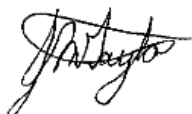


## Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	RZ 2021-003	<b>Council notice date</b>	20/07/2021
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2021/01214-BTN	<b>Date of response</b>	30/07/2021
<b>TasWater Contact</b>	Phil Papps	<b>Phone No.</b>	0474 931 272
<b>Response issued to</b>			
<b>Council name</b>	BRIGHTON COUNCIL		
<b>Contact details</b>	development@brighton.tas.gov.au		
<b>Development details</b>			
<b>Address</b>	BOWDEN DR, BRIDGEWATER	<b>Property ID (PID)</b>	5026752
<b>Description of development</b>	Draft Planning Scheme Amendment		
<b>Schedule of drawings/documents</b>			
<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>	<b>Date of Issue</b>
Holmes Dyer	Planning Submission	--	28/05/2021
<b>Conditions</b>			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56S(2) TasWater makes the following submission(s):			
1. TasWater does not object and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.			
<b>Advice</b>			
<b>General</b>			
For information on TasWater development standards, please visit <a href="http://www.taswater.com.au/Development/Development-Standards">http://www.taswater.com.au/Development/Development-Standards</a>			
For application forms please visit <a href="http://www.taswater.com.au/Development/Forms">http://www.taswater.com.au/Development/Forms</a>			
<b>Declaration</b>			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
<b>Authorised by</b>			
			
<b>Jason Taylor</b>			
Development Assessment Manager			
<b>TasWater Contact Details</b>			
<b>Phone</b>	13 6992	<b>Email</b>	development@taswater.com.au
<b>Mail</b>	GPO Box 1393 Hobart TAS 7001	<b>Web</b>	www.taswater.com.au

---

**From:** TasWater Development Mailbox <Development@taswater.com.au>  
**Sent:** Friday, 30 July 2021 8:16 AM  
**To:** Development  
**Subject:** TasWater Response to Planning Authority Referral of Planning Scheme Amendment, Council reference RZ 2021-003  
**Attachments:** TWDA 2021-01214-BTN.pdf

Dear Sir/Madam

TasWater does not object to the proposed amendment to the Interim Planning Scheme as mentioned above and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings as stated in the attached SPAN.

If you have any queries, please contact me.

Thank you.

Phil Papps

Senior Assessment Officer

The logo for TasWater, featuring the word "TasWater" in a bold, sans-serif font with a stylized wave graphic above the letters "a" and "s".

D 0474 931 272

F 1300 862 066

A GPO Box 1393, Hobart TAS 7001

169 Main Road, Moonah, TAS 7009

E [phil.papps@taswater.com.au](mailto:phil.papps@taswater.com.au)

W <http://www.taswater.com.au/>

Have I been helpful? Please provide feedback by clicking [here](#)

## Disclaimer

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---

**From:** Anita Bourn <Anita.Bourn@tasnetworks.com.au>  
**Sent:** Tuesday, 20 July 2021 4:20 PM  
**To:** Helen Hanson  
**Subject:** RE: RZ2021/003 - Bowden Drive, Bridgewater

Hi Helen,

Thanks for the update regarding the amendment to the Draft Planning Scheme, particularly Bowden Drive, Bridgewater.

Based on the information provided, the rezoning is not likely to adversely affect TasNetworks' operations.

Kind regards,



**Anita Bourn**  
Land Use Planner

P 03 6271 6413 | M 0458 015 441  
1 – 7 Maria Street, Lenah Valley 7008  
PO Box 606, Moonah TAS 7009

[www.tasnetworks.com.au](http://www.tasnetworks.com.au)

 [@TasNetworks](https://twitter.com/TasNetworks)

 [/TasNetworks](https://www.facebook.com/TasNetworks)



We are committed to protecting people, the community and the environment in everything we do.



**Bright Sparks.**  
Stay safe around electricity.

**From:** Helen Hanson <Helen.Hanson@brighton.tas.gov.au>  
**Sent:** Tuesday, 20 July 2021 3:50 PM  
**To:** Land Use Planning TasNetworks <LandUsePlanning@tasnetworks.com.au>  
**Subject:** RZ2021/003 - Bowden Drive, Bridgewater

## Department of State Growth

4 Salamanca Place, Hobart TAS 7000  
GPO Box 536, Hobart TAS 7001 Australia  
Ph 1800 030 688 Fax (03) 6233 5800  
Email [info@stategrowth.tas.gov.au](mailto:info@stategrowth.tas.gov.au) Web [www.stategrowth.tas.gov.au](http://www.stategrowth.tas.gov.au)



Mr James Dryburgh  
General Manager  
Brighton Council  
1 Tivoli Road  
OLD BEACH TAS 7017

By email: [development@brighton.tas.gov.au](mailto:development@brighton.tas.gov.au)

### **RZ 2021/003 – CT 237205/1, Bowden Drive, Bridgewater Draft Amendment – Rezone to General Residential**

Dear Mr Dryburgh,

I refer to correspondence from Brighton Council, dated 13 August 2021.

Thank you for the opportunity to comment on draft Planning Scheme Amendment RZ 2021/003 to rezone the land contained in Certificate of Title Volume 237205 Folio 1, Bowden Drive, Bridgewater as General Residential.

The Department of State Growth (State Growth) has reviewed the draft planning scheme amendment, including the exhibited documentation and Council's Section 35 report.

State Growth has no opposition to the draft scheme amendment.

Should the proposed amendment be successful, it would be appreciated that any future Development Application for the site be referred to State Growth

Please do not hesitate to contact Patrick Carroll, Principal Land Use Planning Analyst at [Patrick.Carroll@stategrowth.tas.gov.au](mailto:Patrick.Carroll@stategrowth.tas.gov.au) or on 03 6166 4472 should you need to discuss further.

Yours sincerely

A handwritten signature in blue ink, appearing to read "James Verrier".

James Verrier  
**Director, Transport Systems and Planning Policy**

17 August 2021



**OWNER:**  
BYRON JOHN DUFFY  
JUNE BARBARA DUFFY

**TITLE REFERENCE:**  
FR 100272/1

**LOCATION:**  
230 TEA TREE RD BRIGHTON TAS 7030

**Peter Binny Surveys**  
PO Box 14 BLACKMANS BAY 7052  
Mobile 0419 368 180  
email russell@peterbinneysurveys.com.au  
Land situated in the  
**TOWN OF BRIGHTON**  
Scale 1:1000 (A3) MEASUREMENTS IN METRES

50

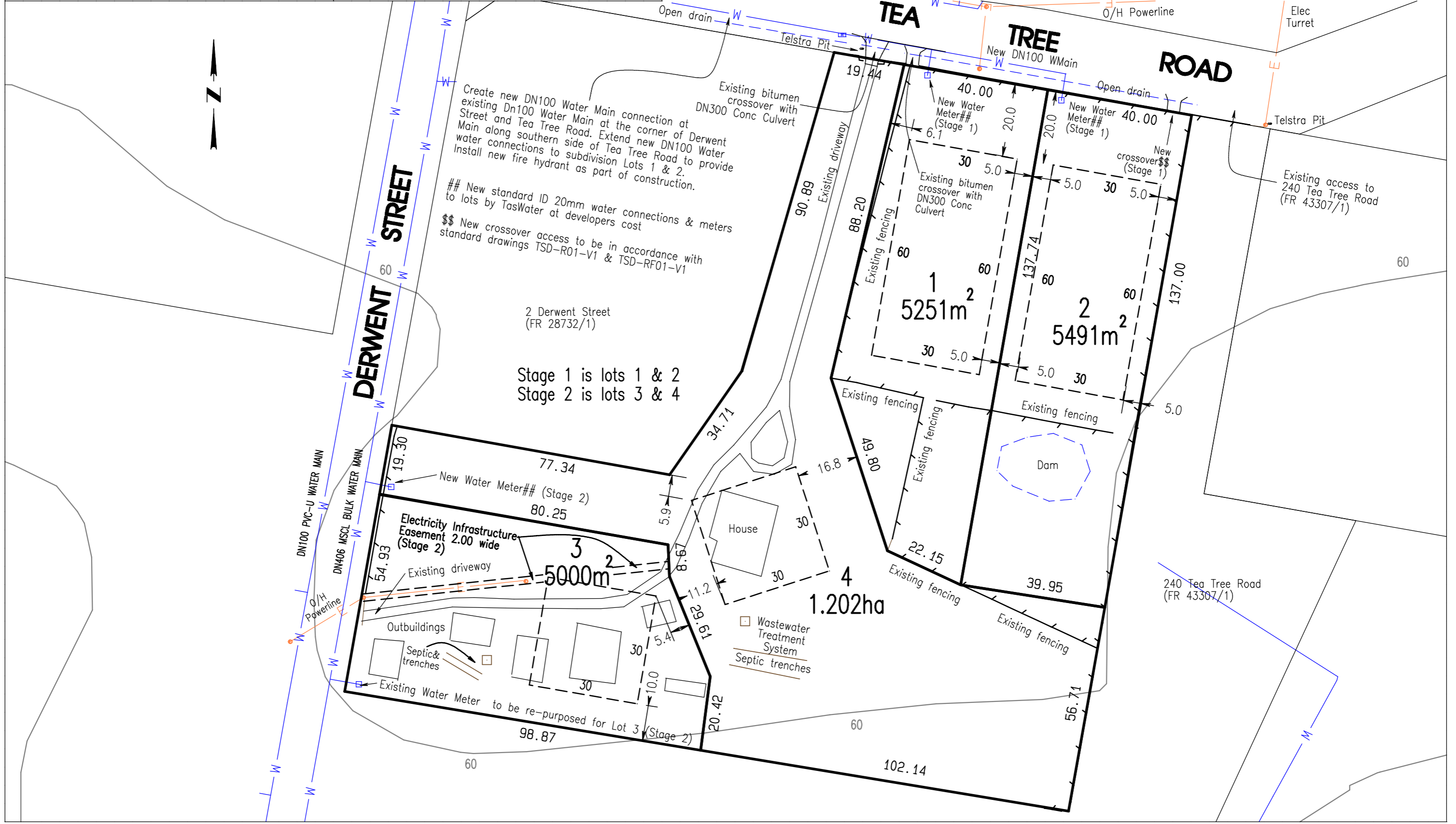
# PLAN OF SUBDIVISION

-Rev02 Date: 6/11/2020

This plan is for the purpose of obtaining planning approval only & is for the sole use of the named owners. The contours are approximate only and suitable only for the purpose of obtaining planning approval.

Dimensions and areas are subject to final survey

Surveyors Ref:20169



Create new DN100 Water Main connection at existing Dn100 Water Main at the corner of Derwent Street and Tea Tree Road. Extend new DN100 Water Main along southern side of Tea Tree Road to provide water connections to subdivision Lots 1 & 2. Install new fire hydrant as part of construction.

## New standard ID 20mm water connections & meters to lots by TasWater at developers cost

\$\$ New crossover access to be in accordance with standard drawings TSD-R01-V1 & TSD-RF01-V1

Stage 1 is lots 1 & 2  
Stage 2 is lots 3 & 4

Electricity Infrastructure Easement (Stage 2) 2.00 wide

Outbuildings  
Septic & trenches

Wastewater Treatment System  
Septic trenches

Existing Water Meter to be re-purposed for Lot 3 (Stage 2)

Existing access to 240 Tea Tree Road (FR 43307/1)



**230 TEA TREE ROAD,  
BRIGHTON – 4 LOT  
SUBDIVISION**

**TRAFFIC IMPACT  
ASSESSMENT**

**Hubble Traffic**

January 2021

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# 1. Introduction

Hubble Traffic has been engaged by June and Byron Duffy to prepare an independent Traffic Impact Assessment, to consider the traffic impacts from the provision of a four lot subdivision at 230 Tea Tree Road, Brighton.

A development application was lodged with the Brighton Council, and in considering the application, Council has requested further information, including a traffic impact assessment. In their request, Council noted that the access arrangement for lot two of the subdivision be addressed within the report.

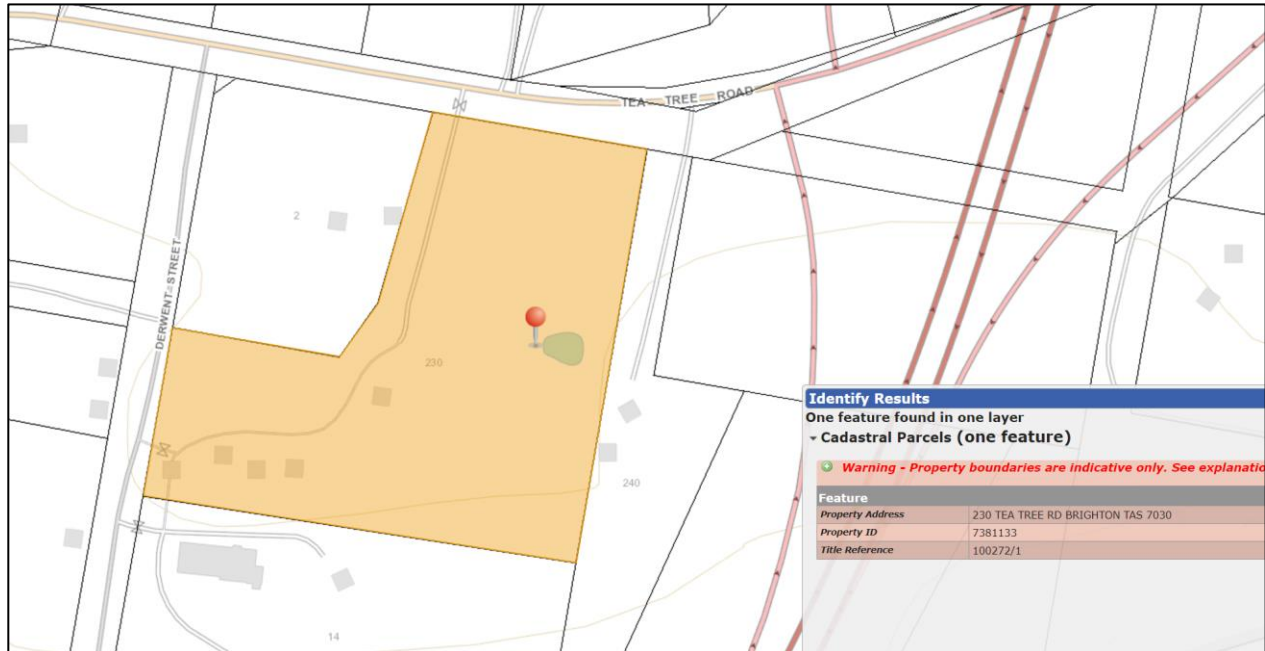
This report has considered the amount of traffic these lots are likely to generate, and how the additional traffic movements will integrate into the surrounding road network, particularly entering and leaving Tea Tree Road.

This report has been prepared to satisfy the requirements of Austroads, Guide to Traffic Management Part 12: Traffic Impacts of Developments, 2019. This assessment has referred to the following information and resources:

- Brighton Planning Scheme
- Road Traffic Authority NSW (RTA) Guide to Traffic Generating Developments
- Australian Standards AS2890 parts 1, 2 and 6
- Austroads series of Traffic Management and Road Design
  - Part 4: Intersection and crossings, General
  - Part 4a: Unsignalised and Signalised Intersections
  - Part 12: Traffic Impacts of Development
- Department of State Growth crash database
- Department of State Growth traffic database
- Google Earth imagery

## 2. Site Description

The large parcel of land at 230 Tea Tree Road (development site) has road frontage to both Tea Tree Road and Derwent Street.



