Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

SA2024/007

LOCATION OF AFFECTED AREA

1 CROOKED BILLET DRIVE & 13 CROOKED BILLET DRIVE, BRIDGEWATER

DESCRIPTION OF DEVELOPMENT PROPOSAL

BOUNDARY ADJUSTMENT

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 **07/11/2024**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER 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.

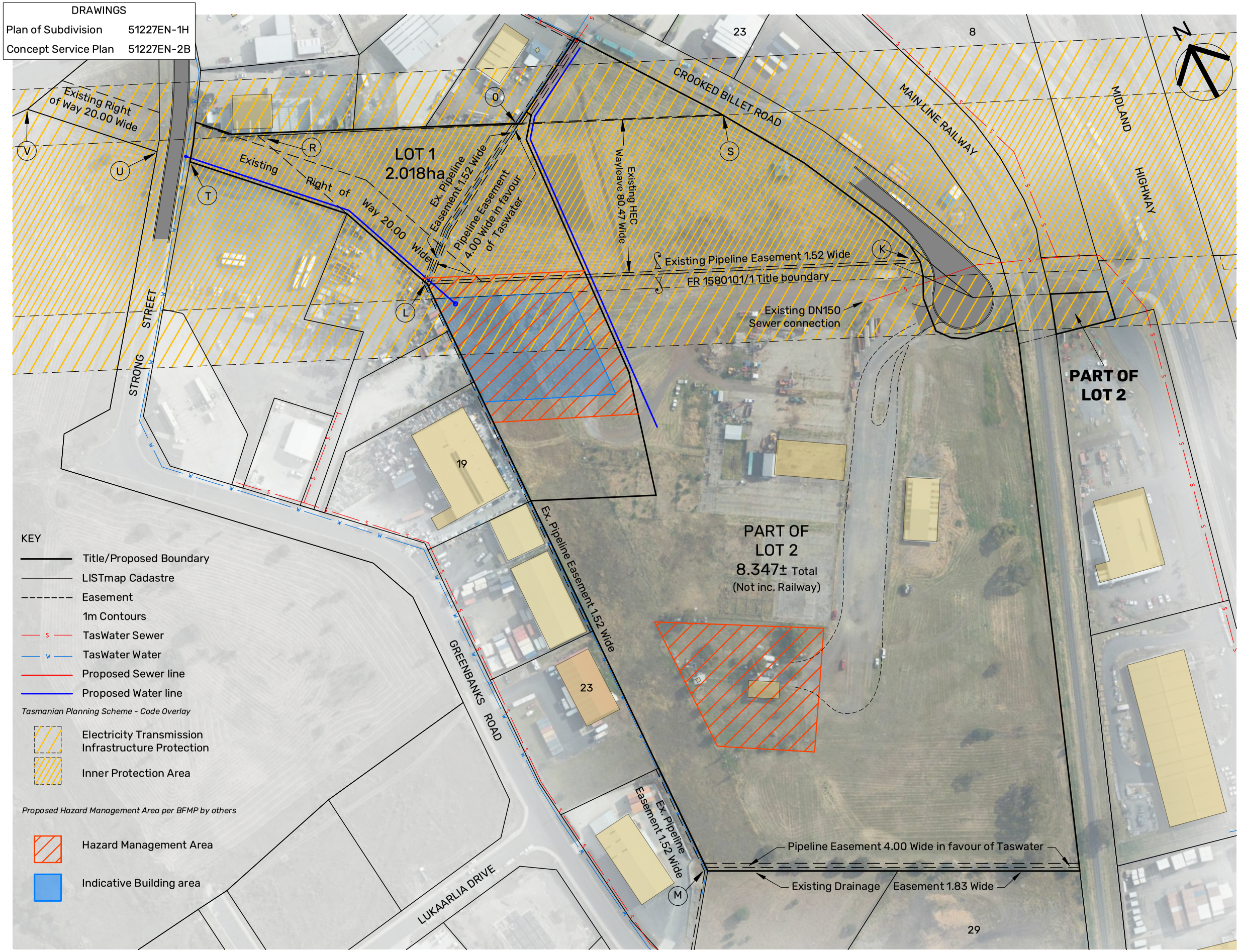
GILLIAN BROWNE
Acting Chief Executive Officer

SCAN ME

Brighton
going places

DRAWINGS

Plan of Subdivision	51227EN-1H
Concept Service Plan	51227EN-2B



KEY

- Title/Proposed Boundary
- LISTmap Cadastre
- Easement
- 1m Contours
- S — TasWater Sewer
- W — TasWater Water
- Proposed Sewer line
- Proposed Water line

Tasmanian Planning Scheme - Code Overlay

- Electricity Transmission Infrastructure Protection
- Inner Protection Area

Proposed Hazard Management Area per BFMP by others

- Hazard Management Area
- Indicative Building area

PLAN OF SUBDIVISION

Owners
327 Midland Highway Pty Ltd

Title References
FR 158009/7 & FR 158010/1

Address
1 & 13 Crooked Billet Drive,
Bridgewater, Tas 7030

Council
Brighton Council

Planning scheme
Brighton Local Provisions Schedule

Zone
19 General Industrial

Code Overlay
4 Electricity Transmission Infrastructure Protection Code

9 Attenuation area - Bridgewater Quarry

13 Bushfire-prone areas

Point of interest GDA2020 MGA55
E 519134, N 5269795

Schedule of Easements
Existing Easements to be carried forward.
Proposed Pipeline and Services Easement 3.00 Wide

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.

The Entire site is subject to the Bushfire-prone Area Overlay & both the 'Bridgewater Quarry Specific Area Plan' & 'Brighton Industrial Hub Specific Area Plan'.
This isn't shown for plan clarity

1m Contours:
GreaterHobartLiDAR2013 DEM
https://elevation.fsdf.org.au/
CC BY 3.0

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

State Aerial Photo:
Brighton 10cm 2023-24
by State of Tasmania
https://nre.tas.gov.au
/land-tasmania/aerial-photography
CC BY 3.0

REV	AMENDMENTS	DRAWN	DATE	APPR.
H	AMENDMENTS	MK	18.07.24	HC
G	MINOR TEXT AMENDMENTS	EN	25.06.24	HC
F	MINOR TEXT AMENDMENTS	EN	18.03.24	HC
E	MINOR TEXT AMENDMENTS	EN	30.01.23	CT
D	FURTHER AMENDMENTS TO LOT 1	EN	21.12.23	CT

NOTES:

0 10 25 50 125m

SURVEYOR	GEOCIVIL
-	-
DRAWN	CHECKED
MK	EN
DATE	
18 JULY 2024	

PLAN OF SUBDIVISION
1 CROOKED BILLET DRIVE, BRIDGEWATER
for ROBERT HAZELL

PDA
SURVEYORS, ENGINEERS & PLANNERS
127 Bathurst Street
Hobart, Tasmania, 7000
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Also at: Kingston, Launceston & Burnie

SCALE	PAPER
1:2500	(A3)
JOB NUMBER	DRAWING
51227EN-1H	

DRAWINGS

Plan of Subdivision	51227EN-1H
Concept Service Plan	51227EN-2B

N

23

Existing Sewer Maintenance hole LID: 215.22 IL: 211.9

DN100 PVC

DN150 Sewer Main

DN150 Sewer Main

Existing DN50 Water Meter to serve Lot 2

Proposed Pipeline and Services Easement 3.00m Wide

1.52 Wide

Existing Transmission Line Easment

Proposed Sewer connection for Lot 1

Existing Water Connection shown per TasWater records. This could not be found by TasWater Staff presumed not installed. (Faulty record)

Existing gravel access and gate for Lot 1

Water Meter Connection

DN100 Lateral Line

Existing Right of Way 20.00 Wide

Proposed DN100 PVC (or similar non-metallic material) Private Water Service Connection for Lot 1.

4.00m wide Pipeline Easement to be created centrally over existing 150 water main

Easement

Pipeline

LOT 1
2.018ha

Proposed DN50 PVC (or similar non-metallic material)

Existing HEC Wayleave 80.47 Wide

Existing Pipeline Easement 1.52 Wide

DN150 PVC Water Main

Proposed DN100 PVC Fire Hydrant & Private DN50 Bypass to extend minimum of 1m past Inner Protection Zone for Transmission lines

Existing Pipeline Easement 1.52 Wide

(71.9)

(58.7)

(60.4)

(69.7)

Lot 1 Indicative building area 3913m²

Proposed DN50 PVC (or similar non-metallic material)

PART OF LOT 2
8.347± Total
(Not inc. Railway)

Existing DN50 Lateral Line

Existing DN50 Lateral Line to be cut and sealed

Leased Pathway

19

NOTE:
Any existing and proposed pipelines that are within the Wayleave Easement will need to be non-metallic with an insulated section to stop transfer voltages as it enters and exits the easement.
The pipelines will also need to be earthed.

KEY

- Title/Proposed Boundary
- LISTmap Cadastre
- Easement
- 1m Contours
- TasWater Sewer
- TasWater Water
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- Proposed Water line

Tasmanian Planning Scheme - Code Overlay

- Electricity Transmission Infrastructure Protection
- Inner Protection Area

Proposed Hazard Management Area per BFMP by others

- Hazard Management Area
- Indicative Building area

REV	AMENDMENTS	DRAWN	DATE	APPR.
D				
C				
B	AMENDMENTS	MK	18.07.24	HC
A	MINOR AMENDMENTS	EN	25.06.24	HC
0	SERVICES PLAN	EN	18.03.24	HC

NOTES:

0 2 4 10 20 50m

SURVEYOR	GEOCIVIL
-	-
DRAWN	CHECKED
MK/EN	HC
DATE	
18 JULY 2024	

PLAN OF SUBDIVISION - CONCEPT SERVICING PLAN
1 CROOKED BILLET DRIVE, BRIDGEWATER
for ROBERT HAZELL

PDA
SURVEYORS, ENGINEERS & PLANNERS

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Also at: Kingston, Launceston & Burnie

SCALE	PAPER
1:1000	(A3)
JOB NUMBER	DRAWING
51227EN-2B	

PDA
SURVEYORS, ENGINEERS & PLANNERS

Planning Report

1 Crooked Billet Dr Bridgewater Tas 7030

Boundary readjustment

51227EN | NOV 2023

Table of Contents

PDA Contributors

Planning	Gabrielle Priest	9 November 2023
Review & Approval	Jane Monks	24 February 2024

Revision History

Revision	Description	Date
0	First Issue	24th February 2024
1	Revision V8	9th April 2024

EXECUTIVE SUMMARY

Council approval is sought for adjustment of a boundary between 13 Crooked Billet Drive (lot 1) (CT 158009/7) and 1 Crooked Billet Drive (lot 2) (CT 158010/1), Bridgewater, being the subject site. A recent approval has been sought for a boundary adjustment and ancillary site works (SA2020/27).

There are a range of significant developments on the subject site, including concrete batching works currently servicing the Bridgewater Bridge redevelopment and the former Brighton saleyards. However, as the proposal is only for adjustment of a boundary, these aspects are not applicable to the proposal. No future uses for the site are determined at this stage and will be confirmed at the stage of buildings and works by future proponents of the subject site.

The proposal has been considered against requirements of the *Tasmanian Planning Scheme* (TPS). The proposal is subject to assessment against both the *State Planning Provisions* (SPP's) and the *Brighton Local Provisions Schedule* (LPS) of the TPS. Although the proposal is for adjustment of the boundary and no new lots will be created, an assessment against the TPS considers the nature of the proposal as a subdivision in accordance with the definition of subdivision within *3.1 Planning Terms and Definitions* of the SPP's:

> "the surface of a lot will be divided, creating interests with separate rights of occupation".

No matters that exclude a proposal from subdivision under the full definition provided within the SPP's applies to this proposal.

On balance, the proposal satisfies the TPS with reliance on the following discretions:

- *General Industrial Zone (19.0),*
    - *19.5 Development standards for Subdivision (19.5.1 Lot design)* – P1

A discretionary permit is sought in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* (LUPAA) and Clause 6.8.1 (b) of the TPS. Development details are provided on the following page.

