



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

SA2024/042

LOCATION OF AFFECTED AREA

131 COVE HILL ROAD & LOT 105 WALKER CRESCENT, BRIDGEWATER

DESCRIPTION OF DEVELOPMENT PROPOSAL

SUBDIVISION (2 LOTS) AND CONSOLIDATION OF TITLES

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **12/02/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
Chief Executive Officer

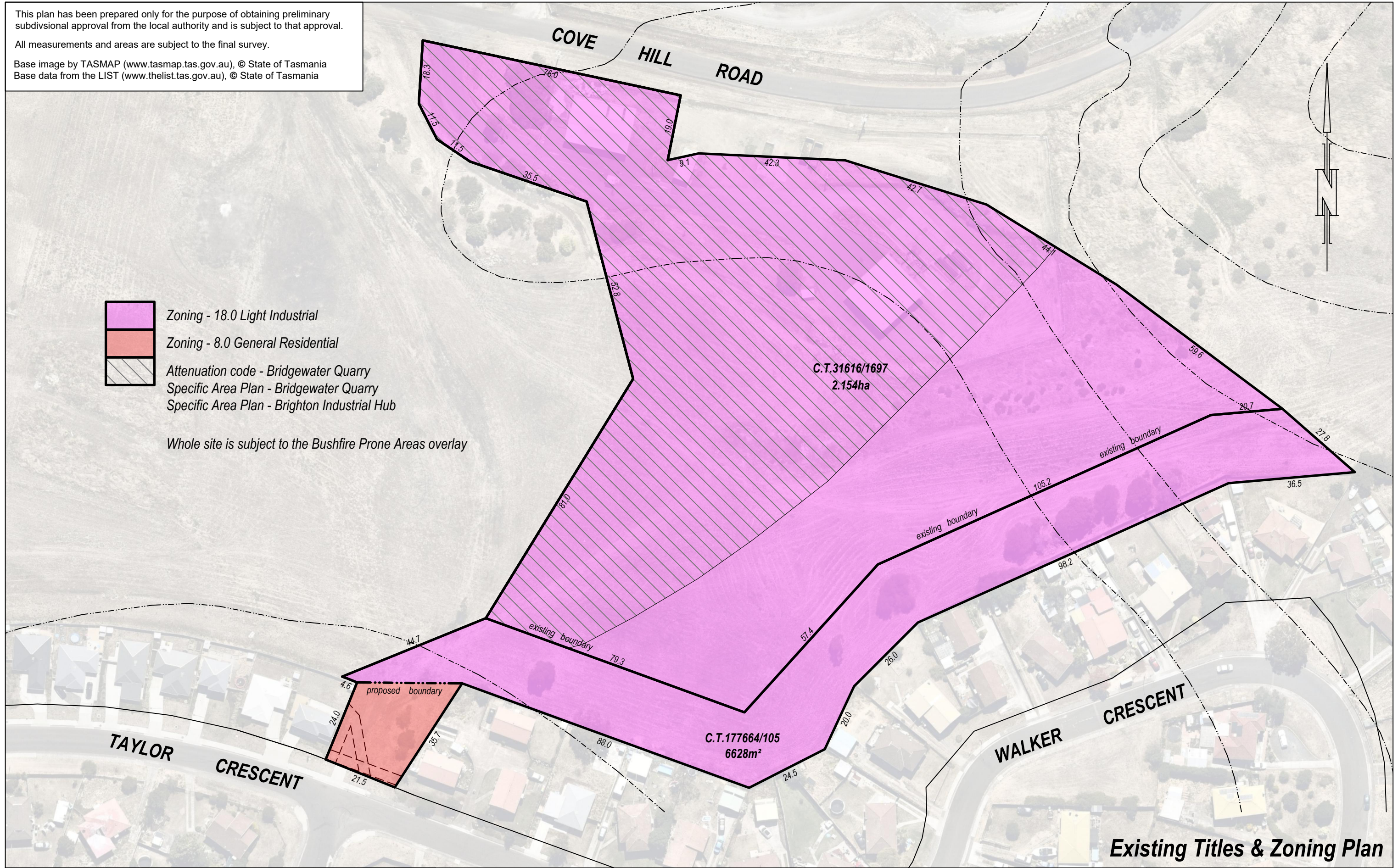


Brighton
going places

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

All measurements and areas are subject to the final survey.