2.0 Map – Extract of List database

The land is currently occupied with a residential dwelling and various outbuildings , with the main access being to Tea Tree Road.

Under the Brighton Planning Scheme (planning scheme) the development site is zoned for rural living.





## 4. Trip generation by this development

A trip in this report is defined as a one way vehicular movement from one point to another excluding the return journey. Therefore, a return trip to and from a land use is counted as two trips.

To determine the number of trips likely to be generated by this development, reference has been taken from the RTA Guide to Traffic Generating Developments, section 3.3 residential housing.

The guide recommends for low density residential dwelling in regional areas (RTA update 4a - August 2013):

- daily vehicle trips of 7.4 per dwelling
- weekday morning trips of 0.71 per dwelling, and
- weekday evening trips of 0.78 per dwelling.

Table 4.0 – expected number of trips to be generated

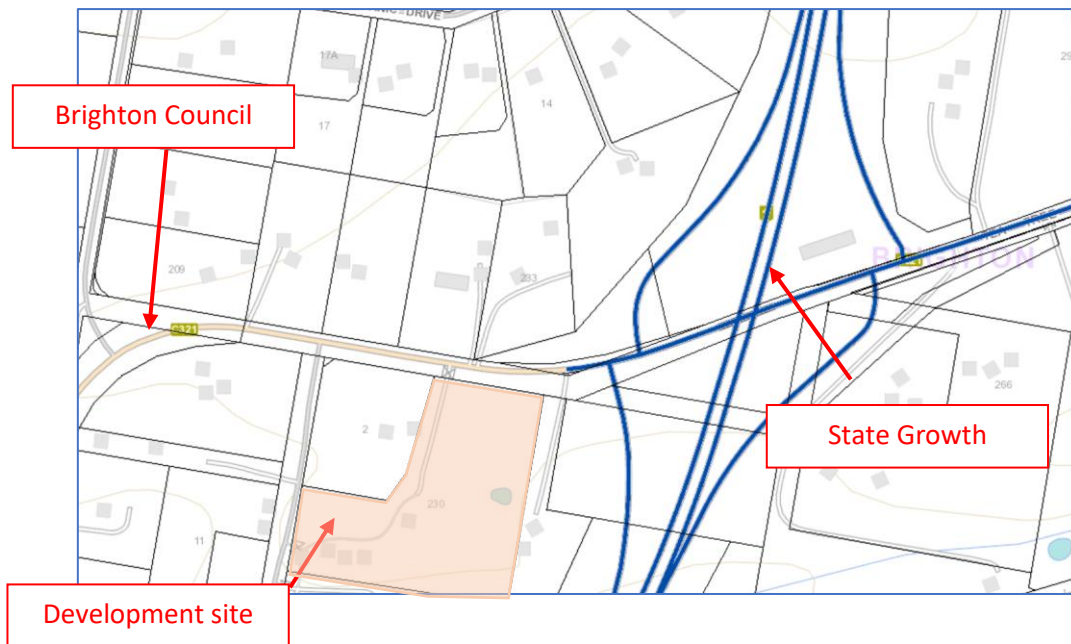
Type of vehicle generated	Lot number	Access	Expected trips per weekday	Expected morning peak hour trips	Expected evening peak hour trips
Residential vehicles	Lots 1, 2 and 4	Tea Tree Road	22	1	1
Residential vehicles	Lot 3	Derwent Street	7.4	1	1
Total			30	2	2

From the generation rates, traffic accessing Tea Tree Road will increase by additional 15 trips, with 7 new trips on Derwent Street.

## 5. Existing traffic Conditions

The section of Tea Tree Road between Andrew Street and the Tea Tree interchange is managed by the Brighton Council, while further east the road management changes to the Department of State Growth, as detailed in the diagram below.

Diagram 5.0 – Road management



Within the surrounding local road network, Tea Tree Road operates as a collector road to move substantial traffic flow, whilst providing direct access to abutting properties.

### 5.1. Tea Tree Road characteristics

Outside of the development site the road alignment is straight and flat. There is one traffic lane operating in each direction, with the lanes measuring 3.5 metres wide, supported with one wide sealed shoulder and gravel verges.

The road alignment is well delineated, with guide posts at regular intervals, marked centreline and edge lines.

The total road reserve is wide at 20 metres between property boundaries, there are no footpaths along the roadway, with table drains along both road verges.



Photograph 5.1 – Road cross section



The road is signed with a 60 km/h speed limit, in recognition of the amount of roadside development that generates frequent movement of vehicles entering and leaving the roadway.

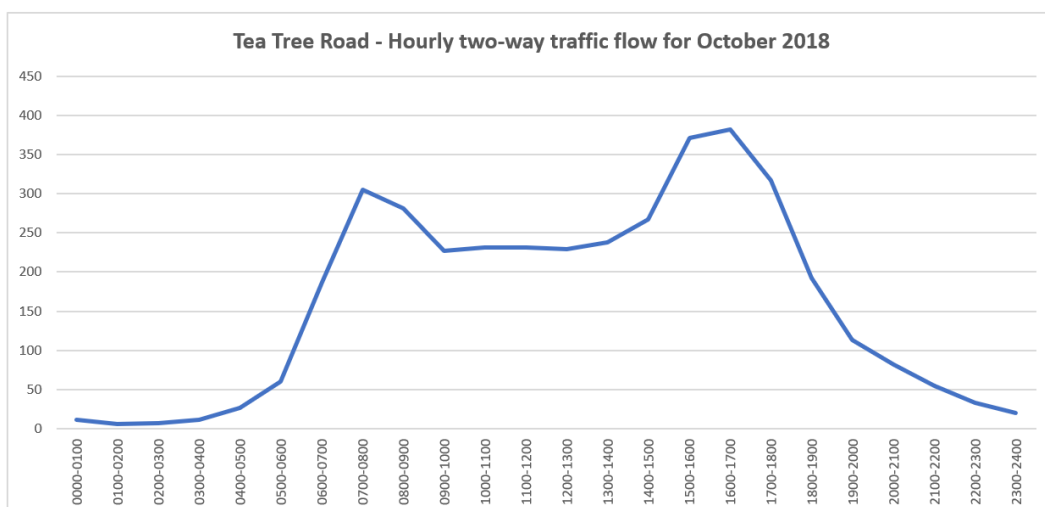
## 5.2. Traffic Activity

The Department keeps a database of traffic activity for the State Road network, the nearest traffic data station is located on the Tea Tree Secondary Road, 390 metres west of Back Tea Tree Road, which is 1.2 kilometres east of the development site.

The latest available data is for October 2018, and the graph 5.2 demonstrates the morning and evening peaks associated with commuter traffic. In the morning peak the two-way flow is about 300 vehicles per hour, with 380 vehicles in the evening peak. Between the commuter peaks the traffic flow is considerably less with 250 vehicles per hour, as is demonstrated in Graph 5.2.

The average annual traffic volume is around 4,000 vehicles per day.

Graph 5.2 – Two-way hourly weekday traffic flow



### 5.3. Derwent Street characteristics

Derwent Street extends off Tea Tree Road in a southerly direction for 500 metres before terminating, and accommodates no through traffic. The road surface is gravel and there is sufficient width to accommodate two-way traffic flow. The road alignment is straight, with a slight downhill grade.

There are no speed limit signs posted on the street, so legally the gravel default speed limit of 80 km/h would apply by regulation, but the road characteristics suggest a lower operating speed of 50 km/h would be more appropriate. For assessment purpose an operating speed of 50 km/h will be used.

Photograph 5.3 – Derwent Street cross section



### 5.4. Surrounding land-use

Along this section of Tea Tree Road, the abutting land-use is rural residential, with dwellings consistently along both sides of the road, and having direct access to the roadway. This level of accesses is recognised by the posted 60 km/h speed limit, and motorists should be aware that vehicles often leave and enter the roadway from the accesses.

## 5.5. Traffic safety

The Department maintains a database of reported road crashes, and a check of this database revealed seven crashes in the last five years (2016 to 2020) between Briggs Road and the Tea Tree interchange, a distance of one kilometre.

Details of these reported crashes:

- three vehicles failed to negotiate the curved alignment near Ford Road, three minor injuries
- a vehicle left the roadway on the straight, minor injury
- a rear-end involving a vehicle turning left into an access, property damage
- a rear-end crash with vehicle rolling backwards, property damage
- intersection crash where a vehicle failed to give way entering the roadway, minor injury
- six of the crashes occurred during the day and one at night

Although the crash rate of 1.4 crashes per year, per kilometre is slightly higher than desirable, there is not an overrepresentation of crashes involving vehicles entering or leaving properties.

## 5.6. Traffic flow at the Tea Tree Interchange

The Tea Tree interchange with on and off ramps connecting Tea Tree Road with the Brighton Bypass is located east of the development site. The off ramps are controlled with Give Way signs, while turn lanes are provided within the middle of the roadway, to allow right turning vehicles to be sheltered out of the pathway of through traffic.

The on and off ramps are of a high construction standard and not expected to create any adverse traffic flow conditions, or interfere with traffic arrangement of the proposed subdivision.

## 5.7. Existing Tea Tree property access

The development site is currently occupied with a single residential dwelling with direct access onto Tea Tree Road, and the access is sealed from the roadway to the property boundary. Driveable end walls are provided to the culvert underneath the access, to maintain appropriate water flow in the table drain.

Although there is a hedge along the front boundary, the edge of the roadway is located 6 metres from the property boundary, so the hedge does not create a visual impairment for drivers leaving. The access falls away from the roadway, so there is no chance of surface from the property spilling onto the roadway.

Photograph 5.6 – Existing property access



### 5.8. Sight distance from the existing Tea Tree access

It is important that drivers leaving the property access have suitable sight distance to enter the roadway in a safe manner, without impacting other motorists. Available sight distance was measured on site, and a driver leaving the property has at least 200 metres in both directions, as is shown in photographs 5.7A and 5.7B.

Photograph 5.7A – View looking to the west





Photograph 5.7B – View looking to the east



### 5.9. Sight distance from existing Derwent Street access

The development site has an existing access to Derwent Street which will be used for lot 3 as shown in photograph below.

Photograph 5.9A – Existing Derwent Street access



The sight distance at the existing Derwent Street access measured 154 metres to the north and 86 metres to the south. For an operating speed of 50 km/h, the respective Safe Intersection Sight Distance is 80 metres and the available sight distance from this existing access satisfies this requirement.

Photograph 5.9B – View looking north



Photograph 5.9C – View looking south







## 6.1. Traffic impact along Tea Tree Road

With the proposed subdivision creating two additional accesses onto Tea Tree Road for residential purposes, the additional volume of traffic generated from the properties is expected to be 14 vehicles daily, with two of these trips occurring in peak commuter periods.

The current traffic flow along Tea Tree Road is estimated at 4,000 vehicles daily, with 14 additional trips representing an increase of 0.35 percent, which is unlikely to cause any adverse traffic efficiency or safety issues.

## 6.2. Traffic impact along Derwent Street

The existing access onto Derwent Street will be used for lot 3, and expected to generate 7.4 daily trips. This volume of trips is considered negligible and unlikely to cause any adverse traffic efficiency or safety issues.

## 6.3. Access to Lot 1 off Tea Tree Road

Lot 1 is located immediately east of the existing property access, with direct access to Tea Tree Road. A sealed access is already in place and currently unused, which will be suitable for access to lot 1.

Photograph 6.3 – Existing unused access





Similar to the existing access, drivers leaving will have a minimum sight distance of over 200 metres in both directions.

The planning scheme recommends the Safe Intersection Sight Distance (SISD) for a 60 km/h speed limit is 105 metres (Table E5.1). With available sight distance exceeding the SISD, drivers are expected to enter and leave the access safely and efficiently.

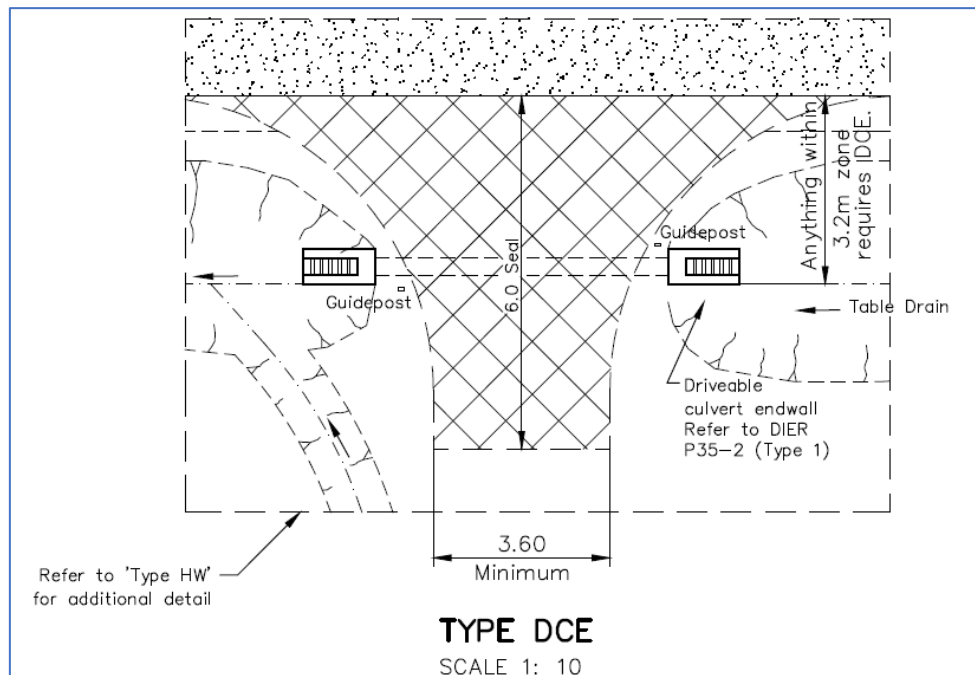
There is sufficient sealed carriageway (lane and shoulder) for a vehicle waiting to turn right into the access, to be passed on the left, so that traffic flow will not be impeded by the provision of the new access.

#### 6.4. Access to lot 2 off Tea Tree Road

The access to lot 2 is proposed for the eastern side of the property, and a new access will be formed with the layout similar to the two existing accesses, with the surface sealed from the road edge to the property boundary, driveable end walls to the culvert underneath the access, so the flow of water within the table drain is not impeded.

The access will comply with IPWEA standard drawing TSD R03-V1 for a rural property access with driveable culvert endwall as shown in diagram 6.4.

Diagram 6.4 – Typical access configuration



The available sight distance for drivers leaving this access will be in excess of 200 metres and exceed the required SISD planning scheme requirements.

Photograph 6.4A – View looking west from proposed lot 2



Photograph 6.4B – View looking east from the proposed lot 2



## 6.5. Location of lot 2 access in relation to the Brighton bypass off-ramp

Although the proposed access to lot 2 will be located in close proximity to the northbound off-ramp, no safety or operational issue is expected, as the separation distance is at least 50 metres, and traffic using the off-ramp must give way to through traffic. The junction geometry reduces turning speed of vehicles turning left to an estimated 30 km/h.