Development Details:

Property Address	1 Crooked Billet Drive Bridgewater Tas 7030 (CT 158010/1) 13 Crooked Billet Drive Bridgewater Tas 7030 (CT 158009/7)
Proposal	Subdivision (boundary adjustment)
Land Area	1 Crooked Billet Drive • 7.87 hectares (existing lot) with the balance lot on the eastern side of the State Rail Network being 555m^2. • 8.41ha± hectares (subdivided lot). 13 Crooked Billet Drive • 2.5 hectares (existing lot). • 1.236ha± hectares (subdivided lot).

PID/CT	3017836, 3017801	158010/1, 158009/7
Planning Ordinance	The Tasmanian Planning Scheme (State Planning Provisions and the Brighton Local Provisions Schedule).	
Land Zoning	*General Industrial (19)* noting the rail easement for which 'Right of way B' provides access to the balance lot is *Utilities (26)*.	
Specific Areas Plans	Bridgewater Quarry Specific Area Plan Brighton Industrial Hub Specific Area Plan	
Code Overlays	Attenuation Code (attenuation area for Bridgewater Quarry) Bushfire-prone areas Electricity Transmission Infrastructure Protection Code (Electricity transmission corridor)	
Use Status	As development is for subdivision, it does not need to be categorised into a Use Class (*6.2 Categorising Use or Development*, *Clause 6.2.6*).	
Application Status	Discretionary (s.57 of the *Land Use Planning and Approvals Act 1993*).	

1. Introduction/Context

Council approval is sought for adjustment of the boundary of 13 Crooked Billet Drive (CT 158009/7) in Bridgewater. This is for the south south west facing boundary shared with 1 Crooked Billet Drive, Bridgewater (CT 158010/1). The boundary is shown below in Figure 1.

Figure 1: The boundary to be readjusted, delineating 1 Crooked Billet Drive from 13 Crooked Billet Drive (*List Map 2023)*.

The proposed subdivision is shown in Figure 3, please see attached for full Plan of Subdivision. In addition to the plan of subdivision, the following associated documents have been provided in conjunction with this planning assessment:

- Certificate of Title and Schedule of Easements;
- Bushfire Hazard Report

1.1. The Land

1 and 13 Crooked Billet Drive (the subject site) is located within a broader industrial locality. This is defined by a major utilities corridor to the east containing the Midland Highway (State Highway) and subsidiary roads providing access to the local road network and, in turn, surrounding industrial allotments. A proportion of these allotments are developed with manufacturing, storage, repair and other general industrial uses generally contained in larger scale buildings (as defined by floor plate, height and massing). Large sealed areas surround these buildings occupied by car parking, freight storage and access and turning for larger vehicles (i.e., freight). Such development patterns are generally clustered to the west of the major utilities' corridor. Land to the east predominantly comprises larger swathes of land categorised as class 5 land, being unsuited to cropping and with slight to moderate limitations to pastoral use. On this basis the land appears to have been used for lower order agricultural activities such as grazing *(Land Capability layer, List Map 2023*).

The Bridgewater Sandy Quarry is located an estimated 710m east of the subject site. The northern boundary of the new Bridgewater Bridge Project is located an estimated 710m southeast of the site, significantly increasing traffic through flow along the Midland Highway, including increasing its role as a freight throughway.

The site itself is an industrial property comprising two allotments: 1 and 13 Crooked Billet Drive. In 2021, PDA received a planning approval for a boundary adjustment and ancillary site works (SA2020/27). This was across two lots: 1 Crooked Billet Drive (CT 158010/1) and 19 Greenbanks Road, Bridgewater (CT 157453/1). However, the plan of subdivision has been revised to supersede this configuration. Lot 1 has been expanded upon to incorporate the approved lot that constituted the previous boundary adjustment (SA2020/27). This is now superseded by this application which is for the adjustment of a boundary to reconfigure lots 1 and 2 (1 and 13 Crooked Billet Drive respectively). This boundary adjustment is shown in the attached plan of subdivision.

1.2. Existing Development

Both lots that comprise the subject site are owned by *Hazell Brothers*. Existing access to 1 Crooked Billet Drive is via a vehicular access off of Crooked Billet Drive. There is a 'right of way' that formerly provided a second access off of Strong Street to 1 Crooked Billet Drive through 13 Crooked Billet Drive. However, this access is now only servicing 13 Crooked Billet Drive due to the reconfiguration of lots. Existing access to 13 Crooked Billet Drive is via a vehicular access off of Strong Street.

There are two electricity transmission towers located at 1 Crooked Billet Drive within the inner protection area of the Electricity Transmission Corridor. These are an estimated 30m from the boundary with the outer protection zone. Overhead power lines span between the electricity towers. There is also a DPIPWE Easement, which is registered with the Land Titles Office, which covers the majority of Tas Networks' easement (see Figure 2 below).

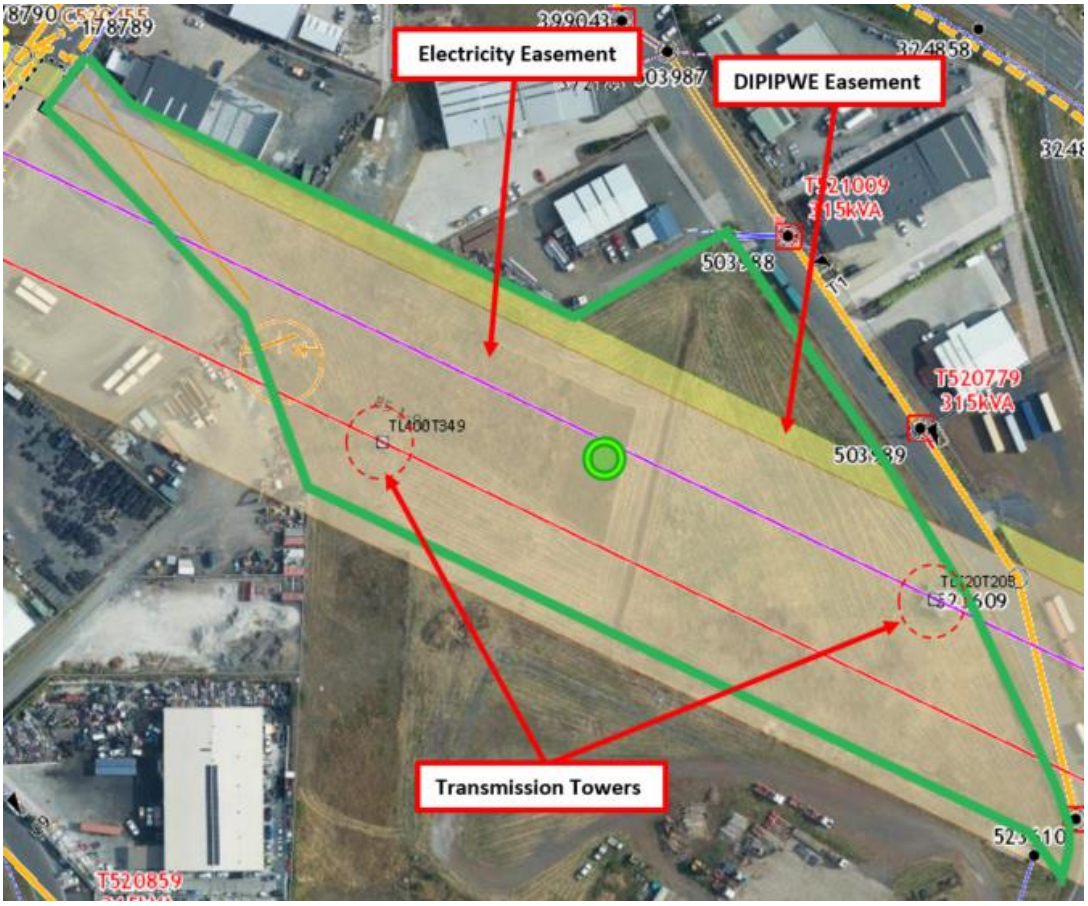

Figure 2: Electricity transmission towers on the subject site and the DPIPWE Easement (*Tas Networks database 2023*).

Development at 13 Crooked Billet Drive comprises a single storey residence, small shed structures, a concrete mixing facility, a single storey building, and existing unsealed internal roads. 13 Crooked Billet Drive also comprises trees and shrubbery dotted across the site. The subject site is serviced with reticulated sewer and water systems, which can be further augmented in future phases of development (*'Water Serviced Land' and 'Sewer Serviced Land' layers, List Map 2023).*

2. The Proposal

The proposal is for a boundary readjustment at 1 and 13 Crooked Billet Drive. The boundary currently runs almost parallel to the southern boundary of 1 Crooked Billet Drive and completely in parallel with the *Electricity Transmission Infrastructure Protection* easement. The adjustment will reconfigure this boundary an estimated 172.7m± from a boundary line running parallel to the transmission easement boundary to a boundary line parallel to the western boundary of 146m±. The remaining area of the boundary will be 65m± and the southern boundary of the newly created lot 1 will be 66m±. This will enclose the north west portion of the site. Lot 1 will decrease to 2.017ha, while Lot 2 will increase to 8.347ha±.

Associated bushfire hazard management measures will comprise installation of a hardstand and a proposed hydrant on lot 1, and a static water supply on lot 2. A new water main will be provided to lot 2.

Existing development on the site comprises concrete batching works currently servicing the Bridgewater Bridge redevelopment and the former Brighton saleyards. However, as the proposal is only for adjustment of a boundary, these aspects are not applicable to the proposal. There are also two existing accesses that will be utilised and upgraded to service lots 1 and 2.

The proposal is shown below on the following page in Figure 3. Please see attached Plan or subdivisn for full details.

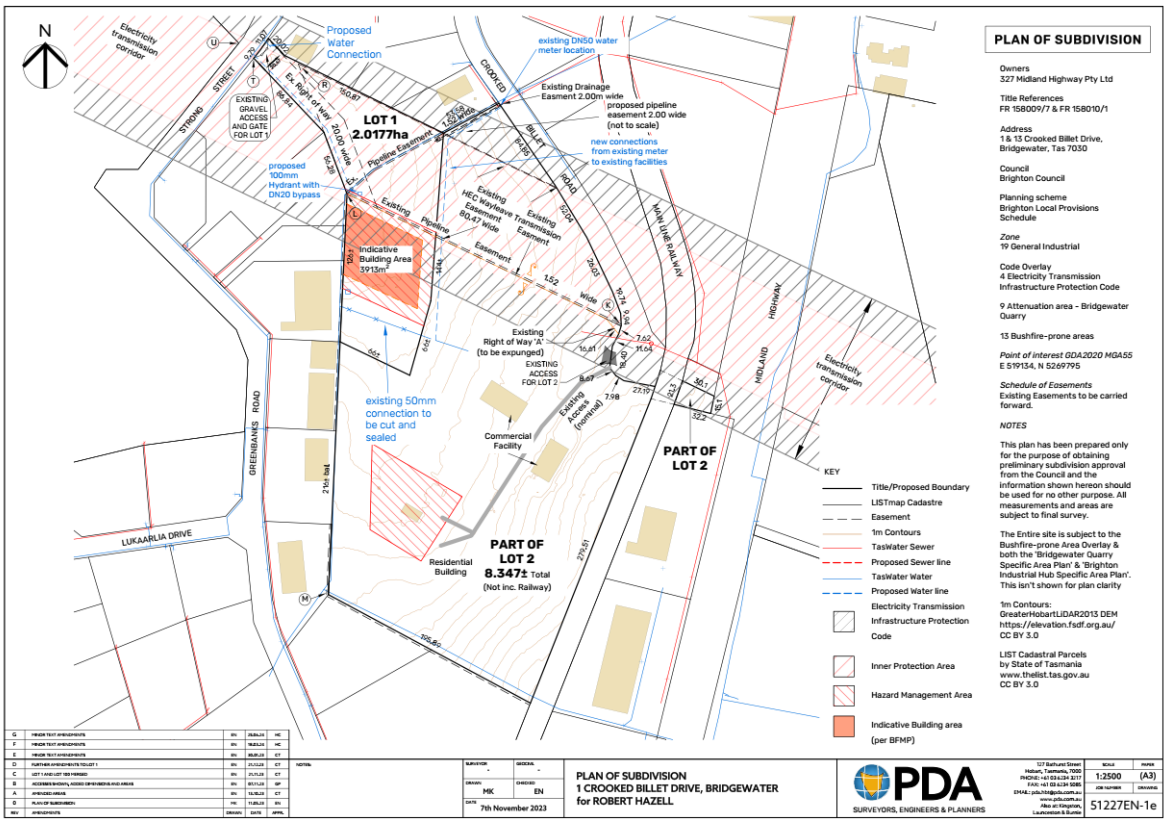

Figure 3: The proposed plan of subdivision (*PDA Surveyors, Engineers & Planners*).