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



- Zoning - 18.0 Light Industrial
- Zoning - 8.0 General Residential
- Attenuation code - Bridgewater Quarry
 Specific Area Plan - Bridgewater Quarry
 Specific Area Plan - Brighton Industrial Hub

Whole site is subject to the Bushfire Prone Areas overlay

Existing Titles & Zoning Plan

E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.



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

OWNER: Brighton Council
 TITLE REFERENCE: C.T.177664/105 & C.T.31616/1697
 LOCATION: Lot 105 Taylor Crescent & 131 Cove Hill Road
BRIDGEWATER

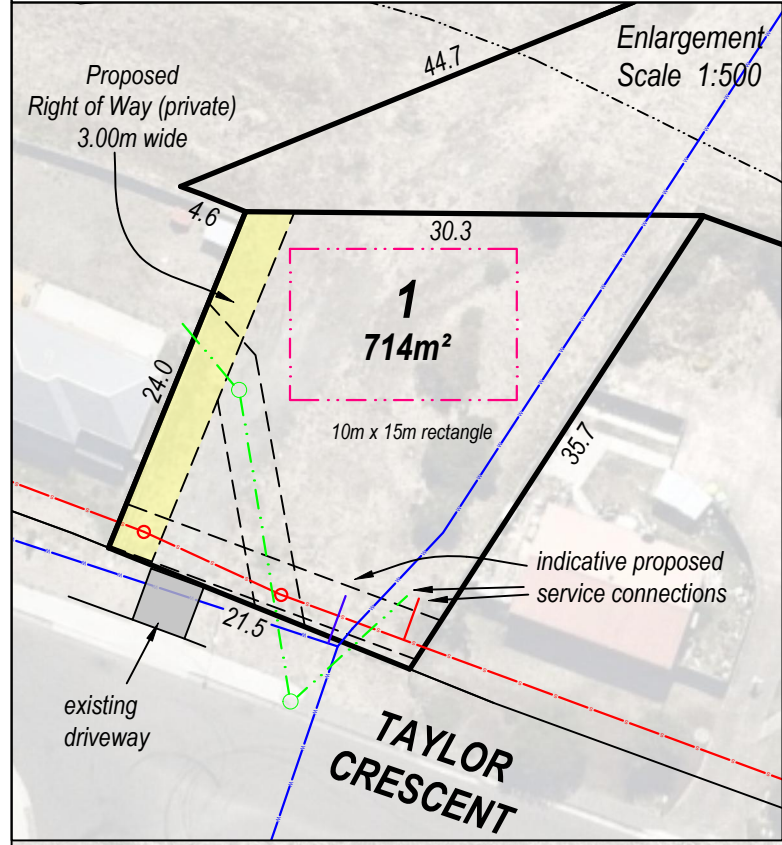
Proposed Subdivision

Date: 21-8-2024	Reference: BRIGH22 14630-50
Scale: 1:1000 (A3)	Municipality: BRIGHTON