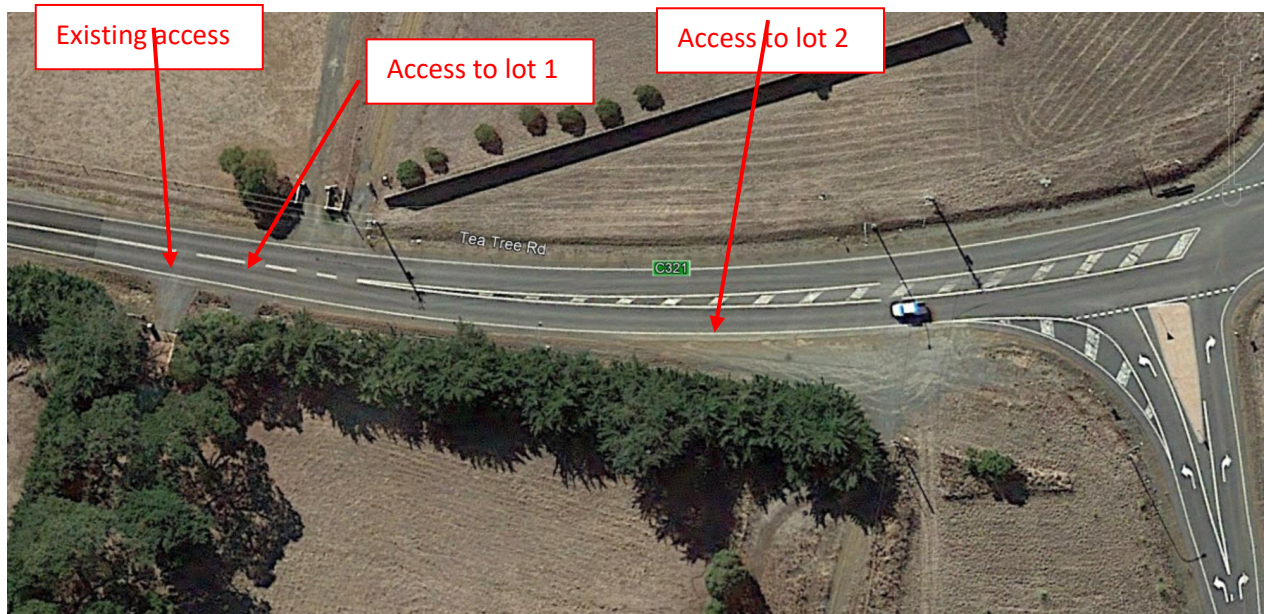
For approach speed of 30 km/h the relative SISD is 32.5 metres as calculated using Austroads Guide to Road Design part 4a: unsignalised and signalised intersections, section 3.2.2. This means available sight distance for a driver entering or leaving the access to lot 2, will exceed the SISD for vehicles turning left from the northbound off-ramp.

Any Tea Tree Road eastbound vehicles wishing to access the southbound on-ramp, must travel 320 metres to the east and this manoeuvre has no impact to the lot 2 access.

A vehicle turning right into lot 2 can utilise the painted median, and this ensures through traffic is not impeded.

Overall, the access to lot 2 is expected to operate safely and cause no adverse traffic efficiency issues to the local and state road networks.

Diagram 6.5 – Showing location of access in relation to the off-ramp



## 6.6. Traffic safety impact

As indicated in section 5.4, there is no indication to suggest that direct access to residential properties along this section of Tea Tree Road is causing a higher crash risk for through traffic. The provision of two additional accesses is not expected to change this crash rate.

The two new accesses are located on a straight road section and the available sight distance will exceed the required Safe Intersection Sight Distance.

## 7. Planning scheme

### 7.1. E5.0 Road and Railway Assets Code

#### E5.6.2 Road accesses and junctions

This subdivision will require the provision of two new accesses onto Tea Tree Road, and use of an existing access off Derwent Street. A new access under the Brighton planning scheme requires assessment under the Performance Criteria, and the following information is provided to support the application.

#### Two new accesses to Tea Tree Road

<b>Performance criteria</b>	<b>Assessment</b>
To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions.	
a) the nature and frequency of the traffic generated by the use;	The subdivision is for rural residential living, and the new lot size will be sufficient to support a single dwelling on each of the three new lots. Each new lot is expected to generate 7.4 daily vehicle trips, and these trips are expected to be residential vehicles in nature. This type of land-use is compatible to the surrounding properties, where direct access from Tea Tree Road is allowed.
b) the nature of the road;	Within the surrounding road network, Tea Tree Road performs a collector function, where it provides an important connection between the State and Local Road networks supporting efficient traffic movement. The road also provides direct access to the adjacent properties.
c) the speed limit and traffic flow of the road;	This section of Tea Tree Road is posted with a 60 km/h speed limit in recognition of the number of existing residential properties and accesses along the route. The road characteristics are of a high standard, and provides efficient flow of traffic, carrying an average of 4,000 vehicles per day, so the traffic increase generated by this use will be negligible.
d) any alternative access to a road	The property has an existing residential dwelling with direct access to Tea Tree Road, the creation of additional property lots is efficiently achieved by having direct access to Tea Tree Road. This proposed access arrangement for the subdivision, is an efficient use of the land to create additional rural living properties, with no alternative access arrangement considered viable.
e) the need for the access or junction;	As the population grows, so does the need for more housing. This new subdivision will utilise the current infrastructure and facilities of the connecting road network and is in close proximity to existing community services and infrastructures. The proposed land-use is compatible to the surrounding area, and is not expected to create any adverse safety or traffic efficiency issues.



f) any traffic impact assessment; and	An independent Traffic Impact Assessment has found no reason for this development not to proceed.
g) any written advice received from the road authority.	A letter from Council dated 1 December 2020 requesting further information, including a Traffic Impact Assessment.

The existing access off Derwent Street will be used to support access to Lot 3 and is suitable to cater for a single residential property that is likely to generate 7.4 daily vehicle trips.

#### E5.6.4 Sight distance at accesses, junction and level crossings

As demonstrated in this assessment, the available sight distance for each of the two new accesses onto Tea Tree Road and the existing access onto Derwent Street will exceed the Safe Intersection Sight Distance, as prescribed in the planning scheme, and meets the acceptable solution.

## 7.2. E6.0 Parking and Access Code

### E6.6.1 Number of parking spaces

Each lot is of sufficient size to enable off-street parking facilities to be provided within individual properties. This availability of off-street parking spaces conforms with the acceptable solution under the planning scheme.

### E6.7 Development standards

<b>Development standards</b>	<b>Comment</b>
6.7.1 number of vehicular access;	Each lot will have a single vehicular access.
6.7.2 design of vehicular access;	The two tea Tree Road vehicular accesses will be designed to comply with IPWEA standard rural property access, standard drawing TSD R03-V1.
6.7.3 vehicular passing areas along an access;	The standard rural property access provides for vehicles to enter and leave efficiently, and a passing area is not considered necessary for a single residential property.
6.7.4 On-site turning;	Each of the lots is of sufficient size for on-site turning, to enable vehicles to turn around and be moving in a forward direction when arriving and leaving.
6.7.5 Layout of parking areas;	The size of each lot is sufficient to enable suitable on-site parking spaces to be provided.
6.7.6 Surface treatment of parking areas;	Designed to meet the acceptable solution.
6.7.7 Lighting of parking areas;	Not applicable for residential properties.
6.7.8 Landscaping of parking areas;	A landscaping plan will be part of the Development Application.

6.7.9	Design of Motorcycle parking areas;	Not applicable for residential developments.
6.7.10	Design of Bicycle Parking facilities;	Not applicable for residential developments.
6.7.11	Bicycle end of trip facilities;	Not applicable for residential developments.
6.7.12	Siting of car parking;	Parking spaces will be situated within each of the properties and not expected to create any adverse visual impacts.
6.7.13	Facilities for commercial vehicles;	No special commercial facilities are warranted in a residential development, but the properties will be large enough to accommodate turning for a single vehicle unit on-site.
6.7.14	Access to road.	The accesses will be safe and provide users with an efficient way to leave and enter the development site, without impeding current traffic flows.

## 8. Conclusions

Subdividing the large property at 230 Tea Tree Road, to create an additional three rural residential properties, will enable the continuation of rural residential living within the Brighton community. The construction of residential dwellings will be compatible with the surrounding land-use, and the traffic generated from these new lots will be residential in nature.

The parcel of land to be used for this development is already zoned rural residential living and is suitable for this type of subdivision.

From a traffic engineering and road safety perspective, additional traffic generated from this small subdivision is not expected to create any adverse safety, amenity, or traffic efficiency problems. As the:

- amount of traffic generated is considered to be low, and there is sufficient capacity within the current road networks to absorb the extra traffic movements,
- new accesses can be created without causing any safety or traffic efficiency issues to local or State road networks, or create any conflict with the northbound off-ramps from the Brighton Bypass, and
- extra traffic movements along Tea Tree Road will not create any amenity issues.

This Traffic Impact Assessment has found no reason for this development not to proceed.





Proposed Subdivision  
230 Tea Tree Road, Brighton  
**Bushfire Hazard Report**



Applicant: B & J Duffy.  
April 2021, J3385v1

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## 1.0 Introduction

This Bushfire Hazard Report has been completed to form part of supporting documentation for a planning permit application for a proposed subdivision. The proposed subdivision occurs in a Bushfire-prone Area defined by the Brighton Interim Planning Scheme 2015 (the Scheme). This report has been prepared by Mark Van den Berg a qualified person under Part 4a of the *Fire Service Act 1979* of Geo Environmental Solutions Pty Ltd for B & J Duffy.

The report considers all the relevant standards of Code E1 of the planning scheme, specifically;

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

## 2.0 Proposal

It is proposed that a four lot subdivision be developed on the site described as per the proposed plan of subdivision in appendix A. Public access to new lots will be provided by existing public roadways and a new reticulated water supply system will be provided with a hydrant which will service lots 1 and 2. The development is proposed to occur in two stages. One lot within the subdivision have existing residential development.

## 3.0 Site Description

The subject site comprises private land on one title at 230 Tea Tree Road, Brighton, CT: 100272/1 (figure 1). The site occurs in the municipality of Brighton, this application is administered through the Brighton Interim planning scheme 2015 which makes provision for subdivision. The proposed development occurs within the Rural Living zone.

The site is located east of the Brighton settled area, approximately 1.3 km from the northern extent of the Meehan Range (figure 1) and is dominated by grassland vegetation. It has gentle slopes with a south-westerly aspect, surrounding land comprise both developed and un-developed areas (figure 2).



Figure 1. The site in a topographical context, pink line defines the subdivision boundary (approx.).



Figure 2. Aerial photo of the site, pink line denotes the property boundaries (approximate).



## 4.0 Bushfire Hazard Assessment

### 4.1 Vegetation

The site and adjacent lands within 100 metres of the proposed building areas carry grassland vegetation fragmented by residential development and associated low threat vegetation (figures 3 to 5). The highest risk vegetation occurs to the south-west of the site where the grassland is least fragmented.

### 4.2 slopes

The effective slopes in relation to the proposed new lots are gentle to moderate (approximately 0 to 8 degrees) but are likely to have a limited influence on fire behaviour.



Figure 3. Grassland vegetation looking north-east from the vicinity of lot 2.



Figure 4. Grassland vegetation looking west from the vicinity of lot 4 with existing development.



Figure 5. Grassland vegetation within proposed lot 3 looking north in the vicinity of lot 4.

#### 4.3 Bushfire Attack Level

An assessment of vegetation and topography was undertaken within and adjacent to the subdivision area. A bushfire attack level assessment as per *AS3959-2018* was completed which has determined suitable setbacks for each lot from bushfire-prone vegetation such that subsequent residential development does not exceed BAL-19 of *AS3959-2018* (appendix B). This process defined the building area for each lot. The building area and bushfire attack level are identified on the BHMP for each lot. Where existing residential development occurs within a proposed lot, a building area has been defined to include the footprint of the existing development.

#### 5.0 Bushfire Prone Areas Code

Code E1 of the planning scheme articulates requirements for the provision of hazard management areas, standards for access and firefighting water supplies and requirements for hazard management for staged subdivisions. Existing residential development will need to comply with sections 5.1, 5.2 and 5.3. Importantly, these specifications will need to be implemented prior to the sealing of titles for the applicable stage.

#### 5.1 Hazard Management Areas

Hazard management areas are required to be established for each lot, they provide an area around the building within which fuels are managed to reduce the impacts of direct flame contact, radiant heat and ember attack on the site. Lot four, with existing residential development will require the HMA's to be established prior to sealing of titles for stage 2. The Bushfire Hazard Management Plan (BHMP) shows building areas (for habitable buildings) and the associated HMA's for each lot, guidance for establishment and maintenance of HMA's is provided below.

This subdivision is broken into two stages. There is no requirement for hazard management areas to be established to facilitate the safe development of each stage. Each stage is capable of accommodating hazard management areas within lots independent of bushfire hazards on adjacent stages. Each proposed lot can accommodate a hazard management area with sufficient separation from bushfire-prone vegetation not exceeding the requirements for BAL-19 of AS3959-2018. This means that each lot is not dependant on adjacent land use or management for bushfire mitigation.

#### 5.1.1 Building areas

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

#### 5.1.3 hazard Management Area requirements

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

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

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

## 5.2 Public and firefighting Access

### 5.2.1 Public Roads

There is no proposal for the construction of new public roadways, in this circumstance there are no applicable standards for the construction of new public roads.

### 5.2.2 Property access (for building compliance)

Property access will be required to be established to access static water supply connection points for lots 3 and 4. Lot 4 has existing residential development, property access is to be established and or modified to achieve the following specifications prior to the sealing of titles for stage 2. If a reticulated water supply, in compliance with section 5.3 of this report is to be relied upon for building compliance for lots 1 and 2, the requirements below are not applicable.

The following design and construction standards apply to property access:

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

### 5.3 Water supplies for firefighting (for building compliance)

The subdivision will be serviced (in part) by a reticulated water supply. However, due to the scale of the development reliance on reticulated water supplies for bushfire compliance purposes would unnecessarily restrict the developable area of each lot to within 120 metres of a fire hydrant location. In this circumstance, to maximise the developable area of each lot, future and existing residential development will be required to provide a static water supply dedicated for firefighting for each building area which is compliant with the specifications of



table 1. In the case of lots with existing residential development the static water supply will be required to be provided before the sealing of titles for stage 2.

In situations where future residential development occurs within 120 metres of a fire hydrant location and the requirements of table 2 can be demonstrated, then that lot may rely upon a reticulated water supply and hydrant for building compliance purposes.

Table 1. Specifications for static water supplies for firefighting.

Element		Requirement
A	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.
B	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
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) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23); (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by firefighting 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	Signage for static water connections The firefighting 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 the water tank signage requirements within <i>Australian Standard AS2304-2011 Water storage tanks for fire protection systems</i> ; or (b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service
E	A hardstand area for fire appliances must be provided:	(a) no more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);

Element	Requirement
	(b) no closer than six metres from the building area to be protected; (c) a minimum width of three metres constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

Table 2. Specifications for reticulated water supplies for firefighting.

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 firefighting water point and the furthest part of the building area.
B. Design criteria for fire hydrants	The 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 fire appliances must be: (a) no more than 3m from the hydrant, measured as a hose lay; (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.