3. Planning Assessment

This current proposal for subdivision has been developed in accordance with relevant provisions of the TPS. Relevant SPP's comprise:

- *General Industrial Zone (19.0)* provisions:
  - *Development Standards for Subdivision (21.5)*;
- Relevant code provisions:
  - *Attenuation Code (attenuation area for Bridgewater Quarry);*
  - *Bridgewater Quarry Specific Area Plan;*
  - *Brighton Industrial Hub Specific Area Plan;*
  - *Bushfire-prone areas;*
  - *Electricity Transmission Infrastructure Protection Code (both the inner protection area and the electricity transmission corridor).*

Relevant provisions of the Brighton Local Provisions Schedule (LPS) comprise:

- *Bridgewater Quarry Specific Area Plan;*
- *Brighton Industrial Hub Specific Area Plan.*

3.1 General Provisions

General Provisions (7.0) of the SPP's relevant to the proposal have been considered. Under *Adjustment of a Boundary (7.3),* the application cannot be permitted as:

- the proposal creates an additional lot (*7.3.1[a]*); and
- the change to the relative size, shape and orientation of the existing lots is not considered minor *(7.3.1[b])*.

The proposal is therefore discretionary under section 57 of the *Land Use Planning and Approvals Act 1993* (*LUPAA*).

3.2 Use Class

Clause 6.2.1 of *6.2 Categorising Use or Development* within the SPP's requires "each proposed use or development must be categorised into one of the use classes in Table 6.2."

Notwithstanding this, as development is for subdivision, it does not need to be categorised into one of the use classes in accordance with *Clause 6.2.6* of *6.2 Categorising Use or Development*.

3.3 Zoning

In accordance with TPS maps of the List, the property is located within the *General Industrial Zone*, nearby the *Utilities* zone (see Figure 4 below).

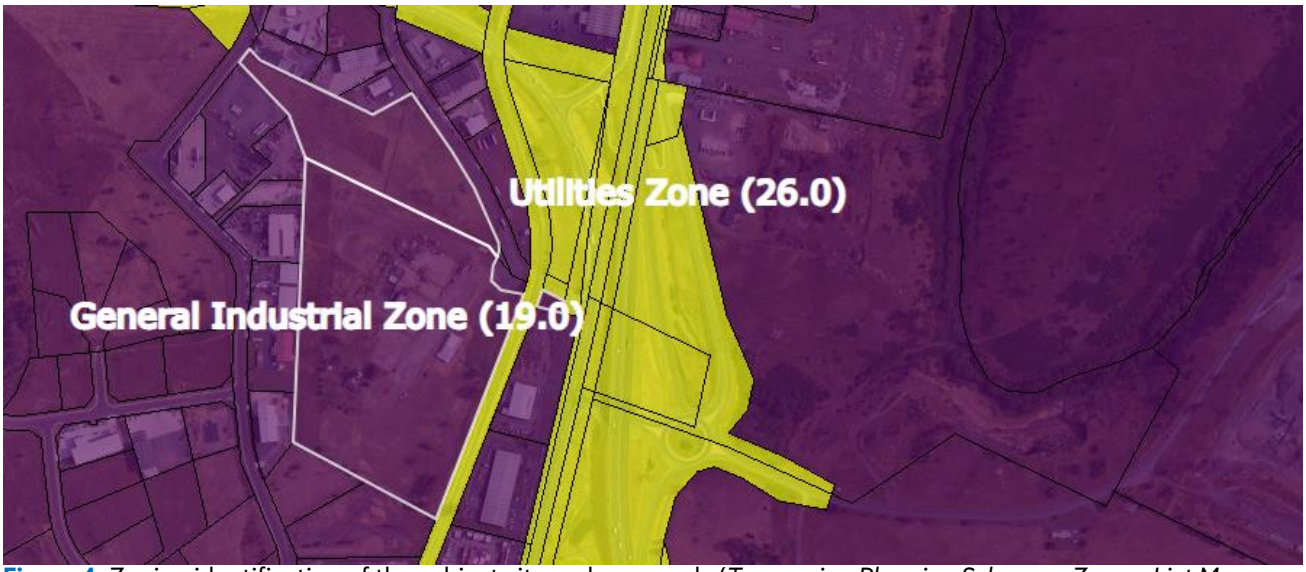

Figure 4: Zoning identification of the subject site and surrounds (*Tasmanian Planning Scheme – Zones, List Map 2023*).

In accordance with more intense forms of development of the *General Industrial Zone*, the subject site is fully serviced with water and sewer, as shown below in Figure 5 and Figure 6.

Figure 5: The subject site is fully serviced by Taswater Sewer Serviced Land *('Sewer Serviced Land' layer, List Map 2023*).

Figure 6: The subject site is fully serviced by Taswater Sewer Serviced Land *('Water Serviced Land' layer, List Map 2023*).

3.4 General Industrial Zone (19.0)

19.1 Zone Purpose

The subdivision proposal will provide for the reconfiguration of lots 1 and 2 to provide for development consistent with the purpose of the *General Industrial Zone*. An assessment follows against relevant provisions of the *General Industrial Zone (19.0)*, excluding:

- *Use Standards (19.3)* as no use is proposed (*C2.6.2, C2.6 Categorised Use or Development*);
- *Development Standards for Buildings and Works (19.4)* as relevant provisions only relate to buildings not works.

19.5 Development standards for Subdivision

19.5.1 Lot design

Objective:	
That each lot: (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate access to a road.	
Acceptable Solutions	Performance Criteria
Acceptable Solutions **A1**	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area

Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 2000m^2 and: (i) be able to contain a minimum area of 20m x 40m clear of: a. all setbacks required by clause 19.4.2 A1; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 19.4.2 A1; (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.	and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lot; (b) existing buildings and the intended location of new buildings on the lot; (c) the topography of the site; (d) the presence of any natural hazards; and (e) the pattern of development existing on established properties in the area.

Comment:

P1 is met: Lots 1 and 2 have sufficient useable area and dimensions suitable for their respective intended uses. Lot 1's minimum width to Strong Street, and area, can support and not adversely impact on industrial activity. This is through enabling vehicular parking, storage and minor structures in the dominant area of the lot constrained due to the inner protection zone of the electricity transmission corridor. Consideration of these configurations against sub-clauses of P1 follows:

- Areas of lots 1 and 2 within the inner protection zone of the electricity transmission corridor do not enable buildings or other substantial structures to be constructed. However, an area of 8810m^2 on lot 1, not within the inner protection zone, allows for intended uses. In accordance with Tas Networks guidance as to transmission line easements and allowable uses within the zone, no permit is required for passive recreation (recreational activities, gardening), storage is permitted (non-flammable materials), and vehicle parking is discretionary. The new configuration for lot 2 maintains dimensions and a layout to provide for future industrial uses and development such as manufacturing, repair, and storage. However, a significant area of lot 1 will be transferred to lot 2 that is constrained due to the electricity transmission corridor. Similarly to lot 1, this can provide for uses supporting industrial activity. Although lot 2 accommodates a range of existing buildings, as described above, the area of the subject site is such that any new buildings can be well accommodated and positioned relative to these (a, b).

- The topography of the site has a slight slope though this is such that significant cut and fill is required (c).
- The entirety of the subject site is bushfire prone though bushfire requirements such as public access can be accommodated (d).
- The area of lots in the surrounding area have areas between 1ha and 2.3ha for smaller lots and larger lots of between 6.7ha and 8ha. These are consistent with the areas of the proposed subdivision (e).

Acceptable Solutions	Performance Criteria
A2 Each lot, or a lot proposed in a plan of subdivision, must have a frontage of not less than 20m.	**P2** Not applicable to the proposal.

Comment:

A2 is met: The newly created lot 1 has a frontage onto Strong Street 20m wide. The existing lot in the north western corner of the site has a frontage onto Crooked Billet Drive of 227m. The existing lot occupying the southern portion of the site has a frontage onto Crooked Billet Drive of 73m. The proposal therefore meets A2.

Acceptable Solutions	Performance Criteria
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.	**P3** Not applicable to the proposal.

Comment:

A3 is met: Existing vehicular access to lot 1 is maintained off of Strong Street. Similarly, existing vehicular access to lot 2 is maintained off of the cul-de-sac at the southern end of Crooked Billet Drive. Where required, these accesses will be upgraded in accordance with Tasmanian Standard Drawings (version 3 December 2020), namely *TSD-R09-v3 Urban Roads Driveways* and *TSD-R10-v3 Urban Roads Driveways Water Sensitive Design*. An existing access point, established for 13 Crooked Billet Drive onto Crooked Billet Drive, is to be upgraded, as shown in the attached plan of subdivision.

19.5.2 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: (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a connection to a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.	**P1** No Performance Criterion.

Comment:

A1 is met: The subject site will be connected to the Tas Water reticulation main via the existing connection on lot 1 and a new water connection on lot 2, as shown on the plan of subdivision. This can be accommodated as land is identified as water serviced land, being within 30m of Tas Water's reticulation mains (*Water Serviced Land, List Map 2023*).

Acceptable Solutions	Performance Criteria
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.	**P2** 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 waste-water treatment system adequate for the future use and development of the land.

Comment:

A2 is met: Extension of the existing reticulated sewer main from that running across Crooked Billet Drive will enable connection to lot 1. Lot 2 will remain serviced by the existing reticulated sewer main extending from the gravity trunk main running across the cul-de-sac at the end of Crooked Billet Drive. These connections are shown on the plan of subdivision.

Acceptable Solutions	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 of connecting to a public stormwater system.	**P3** Each lot, or a lot proposed in a plan of subdivision, 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; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.
Comment: **A3 is met:** The proposal meets the acceptable solution, all stormwater to drain to the existing Crooked Billet Drive stormwater system.	

3.5 Specific Area Plans

BRI-S4.0 Bridgewater Quarry Specific Area Plan

The proposal is subject to assessment against the *Bridgewater Quarry Specific Area Plan* as it is within the area for protection of operations of the Bridgewater Quarry from incompatible or conflicting use or development as identified below in Figure 7.

Figure 7: Bridgewater Quarry Specific Area Plan (*Tasmanian Planning Scheme – General Overlay, List Map 2023*).

The Bridgewater Quarry is a site regulated by the Environment Protection Authority (EPA) under the *Environmental Management and Pollution Control Act 1994*. The environmental permit is for processing of rocks, ores or minerals with crushing, grinding, milling or separating into different sizes (*Environment Protection Notice No. 9561/1*). Please refer to attachment.

An assessment against relevant provisions follows, noting that provisions of the specific area plan are in substitution for, and are in addition to the provisions of the *Attenuation Code (C9.0)* of the SPP's for which an assessment follows under the subsequent Code assessment. Notwithstanding this, as the development is for subdivision, it does not need to be categorised into a Use Class (*6.2 Categorising Use or Development*, *Clause 6.2.6*). Therefore, assessment against *BRI-S4.6 Use Standards* has been excluded.

BRI-S4.7 Development Standards for Buildings and Works

BRI-S4.7.1 Buildings and works within Bridgewater Quarry Specific Area Plan

Objective:	
That development is compatible with the operations of the Bridgewater Quarry.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	**P1** Buildings and works must not result in potential to interfere or conflict with quarry operations having regard to: (a) The nature of the quarry; including: (i) operational characteristics; (ii) scale and intensity; (iii) degree of hazard or pollution that may be emitted from the activity; (b) the degree of encroachment of development or use into the Bridgewater Quarry Attenuation Area; and (c) measures in the design, layout and construction of the development to eliminated, mitigate or manage effects of the quarry; and (d) any advice from the Bridgewater Quarry operator.

