is sought for a 1 lot subdivision at 1A Bellamy Place, Pontville. In support of the proposal, the following associated documents have been provided in conjunction with this planning assessment:

- Title Plan and Folio: CT 143429/53
- Plan of Subdivision: PDA 52412CT-P1-A
- Bushfire Hazard Assessment & Bushfire Hazard Management Plan prepared by Mark Van den Berg of Geo-Environmental Solutions Pty Ltd: J10542v1

1.1. The Land



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

The subject land is located at 1A Bellamy Place, Pontville (PID: 5276743). It is a regular shaped parcel of land with a total land area of 1210m²±, as illustrated in Figure 1. The property consists of an existing dwelling and associated outbuildings surrounded by landscaped gardens and well-maintained grass area, with vehicular access via Bellamy Place at the eastern boundary.

1.2 Natural Values

There are currently no Natural Values identified on the subject land due to extensive land modification and fragmentation.

2. The Proposal

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

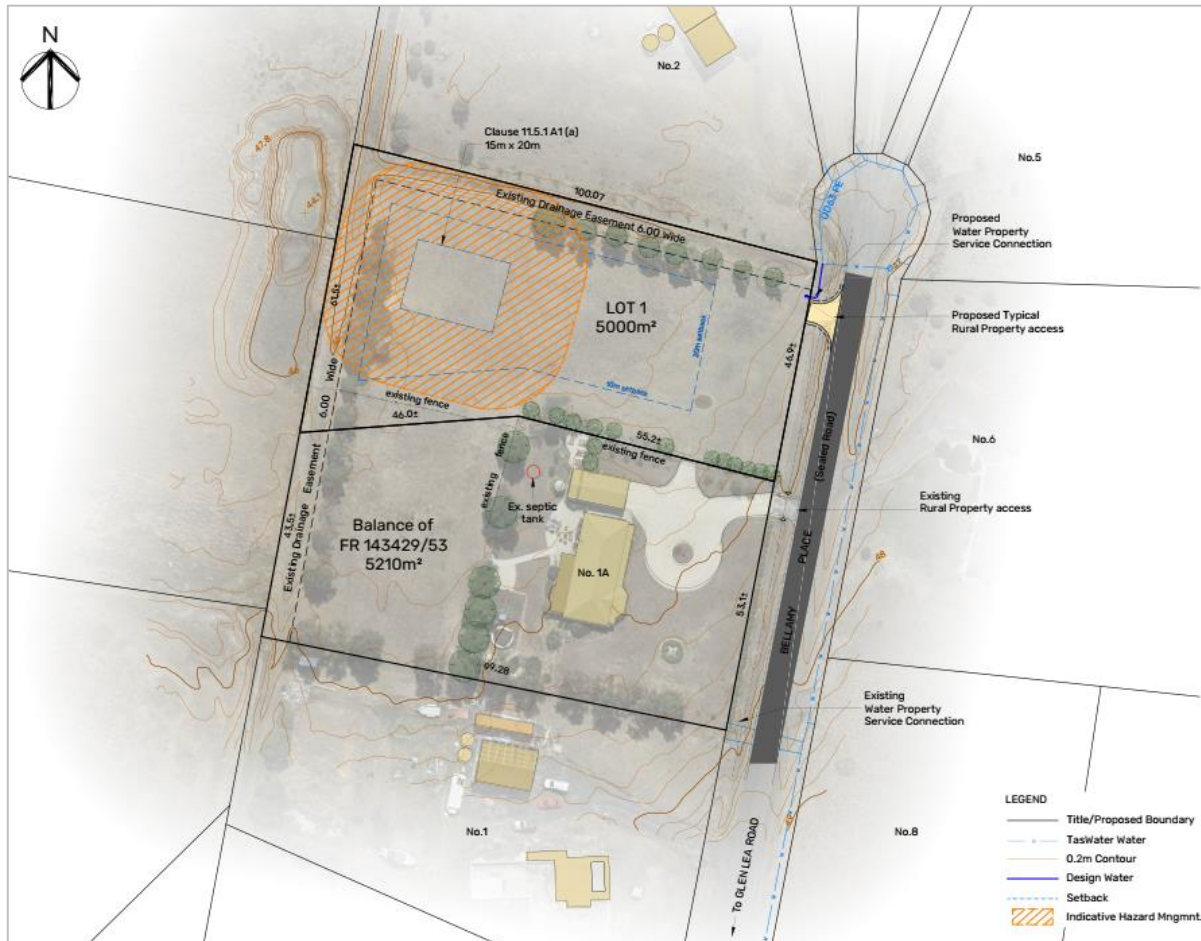


Figure 2. Proposed Plan of Subdivision
 (Please refer to the attached file PDA 52412CT-P1-A for complete Plan of Subdivision)