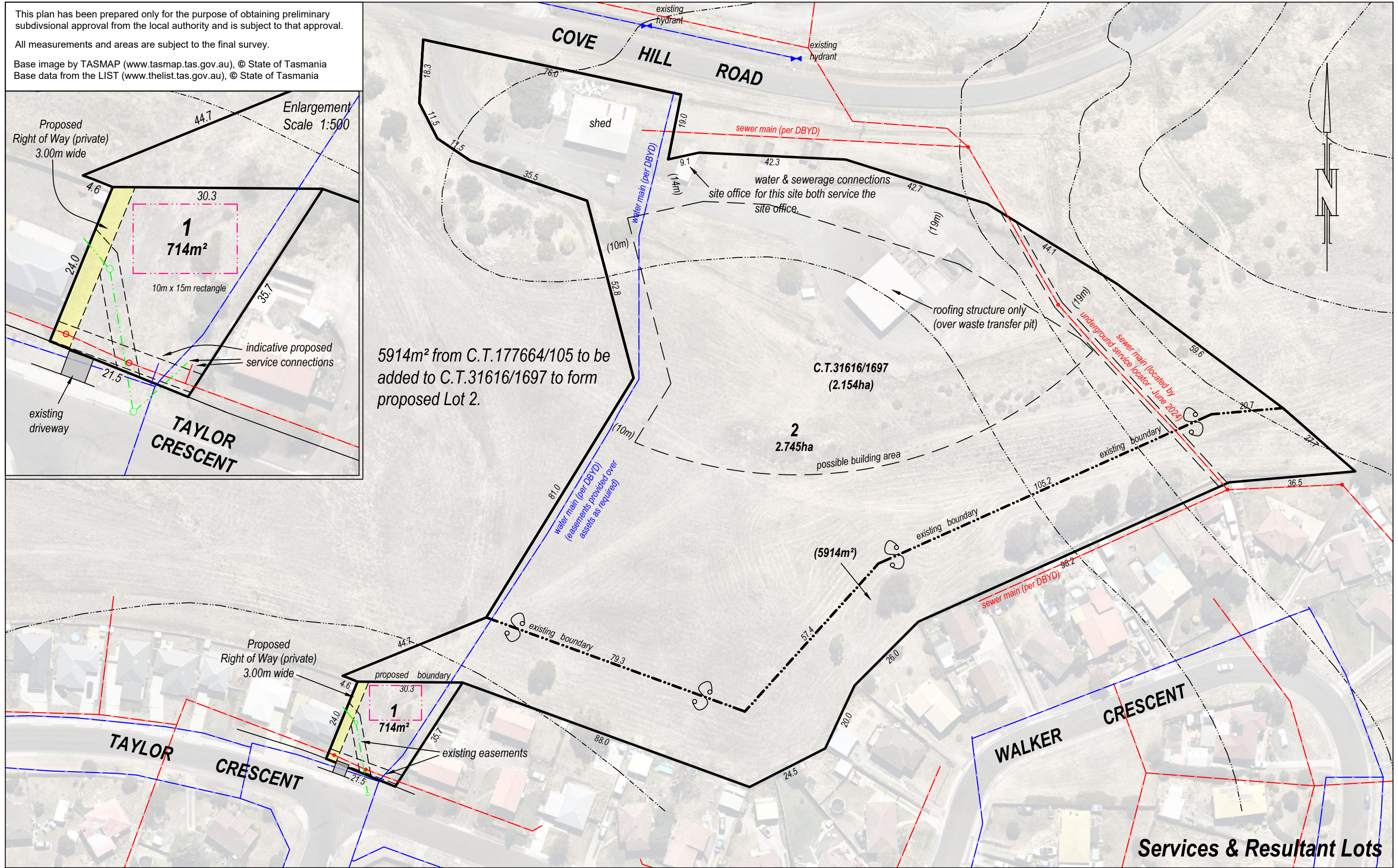
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5914m² from C.T.177664/105 to be added to C.T.31616/1697 to form proposed Lot 2.



Services & Resultant Lots

E				
D				
C				
B	water main added to western side	AB	16-1-25	AB
A	enlargement & services added	AB	27-8-24	AB
REV	AMENDMENTS	DRAWN	DATE	APPR.