## 6.0 Compliance

### 6.1 Planning Compliance

Table 3 summarises the compliance requirements for subdivisions in bushfire prone areas against Code E1 as they apply to this proposal. A planning certificate has been issued for the associated BHMP as being compliant with the relevant standards as outlined below and is located in appendix D.

Table 1. Compliance with Code E1 of the Sorell Interim Planning Scheme 2015

Clause	Compliance
E1.4 Use or development exempt from this code	Not applicable.
E1.5 1 Vulnerable Uses	Not applicable.
E1.5.2 Hazardous Uses	Not applicable
E1.6.1 Subdivision: Provision of hazard management areas	The Bushfire Hazard Management Plan is certified by an accredited person. Each lot within the subdivision has a building area and associated hazard management area shown which is suitable for BAL12.5 or BAL-19 construction standards. Hazard management areas are able to be contained within each individual lot, therefore there is no requirement for part 5 agreements or easements to facilitate hazard management.  The proposal is compliant with the acceptable solution at A1, (b).
E1.6.2 Subdivision: Public and firefighting access	The Bushfire Hazard Management Plan specifies minimum standards for the construction private accesses consistent with the requirements of table E2. There is no proposal for the construction of new public roads or fire trails as part of this development. The Bushfire Hazard Management Plan

	<p>is certified by an accredited person.</p> <p>The proposal is compliant with the acceptable solution at A1, (b).</p>
E1.6.3 Subdivision: Provision of water supply for firefighting purposes	<p>The Bushfire Hazard Management Plan requires static water supplies to be provided for all lots. The specifications for static water supplies are provided consistent with table E5. In circumstances where existing or future development occurs within 120 metres of a fire hydrant, reliance on the reticulated water supply is acceptable if it can be demonstrated that the requirements of table 2 can be achieved.</p> <p>The proposal is compliant with the acceptable solution at A2, (b) and A1, (c) if compliant with table 2.</p>

## 6.2 Building Compliance (for future development)

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

## 7.0 Summary

The proposed development occurs within a bushfire-prone area. The vegetation is classified as grassland with the highest risk presented by vegetation to the south-west of the subdivision area.

A bushfire hazard management plan has been developed and shows hazard management areas with building areas and construction standards, the location of proposed property access and specifications for their construction and, requirements for the provision of firefighting water supplies.

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

## 8.0 Limitations Statement

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

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

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

## 8.0 References

*Building Amendment (Bushfire-Prone Areas) Regulations 2014*

*Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas, version 2.1 29<sup>th</sup> August 2017.* Consumer, Building and Occupational Services, Department of Justice, Tasmania

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

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

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

Tasmanian Planning Scheme – Brighton .





## Appendix B – Bushfire Attack Level assessment tables

Table 1. Bushfire Attack Level Assessment Lot 1.

<b>Azimuth</b>	<b>Vegetation Classification</b>	<b>Effective Slope</b>	<b>Distance to Bushfire-prone vegetation</b>	<b>Hazard management area width</b>	<b>Bushfire Attack Level</b>
<b>North</b>	Grassland <sup>^</sup>	flat 0°	0 to 8 metres	20 metres	<b>BAL-12.5</b>
	Exclusion 2.2.3.2 (e, f) <sup>^</sup>	flat 0°	8 to 25 metres		
	Grassland <sup>^</sup>	flat 0°	25 to 75 metres		
	Exclusion 2.2.3.2 (e, f) <sup>^</sup>	flat 0°	75 to >100 metres		
<b>East</b>	Exclusion 2.2.3.2 (e, f) <sup>^</sup>	flat 0°	0 to 45 metres	5 metres	<b>BAL-12.5</b>
	Grassland <sup>^</sup>	flat 0°	45 to >100 metres		
	--	--	--		
	--	--	--		
<b>South</b>	Grassland <sup>^</sup>	>0 to 5° downslope	0 to >100 metres	16 metres	<b>BAL-12.5</b>
	--	--	--		
	--	--	--		
	--	--	--		
<b>West</b>	Grassland <sup>^</sup>	flat 0°	0 to >100 metres	14 metres	<b>BAL-12.5</b>
	--	--	--		
	--	--	--		
	--	--	--		

<sup>^</sup> Vegetation classification as per AS3959-2018 and Figures 2.6(A) to 2.6 (H).

<sup>\*</sup> Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

<sup>^^</sup> Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 2. Bushfire Attack Level Assessment Lot 2

<b>Azimuth</b>	<b>Vegetation Classification</b>	<b>Effective Slope</b>	<b>Distance to Bushfire-prone vegetation</b>	<b>Hazard management area width</b>	<b>Bushfire Attack Level</b>
<b>North</b>	Grassland <sup>^</sup>	flat 0°	0 to 10 metres	20 metres	<b>BAL-12.5</b>
	Exclusion 2.2.3.2 (e, f) <sup>^</sup>	flat 0°	10 to 25 metres		
	Grassland <sup>^</sup>	flat 0°	25 to 75 metres		
	Exclusion 2.2.3.2 (e, f) <sup>^</sup>	flat 0°	75 to >100 metres		
<b>East</b>	Grassland <sup>^</sup>	flat 0°	0 to >100 metres	14 metres	<b>BAL-12.5</b>
	--	--	--		
	--	--	--		
	--	--	--		
<b>South</b>	Grassland <sup>^</sup>	>0 to 5° downslope	0 to >100 metres	16 metres	<b>BAL-12.5</b>
	--	--	--		
	--	--	--		
	--	--	--		
<b>West</b>	Exclusion 2.2.3.2 (e, f) <sup>^</sup>	flat 0°	0 to 40 metres	5 metres	<b>BAL-12.5</b>
	Grassland <sup>^</sup>	flat 0°	40 to >100 metres		
	--	--	--		
	--	--	--		

<sup>^</sup> Vegetation classification as per AS3959-2018 and Figures 2.6(A) to 2.6 (H).

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

<sup>^^</sup> Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 3. Bushfire Attack Level Assessment Lot 3.

<b>Azimuth</b>	<b>Vegetation Classification</b>	<b>Effective Slope</b>	<b>Distance to Bushfire-prone vegetation</b>	<b>Hazard management area width</b>	<b>Bushfire Attack Level</b>
<b>North</b>	Grassland <sup>^</sup>	upslope	0 to >100 metres	14 metres	<b>BAL-12.5</b>
	--	--	--		
	--	--	--		
	--	--	--		
<b>East</b>	Grassland <sup>^</sup>	flat 0°	0 to >100 metres	14 metres	<b>BAL-12.5</b>
	--	--	--		
	--	--	--		
	--	--	--		
<b>South</b>	Exclusion 2.2.3.2 (e, f) <sup>^</sup>	>5° to 10° downslope	0 to >100 metres	10 metres	<b>BAL-12.5</b>
	--	--	--		
	--	--	--		
	--	--	--		
<b>West</b>	Exclusion 2.2.3.2 (e, f) <sup>^</sup>	>5° to 10° downslope	0 to 30 metres	19 metres	<b>BAL-12.5</b>
	Grassland <sup>^</sup>	>5° to 10° downslope	30 to >100 metres		
	--	--	--		
	--	--	--		

<sup>^</sup> Vegetation classification as per AS3959-2018 and Figures 2.6(A) to 2.6 (H).

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

<sup>^^</sup> Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 4. Bushfire Attack Level Assessment Lot 4 (existing development)

<b>Azimuth</b>	<b>Vegetation Classification</b>	<b>Effective Slope</b>	<b>Distance to Bushfire-prone vegetation</b>	<b>Hazard management area width</b>	<b>Bushfire Attack Level</b>
<b>North</b>	Grassland <sup>^</sup>	flat 0°	0 to >100 metres	10 metres	<b>BAL-19</b>
	--	--	--		
	--	--	--		
	--	--	--		
<b>East</b>	Grassland <sup>^</sup>	flat 0°	0 to >100 metres	Min 10 metres	<b>BAL-19</b>
	--	--	--		
	--	--	--		
	--	--	--		
<b>South</b>	Grassland <sup>^</sup>	>0 to 5° downslope	0 to >100metres	Min 11 metres	<b>BAL-19</b>
	--	--	--		
	--	--	--		
	--	--	--		
<b>West</b>	Grassland <sup>^</sup>	flat 0°	0 to >100 metres	Min 11.5 metres	<b>BAL-19</b>
	--	--	--		
	--	--	--		
	--	--	--		

<sup>^</sup> Vegetation classification as per AS3959-2018 and Figures 2.6(A) to 2.6 (H).

<sup>\*</sup> Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

<sup>^^</sup> Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).



## Appendix C

### Bushfire Hazard Management Plan



# BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan, 230 Tea Tree Road,  
Brighton. April 2021. J3385v1.  
Brighton Interim Planning Scheme 2015



GEO-ENVIRONMENTAL

SOLUTIONS

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## Compliance Requirements

### Property Access

Property access length is 30 metres or greater; and access is required for a fire appliance to connect to a firefighting water point.  
The following design and construction requirements apply to property access:

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

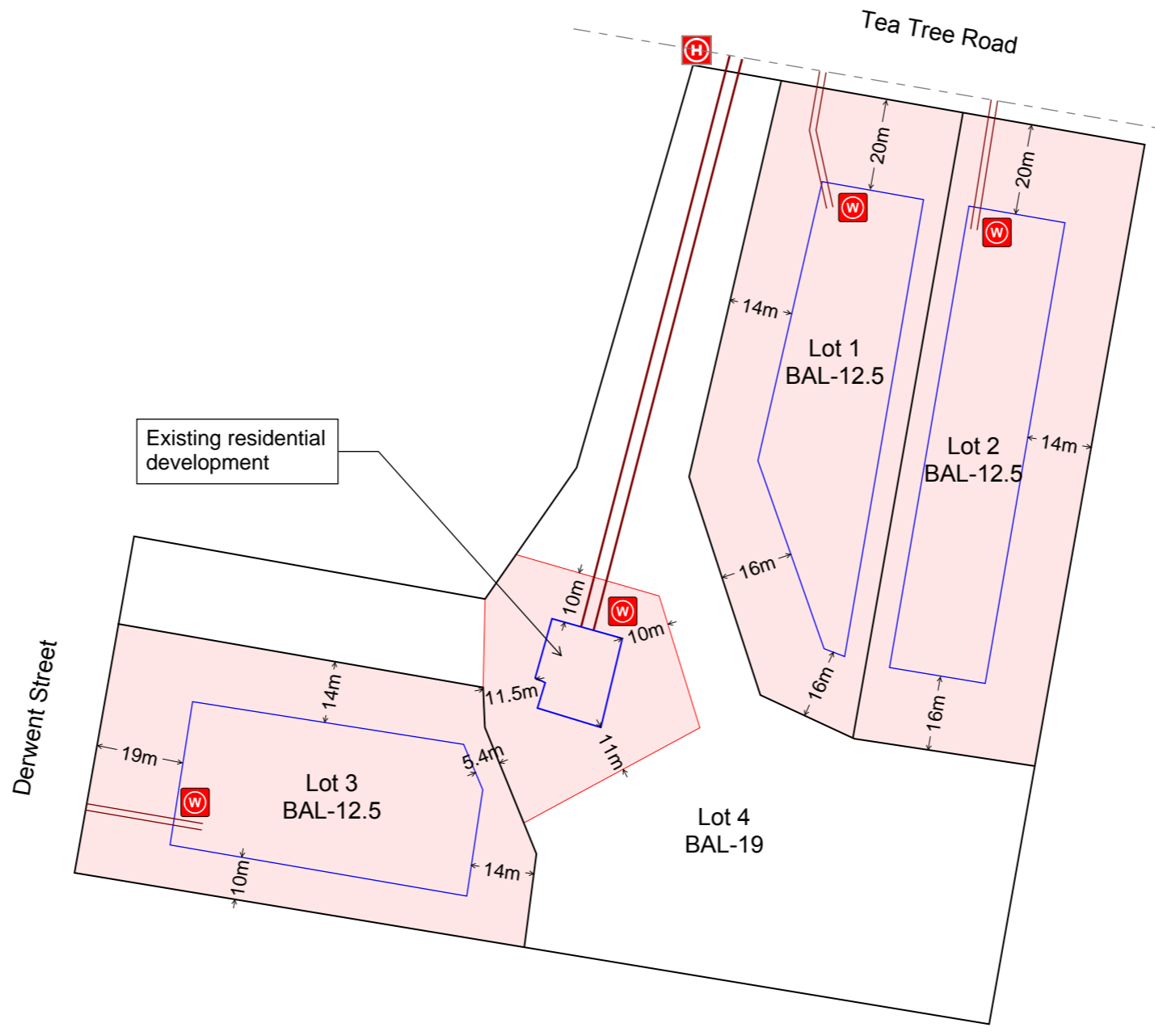
### Water Supplies for Firefighting

The site is not serviced by a reticulated water supply, therefore a dedicated, static firefighting water supply will be provided in accordance with the following:

- A) Distance between building area to be protected and water supply  
The following requirements apply:
- (a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and
  - (b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
- B) Static Water Supplies  
A static water supply:
- (a) May have a remotely located offtake connected to the static water supply;
  - (b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
  - (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
  - (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and
  - (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
    - (i) metal;
    - (ii) non-combustible material; or
    - (iii) fibre-cement a minimum of 6 mm thickness.
- C) 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; (2) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
  - (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
  - (c) Be metal or lagged by non-combustible materials if above ground;
  - (d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
  - (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;
  - (f) Ensure the coupling is accessible and available for connection at all times;
  - (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
  - (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
  - (i) Where a remote offtake is installed, ensure the offtake is in a position that is:
    - (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.

- E) Hardstand  
A hardstand area for fire appliances must be provided:
- (a) No more than three metres from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected;
  - (c) With a minimum width of three metres constructed to the same standard as the carriageway; and
  - (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

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



Hazard Management Area

Building Area

Approx. hydrant location

Static Water Supply Point

**Note:**  
The requirements for property access, water supplies for firefighting and hazard management areas will require implementation prior to sealing the title of lot 4.