It is proposed that the land of title CT 143429/53 be subdivided into 1 lot and balance, as illustrated in Figure 2. The balance lot is to retain the existing dwelling and associated outbuildings, water service connection, and access via Bellamy Place. Whilst lot 1 has been provided with a 15m x 20m indicative building area clear of vegetation and setback requirements, new water service connection, and proposed rural property access to Bellamy Place.

3. Planning Assessment

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

3.1. Use Class

Residential

3.2 Zoning



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

The subject land is located entirely within the Rural Living A Zone, as shown in Figure 3. Rural Living A limits subdivision of the land to minimum lot sizes of 1ha as per Table 11.1.

3.3 Zone Standards – Rural Living A

11.5 Development standards for Subdivision

As the subject land is overlaid by the Urban-Rural Interface Specific Area Plan, the following clauses will be substituted:

- BRI-S8.8.1 Lot Design A1 & P1 to replace 11.5.1 Lot Design A1 & P1;
- BRI-S8.8.2 A1 & P1 to replace 11.5.3 Services A1 & P1.

11.5.1 Lot design

BRI-S8.8.1 Lot Design

Objective:

That each lot:

- (a) has an area and dimensions appropriate for use and development in the zone;
- (b) is provided with appropriate access to a road; and
- (c) contains areas which are suitable for residential development.

Acceptable Solutions

A1

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

- (a) have an area not less than 5,000m²; and
- (b) comply with the lot design standards required by Rural Living Zone - clause 11.5.1 Lot design A1, excluding lot area specified in Table 11.1.

Response:

A1 is met: The proposal meets the Acceptable Solution as follows:

- (a) At 5210m²± and 5000m²±, both lots meet the minimum lot size requirements of the Urban Rural Interface SAP;
- (b) Lot 1 has been provided with a 15m x 20m indicative building area, clear of all setback requirements of clause 11.4.2 A2, A3 and A4, and clear of any easements or other title restrictions that have the potential to limit or restrict development. Whilst the existing dwelling located on the balance lot is also consistent with the setback requirements of clause 11.4.2 A2, A3 and A4.

A2

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 40m.

Response:

A2 is met: At 53.1m±, and 46.9m±, each lot has a frontage over 40m.

A3

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

Response:

A3 is met: The balance lot is to utilise the existing access to Bellamy Place, while lot 1 has been provided with a proposed rural property access to Bellamy Place in accordance with the requirements of the road authority.

11.5.2 Roads

Objective:	
That the arrangement of new roads with a subdivision provides: (a) safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.	
Acceptable Solutions	Performance Criteria
A1 The subdivision includes no new road.	
Response: A1 is met: No new roads are proposed are part of this application	

11.5.3 Services

BRI-S8.8.2 Services

Objective:	
That the subdivision of land provides services for the future use and development of the land	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be connected to a full water supply service.	
Response: A1 is met: The balance lot is to retain the existing water service connection, whilst Lot 1 is to be connected to the local water supply service, as illustrated in the Plan of Subdivision.	

A2 Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must: (a) be connected to a reticulated sewerage system; or (b) be connected to a reticulated sewerage system if the frontage of each lot is within 30m of a reticulated sewerage system and can be connected by gravity feed.	P2 Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or 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.
--	--

Response:

P2 is met: The land is not within a reticulated sewerage serviced area. However, the balance lot has an existing on-site wastewater treatment system. At 5000m²±, lot 1 is greater than 4000m² and therefore according to the EPA Victoria (2016) *Code of Practice - onsite wastewater management*, is not considered to be a small lot. Wastewater systems such as Wick Trenches may be suitable as they are designed to facilitate dispersal of effluent to the atmosphere through evaporation and transpiration, and mound systems. Therefore, the land is capable of accommodating a wastewater system, however, suitability of a wastewater system is to be determined if or when the land is developed into the future.