Comment:

P1 is met: There are no buildings proposed as part of the boundary adjustment. Works comprise extension of the existing sewage and water mains to enable servicing to lot 2. The subject site is located 710m west of the Bridgewater Quarry, which is for materials handling and processing of rocks, ores or minerals as approved in the Environment Protection Notice (EPN). As there is no proposed use at this stage of development, Brighton Council have advised that impacts from the proposed development are not relevant at this stage of development. Measures to manage any identified impacts from the Quarry can be detailed in a Construction Environment Management Plan (CEMP) such as hours of operation of construction, consideration of wind directions and any advice from the Environment Protection Authority (EPA) in accordance with the *Environmental Management and Pollution Control Act 1994*.

BRI-S4.8 Development Standards for Subdivision

BRI-S4.8.1 Subdivision within Bridgewater Quarry Specific Area Plan

Objective:	
That subdivision is compatible with the operations of the Bridgewater Quarry.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** Each lot, or a lot proposed in a plan of subdivision, must not result in potential to interfere or conflict with quarry operations having regard to: (a) the nature of the quarry, including: (i) operational characteristics; (ii) scale and intensity; (iii) degree of hazard or pollution that may be emitted from the activity; (b) the future use and development of the lot; and (c) any advice from the Bridgewater Quarry operator.

Comment:

P1 is met: The subject site is 710m west of the Bridgewater Sandy Quarry, which is used for processing of rocks, ores or minerals. This requires measures of environmental protection such as those related to noise and hours of operation. Management measures that can be put in place for future development. These are specified in the *Environmental Protection Notice No. 9561/1* issued by the EPA, such as control of dust emissions and blasting times (refer to attachment for full details). A CEMP can effectively specify measures for works that can accommodate and account for these environmental impacts in required subdivision works. Further consideration as to impacts associated with future stages of buildings and works can be assessed in accordance with relevant requirements at that time. Due to the nature of the works, each lot in the proposed plan of subdivision is not considered to conflict with quarry operations. Advice from the Bridgewater Quarry operator is in accordance with the rationale stated above (*BRI-S4.7.1*).

BRI-S10.0 Brighton Industrial Hub Specific Area Plan

The subject site of the proposal is within the *Brighton Industrial Hub Specific Area Plan* (SAP) as identified below in Figure 8.

Figure 8: Brighton Industrial Hub Specific Area Plan *(Tasmanian Planning Scheme – General Overlay, List Map 2023*).

However, in considering the proposal against the SAP, no provisions have been found to be relevant as the SAP does not contain and development standards for buildings and works or for subdivision. The proposal does therefore require consideration against this SAP.

3.5 Codes

The proposal is subject to three code overlays of the SPP's: the *Electricity Transmission Infrastructure Protection Code,* the *Attenuation Code,* and the *Bushfire-Prone Areas Code*. These are shown in **Figure *10***, and **Figure *11*** under respective codes below. In accordance with relevant overlays across the subject site and the nature of the proposed development, a systematic consideration has been undertaken against each of the relevant codes. Codes applicable to the proposed development are summarised below in with irrelevant codes excluded.

Table 1*:* TPS codes applicable to the proposal (List Map 2023).

Code	Relevance to the proposal
C2.0 Parking and Sustainable Transport Code	This Code applies to all use and development (*C2.2.1*).
C4.0 Electricity Transmission Infrastructure Protection Code	This Code applies to the proposal as subdivision of land is within an electricity transmission corridor.
C9.0 Attenuation Code	This Code applies to subdivision if it creates a lot where a sensitive use could be established, within an attenuation area. The subject site is within the *General Industrial Zone (19.0)* which allows for sensitive use (educational and occasional care if for an employment training centre is discretionary within the *Use Table [19.2]*).
C13.0 Bushfire-Prone Areas Code	The entire subject site is bushfire prone. As the proposal is for adjustment of a boundary, exemptions were considered under *C13.4 Use or Development Exempt from this Code* of the SPP's. However, the application cannot achieve an exemption as the proposal creates an additional lot (*7.3.1[a]*) and the change to the relative size, shape and orientation of the existing lots is not considered minor (*7.3.1[b]*). Consideration against this Code is therefore applicable.

3.6 Code Standards

C2.0 Parking and Sustainable Transport Code

C2.6 Development Standards for Buildings and Works

The proposed development has been considered against development standards for buildings and works of the *C2.0 Parking and Sustainable Transport Code*. As the proposal is for subdivision, only *C2.6.3 Number of accesses for vehicles* applies. All remaining clauses are not considered relevant due to the nature of the proposal being for subdivision (*C2.6.1, C2.6.2, C2.6.4, C2.6.5, C2.6.6, C2.6.7, C2.6.8, C2.7.1*).

C2.6.3 Number of accesses for vehicles

Objective:	
That: (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	Performance Criteria
A1 The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.	

Comment:

A1(b) is met: The existing access on the proposed lot 1 of the site comprises a 20m wide 'Right of Way' from Strong Street that exists along the south – west property boundary and terminates at the existing boundary of lot 1 and lot 2. This is via an existing crossover which will be upgraded and sealed in accordance with relevant Tasmanian Standard Drawings (published by the Local Government Association of Tasmania), namely *TSD-R09-v3 Urban Roads Driveways* and *TSD-R10-v3 Urban Roads Driveways Water Sensitive Design*. The proponent would accept any further requirements or specifications of Brighton Council as a condition of approval within reason. Existing access on the proposed lot 2 comprises a 230m length property access, being 6m wide, from the entrance at the end of Crooked Billet Drive. This terminates at the east elevation of the existing dwelling. This access will be maintained and upgraded where required. On this basis, A1(b) is met.

C4.0 Electricity Transmission Infrastructure Protection Code

The *Electricity Transmission Infrastructure Protection Code* applies to the proposal due to the subject site being within the electricity transmission corridor in accordance with *C4.2.1*. This is shown below in Figure 9. An assessment follows.

Figure 9: Electricity transmission infrastructure protection overlay (*List Map 2023*).

C4.6 Development standards for Buildings and Works

C4.6.1 Buildings or works within an electricity transmission corridor

Objective:	
That buildings or works within an electricity transmission corridor are located at appropriate distances from transmission lines or cables to: (a) ensure operational efficiencies, access to, and security of, existing or future electricity transmission infrastructure; and (b) protect against a safety hazard associated with proximity to existing or future electricity transmission infrastructure.	
Acceptable Solutions	Performance Criteria

A1 Buildings or works within an electricity transmission corridor must not be within: (a) an inner protection area; or (b) a registered electricity easement.	**P1** Buildings or works within an electricity transmission corridor must not cause an unreasonable impact on the safety, security, operation of, or access to, existing or future electricity transmission infrastructure, having regard to: (a) the nature, height and materials of the buildings and works; (b) the extent of encroachment of the buildings and works into the electricity transmission corridor; (c) the location of the buildings and works within the electricity transmission corridor; and (d) any advice from the electricity entity.

Comment:

P1 is met: The proposed works within the electricity transmission corridor will not cause an unreasonable impact on the safety, security or operation of, or access to, existing or future electricity transmission infrastructure, and satisfies the Performance Criteria as follows:

(a) Proposed works include the upgrade of the Strong Street access, and the installation of the proposed water hydrant and service connections for lot 1. All works are at ground level or below and are to be constructed of non-conductible materials.

(b) & (c) Please refer to the attached Plan of Subdivision for location of works with the corridor;

C4.7 Development standards for Subdivision

C4.7.1 Subdivision

Objective:
To provide for subdivision: (a) that allows for development to be suitably located to avoid hazards from electricity transmission infrastructure and enable appropriate levels of amenity; and (b) so that future development does not compromise safety, security, access to, and operation of, existing and future electricity transmission infrastructure.

Acceptable Solutions	Performance Criteria
A1 A lot, or a lot proposed in a plan of subdivision, within an electricity transmission corridor, must: (a) be for the creation of separate lots for existing buildings where the buildings are located wholly outside an inner protection area or a registered electricity easement; (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 creation of a lot that contains a building area not less than 10m x 15m entirely located outside an inner protection area or registered electricity easement.	**P1** A lot, or a lot proposed in a plan of subdivision, within the electricity transmission corridor must not cause an unreasonable impact on the safety, security, operation of, or access to, existing or future electricity transmission infrastructure, having regard to: (a) the intended use of the proposed lots; (b) the location of any proposed building areas; and (c) any advice from the electricity entity.

Comment: **P1 is met:** The proposal does not meet A1 as the indicative building area on lot 1 cannot be located outside the outer protection zone of the electricity transmission corridor. However, the proposal meets P1. The indicative building area for lot 1, located within the electricity transmission corridor, is located within the outer protection zone in accordance with advice from Tas Networks that structures such as sheds and buildings cannot occur within the inner protection area. No indicative building areas are proposed within the electricity transmission corridor for lot 2. In accordance with *C6.2 (C6.2.6)*, there is no use proposal as part of this development although the intended use of lot 1 is primarily for vehicle parking, access and landscaping. For reasons, the impact of the proposed boundary adjustment upon lot 1 is considered not to cause an unreasonable impact on the safety, security, operation of, or access to, existing or future electricity transmission infrastructure.	

As proposed subdivision is not within a substation facility buffer area or a communications station buffer area, A2/P2 and A3/P3.

C9.0 Attenuation Code

The entirety of the subject site is within the attenuation area for the Bridgewater Quarry, as shown below in Figure 10.

Figure 10: The attenuation area of the Bridgewater Quarry (*Tasmanian Planning Scheme – General Overlay, List Map 2023*).

As a sensitive use could potentially be established within the proposed subdivision, an assessment follows against the *Attenuation Code (C9.0)*. This assessment excludes *Use Standards (C9.5)*. In accordance with *C6.2 (6.2.6)* of the SPP's, there is no proposed use.

C9.6 Development Standards for Subdivision

C9.6.1 Lot design

Objective:	
To provide for subdivision so that a lot intended for a sensitive use: (a) is located to avoid an activity with potential to cause emissions and enable appropriate levels of amenity; and (b) does not conflict with, interfere with or constrain an existing activity with potential to cause emissions.	
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must: (a) be for the creation of separate lots for existing buildings; (b) be for the creation of a lot where a building for a sensitive use can be located entirely outside the attenuation area; or (c) not be for the creation of a lot intended for a sensitive use.	**P1** Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must not result in the potential for a sensitive use to be impacted by emissions, having regard to: (a) the nature of the activity with the potential to cause emissions, including: (i) operational characteristics of the activity; (ii) scale and intensity of the activity; and (iii) degree of emissions from the activity; and (b) the intended use of the lot.
Comment:	
A1 is met: The reconfiguration of lot 1 will not allow for sensitive uses, being predominantly occupied by the inner protection zone of the 'electricity transmission infrastructure protection' overlay. This in accordance with Tas Networks advice on transmission line easements.[1] The remaining area not covered by this zone can encompass sensitive uses. However, the intention is to use the lot for vehicle parking and access. As stated above, lot 2 is being used for concrete batching works currently servicing the Bridgewater Bridge redevelopment and this use is to continue until completion. The site has an industrial and agricultural history. Given this and the industrial nature of the locality, it is logical that such uses will continue. Notwithstanding this,	

[1] Tas Networks, *Transmission Line Easements,* Tas Networks.

any future sensitive uses proposed on the subject site will be subject to a formal assessment. On this basis, A1 is met.

C13.0 Bushfire-Prone Areas Code

The proposed subdivision is almost entirely within a bushfire-prone area other than the portion separated from the main subject site by the rail easement. This is shown below in Figure 11.

Figure 11: Bushfire prone areas across the subject site (*Tasmanian Planning Scheme – Code Overlay, List Map 2023*).

Although the proposal constitutes adjustment of a boundary, the nature of the proposal is not permitted in accordance with *Clause 7.3* of the SPP's. It therefore cannot achieve an exemption in accordance with *Clause 13.4* of the *Bushfire-Prone Areas Code (C13.0)*. A Bushfire Report and Hazard Management Plan (BRHMP) has therefore been prepared and supplied to address this Code in support of the proposed subdivision, please see attached. Key findings of the BRHMP have been summarised to address key requirements of the proposed subdivision against relevant clauses of C13.0 as follows.