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

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

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

**Certification No. J3385**

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

<b>Do not scale from these drawings. Dimensions to take precedence over scale.</b>	B & J Duffy 230 Tea Tree Road, Brighton, Tas. 7030	C.T.: 100272/1 PID: 7381133	Date: 31/03/2021	Bushfire Hazard Management Plan 230 Tea Tree Road, Brighton. April 2021. J3385v1. Bushfire Management Report 230 Tea Tree Road, Brighton. April 2021. J3385v1.	Drawing Number: A01	Sheet 1 of 1 Prepared by: MvdB
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## Appendix D

### Planning Certificate

## BUSHFIRE-PRONE AREAS CODE

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

#### 1. Land to which certificate applies

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

Street address:

230 Tea Tree Road, Brighton, Tas. 7030

Certificate of Title / PID:

100272/1

#### 2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision of land resulting in four lots

Applicable Planning Scheme:

Tasmanian Planning Scheme - Brighton

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan – Proposed subdivision	Peter Binney Surveys	05/11/2020	REV01
Bushfire Hazard Report 230 Tea Tree Road, Brighton. April 2021. J3385v1.	Mark Van den Berg	26/04/2021	1
Bushfire Hazard Management Plan 230 Tea Tree Road, Brighton. April 2021. J3385v1	Mark Van den Berg	26/04/2021	1

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

#### 4. Nature of Certificate

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

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

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

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

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



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

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

## 5. Bushfire Hazard Practitioner

Name:

Mark Van den Berg

Phone No:

03 62231839

Postal Address:

29 Kirksway Place  
Battery Point Tas. 7004

Email Address:

mvandenberg@geosolutions.net.au

Accreditation No:

BFP – 108

Scope:

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

## 6. Certification

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

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

Signed:  
certifier


Name:

Mark Van den Berg

Date:

26/04/2021

Certificate  
Number:

J3385

(for Practitioner Use only)

## Appendix E

### Certificate of Others

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To:  Owner /Agent  
 Address  
  Suburb/postcode

Form **55**

## Qualified person details:

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

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

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

## Details of work:

Address:  Lot No:   
  Certificate of title No:   
 The assessable item related to this certificate:  *(description of the assessable item being certified)*  
 Assessable item includes –  
 - a material;  
 - a design  
 - a form of construction  
 - a document  
 - testing of a component, building system or plumbing system  
 - an inspection, or assessment, performed

## Certificate details:

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

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

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

or

a building, temporary structure or plumbing installation: 

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Report 230 Tea Tree Road, Brighton. April 2021. J3385v1. Bushfire Hazard Management Plan 230 Tea Tree Road, Brighton. April 2021. J3385v1 and Form 55.
Relevant calculations:	N/A
References:	Determination, Director of Building Control Requirements for Building in Bushfire-Prone Areas, version 2.2 6 <sup>th</sup> February 2020. Consumer, Building and Occupational Services, Department of Justice, Tasmania. Building Amendment (Bushfire-Prone Areas) Regulations 2014. Standards Australia 2018, Construction of buildings in bushfire prone areas, Standards Australia, Sydney.

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

The Bushfire Attack Level is marked on the Bushfire Hazard management plan for each lot. All specifications of report and BHMP require for compliance.

*Scope and/or Limitations*

Scope: This report was commissioned to identify the Bushfire Attack Level for the existing property. Limitations: The inspection has been undertaken and report provided on the understanding that;-1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report. 2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken. 3. Impacts of future development and vegetation growth have not been considered.

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

Qualified person:	Signed:	Certificate No:	Date:
		J3385	26/04/2021

## Submission to Planning Authority Notice

Council Planning Permit No.	SA 2020 / 00041	Council notice date	19/11/2020
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2020/01960-BTN	Date of response	25/11/2020
TasWater Contact	David Boyle	Phone No.	0436 629 652
<b>Response issued to</b>			
Council name	BRIGHTON COUNCIL		
Contact details	development@brighton.tas.gov.au		
<b>Development details</b>			
Address	230 TEA TREE RD, BRIGHTON	Property ID (PID)	7381133
Description of development	Subdivision - 4 lots		
<b>Schedule of drawings/documents</b>			
	Prepared by	Drawing/document No.	Revision No.
	Peter Binny Surveys	Plan of Subdivision Ref:20169	02
			Date of Issue
			6/11/2020
<b>Conditions</b>			
<b>CONNECTIONS, METERING &amp; BACKFLOW</b>			
<ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.</li> <li>2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.</li> <li>3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol>			
<b>ASSET CREATION &amp; INFRASTRUCTURE WORKS</b>			
<ol style="list-style-type: none"> <li>4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.</li> <li>5. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water to TasWater's satisfaction.</li> <li>6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.</li> <li>7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.</li> <li>8. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the concept servicing plan "Plan of Subdivision Ref:20169", are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections</li> </ol>			



performed by TasWater.

9. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
10. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document, the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
  - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
  - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
  - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
  - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
11. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

#### **FINAL PLANS, EASEMENTS & ENDORSEMENTS**

14. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.  
*Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.*

#### **DEVELOPMENT ASSESSMENT FEES**

15. The applicant or landowner as the case may be, must pay a development assessment fee of \$351.28 and a Consent to Register a Legal Document fee of \$149.20 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.  
  
The payment is required within 30 days of the issue of an invoice by TasWater.
16. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

### Advice

#### General

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

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

#### Advice to Planning Authority (Council) and developer on fire coverage

TasWater cannot provide a supply of water for the purposes of firefighting to the lots on the plan.

### Declaration

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

#### Authorised by



#### Jason Taylor

Development Assessment Manager

### TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au



# Application for Planning Approval

*Land Use Planning and Approvals Act 1993*

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APPLICATION NO.  
**DA2021/134**

LOCATION OF AFFECTED AREA  
**182 BOYER ROAD, BRIDGEWATER**

DESCRIPTION OF DEVELOPMENT PROPOSAL  
**OUTBUILDING (AGRICULTURAL USE)**

THE APPLICATION MAY BE VIEWED AT [www.brighton.tas.gov.au](http://www.brighton.tas.gov.au) AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS CONCERNING AN APPLICATION UNTIL **02/06/2021** ADDRESSED TO THE GENERAL MANAGER, 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT [development@brighton.tas.gov.au](mailto:development@brighton.tas.gov.au).

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

JAMES DRYBURGH  
**GENERAL MANAGER**



**NEIL SHEPHARD  
& ASSOCIATES**

*Planning and Development Consultants*

**APPLICATION FOR PLANNING PERMISSION UNDER  
THE  
TASMANIAN PLANNING SCHEME - BRIGHTON  
for**

**Shed at 182 Boyer Road, Bridgewater**



Prepared for M Booth

6 May 2021

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## 1. Introduction

This Planning Report has been prepared to accompany an application for planning permission to construct a shed at 182 Boyer Road, Bridgewater.

The shed will be 435.8m<sup>2</sup> in area, constructed of 'Colorbond' metal sheeting placed on a concrete slab.

The shed will be used to store farm machinery and materials, including baled hay, and feed for cattle.

The report assesses the information provided by the Applicant Mr M Booth, who is also the owner of the land, in response to the provisions of the *Tasmanian Planning Scheme - Brighton*.

A site plan, floor plans and elevations of the proposed shed are provided. Detail of the internal layout and use of the shed are included on the floor plans.

In addition, the Applicant has provided photographs of the activities conducted on the subject land together with a Statutory Declaration from a previous farming lessee.

## 2. Background

In 2020 the owner/Applicant Mr Booth lodged an application for permission to construct a similar shed, but for purposes partly including storage of materials and machinery related to the Applicant's roofing business.

Council officers in their assessment considered that:

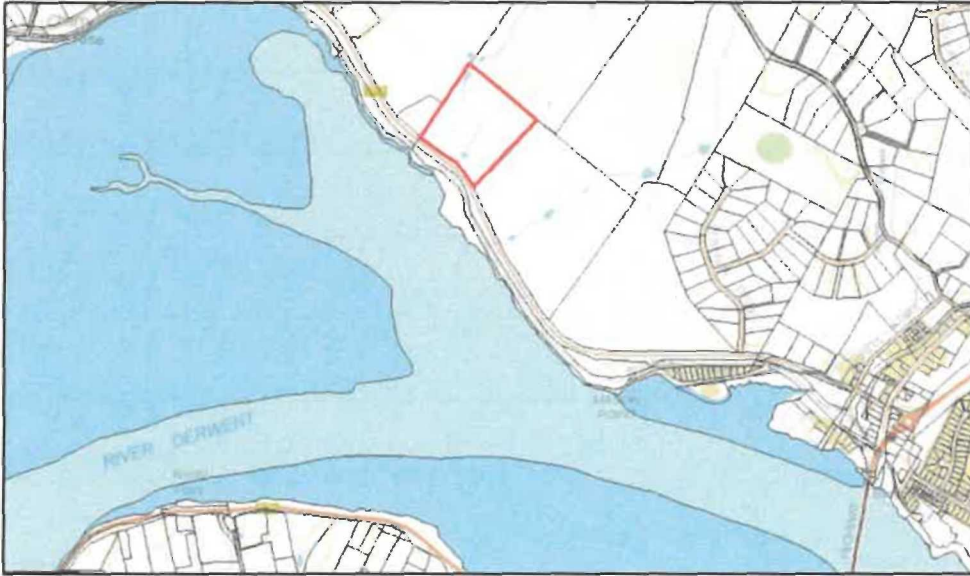
- there was no agricultural use being undertaken on the site such that the proposed shed could be related to a Permitted 'Resource Development' Use; and
- absent a related allowable land use, the proposed 'Storage' Use was Prohibited.

Mr Booth consequently withdrew the application pending reconsideration of the proposed use of the shed, and provision of further background information regarding the overall use of the property.

## 3. Site Location & Context

### 3.1 The Site

The subject site is on the northeastern side of Boyer Rd approximately 1.7km west of the Midland Highway, being Certificate of Title 44724/2 (PID 1972194).



**Figure 1:** location of the subject land in a local context (base source: DPIPWE LISTmap 10/03/21)



**Figure 2:** location of the subject land showing the immediate context of surrounding use and development (base source: DPIPWE LISTmap 10/03/21)

The subject land has an area of 7.575ha and frontage of 244.91m to Boyer Road.

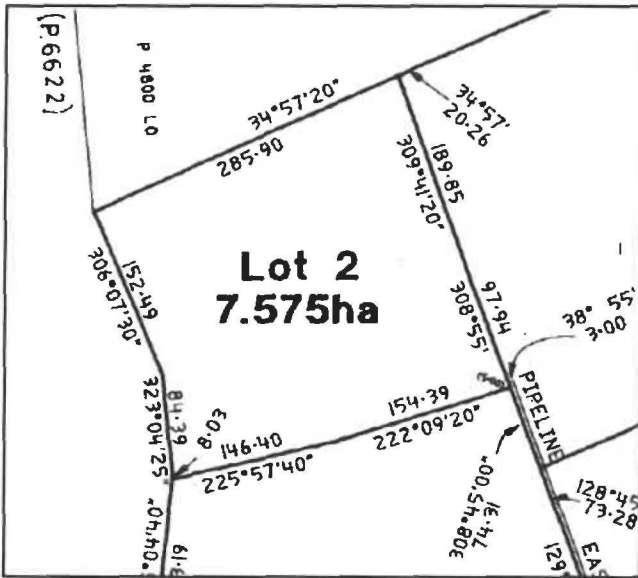


Figure 3: Excerpt of Folio Plan CT 44724/2

The subject land contains an ephemeral creek that drains roughly north-south from land upslope. The creek has been dammed in 2 places (see aerial photo below).



Figure 4: aerial photo showing the physical features and use pattern of the subject land (base source: DPIPWE LISTmap 10/03/21)

The site is gently undulating with a gentle slope in the upper half, and near level in the lower portion. Overall, it has a south-westerly aspect.

As evidenced by aerial photos and the Statutory Declaration the land has been used for a variety of low-key farming activities including sheep and cattle grazing, and hay production. It is the Applicant's intention to continue these activities on the land.

## 3.2 The Surrounding Area

Figure 2 and 4 (above) show the land use and development surrounding the subject site. It is most easily described as follows:

NORTHWEST: a mixed of agricultural uses (cropping and grazing) and rural residential.

NORTHEAST: native bushland.

SOUTHEAST: agricultural (grazing and hay production) and rural residential.

SOUTHWEST: roadway, railway line and beyond that the River Derwent.

Overall, from a land use and spatial perspective, the subject property is located in an area that is rural in character with associated farm outbuildings and dwellings, and scattered very low density rural residential development.

## 3.3 Infrastructure Services

The site is not serviced by sewer services operated by TasWater or a stormwater system operated by Brighton Council. The property currently has a 32mm metered water supply that runs through multiple properties, from a Main on Cobbs Hill Road.

Stormwater will be managed on-site – collected in water-tanks indicated in the proposal plan, on the south-western side of the building.

Wastewater will be directed to an approved WWTS trench system further to the south-west of the building pad (also shown on the proposal plans).

An all-weather gravel driveway (with associated table-drain) is proposed to connect the shed site with Boyer Road parallel to the south-eastern boundary.

## 4. Consultation

The Applicant has responded to Council officer's assessment of the original 2020 shed proposal by withdrawing the application, revising the intended use and detail, and providing further information in support of this application.



## 5. The Proposed Development

The proposal includes the following:

- a 435.8m<sup>2</sup> shed constructed of 'Colourbond' metal sheeting on a concrete slab. Both the walls and roof will be 'Woodland grey'.
- An associated gravel all-weather hardstand/manoeuvring area on the north-western side of the shed;
- A gravel all-weather driveway linking the shed to the front (Boyer Road) boundary; and
- Associated stormwater collection tanks and wastewater treatment system (absorption beds).

The shed will be used to store farm implements and materials, hay bales, a tractor and a digger for use in the on-going mixed agricultural use of the property. The shed will also contain undercover work area, a workshop, and bathroom facilities.

It is no longer intended to use the shed for storage for work related plant and equipment associated with the Applicant's roofing business.

## 6. Planning Assessment

### 6.1 Zoning

The subject site is within the 30.0 Future Urban Zone of the *Tasmanian Planning Scheme – Brighton* ('the **planning scheme**'), as identified in Figure 5 below.



**Figure 5:** Future Urban zoning of the subject site and surrounding area (base source: DPIPWE TheLIST 20/4/21)

## 6.2 Zone Purpose Statements

The following statements are provided under clause 30.1 of the planning scheme, and are assessed as follows:

<i>Zone purpose statement</i>	<i>Assessment</i>
<p><b>30.1.1</b></p> <p><i>To identify land intended for future urban use and development.</i></p>	<p>The proposal does not alter the fact that the land has been identified for future urban use and development.</p>
<p><b>30.1.2</b></p> <p><i>To ensure that development does not compromise the potential for future urban use and development of the land.</i></p>	<p>The proposed outbuilding is sited in the corner of the 7.575ha lot and will take up a relatively small proportion of the overall property.</p> <p>Should Bridgewater's urban growth extend west, and the land be rezoned to an urban residential zone at some point in the future, the land could still be subdivided to urban densities.</p> <p>In such circumstances it is likely that demolishing the outbuilding and creating a vacant residential lot would yield a greater economic return than keeping the building.</p> <p>Notwithstanding this, a large-scale subdivision of the property could still occur should the building remain in situ.</p> <p>It is considered that the proposed development will not compromise the potential for future urban use and development of the subject land.</p>
<p><b>30.1.3</b></p> <p><i>To support the planned rezoning of land for urban use and development in sequence with the planned expansion of infrastructure.</i></p>	<p>See response to 30.1.2 above. The proposed development will utilise a relatively small of the subject land and will not jeopardise the future conversion of the land to urban residential development.</p>



## 6.3 Local Area Objectives

There are no Local Area Objectives for the Future Urban Zone for Brighton.

## 6.4 Use Status

The proposed shed is not exempt under clause 4 of the planning scheme by virtue of its size.

The Applicant makes it clear that the shed is for the purpose of supporting on-going agricultural use of the subject land. In the attached statement (Attachment A) he describes in detail how the proposed shed is intended to support the following activities:

- a) The maintenance, upkeep, development and cultivation of the land.
- b) Propagation, keeping and breeding of plants and livestock.
- c) Conservation and management of current ecological systems and landscapes.

These detail of these activities fits the term 'agricultural use' which is defined under Table 3.1 of the planning scheme to mean:

*"...use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding domestic animals and pets. It includes the handling, packing or storing of plant and animal produce for dispatch to processors. It includes controlled environment agriculture and plantation forestry."*

'Agricultural use' is included in the 'Resource Development' Use class under Table 6.2, ie:

*"use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use, aquaculture, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry, forest operations, turf growing and marine farming shore facility."*

Under clause 30.2 of the planning scheme 'Resource Development' is a Permitted Use within the Future Urban Zone "if for agricultural use".