3.4 Codes

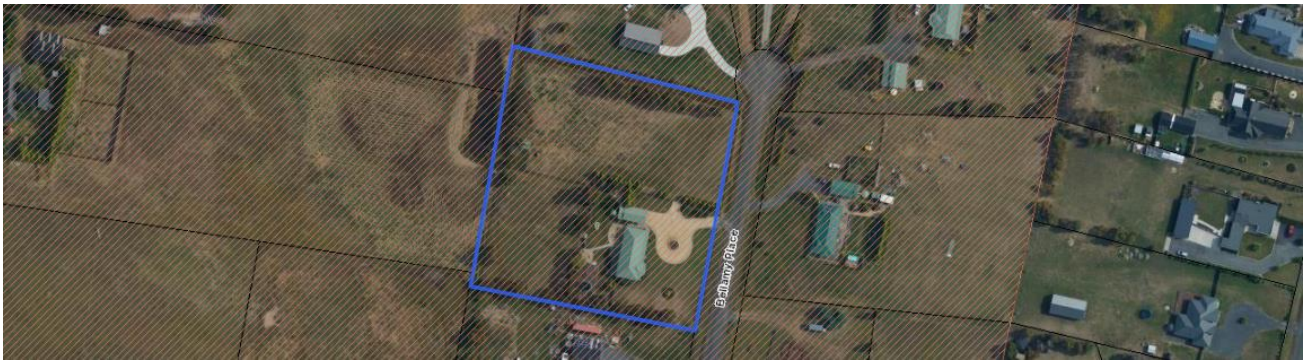


Figure 4. Scheme Overlay identification of the subject land and surrounds (LISTmap, 2024)

The subject land is overlaid with a Bushfire Prone Area, as illustrated in Figure 4. Whilst the proposed subdivision also requires the following Codes under the *Tasmanian Planning Scheme – Brighton* to be considered.

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

3.5 Code Standards

C2.0 Parking and Sustainable Transport Code

C2.6.7 Development Standards

C2.6.3 Number of accesses for vehicles

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

C3.0 Road and Railway Assets Code

C3.7 Development Standards for subdivision

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

Objective:	
To minimise the effects of noise, vibration, light and air emissions on lots for sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.	
Acceptable Solutions	
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.	
Response:	
A1 is met: <i>Not applicable</i> as the subject land is not within any road or railway attenuation area.	

C13.0 Bushfire-Prone Areas Code

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

6.1 Planning Compliance

Table 3 summarises the compliance requirements for subdivisions in bushfire prone areas against Code C13 as they apply to this proposal. A planning certificate has been issued for the associated BHMP as being compliant with the relevant standards as outlined below and is located in appendix D.

Table 1. Compliance with Code C13 of the Tasmanian Planning Scheme - Brighton

Clause	Compliance
C13.4 Use or development exempt from this code	Not applicable.
C13.5.1 Vulnerable Uses	Not applicable.
C13.5.2 Hazardous Uses	Not applicable
C13.6.1 Subdivision: Provision of hazard management areas	<p>The Bushfire Hazard Management Plan is certified by an accredited person. Each lot within the subdivision has a building area and associated hazard management area shown which achieves BAL-12.5 construction standards. Hazard management areas can be contained within each individual lot, therefore there is no requirement for part 5 agreements or easements to facilitate hazard management.</p> <p>The proposal is compliant with the acceptable solution at A1, (b).</p>
C13.6.2 Subdivision: Public and firefighting access	<p>There is no proposal for new public Roadways or fire trails as part of this development. Property access is not required for access to a firefighting water point.</p> <p>The proposal is compliant with table C13.1 and therefore the acceptable solution at A1, (b).</p>
C13.6.3 Subdivision: Provision of water supply for firefighting purposes	<p>The Bushfire Hazard management plan is certified by an accredited person. The proposal is compliant with the acceptable solution at A1, (a) in that existing reticulated water infrastructure which includes fire hydrants will be sufficient to manage the risks to property and lives in the event of bushfire.</p>

Conclusion

The planning assessment and supporting documentation provided, demonstrates that the development proposal for a 1 lot subdivision at 1A Bellamy Place, Pontville, meets all requirements of the *Tasmanian Planning Scheme - Brighton*.

Yours faithfully,

PDA Surveyors, Engineers & Planners

Per:



Jane Monks

References

EPA Victoria. (2016). *Code of practice - onsite wastewater management*. Carlton, VIC: Victorian State Government.

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GEO-ENVIRONMENTAL

S O L U T I O N S

Proposed Subdivision
1A Bellamy Place, Pontville
Bushfire Hazard Report



Applicant: PDA Surveyors.