C13.6 Development Standards for Subdivision

C13.6.1 Provision of hazard management areas

Objective:	
That subdivision provides for hazard management areas that: (a) facilitate an integrated approach between subdivision and subsequent building on a lot; (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and (c) provide protection for lots at any stage of a staged subdivision.	
Acceptable Solutions	Performance Criteria
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 of 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 AS3959:2018 Construction of buildings in bushfire-prone areas*; 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 *Australian Standard AS3959:2018 Construction of buildings in bushfire-prone Areas*; and (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	**P1** A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to: (a) The dimensions of hazard management areas; (b) A bushfire risk assessment of each lot at any stage of staged subdivision; (c) The nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; (d) The topography, including site slope; (e) Any other potential forms of fuel and ignition sources; (f) Separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development; (g) An instrument that will facilitate management of fuels located on land external to the subdivision; and (h) Any advice from the TFS.

neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.	

Comment:

A1(b) is met: The proposed plan of subdivision has been transposed onto a Bushfire Hazard Management Plan (BHMP) contained within the appendices of the BHR. This shows all lots within a bushfire-prone area. The existing building area for lot 2 is shown. An indicative building area is shown for lot 1, with siting constrained due to the electricity transmission corridor. This is accordance with the context stated to address *19.5.1 Lot Design A1 (19.0 General Industrial Zone)* and *C9.6.1 Lot Design A1 (C9.0 Attenuation Code)* (i, ii). This also shows the indicative building area for lot 1 and the building area for lot 2, as well as hazard management areas (HMA's) for these. The HMA for lot 1 can achieve BAL-19 and the HMA for lot 2 can achieve BAL-12.5. The BHMP has been certified by a bushfire practitioner (BFP-148) (iii)(iv). No HMA's are to be located on land external to the proposed subdivision, therefore (c) is not applicable.

C13.6.2 Public and firefighting access

Objective:

That access roads to, and the layout of roads, tracks and trails, in a subdivision:
(a) allow safe access and egress for residents, fire fighters and emergency service personnel;
(b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack, and for hazard management works to be undertaken;
(c) are designed and constructed to allow for fire appliances to be manoeuvred;
(d) provide access to water supplies for fire appliances; and
(e) are designed to allow connectivity, and where needed, offering multiple evacuation points.

Acceptable Solutions	Performance Criteria
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 a 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.	

Comment:

A1(b) is met: The proposed plan of subdivision has been transposed onto a Bushfire Hazard Management Plan (BHMP) contained within the appendices of the BHR. This shows the location of property accesses to building areas. However, no layout of roads or fire trails is shown as these are not required or proposed. The BHRMP specifies that the lot 1 property access is to be designed and constructed to comply with *Table C13.2* when future building works are undertaken. The new crossover should be a minimum 4m carriageway width for Lot 1 and be constructed prior to sealing of final plan. The existing property access for lot 2, in accordance with the BHRMP, complies with *Table C13.2* (i). The BHMP is certified by a Bushfire Hazard Practitioner (BFP – 148) in accordance with the Certificate provided in the appendices (ii).

C13.6.3 Provision of water supply for fire fighting purposes

In considering the proposal against *C13.6.3,* although the subject site is serviced with reticulated water by the water corporation, only lot 1 is within a reasonable distance of a water hydrant to provide for a fire hydrant. Therefore, in this context, lot 2 is considered as not being serviced with reticulated water by the water corporation. Therefore lots 1 and 2 are assessed respectively against A1 and A2.

Objective:

That an adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage to allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.

Acceptable Solutions	Performance Criteria
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 fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision	**P1** No Performance Criterion.

of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	

Comment:

A1(b) is met: Lot 1 is serviced by reticulated water. The BHMP shows the layout of a fire hydrant on lot 1 and this is specified as requiring compliance with Table C13.4. This is certified by a Bushfire Hazard Practitioner (BFP – 148) in accordance with the Certificate provided in the appendices.

Acceptable Solutions	Performance Criteria
A1 In areas that are not serviced by reticulated water by the water corporation: (a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; (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.	**P1** No Performance Criterion.

Comment:

A1(b) is met: Lot 2 is not serviced by reticulated water and is therefore connected to a static water supply, as shown in the layout of the BHMP. This is specified as requiring compliance with Table C13.5.

Conclusion

The planning assessment and supporting documentation provided demonstrate that the development proposal for subdivision (adjustment of a boundary) at the subject site comprising 1 and 13 Crooked Billet Drive (CT 158010/1 and 158009/7 respectively) meets all applicable requirements of the *Tasmanian Planning Scheme*.

The proposal generates the following discretions:

- *General Industrial Zone (19.0),*
    - *19.5 Development standards for Subdivision (19.5.1 Lot design)* – P1

However, the proposal is considered to comply with provisions of the TPS on balance.

Yours faithfully,

Gabrielle Priest
On behalf of PDA Surveyors, Engineers and Planners, Robert Hazell and Hazell Brothers.

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BUSHFIRE HAZARD REPORT &

BUSHFIRE HAZARD MANAGEMENT PLAN

BOUNDARY ADJUSTMENT (TWO LOTS)

1 & 13 CROOKED BILLET DRIVE
BRIDGEWATER 7030

HAZELL BROS

14 FEBRUARY 2024

VERSION 2.0

EXECUTIVE SUMMARY

The subject land is located at 1 & 13 Crooked Billet Drive, Bridgewater (C.T. 158010/1 & 158009/7). The development proposal includes a boundary adjustment between the two lots. The proposed subdivision is assessed and deemed to comply with the requirements of C13.0 Bushfire-Prone Areas Code of the Tasmania Planning Scheme.

LIMITATIONS

This report is based on findings concluded from a desktop and field investigation of the subject property. Classification of vegetation has been based on the site inspection does not account for any further modification to the existing vegetation (planting, clearing etc.)

The assessment is based on information provided at the time of the report and location shown on the Bushfire Hazard Management Plan (BHMP). If the location of the proposed development (indicative building area) differs from the location shown on the BHMP a new assessment will be required.

The BAL assessment is based on the Fire Danger Index (FDI) of 50. The FDI will exceed 50 when the Australian Fire Danger Ratings System (AFDRS) level is Extreme or Catastrophic.

The forward of AS3959 – 2018, *Construction of buildings in bushfire prone areas* states that "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."

Due to the unpredictable nature and behaviour of fire, compliance with AS359-2018 does not guarantee a dwelling will survive a bushfire event.

CONTENTS PAGE

1.0 INTRODUCTION

1.1 SCOPE

To assess the proposed boundary adjustment against the requirements of C13.0 Bushfire-Prone Areas Code of the Tasmanian Planning Scheme.

1.2 PROPOSAL

Boundary adjustment between two lots. Adjustment shall create Lot 1 – 2.0177 Ha. & Balance Lot 2 – 8.347 ha ±)

1.3 GENERAL INFORMATION

SITE ADDRESS

1 & 13 Crooked Billet Drive Bridgewater

OWNER

Hazell Bros

TITLE REFERENCE

C.T. 158010/1 & 158009/7

PROPERTY ID NUMBER

3017836 & 3017801

EXISITING PROPERTY SIZE

10.37 ha

CURRENT USE:

Proposed Lot 1 – Mixed use, residential dwelling, and commercial facilities

Proposed Lot 2 – Vacant lot

MUNICPALITY

Brighton Council

2.0 SITE DESCRIPTION

2.1 LOCALITY

The subject land is located at 1 & 13 Crooked Billet Drive, Bridgewater. The site is situated in developing industrial and commercial subdivision. Grassland and bushland exist further towards the east and west. The site is surrounded by residential development to the south and west. The boundary adjustment will create two lots, Lot 1 (2.0177 ha) and the balance Lot 2 (8.347 ha). Lot 1 will have road frontage and property access to Strong Street. The balance Lot 2 shall continue to use Crooked Billet Drive and access. A residential dwelling and commercial facilities for Hazell Bros exist on Lot 2. Brighton Council maintain Crooked Billet Drive and Strong Street roadway and the road reserve. The proposed plan of subdivision is provided in the appendix of this report. The BHMP details the requirements for the boundary adjustment to comply with C13.0 Bushfire-Prone Areas Code.

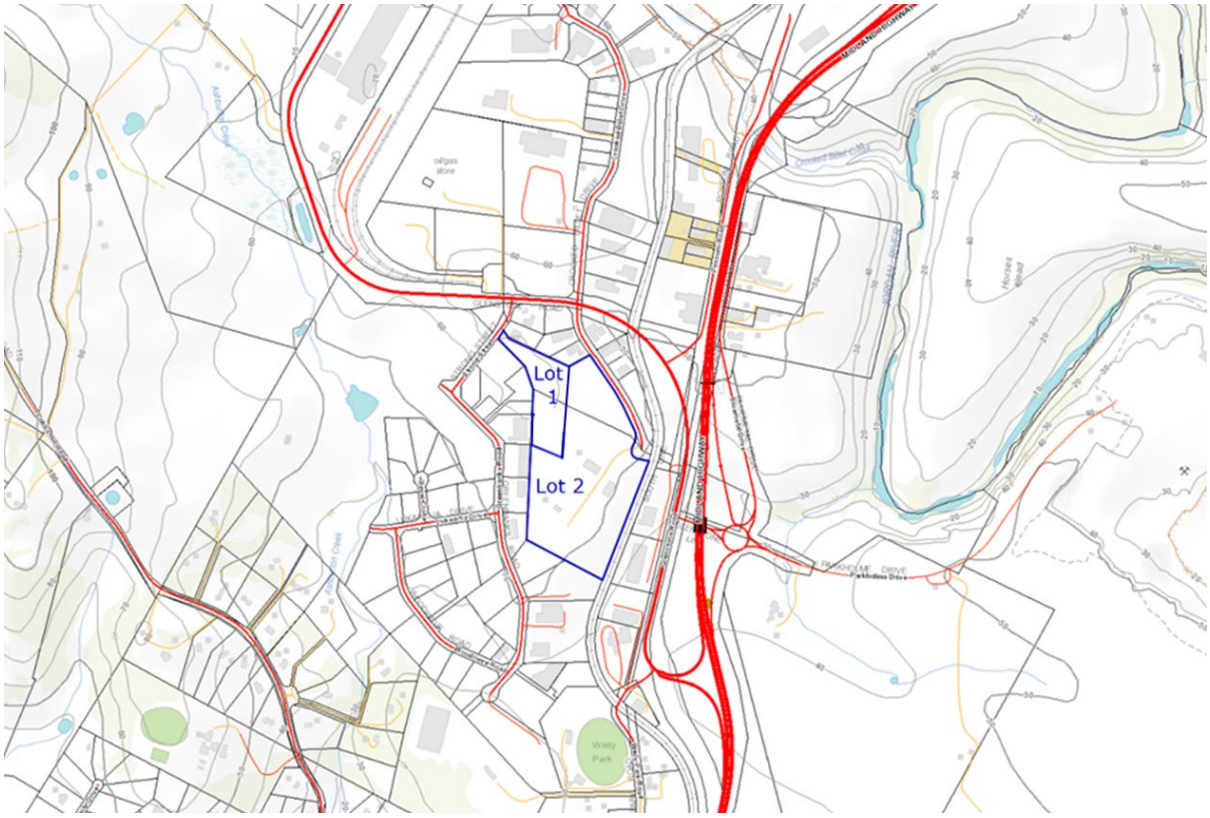


Figure 1: Locality map of the area with proposed boundary adjustment shown (blue outline). Source: Land Information System Tasmania, http://www.thelist.tas.gov.au

2.1.2 FIRE HISTORY

Recent bushfire and / or planned burns were identified within 1km of the property boundaries. Data collected from LIST Map 'Fire History Layer'[1].

Ignition date	Fire / Planned burn name	Type	Size	Distance to site
21/1/2023	Broadmarsh-Bluff Rd (TFS)	Bushfire	14345 Ha.	785m

[1] LIST Map Data is incomplete, and majority of fire history is not shown on the LIST.

2.1.2 PLANNING – ZONING & TENURE

The lot is zoned as Rural General Industrial and is privately owned. Zoning and tenure of surrounding lots is shown below (within 100m from the existing property boundaries).