Under clause 6.2.2 of the planning scheme:

*"A use or development that is directly associated with and a subservient part of another use on the same site must be categorised into the same Use Class as that other use."*

As indicated above and in Attachment A the current shed proposal is directly associated with and a subservient part of the Resource Development Use of the subject property and should therefore be categorised into the Resource Development Use Class.

Consequently, the proposed shed is a Permitted Use.

## 6.5 Use Standards

There are no use standards in the Future Urban Zone.

## 6.6 Development Standards for Buildings & Works

The following standards are relevant under clause 30.4 of the planning scheme:

### **Clause 30.4.1 Buildings and works**

*Objective:*

*That buildings and works do not prejudice the efficient future utilisation of land for urban development.*

The Acceptable Solution A1 requires:

*Buildings and works must:*

*(a) be for an addition to an existing dwelling, a secondary residence or a home-based business;*

*(b) be for a single dwelling and on a lot not more than 1000m<sup>2</sup> in size; or*

*(c) be of a temporary nature able to be readily removed prior to the development of the land for urban purposes.*

The proposal does not satisfy either (a), (b) or (c) and therefore relies upon the alternative performance criteria under P1 which are assessed as follows:

Performance Criteria	Assessment
<p><b>P1</b></p> <p><i>Buildings and works must not preclude or hinder the effective and efficient future subdivision and development of the land to urban densities, having regard to:</i></p> <p><i>(a) the topography of the site;</i></p> <p><i>(b) any existing access arrangements;</i></p> <p><i>(c) location of any services; and</i></p> <p><i>(d) the purpose, location and extent of any building and works.</i></p>	<p>(a) The proposed outbuilding is sited in the corner of the 7.575ha lot and will take up a relatively small proportion of the overall property.</p> <p>Should Bridgewater's urban growth extend west, and the land be rezoned to an urban residential zone at some point in the future, the land could still be subdivided to urban densities.</p> <p>In such circumstances it is likely that demolishing the outbuilding and creating a vacant residential lot would yield a greater economic return than keeping the building.</p> <p>Notwithstanding this, a large-scale subdivision of the property could still occur should the building remain in situ.</p> <p>(b) The existing access from Boyer Road will be utilised. No change is proposed other</p>

	<p>than the extension of the driveway to the proposal site, and its upgrading to an all-weather surface. These relatively minor works will not prejudice the future subdivision and development of the land to urban residential density.</p> <p>(c) There are no services in place that will be prejudiced or impacted by the proposal.</p> <p>(d) See response to (a) above. The proposal is relatively minor in scale to the size of the property, yet will allow its sustainable use for agriculture pending strategic decisions and urban expansion in the future.</p>
--	---

### **Clause 30.4.2 Building height, setback and siting**

#### Objective:

*That height, setback and siting of buildings:*

*(a) is compatible with the future urban development of the area;*

*(b) does not cause an unreasonable loss of amenity; and*

*(c) minimises potential conflict with agricultural uses in an adjoining Agriculture Zone.*

The Acceptable Solution A1 requires:

*Building height must be not more than 8.5m.*

Maximum height of the proposed shed is 5.7m above Finished Floor Level overall, and 5.95m above Natural Ground Level at the peak of the south-western gable. The proposal meets the Acceptable Solution A1.

The Acceptable Solution A2 relevantly requires:

*Buildings must have a setback from all boundaries of:*

*(a) not less than 5m; or*

*(b) where the setback of an existing building is within 5m, not less than the setbacks of the existing building.*

The proposed shed will have a minimum 6m setback, to the south-eastern boundary. The proposal meets the Acceptable Solution A2.

The Acceptable Solution A3 provides standards for sensitive use and is not relevant to the proposal.



## 7. Codes

The following Codes are relevant to both the proposed use and development under the planning scheme:

### 7.1 Parking & Sustainable Transport Code

The Code applies to all use and development, however there are no parking standards specified for Resource Development in the Code.

Under Table C2.2 an internal access way width of a minimum 3m applies. The existing driveway achieves this standard and an appropriate condition can be placed on the Permit to ensure future compliance overall.

### 7.2 Bushfire Prone Areas Code

The Code applies to the entire property.

The shed will include storage of small amounts of diesel fuel for the tractor and digger (4 x 20L jerry cans), a gas cylinder for welding, and organic weed spray. The shed is isolated, being not proximate to any residential use and development, and will be located within a gravel hardstand apron that will be free of vegetation.

The amount of chemicals to be stored for agricultural activities is relatively minor and not manifestly a hazardous use.

## 8. Conclusion

Planning permission is sought to build a shed at 182 Boyer Road, Bridgewater.

The shed will be used to store machinery and materials in support of agricultural use of the subject property. This is distinct from a previous proposal that included storage of items associated with the owner's roofing business.

The proposal falls within the Resource Development Use class, which is allowable within the Future Urban zoning of the subject land. The use is deemed Permitted, however, there are no relevant Use standards that apply to the proposed use.

Applicable Development standards are limited to building height, setback, and the impact on future conversion to urban residential development. The proposal meets the relevant Acceptable Solutions except in the latter case where reliance is placed on the alternative Performance Criteria. It is considered that the proposal will not prevent future subdivision and development to urban residential densities, and does not compromise any existing services or access arrangements.

The Parking and Sustainable Transport Code applies, but there are no standards for parking applicable to the Resource Development Use Class. The access driveway will be required to be a minimum width to comply with the relevant Acceptable Solution, which the current driveway already achieves. An appropriate condition can be placed on the Permit to ensure future compliance overall.

The Bushfire Prone Areas Code applies to the land, however the amount of chemicals to be stored for agricultural activities is relatively minor and not manifestly a hazardous use.

**Neil Shephard BA, MTCP(Syd), MPIA(Fellow), CPP**

## **ATTACHMENT A**

## **APPLICANT'S STATEMENT: Detail of past and proposed activities at 182 Boyer Road, Bridgewater**

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Reflected in the plans and below comments, the proposed shed is intended to be used for:

- A. The maintenance, upkeep, development and cultivation of the land;
- B. Propagation, keeping and breeding of plants and livestock;
- C. Conservation and management of current ecological systems and landscapes.

### **A.**

- The approximate 7.575ha lot currently utilises in excess of 1.4km of fencing, both internally and procuring boundaries. Countless metal corner posts, straining post, star pickets, timber logs and gates, needing regular and constant maintenance, replacement and general upkeep. Straight wire, barbed wire, various mesh sizes, posts, pickets and tools and equipment are required. Augers and post drivers are also commonly utilised. (Attached Pic 1,2&3).
- Currently the property is generally open grassland. Special priority needs to be given to maintaining fence lines and boundaries in the summer months, as a requirement by Council to keep bushfire fuel levels low. remainder of the grass on the property is cut and baled up to three times a year. This requires an appropriate tractor, slasher and baler. Also baled hay requires handling and storing. (Attached Pic 4,5&6).
- A vast array of common weeds and nuisance flora grow and also self seed on the property, largely from unkept neighbouring properties, that if left unattended would compromise the current productive agricultural state of the land. This required year round maintenance utilising agricultural machinery and appropriate weed sprays and poisons.
- Much of the land is bare and consists of very few established trees, providing shade for livestock, and ground erosion control. Since owning the property, I have planted approximately 200 trees to try and improve the overall performance of the property. These trees need to be raised from seed, cared for watered and protected from vermin to ensure they survive and ecological progression is achieved. (Attached Pic 7).

### **B.**

- Currently there are more than a dozen cattle on the property. This number has been as high as twenty over the 5+ years that the property has been used for keeping and breeding of livestock. (Attached Stat Dec).



- Previously sheep have also been farmed on the property, until a pair of stray dogs attacked the majority of the flock.
- These animals require sufficient food water and general health care along with appropriate fencing to ensure their safety and the safety of neighbouring properties.
- Feed is required year round for these animals, along with medicines and appropriate gear and equipment for transport and herding.

### C.

- The property currently holds two dams (Attached pic 8) and an identified natural water course (attached plan), fed from various neighbouring properties. These waterways require regular clearing of debris and maintenance to ensue no erosion or damage has occurred and they are still functioning correctly. Since owning the property I've had to attend to the dams numerous times, and install pipes and culverts to ensure that the waterways are and continue to work correctly. (Attached pic 9)
- Machinery is regularly required for the applicable maintenance and upgrades of these areas, work generally carried out by an excavator. (Attached Pic 10).
- Neighbouring properties also create excessive and unmanaged surface and below ground water run off in the wetter months, that requires constant management upon making its way onto my property, so subsequent damages do not result.
- The development also creates a great opportunity for use of rainwater tanks, to capture and contain rainwater and stormwater on site, to be used for the above mentioned agricultural uses.

**In conclusion, I cannot continue to maintain the property to an acceptable standard, nor effectively farm plants and livestock, without committing to and investing in resources and equipment to achieve this. It is undeniable that a multitude of agricultural equipment, machinery, supplies, produce and products are required in owning such a property. The proposed development is critical in the security and longevity of the use of the property.**

Pictures





7.



8.




9.



10.

**Statutory Declaration of Renee Harvey**

Department of Justice 

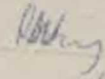
**STATUTORY DECLARATION  
OATHS ACT 2001**


I (full name): Renee Harvey  
 of (residential address): 85 Nelsons Building RD  
Brighton  
 Occupation: Operations Manager/Truck driver/Farmer

On solemn and sworn declaration that:  
I have been Farming Cattle & Sheep  
& baling hay at 186 Bayor RD Bridgewater  
since May 2015

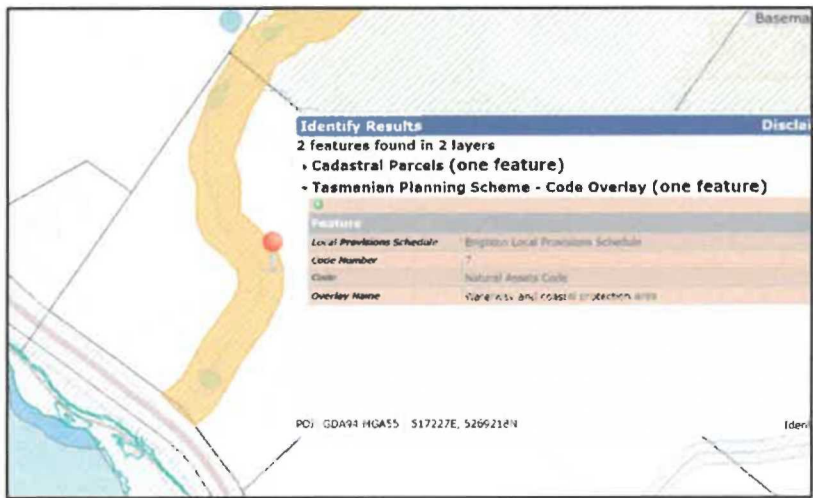
I make this solemn declaration under the Oaths Act 2001.

Declared at: BRIGHTON  
(District)  
 on: 20/10/2020  
(Date)

  
(Signature)

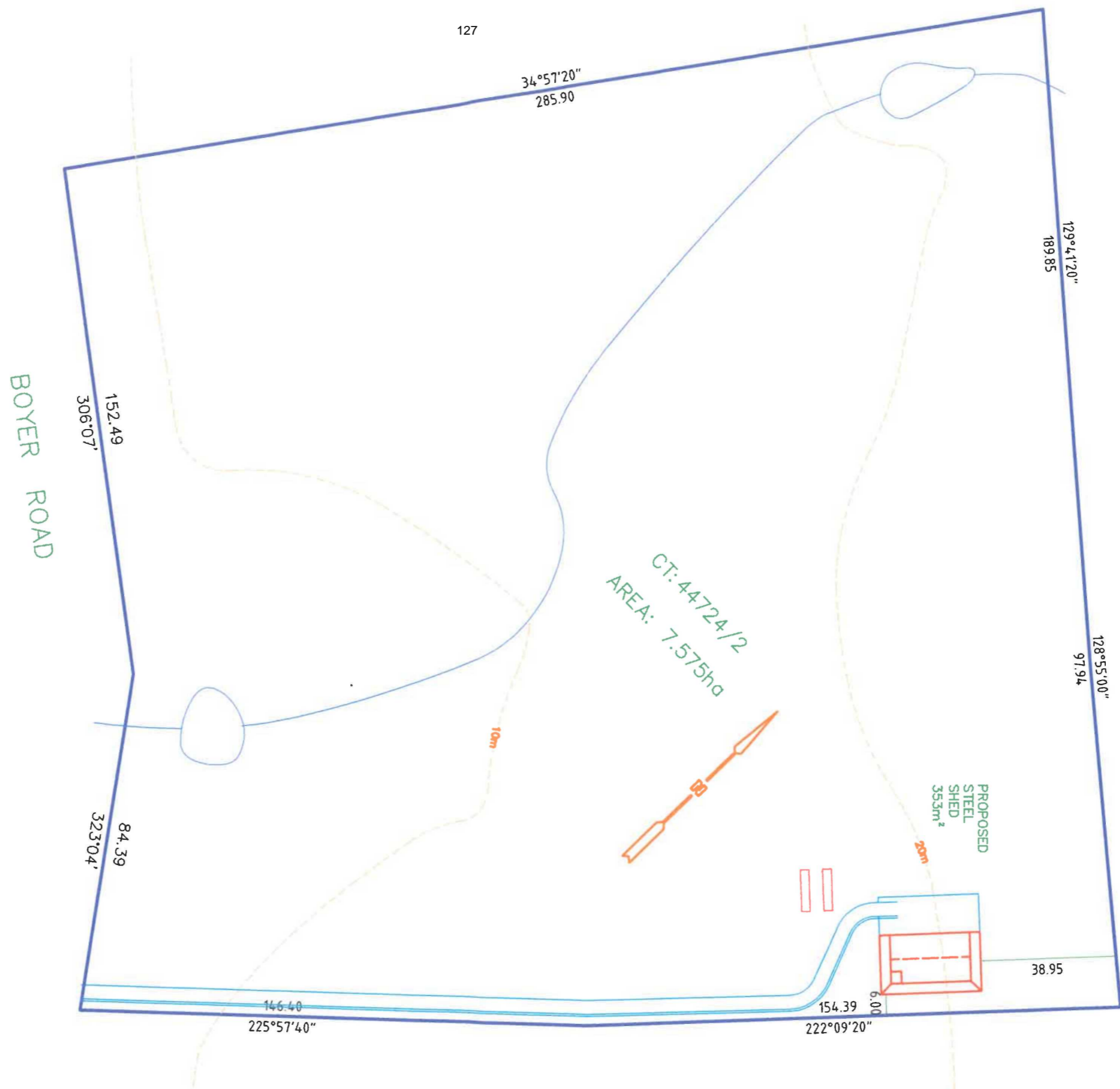
Subscribed: STAN NIKEL JP 2559   
(Judge, Commissioner for Declarations or authorized person)

**Waterway map**









**Building Design**  
**Civil & Structural Drafting**  
 3 Vernon Avenue  
 MONTROSE TAS 7010  
 Accreditation No: CC82L  
 Greg Carpenter  
 m 0417 506 525  
 e gregis@gldc.com.au