June 2024, J10542v1

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1.0 Introduction

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

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

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

2.0 Proposal

It is proposed that a one-lot plus balance subdivision is developed on the site described as per the proposed plan of subdivision in appendix A. Public access to both lots will be provided by existing public roadways. The development is proposed to occur as a single stage. The Balance lots contains existing residential development; lot 1 is undeveloped.

3.0 Site Description

The subject site is located at 1A Bellamy Place, Pontville CT: 143429/53 (figure 1). The site occurs in the municipality of Brighton, this application is administered through the Tasmanian Planning Scheme - Brighton which makes provision for subdivision. The proposed development occurs within the Rural Living zone.

The site is located within the Pontville settled area, approximately 1.57 km south south-east of Winton Hill (figure 1) and is dominated by grassland vegetation. The subdivision area is essentially flat with no definitive aspect. Surrounding lands are by enlarge developed and area characterised by residential developments on large allotments (~ 0.5 to 1 Ha) with associated managed grounds (figure 2).



Figure 1. The site in a topographical context, pink line defines the title to be subdivided.

4.0 Bushfire Hazard Assessment

4.1 Vegetation

The site and adjacent lands within 100 metres of the proposed building areas carry grassland vegetation which are significantly fragmented by residential development and associated low threat vegetation (figures 3 to 5). The bushfire risk is generated by grassland vegetation to the west of the sites.

4.2 slopes

The effective slopes in relation to the proposed new lots are gentle (<5 degrees) and are unlikely to have a significant impact on fire behaviour.

4.3 Bushfire Attack Level

An assessment of vegetation and topography was undertaken within and adjacent to the subdivision area. A bushfire attack level assessment in accordance with AS3959-2018 was completed which has determined setbacks for each building area from bushfire-prone vegetation such that subsequent residential development does not exceed BAL-19 of

AS3959-2018 (appendix B). This process defined the building area for both lots. The building area and bushfire attack level are identified on the BHMP.



Figure 2. Aerial photo of the site, pink line defines the title to be subdivided.



Figure 3. Low threat vegetation to the north of the building area within lot 1.

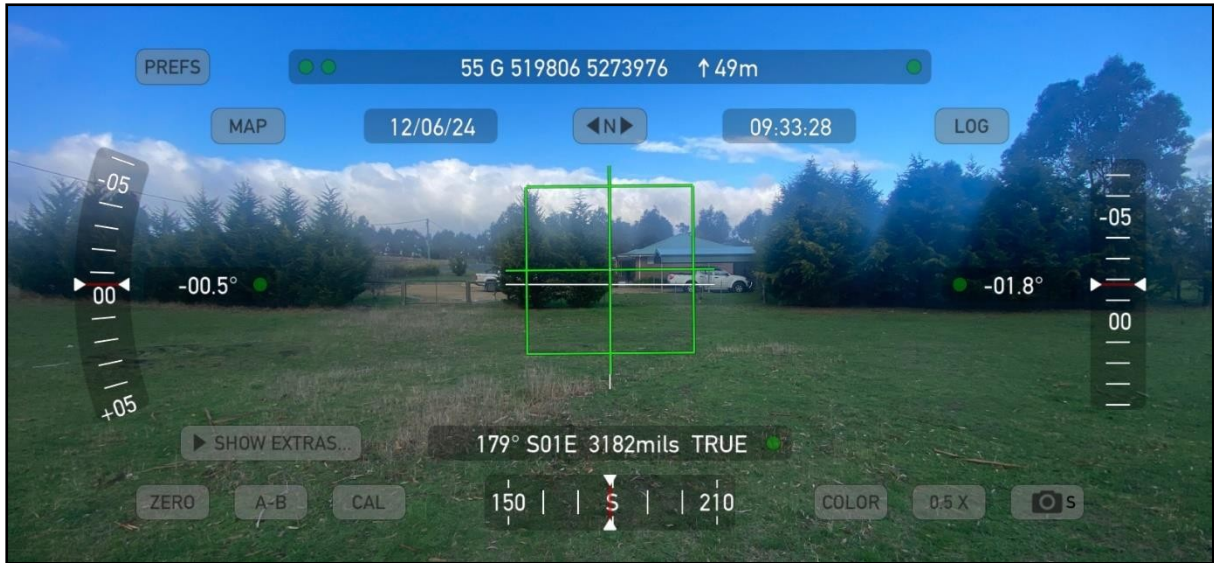


Figure 4. Low threat vegetation within the balance lot from the building area within lot 1.