Direction	Zoning	Tenure
North	General Industrial & Utilities	Private Freehold & Public Reserve
East	General Industrial & Utilities	Private Freehold
South	General Residential	Private Freehold
West	General Residential	Private Freehold

2.1.3 PLANNING – CODE & OVERLAYS

Overlay	Code	Development Response
Bushfire-prone areas	Bushfire-prone Areas	The Bushfire Hazard Management Plan (BHMP) satisfies the Development Standards for Subdivision.
Attenuation area	Attenuation	The provisions of the BHMP do not conflict with the requirements of this code.
Electricity transmission corridor	Electricity Transmission Infrastructure Protection Code	The provisions of the BHMP do not conflict with the requirements of this code.
Inner protection area	Electricity Transmission Infrastructure Protection Code	The provisions of the BHMP do not conflict with the requirements of this code. The building area is located outside of the Inner protection area.

2.1.4 PLANNING – THREATENED FLORA AND FAUNA

A threatened flora and fauna search[2] revealed no threatened flora and fauna identified on the site.

[2] Threatened species search using Land Information Systems Tasmania. This is not a complete search and other information may be available from other agencies.

2.2 TOPOGRAPHY AND VEGETATION

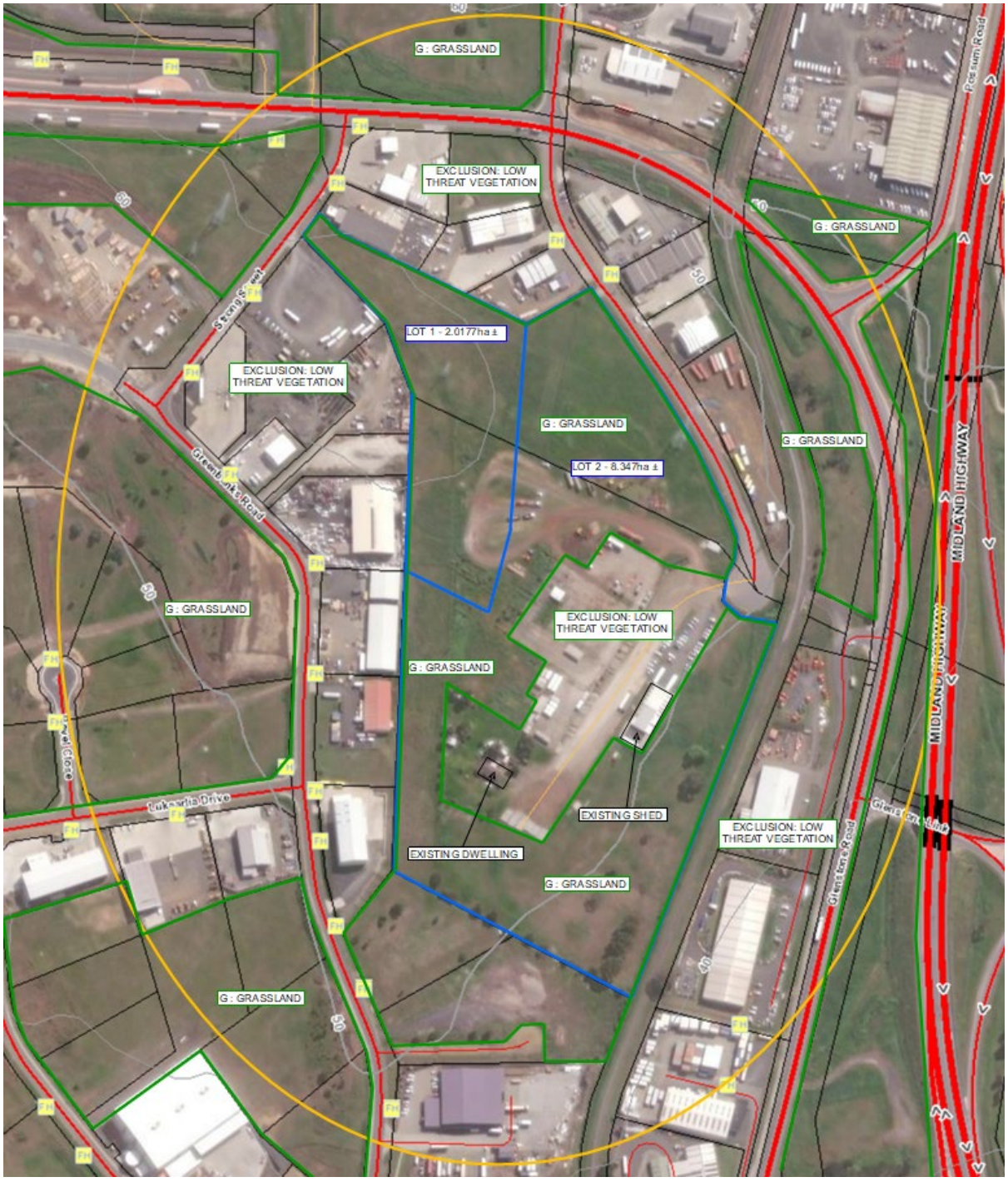


Figure 2: Aerial photo showing the two proposed lots (blue outline - Lot 1 and balance Lot 2). The orange circle is a minimum 100m from edge of the property boundaries. Green line shows borders between classified vegetation and exclusions shown. Source: Land Information System Tasmania, http://www.thelist.tas.gov.au.

TASVEG 4.0 community FUR – Urban areas cover both proposed lots 1 and 2.

TASVEG 4.0 communities within 100m from the property boundaries is shown below.

Lot 1:

Direction	**Distance from site**	**TAS Veg 4.0 Description**
North	0m 95m	FUR – Urban areas FUM – Extra-urban miscellaneous
East	0m	FUR – Urban areas
South	0m	FUR – Urban areas
West	0m 19m	FUR – Urban areas FUM – Extra-urban miscellaneous

Lot 2:

Direction	**Distance from site**	**TAS Veg 4.0 Description**
North	0m	FUR – Urban areas
East	0m 85m	FUR – Urban areas GTL – Lowland Themeda triandra grassland
South	0m	FUR – Urban areas
West	0m 75m	FUR – Urban areas FUM – Extra-urban miscellaneous

Vegetation types shown from the edge of the indicative building area for proposed lot 1.

Direction	Existing Vegetation Description	Effective slope
North	0-100m: Grassland, cured periodically. **Classified vegetation: G: Grassland**	0 – 5° downslope
East	0-100m: Grassland, cured periodically. **Classified vegetation: G: Grassland**	0 – 5° downslope
South	0-100m: Grassland, cured periodically. **Classified vegetation: G: Grassland**	0 – 5° downslope
West	0-100m: Non – vegetated industrial site. **Exclusion: Low threat vegetation as per clauses 2.2.3.2 (e) of AS3959:2018.**	

Vegetation types shown from the edge of the existing dwelling on proposed lot 2.

Direction	Existing Vegetation Description	Effective slope
North	0-29m: Managed residential garden and lawn. **Exclusion: Low threat vegetation as per clauses 2.2.3.2 (e) of AS3959:2018.** 29-100m: Grassland, periodically cured. A large hard stand area exists around the existing commercial facilities. **Classified vegetation: G: Grassland**	0° / Upslope
East	0-19m: Managed residential garden and lawn. **Exclusion: Low threat vegetation as per clauses 2.2.3.2 (e) of AS3959:2018.** 19-100m: Grassland, cured periodically. Isolated trees exist and represent <10% foliage cover. **Classified vegetation: G: Grassland**	5 – 10° downslope
South	0-26m: Managed residential garden and lawn. **Exclusion: Low threat vegetation as per clauses 2.2.3.2 (e) of AS3959:2018.**	

	26-100m: Grassland, cured periodically. Isolated trees exist and represent <10% foliage cover. **Classified vegetation: G: Grassland**	0 – 5° downslope
West	0-26m: Managed residential garden and lawn. **Exclusion: Low threat vegetation as per clauses 2.2.3.2 (e) of AS3959:2018.** 26-56m: Grassland, cured periodically. Isolated trees exist and represent <10% foliage cover. **Classified vegetation: G: Grassland** 56-100m: Non – vegetated industrial site. **Exclusion: Low threat vegetation as per clauses 2.2.3.2 (e) of AS3959:2018.**	0° / Upslope

3.0 BUSHFIRE SITE ASSESSMENT

3.1 EXISTING BUSHFIRE HAZARD ASSESSMENT

3.2.1 CONSTRUCTION Proposed lot 1: No buildings exist on the proposed lot 1. Proposed lot 2: The existing dwelling is single storey, brick veneer with a tiled roof. It is unlikely the dwelling has been constructed to AS3959 construction requirements. A large outbuilding exists (workshop and office) and is 100m from the dwelling.
3.2.2 PROPERTY ACCESS Proposed lot 1: No formal access exists on this proposed lot. A 20m wide Right of Way exists from Strong Street exists along the south – west property boundary and terminates at the existing boundary of lot 1 and lot 2. The length of the Right of Way of approximately 156m. Proposed lot 2: The dwelling is serviced by a 230m length property access from the entrance at the end of Crooked Billet Drive and terminates at the east elevation of the existing dwelling. The access has a minimum width of 6m.
3.2.3 WATER SUPPLY Proposed lot 1: The lot is serviced by a reticulated water supply. The water connection point is in the north part of the lot adjacent Strong Street. The closest fire hydrant is located adjacent the property boundary of 1 Strong Street and 121 Glenstone Road. The hydrant is 200m length to the indicative building area (measured as a hose lay). Proposed lot 2: The lot is serviced by a reticulated water supply. The closest fire hydrant is located adjacent the property boundary of 20 & 28 Crooked Billet Drive. The hydrant length to 530m length to the furthest part of the existing dwelling (measured as a hose lay).
3.2.4 HAZARD MANAGEMENT AREA Proposed lot 1: No Hazard Management Area (HMA) exists on this proposed lot. Proposed lot 2: A HMA exists around the existing dwelling from owner maintenance with irrigated residential gardens and lawn. The HMA has been established from the previous BHMP for the boundary adjustment between 19 Greenbanks Road and 1 Crooked Billet Drive.
3.2.5 EMERGENCY PLAN No emergency plan exists for either lot.

3.2 BUSHFIRE ATTACK LEVEL ASSESSMENT

Lot 1 (indicative building area):

	North	East	South	West
Vegetation classification as per AS3959:2018	Grassland	Grassland	Grassland	NA
Exclusions (where applicable from clause 2.2.3.2 of AS3959 - 2018)				
Distance to classified vegetation (m) from indicative building area	0	0	0	>100
Classified vegetation	Grassland	Grassland	Grassland	NA
Effective slope under the classified vegetation	Down slope >0° to 5°	Down slope >0° to 5°	Down slope >0° to 5°	NA
Minimum separation distance to achieve BAL – 19.	**11m**	**11m**	**11m**	**0m**
BAL -19 HMA can be achieved within property boundaries	**Yes**	**Yes**	**Yes**	**Yes**

Lot 2 (existing dwelling)

	North	East	South	West
Vegetation classification as per AS3959:2018	Grassland	Grassland	Grassland	Grassland
Exclusions (where applicable from clause 2.2.3.2 of AS3959 - 2018)				
Distance to classified vegetation (m) from proposed / existing edge of building.	29	19	26	26
Classified vegetation	Grassland	Grassland	Grassland	Grassland
Effective slope under the classified vegetation	Upslope / 0°	Down slope >5° to 10°	Down slope >0° to 5°	Upslope / 0°
Bushfire Attack Level	**12.5**	**12.5**	**12.5**	**12.5**
Minimum separation distance to achieve BAL – 12.5.	**14m**	**19m**	**16m**	**14m**

If the minimum setback distance between the indicative building area for lot 1 and classified vegetation is maintained the bushfire attack level is assessed as BAL – 19. If the minimum setback distance between the existing dwelling for lot 2 and classified vegetation is maintained the bushfire

attack level is assessed as BAL – 12.5. The assessment is based on a Fire Danger Index (FDI) of 50. The FDI will exceed 50 when the Australian Fire Danger Rating System (AFDRS) is Extreme or Catastrophic.