CLIENT	M Booth
PROJECT	182 Boyer Rd BRIDGEWATER PROPOSED SHED
DRAWING	SITE PLAN – OVERALL

Scale	1:1250
Date	24/03/2020
Job no:	20-002
Dwg no:	DA1.2

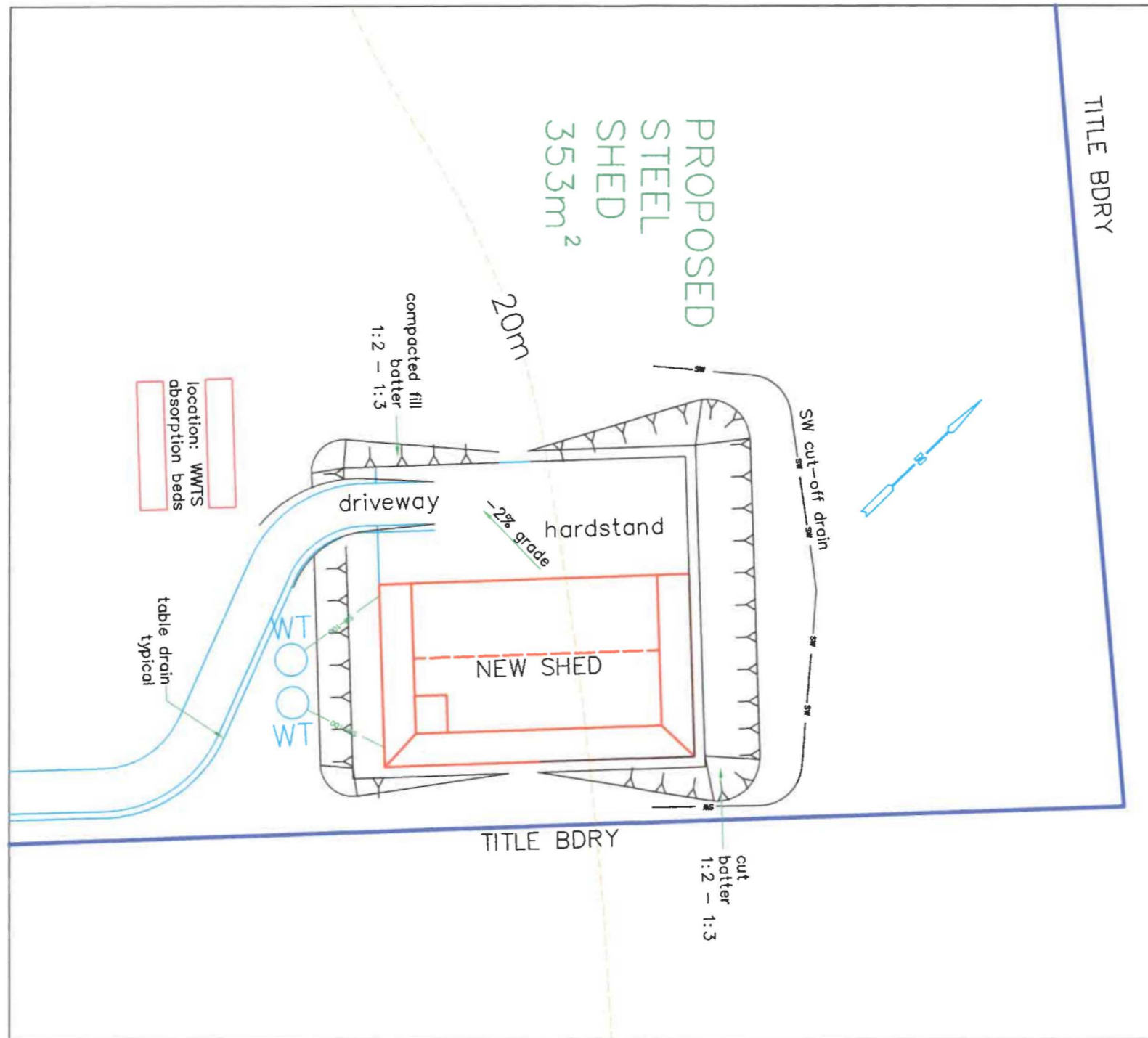
Drawn	GC
Design	GC
Checked	

REV.	AMENDMENTS	GC	DRWN	DATE
-	-	-	-	-

Rev.B  
27/11/2020

A3





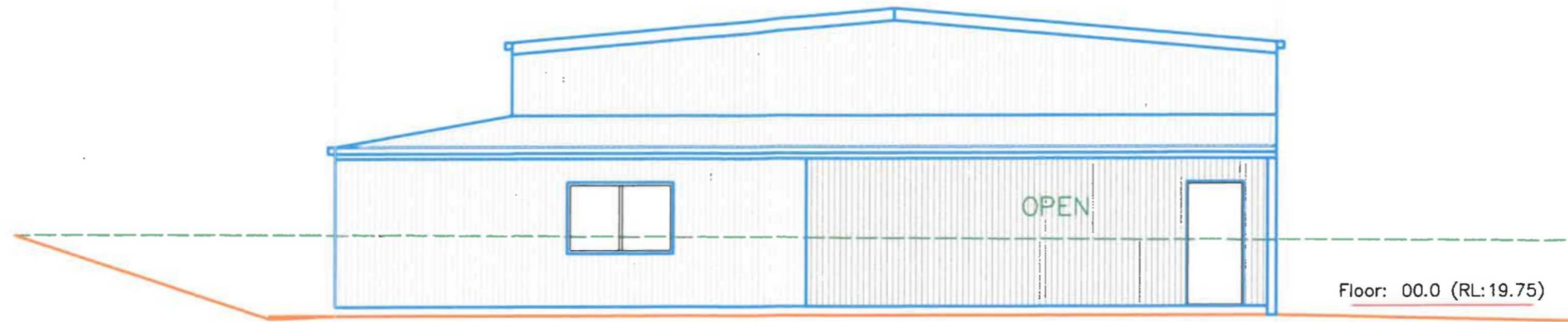
WT water storage tanks collect roof water tank overflow to other side of driveway

	Building Design Civil & Structural Drafting 3 Vernon Avenue MONTROSE TAS 7010 Accreditation No: CC82L Greg Carpenter m 0417 506 525 e gregis@glc.com.au	CLIENT M Booth PROJECT 182 Boyer Rd BRIDGEWATER PROPOSED SHED DRAWING SITE PLAN – PARTIAL	Scale 1:200 Date 24/03/2020 Job no: 20-002 Dwg no: DA1.3 Rev.B 27/11/2020	Drawn GC Design GC Checked <b>A3</b>	<table border="1"> <thead> <tr> <th>REV.</th> <th>AMENDMENTS</th> <th>GC</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> </tbody> </table>	REV.	AMENDMENTS	GC	DATE	-	-	-	-
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	-	-	-	-									









Floor: 00.0 (RL:19.75)

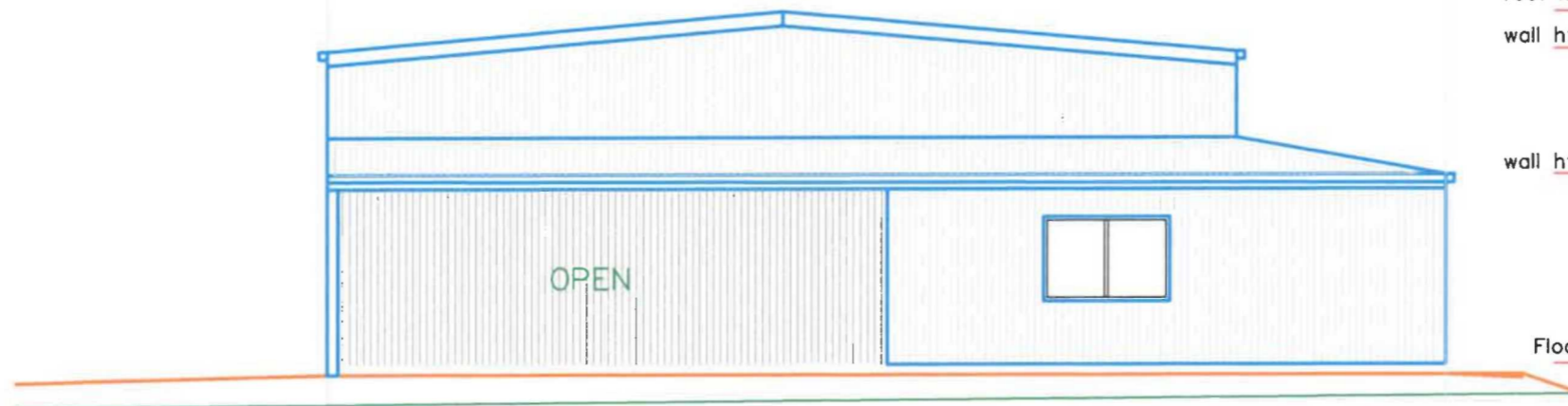
NORTH EAST ELEVATION

roof ht: +5.00 (RL:25.45)

wall ht +4.50

wall ht +2.70

Floor: 00.0 (RL:19.75)



SOUTH WEST ELEVATION

Scale 1:100

	Building Design Civil & Structural Drafting 3 Vernon Avenue MONTROSE TAS 7010 Accreditation No: CC82L Greg Carpenter m 0417 506 525 e gregis@gldc.com.au	CLIENT M Booth PROJECT 182 Boyer Rd BRIDGEWATER PROPOSED SHED DRAWING ELEVATIONS 2	Scale 1:100 Date 24/03/2020 Job no: 20-002 Dwg no: DA2.2 Rev.B 27/11/2020	Drawn GC Design GC Checked A3	- - REV. AMENDMENTS GC - DRWN DATE





This Proposal Plan is a concept lot layout only. It has been generated to illustrate that the Lot remains a viable parcel for future residential development regardless of the proposed building site in the Rear eastern corner.

E				
D				
C				
B				
A	alternate arrangement of rear corner (Balance land)	AB	4-8-21	AB
REV	AMENDMENTS	DRAWN	DATE	APPR.

OWNER: Matthew Leigh Booth  
 TITLE REFERENCE: C.T.44724/2  
 LOCATION: Boyer Road  
**BRIDGEWATER**

**Proposed Subdivision**

Date: 4-8-2021	Reference: LYNMO12 5604-50
Scale: 1:1500 (A3)	Municipality: BRIGHTON





UNIT 1, 2 KENNEDY DRIVE  
 CAMBRIDGE 7170  
 PHONE: (03)6248 5898  
 EMAIL: admin@rbsurveyors.com  
 WEB: www.rbsurveyors.com

This plan has been prepared only for the purpose of obtaining preliminary subdivisinal approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

Base image by Nearmap (www.nearmap.com.au)

Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



This Proposal Plan is a concept lot layout only. It has been generated to illustrate that the Lot remains a viable parcel for future residential development regardless of the proposed building site in the Rear eastern corner.

E				
D				
C				
B	second alternate arrangement - rear corner	AB	6-8-21	AB
A	alternate arrangement of rear corner (Balance land)	AB	4-8-21	AB
REV	AMENDMENTS	DRAWN	DATE	APPR.

OWNER: Matthew Leigh Booth  
 TITLE REFERENCE: C.T.44724/2  
 LOCATION: Boyer Road  
**BRIDGEWATER**

### Proposed Subdivision

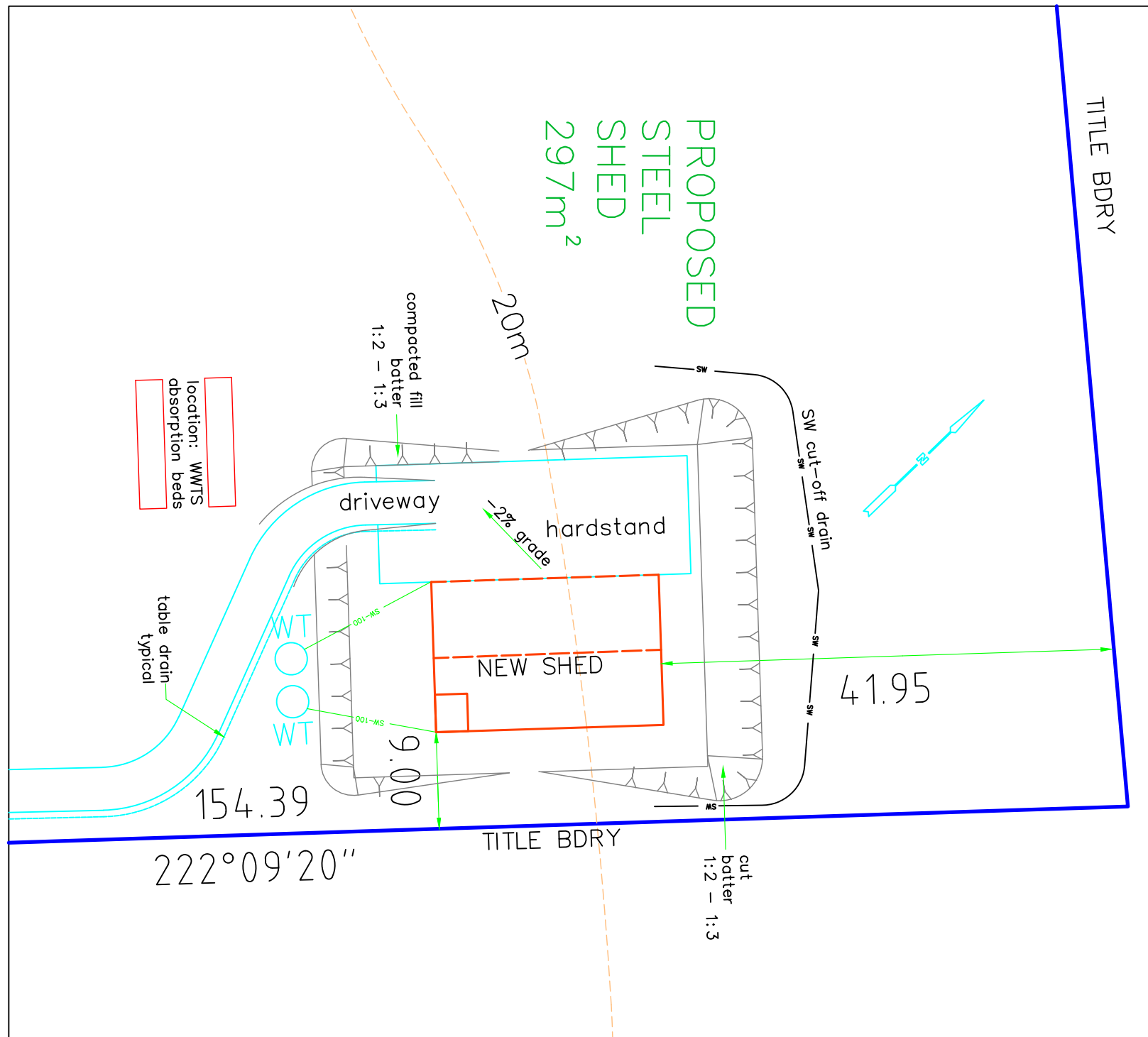
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Scale: 1:1500 (A3)	Municipality: BRIGHTON