Figure 5. Grassland vegetation to the west of the building area with lot 1.

5.0 Bushfire Prone Areas Code

Code C13 of the planning scheme articulates requirements for the provision of hazard management areas, standards for access and firefighting water supplies and requirements for hazard management for staged subdivisions. There is an existing dwelling within the proposed balance lot, the building area for the balance lot includes the footprint of the existing dwelling.

5.1 Hazard Management Areas

Hazard management areas (HMA's) are required to be established for each lot, they provide an area around the building within which fuels are managed to reduce the impacts of direct flame contact, radiant heat and ember attack on the site.

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

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

5.1.1 Building areas

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

5.1.3 Hazard Management Area requirements

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

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Avoid or minimise the use of flammable mulches (especially against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers;

- Remove or prune larger trees to establish and maintain horizontal separation between tree canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability plant species for landscaping purposes where possible;
- Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

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

5.2 Public and firefighting Access

5.2.1 Public and firefighting access

There is no proposal for the construction of new public roadways or fire trails as part of this subdivision, in this circumstance there are no applicable standards for new public roads or fire trails.

5.2.2 Property access

Property access is not required for a fire appliance to access a firefighting water point. An existing hydrant is located in the Cul-de-sac of Bellamy Place. In this circumstance there are no specific design or construction requirements for property access.

5.3 Water supplies for firefighting (for building compliance)

The subdivision is serviced by an existing reticulated water supply which includes an existing fire hydrant located within Bellamy Place. Both building area are able to achieve the required hose lays (max 120 metres) to be able to rely on the existing hydrant for compliance purposes. In this circumstance there is an insufficient increase in the risk from bushfire to warrant additional firefighting water supplies.

6.0 Compliance

6.1 Planning Compliance

Table 3 summarises the compliance requirements for subdivisions in bushfire prone areas against Code C13 as they apply to this proposal. A planning certificate has been issued for the associated BHMP as being compliant with the relevant standards as outlined below and is located in appendix D.

Table 1. Compliance with Code C13 of the Tasmanian Planning Scheme - Brighton

Clause	Compliance
C13.4 Use or development exempt from this code	Not applicable.
C13.5 1 Vulnerable Uses	Not applicable.
C13.5.2 Hazardous Uses	Not applicable
C13.6.1 Subdivision: Provision of hazard management areas	<p>The Bushfire Hazard Management Plan is certified by an accredited person. Each lot within the subdivision has a building area and associated hazard management area shown which achieves BAL-12.5 construction standards. Hazard management areas can be contained within each individual lot, therefore there is no requirement for part 5 agreements or easements to facilitate hazard management.</p> <p>The proposal is compliant with the acceptable solution at A1, (b).</p>
C13.6.2 Subdivision: Public and firefighting access	<p>There is no proposal for new public Roadways or fire trails as part of this development. Property access is not required for access to a firefighting water point.</p> <p>The proposal is compliant with table C13.1 and therefore the acceptable solution at A1, (b).</p>
C13.6.3 Subdivision: Provision of water supply for firefighting purposes	<p>The Bushfire Hazard management plan is certified by an accredited person. The proposal is compliant with the acceptable solution at A1, (a) in that existing reticulated water infrastructure which includes fire hydrants will be sufficient to manage the risks to property and lives in the event of bushfire.</p>

6.2 Building Compliance (for future development)

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

7.0 Summary

The proposed development occurs within a bushfire-prone area. The vegetation is classified as grassland and low threat vegetation with the highest risk presented by vegetation to the west of the building areas.

A bushfire hazard management plan has been developed and shows hazard management areas with building areas and the location of existing and proposed property access existing firefighting water supplies

If future development for an individual lot is proposed and is compliant with all the specifications of the bushfire hazard management plan, it may be relied upon for building compliance purposes. If subsequent development does not comply with all the specifications a new assessment will be required.

8.0 Limitations Statement

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

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

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

8.0 References

Building Amendment (Bushfire-Prone Areas) Regulations 2014

Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas, version 2.2 6th February 2020. Consumer, Building and Occupational Services, Department of Justice, Tasmania.

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

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

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

Tasmanian Planning Scheme - Brighton.

Appendix B – Bushfire Attack Level assessment tables

Table 1. Bushfire Attack Level Assessment Balance lot (existing residential development).