4.0 PLANNING SCHEME COMPLIANCE

The following bushfire hazard management requirements required to comply with C13.0 Bushfire-Prone Areas Code.

C13.6 Development Standards for Subdivision

C13.6.1 Subdivision: Provision of hazard management areas

Objective:
That subdivision provides for hazard management areas that: (a) facilitate an integrated approach between subdivision and subsequent buildings on a lot; (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce radiant heat levels, direct flame attack and ember attack at the building area; and (c) provide protection for lots at any stage of a staged subdivision.
Acceptable Solutions **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 of a stage 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 *Construction of buildings in bushfire-prone areas*; and (iv) is accompanied by a bushfire hazard management plan that address all the individual lots 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 *Australian Standard* AS 3959:2018 *Construction of buildings in bushfire-prone areas*; and (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.
Performance Criteria A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to: (a) the dimensions of hazard management areas; (b) a bushfire risk assessment of each lot at any stage of staged subdivision; (c) the nature of the bushfire-prone vegetation including type, fuel load, structure and flammability;

(d) the topography, including site slope;

(e) any other potential forms of fuel and ignition source;

(f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development;

(g) an instrument that will facilitate management of fuels located on land external to the subdivision;

(h) any advice from the TFS.

Development response

The Bushfire Hazard Report and BHMP satisfies the requirements of C13.6.1 A1(b) for Lot 1.

Hazard Management Area is to be implemented when future building works are undertaken for Lot 1.

The Bushfire Hazard Report and BHMP satisfies the requirements of C13.6.1 A1(b) for the Lot 2.

Hazard Management Area is to be implemented before sealing of final plan.

C13.6.2 Subdivision: Public and fire fighting access

Objective:

That access roads to, and the layout of roads, tracks and trails, in a subdivision:

(a) allow safe access and egress for residents, fire fighters and emergency service personnel;
(b) provide access to the bushfire-prone vegetation that enables both property to defend when under bushfire attack and for hazard management works to be undertaken;
(c) are designed and constructed to allow for fire appliances to be manoeuvred;
(d) provide access to water supplies for fire appliances; and
(e) are designed to allow connectivity, and where needed, offering multiple evacuation points.

Acceptable Solutions

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 a 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.

Performance Criteria

P1

A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:

(a) appropriate design measures, including

(i) two – way traffic;
(ii) all weather construction;
(iii) height and width of any vegetation clearances;
(iv) load capacity
(v) provision of passing bays;
(vi) traffic and control devices;
(vii) geometry, alignment and slope of roads, tracks and trails;
(viii) use of through roads to provide for connectivity;
(ix) limits on the length of cul-de-sacs and dead-end roads;
(x) provision of turning areas;
(xi) provision of parking areas;
(xii) perimeter access; and
(xiii) fire trails;

(b) the provision of access to:

(i) bushfire-prone vegetation to permit the undertaking of hazard management works; and
(ii) fire fighting water supplies; and

(c) any advice from the TFS.

Development response

The Bushfire Hazard Report and BHMP satisfies the requirements of C13.6.2 A1(b) for lot 1.

Table E1 and E3 are not applicable as no public roads or fire trails are proposed for the boundary adjustment.

Lot 1 property access to be designed and constructed to comply with Table C13.2 when future building works are undertaken. New crossover should be a minimum 4m carriageway width for Lot 1 and be constructed prior to sealing of final plan.

The Bushfire Hazard Report and BHMP satisfies the requirements of C13.6.2 A1(b) for lot 2. The existing property access complies with Table C13.2.

Table C13.2 Standards for Property Access

Element		**Requirement**
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a firefighting water point	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	The following design and construction requirements apply to property access: (a) all – weather construction (b) load capacity of at least 20t, including bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m 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 10m; (i) maximum gradient of 15 degrees (13.5 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: (j) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead 'T' or 'Y' turning head 4m wide and 8m long.

C.	Property access length is 200m or greater.	The following design and construction requirements apply to property access: (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m, and access is provided to 3 or more properties	The following design and construction requirements apply to property access: (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 100m.

Development response

Property access for lot 1 shall comply with the requirements of Element B of Table C13.2. Property access and design shall be constructed when future building works are undertaken.

Existing property access for lot 2 complies with the requirements of Element B and C of Table C13.2.

C13.6.3 Subdivision: Provision of water supply for fire fighting purposes

Objective: That an adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for protection of life and property associated with the subsequent use and development of bushfire-prone areas.	
Acceptable Solutions	**Performance Criteria**
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 fire hydrants, and building areas, is included in a bushfire hazard management plan approved by TFS or accredited person as being compliant with Table E4; 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	**P1** No Performance Criterion.
A2 In areas that are not serviced by reticulated water by the water corporation: (a) The TFS or an accredited person certifies that there is insufficient increase in risk from bushfire to warrant 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 E5; 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.	**P2** No Performance Criterion.
Development response A reticulated water supply exists and shall service both lots for domestic water supply. Lot 1: A new fire hydrant is proposed to be installed at the end of the proposed property access. The hydrant shall be located within 120m (measured as a hose lay) from the furthest part of the indicative building area and the installation shall comply with Table C13.4. Works shall be undertaken prior to sealing of the plan.	

Installation of a compliant fire hydrant to Table C13.4 for lot 1 will deem the lot 1 to comply with C13.6.3 A1 (b).

Lot 2: The closest fire hydrant is located to far away to comply with C13.4. A minimum 10,000 litre static water supply dedicated for fire fighting purposes is required. The static water supply shall comply with Table C13.5. Works to be undertaken prior to sealing of final plan.

Installation of the static water supply compliant to Table C13.5 will deem the lot 2 to comply with C13.6.3 A2 (b).

Table C13.4 Reticulated water supply for fire fighting

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 120m of a fire hydrant; 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.	Design criteria for fire hydrants	A following requirements apply: (a) fire hydrant system must be designed and constructed in accordance with *TASWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2nd Edition*; and (b) fire hydrants are not installed in parking areas
C.	Hardstand	A hardstand area for a fire appliances must be: (a) no more than 3m from the hydrant, measured as a hose lay; (including the minimum water level in dams, swimming pools and the like); (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.
Development response Lot 1: Fire hydrant and hardstand to be installed as per requirements of Table C13.4. Works to be undertaken prior to sealing of final plan. Lot 2: The location of the existing fire hydrants exceeds 120m from the existing dwelling thus the reticulated water supply for fire fighting does not comply. A static water supply is required with compliance to table C13.5 (see below).		

Table C13.5 Static water supply for fire fighting

Element		Requirement
A.	Distance between building area to be protected and water supply.	The following requirements apply: (c) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and (d) 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: (c) may have a remotely located offtake connected to the static water supply; (d) may be supplied for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (e) must be a minimum 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (f) must be metal, concrete or lagged by non-combustible material if above ground; and (g) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 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 internal 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 no less than 250mm diameter or a coupling compliant with this Table; and (i) if a remote offtake is installed, ensure the offtake is in a position that is: (i) visible; (ii) accessible to allow connection by fire fighting equipment; (iii) at a working height of 450 – 600mm above ground level; and (iv) protected from possible damage, including damage by vehicles
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: (a) comply with water tank signage requirements with Australian Standard AS 2304-2019 Water Storage tanks for fire protection systems; or (b) comply with the Tasmanian Fire Service Water Supply Guideline published by the Tasmania Fire Service.
E.	Hardstand	A hardstand area for a fire appliance must be: (e) 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); (f) no closer than 6m from the building area to be protected; (g) a minimum width of 3m constructed to the same standard as the carriageway; and (h) connected to the property access by a carriageway equivalent to the standard of the property access.

Development response

Lot 2: Static water supply to be installed as per requirements of Table C13.5. Works to be undertaken prior to sealing of final plan.

5.0 CONCLUSION

A Bushfire Hazard Report has been completed for the proposed boundary adjustment. This will create two lots –lot 1 (2.0177ha) and lot 2 (8.347ha).

Both proposed lots are within the Bushfire Prone Areas overlay. The Bushfire Hazard Report and certified BHMP shows compliance to C13.0 Bushfire-Prone Areas Code Tasmanian Planning Scheme.

The indicative building area for Lot 1 and the existing dwelling on Lot 2 show dimensions equal to or greater than, the separation distances required for BAL – 19 in Table 2.6 of AS3959:2018.

This Bushfire Hazard Report and Bushfire Hazard Management Plan (BHMP) does not endorse the removal of any vegetation without the approval from the local government authority.

It is the owners' responsibility to ensure that the requirements of the Bushfire Hazard Report and BHMP are implemented and maintained for the life of the development.

The BHMP is valid for a period of six years.

6.0 REFERENCES

AS3959 – 2018 - Construction of Buildings in Bushfire Prone Areas

Bushfire Information Publications - Tasmania Fire Service.

The LIST - Department of Primary Industries Parks Water & Environment

C13.0 Bushfire-Prone Areas Code, Tasmanian Planning Scheme – State Planning Provisions

7.0 APPENDIX

7.1 FIELD PHOTOS

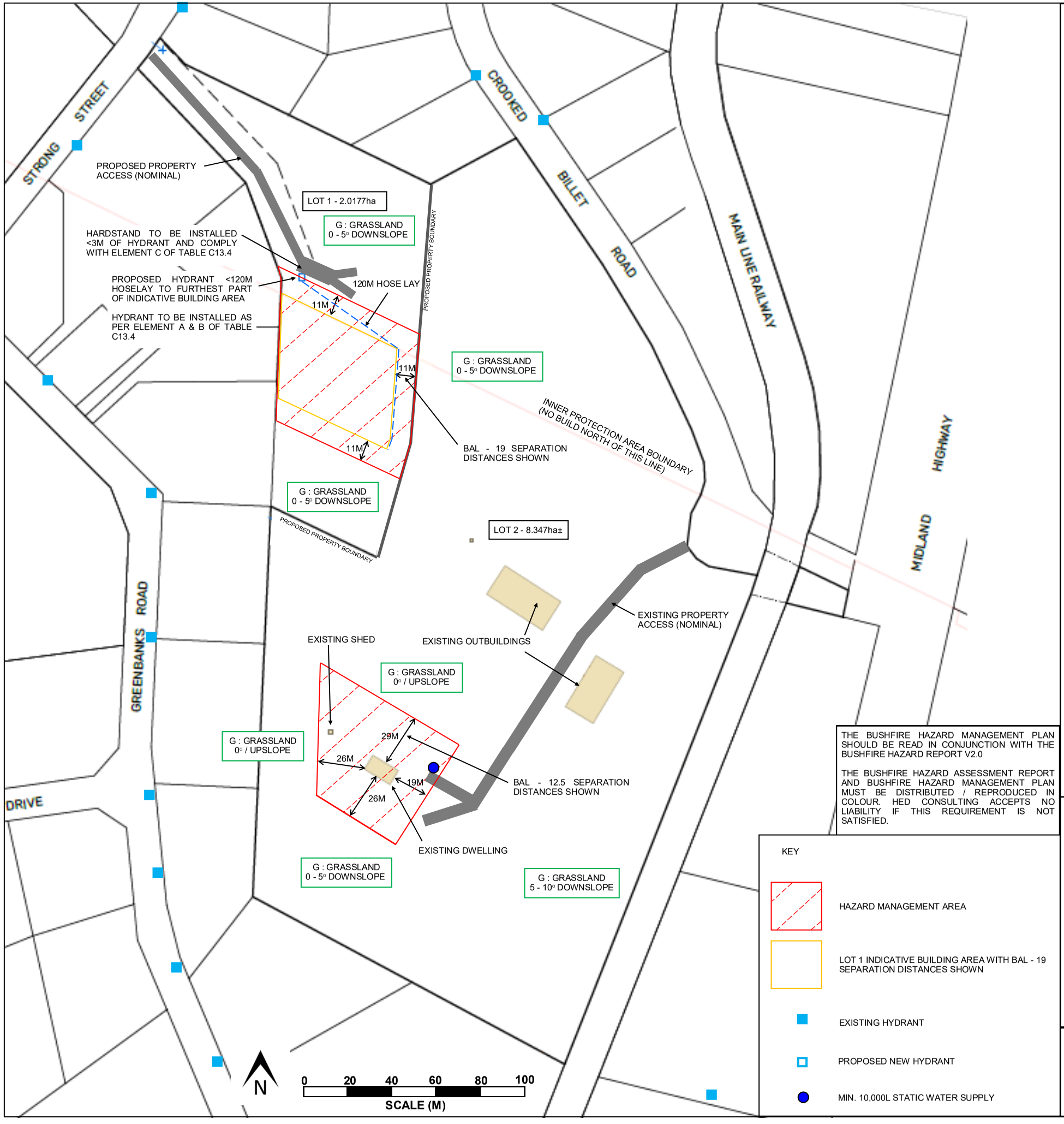
Photo 1: Field photo taken facing north from the indicative building area for lot 1. Classified vegetation: G: Grassland.