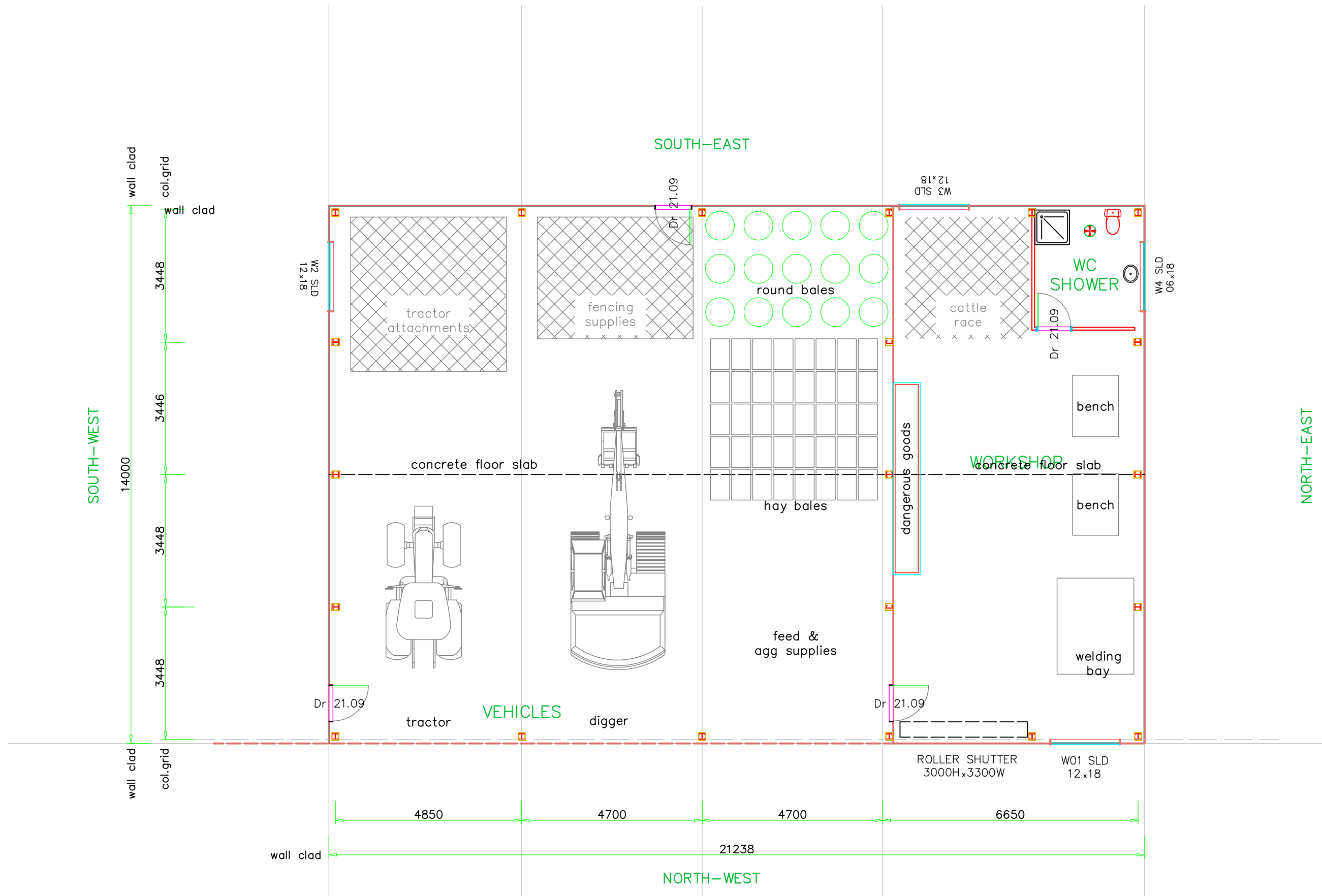





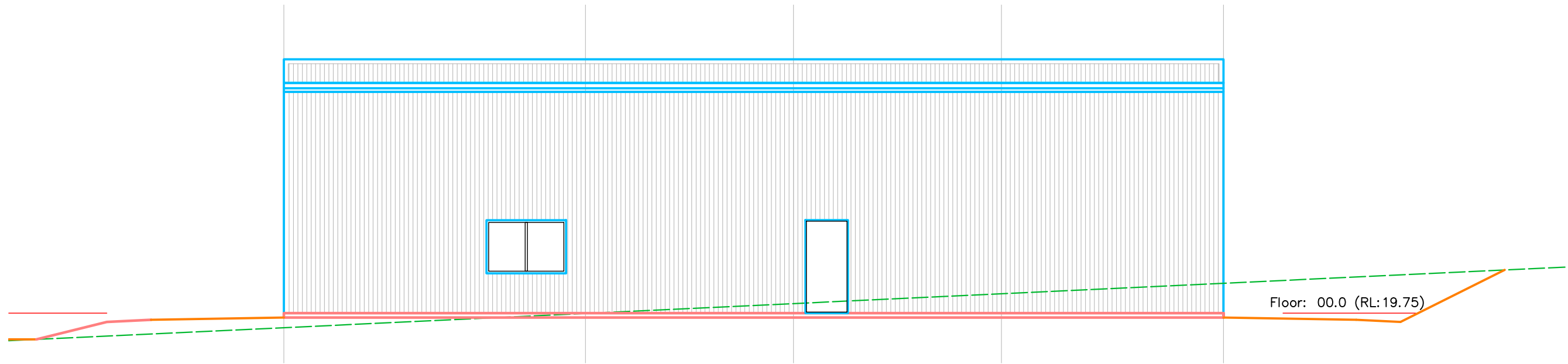


WT water storage tanks collect roof water tank overflow to other side of driveway

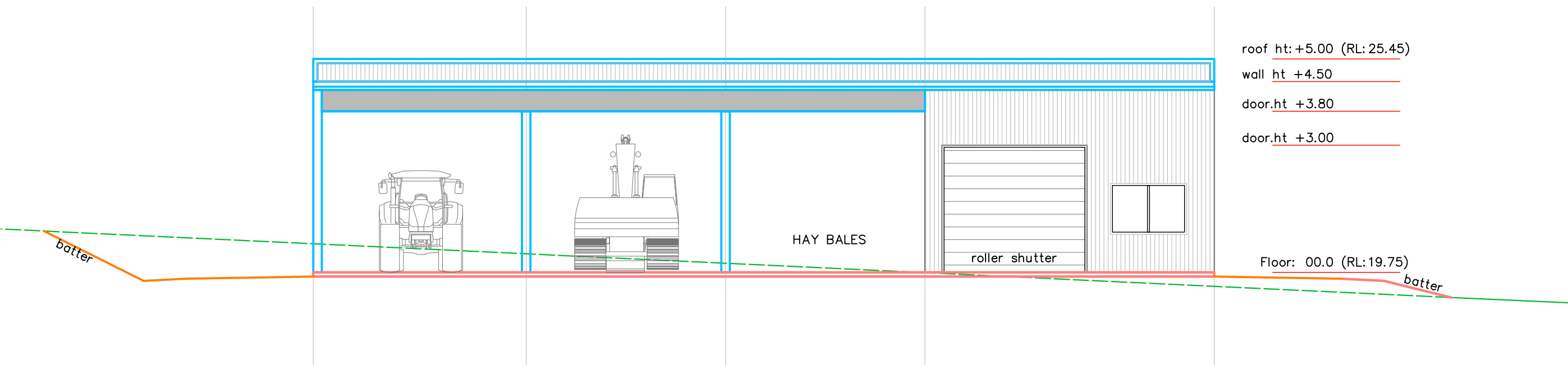
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	PROJECT	182 Boyer Rd BRIDGEWATER PROPOSED SHED	Date	24/03/2020	Design	GC			
	DRAWING	SITE PLAN - PARTIAL	Rev.C 05/07/2021	Job no: 20-001	Dwg no: DA1.3	Checked	A3		
	REV.	AMENDMENTS					GC	-	
							DRWN	DATE	



 <p><b>GC DESIGN</b>          Building Design          Civil &amp; Structural Drafting          3 Vernon Avenue          MONTROSE TAS 7010          Accreditation No: CC82L          Greg Carpenter          m 0417 506 525          e gregis@gldc.com.au</p>	CLIENT	M Booth	Scale	1:100	Drawn	GC			
	PROJECT	182 Boyer Rd BRIDGEWATER PROPOSED SHED	Date	24/03/2020	Design	GC			
	DRAWING	FLOOR PLAN	Rev.C	05/07/2021	Checked				
			Job no:	20-001	Dwg no:	DA1.4	<b>A3</b>		
				REV.	AMENDMENTS			GC	DATE



SOUTH-EAST ELEVATION



NORTH-WEST ELEVATION  
Scale 1:100

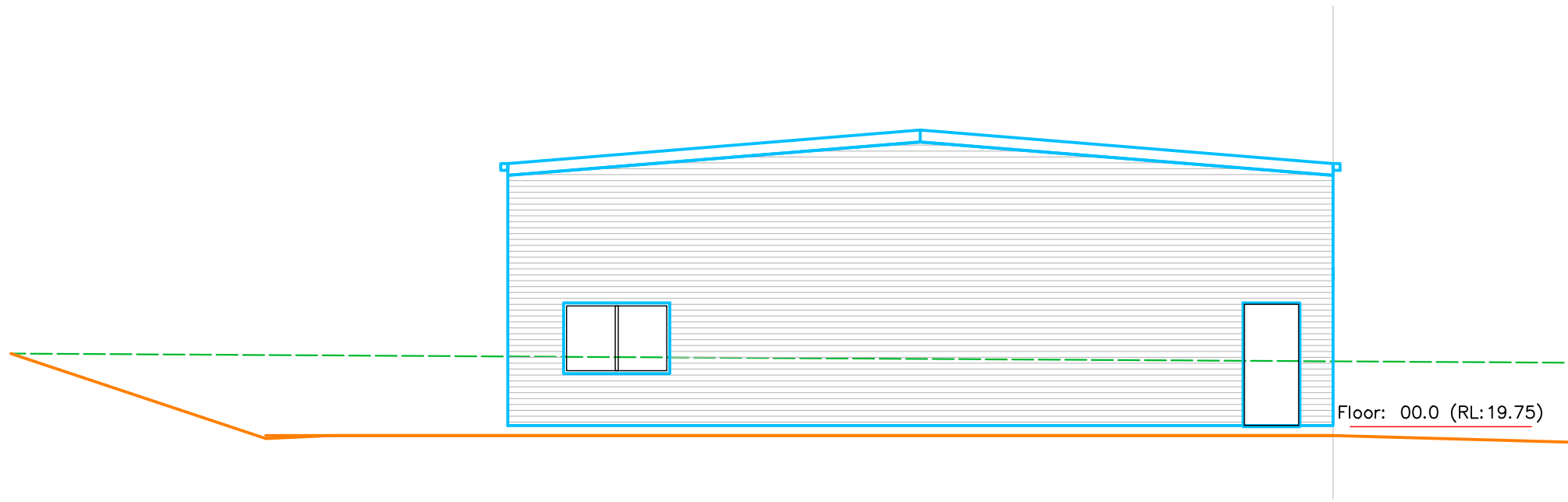


Building Design  
Civil & Structural Drafting  
3 Vernon Avenue  
MONTROSE TAS 7010  
Accreditation No: CC82L  
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m 0417 506 525  
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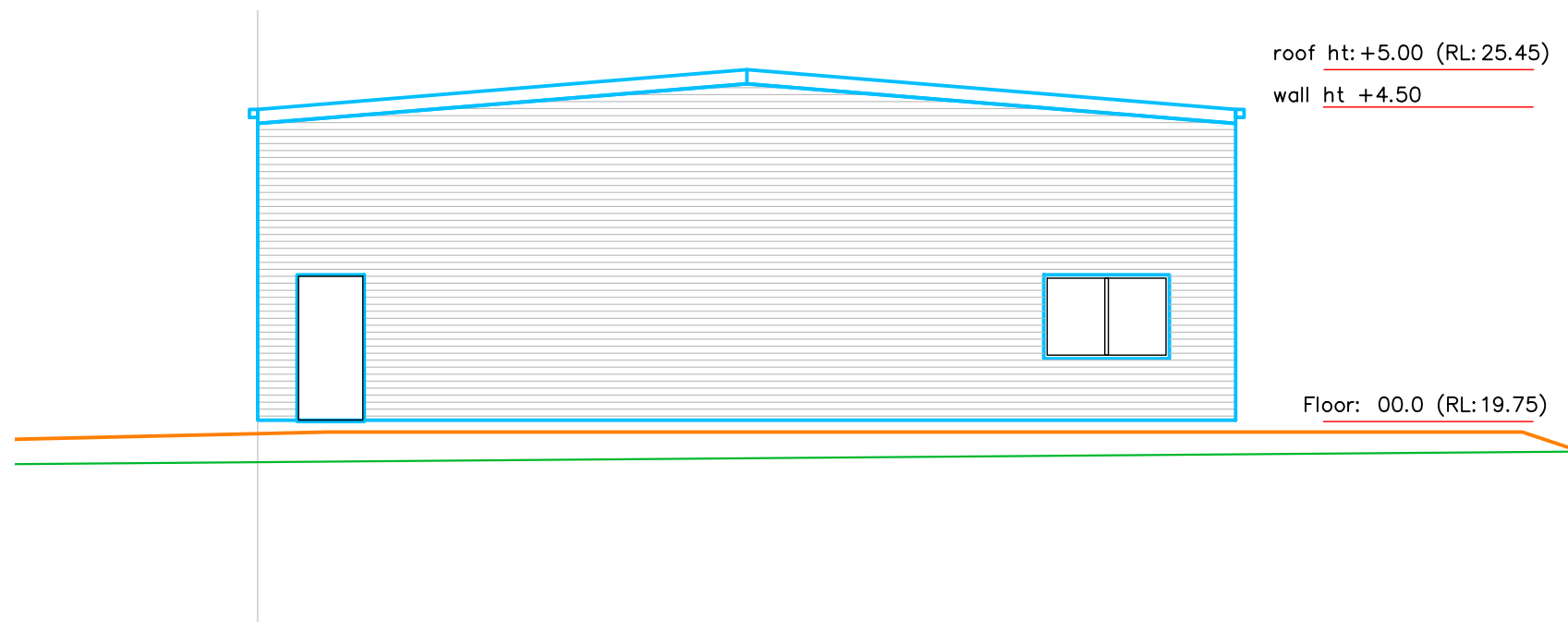
CLIENT M Booth  
PROJECT 182 Boyer Rd BRIDGEWATER  
PROPOSED SHED  
DRAWING ELEVATIONS 1  
Rev.C  
05/07/2021

Scale 1:100  
Date 24/03/2020  
Job no: 20-001  
Dwg no: DA2.1

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REV.	AMENDMENTS			DRWN	DATE




NORTH EAST ELEVATION



SOUTH WEST ELEVATION

Scale 1:100

	Building Design Civil & Structural Drafting 3 Vernon Avenue MONTROSE TAS 7010 Accreditation No:CC82L Greg Carpenter m 0417 506 525 e gregis@gldc.com.au	CLIENT M Booth PROJECT 182 Boyer Rd BRIDGEWATER PROPOSED SHED DRAWING ELEVATIONS 2	Scale 1:100 Date 24/03/2020 Job no: 20-001 Dwg no: DA2.2 Rev.C 05/07/2021	Drawn GC Design GC Checked GC A3	<table border="1"> <thead> <tr> <th>REV.</th> <th>AMENDMENTS</th> <th>GC</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> </tbody> </table>	REV.	AMENDMENTS	GC	DATE	-	-	-	-
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