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Exclusion 2.2.3.2 (e, f) [^]	flat 0°	0 to 15 metres	Title boundary	BAL-12.5
	Grassland [^]	flat 0°	15 to 60 metres		
	Exclusion 2.2.3.2 (e, f) [^]	flat 0°	60 to 100 metres		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f) [^]	flat 0°	0 to 100 metres	15 metres	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f) [^]	flat 0°	0 to 100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f) [^]	flat 0°	0 to 15 metres	15 metres	BAL-12.5
	Grassland [^]	flat 0°	15 to 100 metres		
	--	--	--		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 and Figures 2.6(A) to 2.6 (H).

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

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

Table 2. Bushfire Attack Level Assessment Lot 1

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Exclusion 2.2.3.2 (e, f) [^]	flat 0°	0 to 100 metres	10 metres	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
East	Exclusion 2.2.3.2 (e, f) [^]	flat 0°	0 to 100 metres	20 metres	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f) [^]	flat 0°	0 to 100 metres	10 metres	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
West	Grassland [^]	flat 0°	0 to 100 metres	15 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 and Figures 2.6(A) to 2.6 (H).

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

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

Appendix C

Bushfire Hazard Management Plan



BUSHFIRE HAZARD MANAGEMENT PLAN

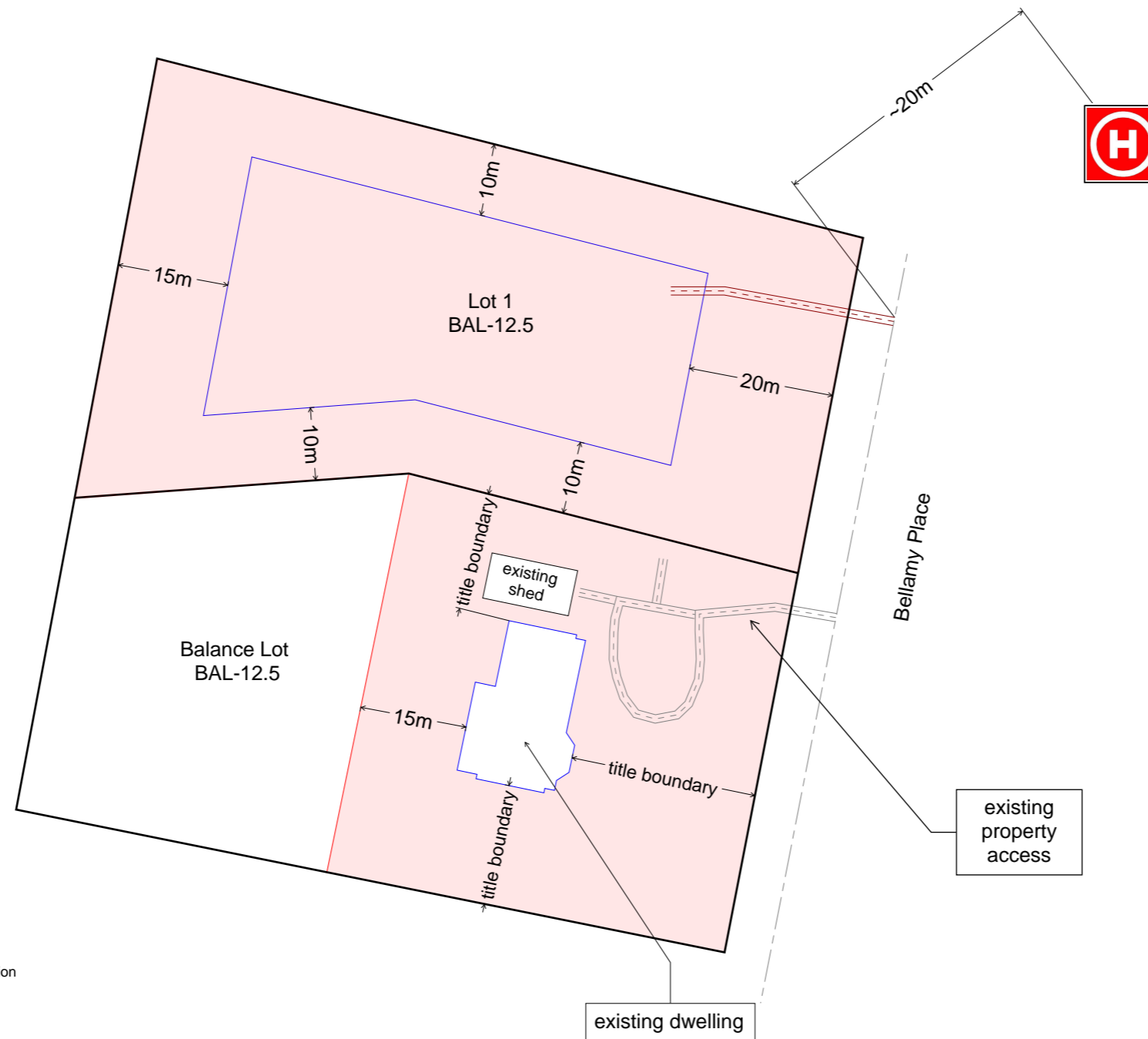
Bushfire Hazard Management Plan, 1A Bellamy Place,
Pontville. June 2024. J10542v1.
Tasmanian Planning Scheme - Brighton