Photo 2: Field photo taken facing east from the indicative building area for lot 1. Classified vegetation: G: Grassland.

Photo 3: Field photo taken facing south from the indicative building area for lot 1. Classified vegetation: G: Grassland.

Photo 4: Field photo taken facing west from the indicative building area for lot 1. Exclusion: Non – vegetated areas.

Photo 5: Field photo taken showing example of Classified vegetation: G: Grassland.



THE BUSHFIRE HAZARD MANAGEMENT PLAN SHOULD BE READ IN CONJUNCTION WITH THE BUSHFIRE HAZARD REPORT V2.0

THE BUSHFIRE HAZARD ASSESSMENT REPORT AND BUSHFIRE HAZARD MANAGEMENT PLAN MUST BE DISTRIBUTED / REPRODUCED IN COLOUR. HED CONSULTING ACCEPTS NO LIABILITY IF THIS REQUIREMENT IS NOT SATISFIED.

KEY

- HAZARD MANAGEMENT AREA
- LOT 1 INDICATIVE BUILDING AREA WITH BAL - 19 SEPARATION DISTANCES SHOWN
- EXISTING HYDRANT
- PROPOSED NEW HYDRANT
- MIN. 10,000L STATIC WATER SUPPLY

BUSHFIRE HAZARD MANAGEMENT REQUIREMENTS

1. Lot 1: Shall comply with C13.6.1: A1 (b) of the Tasmanian Planning Scheme. The Hazard Management Area (HMA) for lot 1 is to be implemented when future building works are undertaken.

   Lot 2: Complies with C13.6.1: A1 (b). HMA to continue to be managed as per section 4 of this BHMP.

2. Lot 1: Shall comply with C13.6.2: A1 (b) of the Tasmanian Planning Scheme. The property access shall comply with Element B of Table C13.2. Requirements for Element B shown on page 15 & 16 of the Bushfire Hazard Report. Property access to be installed when future building works are undertaken. Crossover shall be minimum 4m carriageway width and installed prior to sealing of final plan.

   Lot 2: Property access complies with C13.6.2: A1 (b) of the Tasmanian Planning Scheme. Property access complies with Element B and C of Table C13.2.

3. Lot 1: Shall comply with C13.6.3: A1 (b) of the Tasmanian Planning Scheme. A fire hydrant shall be installed and comply with Table C13.4. Requirements for Table C13.4 shown on page 18 of the Bushfire Hazard Report. Works to be undertaken prior to sealing of final plan.

   Lot 2: Hydrant location is >120m from the existing dwelling and cannot comply with Table C13.4. Static water supply for fire fighting purposes is required. Static water supply shall comply with C13.6.3: A2 (b) and Table C13.5 of Tasmanian Planning Scheme. Requirements for Table C13.5 shown on page 19 & 20 of the Bushfire Hazard Report. Static water supply for fire fighting purposes shall be installed prior to sealing of final plan.

4. Hazard Management Area: This area to be maintained and managed as defendable space from a bushfire flame and ember attack. The area can be landscaped with the following measures:

   - Establish non-flammable areas around the building area. This includes paths, driveways, and maintained lawns (less than 100mm height).
   - Non - combustible ground cover should be used in garden beds (small rock and pebbles instead of pine bark)
   - Remove any ground fuels (eg. leaf litter, bark and branches).
   - Flammable materials such as woodpiles, fuels and rubbish shall be stored away from the dwelling.
   - Non-flammable separated shrubs, hedges and small trees shall be used for landscaping around the dwelling.
   - Tree canopies must not distribute leaf litter into gutters.
   - There must be a horizontal separation between the tree crowns and vertical separation between the ground fuels and trees branches.
   - No mass plantings of trees greater than 2m.

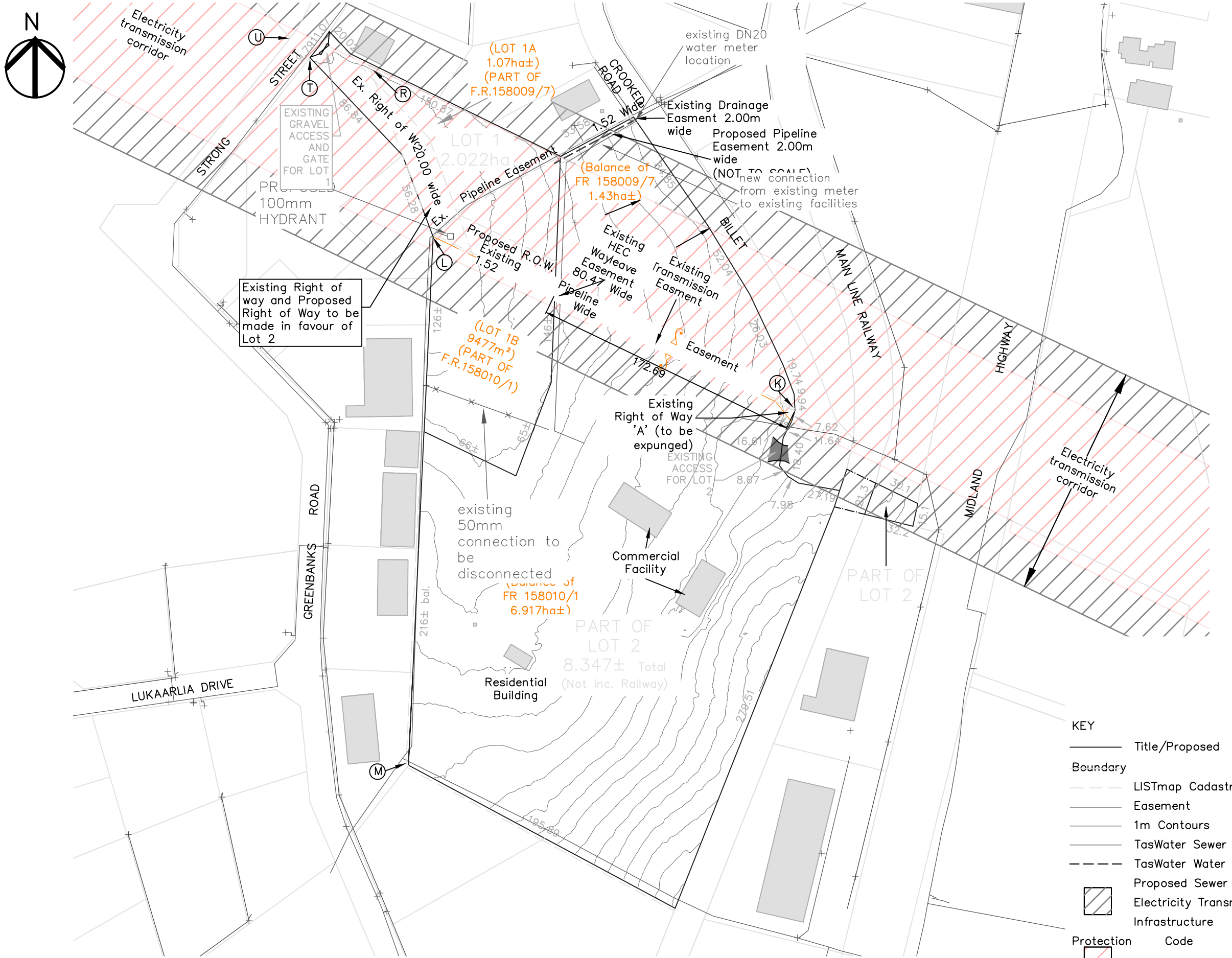
BUSHFIRE HAZARD MANAGEMENT PLAN

CLIENT:	HAZELL BROS.
ADDRESS:	1 CROOKED BILLET DRIVE & 13 CROOKED BILLET DRIVE BRIDGEWATER 7030
PROPERTY ID:	3017836 & 3017801
TITLE REF:	158010/1 & 158009/7
DATE:	14/2/2024
VERSION:	2.0
CERTIFIED BY:	JOE HEPPER (SCOPE 1,2,3A,3B)
SIGNED:	

HED CONSULTING

UNIT 2, 1 LIVERPOOL STREET HOBART TAS 7000

P 03 6146 0334 / E info@hed-consulting.com.au



KEY

- Title/Proposed Boundary
- LISTmap Cadastre
- Easement
- 1m Contours
- TasWater Sewer
- TasWater Water
- Proposed Sewer Main
- Electricity Transmission Infrastructure Protection Code
- Inner Protection Area

PLAN OF SUBDIVISION

Owners
327 Midland Highway Pty Ltd

Title References
FR 158009/7 & FR 158010/1

Address
1 & 13 Crooked Billet Drive, Bridgewater, Tas 7030

Council
Brighton Council

Planning scheme
Brighton Local Provisions Schedule

Zone
19 General Industrial

Code Overlay
4 Electricity Transmission Infrastructure Protection Code

9 Attenuation area – Bridgewater Quarry

13 Bushfire–prone areas

Point of interest GDA2020 MGA55
E 519134, N 5269795

Schedule of Easements
Existing Easements to be carried forward.

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.

The Entire site is subject to the Bushfire–prone Area Overlay & both the 'Bridgewater Quarry Specific Area Plan' & 'Brighton Industrial Hub Specific Area Plan'.
This isn't shown for plan clarity

1m Contours:
GreaterHobartLiDAR2013 DEM
https://elevation.fsdf.org.au/
CC BY 3.0

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

REV	AMENDMENTS	DRAWN	DATE	APPR.
D	FURTHER AMENDMENTS TO LOT 1	EN	21.11.23	CT
C	LOT 1 AND LOT 100 MERGED	EN	21.11.23	CT
B	ACCESSES SHOWN, ADDED DIMENSIONS AND AREAS	EN	07.11.23	GP
A	AMENDED AREAS	EN	13.10.23	CT
0	PLAN OF SUBDIVISION	MK	11.05.23	EN

NOTES:

SURVEYOR	GEOCIVIL
–	–
DRAWN	CHECKED
MK	EN
DATE	
7th November 2023	

PLAN OF SUBDIVISION
1 CROOKED BILLET DRIVE, BRIDGEWATER
for ROBERT HAZELL

PDA SURVEYORS, ENGINEERS & PLANNERS
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Also at: Kingston, Launceston & Burnie

SCALE	PAPER
1:2500	(A3)
JOB NUMBER	DRAWING
51227EN–1c	

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] 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:	1 Crooked Billet Drive & 13 Crooked Billet Drive Bridgewater 7030
Certificate of Title / PID:	CT 158010/1 & 158009/7 PID 3017836 & 3017801

2. Proposed Use or Development

Description of proposed Use and Development:	Boundary adjustment
Applicable Planning Scheme:	Tasmanian Planning Scheme

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report	HED Consulting	14/2/2024	2.0
Bushfire Hazard Management Plan	HED Consulting	14/2/2024	2.0
Plan of Subdivision 1 Crooked Billet Drive, Bridgewater for Robert Hazell	PDA Surveyors, Engineers & Planners	7/11/2023	51227EN – 1d

[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	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	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	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	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	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	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')
☐	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	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	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

☐	**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
☐	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
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	Joe Hepper	**Phone No:**	03 6146 0334
Postal Address:	1 Liverpool Street, Hobart 7000	**Email Address:**	info@hed-consulting.com.au
Accreditation No:	BFP – 148	**Scope:**	1,2,3A,3B

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: JOE HEPPER **Date:** 14/2/2024

Certificate Number: H2735

(for Practitioner Use only)