GEO-ENVIRONMENTAL

SOLUTIONS

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



Compliance Requirements

Standards for Property Access

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

Water Supplies for Firefighting

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

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

Hazard Management Areas

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



Building Area



Approx. existing hydrant location



Hazard Management Area

Hazard Management Area

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

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

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

Certification No. J10542

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

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

A. Eyles
1A Bellamy Place,
Pontville, Tas., 7030

C.T.: 143429/53
PID: 2596960

Date : 27/06/2024

Bushfire Hazard Management Plan 1A Bellamy Place, Pontville. June 2024. J10542v1.
Bushfire Hazard Report 1A Bellamy Place, Pontville. June 2024. J10542v1.

Drawing Number:
A01

Sheet 1 of 1
Prepared by:
MvdB

Appendix D

Planning Certificate

BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies

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

Street address:

1A Bellamy Place, Pontville Tas. 7030

Certificate of Title / PID:

143429/53

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision of land resulting in two lots.

Applicable Planning Scheme:

Tasmanian Planning Scheme - Brighton

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision	PDA surveyors	18/04/2024	52412CT-P1-A
Bushfire Hazard Report 1A Bellamy Place, Pontville. June 2024. J10542v1.	Mark Van den Berg	27/06/2024	1
Bushfire Hazard Management Plan 1A Bellamy Place, Pontville. June 2024. J10542v1.	Mark Van den Berg	27/06/2024	1

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

4. Nature of Certificate

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

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

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

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

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

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

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

5. Bushfire Hazard Practitioner

Name:

Mark Van den Berg

Phone No:

03 62231839

Postal Address:

29 Kirksway Place
Battery Point Tas. 7004

Email Address:

mvandenberg@geosolutions.net.au

Accreditation No:

BFP – 108

Scope:

1, 2, 3a, 3b & 3c

6. Certification

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

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

Signed:
certifier



Name:

Mark Van den Berg

Date:

27/06/2024

Certificate
Number:

J10542

(for Practitioner Use only)

Submission to Planning Authority Notice

Application details

Council Planning Permit No.	SA2024/00027
Council notice date	6/08/2024
TasWater Reference No.	TWDA 2024/00928-BTN
Date of response	7/08/2024
TasWater Contact	Huong Pham
Phone No.	0427 471 748

Response issued to

Council name	BRIGHTON COUNCIL
Contact details	development@brighton.tas.gov.au

Development details

Address	1A BELLAMY PL, PONTVILLE
Property ID (PID)	2596960
Description of development	Subdivision - 2 Lots

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
PDA Surveyors, Engineers & Planners	52412CT-P1-A	A	18/04/2024

Conditions

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

4. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.

Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.

DEVELOPER CHARGES

5. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$1,757.00 to TasWater for water infrastructure for 1.00 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

DEVELOPMENT ASSESSMENT FEES

6. The applicant or landowner as the case may be, must pay a development assessment fee of \$242.85 and a Consent to Register a Legal Document fee of \$256.99 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

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

Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit

<https://www.taswater.com.au/building-and-development/development-application-form>

Developer Charges

For information on Developer Charges please visit the following webpage –

<https://www.taswater.com.au/building-and-development/developer-charges>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.
- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

NOTE: In accordance with the WATER AND SEWERAGE INDUSTRY ACT 2008 - SECT 56ZB A regulated entity may charge a person for the reasonable cost of –

- (a) a meter; and
- (b) installing a meter.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.