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Proposed Subdivision

Date:	21-8-2024	Reference:	BRIGH22 14630-50
Scale:	1:1000 (A3)	Municipality:	BRIGHTON

BUSHFIRE ASSESSMENT REPORT

Proposed Two Lot Subdivision

*Address: Lot 105 Taylor Crescent & 131 Cove Hill Road,
Bridgewater TAS 7030*

Title Reference: C.T.177664/105 & C.T.31616/1697



Prepared by James Rogerson (of *JR Bushfire Assessments*), Bushfire Hazard Practitioner (BFP-161)

VERSION – 1.0

Date: 23/09/2024

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Disclaimer: The information contained within this report is based on the instructions of AS 3959-2018 the standard states that *“Although this Standard is designed to improve the performance of building when subjected to bushfire attack in a designated bushfire-prone area there can be no guarantee that a building will survive a bushfire event of every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions.”* (Standards Australia Limited, 2011)

INTRODUCTION

1.1 Background

This Bushfire Assessment Report and associated Bushfire Hazard Management Plan (BHMP) has been prepared by James Rogerson of *JR Bushfire Assessments* (for Rogerson & Birch Surveyors) on behalf of the proponent to form part of supporting documentation for the proposed two lot subdivision of Lot 105 Taylor Crescent & 131 Cove Hill Road, Bridgewater. Under the Tasmanian Planning Scheme – Brighton (TPS) and C13.0 Bushfire-Prone Areas Code it is a requirement that a subdivision application within a bushfire-prone area must accomplish a minimum Bushfire Attack Level (BAL) rating of BAL-19 for all future dwellings on newly formed allotments. This report also includes an associated BHMP which is also a requirement under C13.0.

The proposed development is within a Bushfire-Prone Area overlay and there is bushfire-prone vegetation within 100m from the site. Therefore, this site is within a bushfire-prone area.

1.2 Scope

This Bushfire Report offers an investigation and assessment of the bushfire risk to establish the level of bushfire threat and vulnerability on the land for the purpose of subdivision. This report includes the following:

- A description of the land and adjacent land, and description of the use or development that may be at threat by a bushfire on the subject site.
- Calculates the level of a bushfire threat and offers opinions for bushfire mitigation measures that are consistent with AS3959:2018 and C13.0.
- Subdivision Proposal Plan (Appendix B)
- Bushfire Hazard Management Plan (Appendix C)
- Planning Certificate (Appendix D)

1.3 Scope of BFP Accreditation

I, James Rogerson, am an accredited Bushfire Practitioner (BFP-161) to assess bushfire hazards and endorse BHMP's under the the *Chief Officers Scheme for the Accreditation of Bushfire Hazard Practitioners*. I have successfully completed the *Planning for Bushfire Prone Areas Short Course* at University of Technology Sydney.

1.4 Limitations

The site assessment has been conducted and report written on the understanding that:

- The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report.
- The report only classifies the size, volume and status of the vegetation at the time the site assessment was conducted.
- Impacts on future development and vegetation growth have not been considered in this report. No action or reliance is to be placed on this report, other than which it was commissioned.

1.5 Proposal

The proposal is for the subdivision and adjustment of the current titles C.T.177664/105 & C.T.31616/1697 into 2 new resultant titles. See proposal plan (Appendix B).

2 PRE-FIELD ASSESSMENT

2.1 Site Details

Table 1

Owner Name(s)	Brighton Council
Location	Lot 105 Taylor Crescent & 131 Cove Hill Road, Bridgewater TAS 7030
Title Reference	C.T.177664/105 & C.T.31616/1697
Property ID	9885252 & 7497734
Municipality	Brighton
Zoning	18 Light Industrial
Planning Overlays	13 – Bushfire-prone Areas Code and 9 Attenuation Code.
Water Supply for Firefighting	The property is serviced by reticulated water. There are various hydrants located on Cove Hill Road and Taylor Crescent.
Public Access	Access to the development is off Cove Hill Road and Taylor Crescent.
Fire History	Record fires on the east and south edges of the property from 2012-2013.
Existing Development	Nil

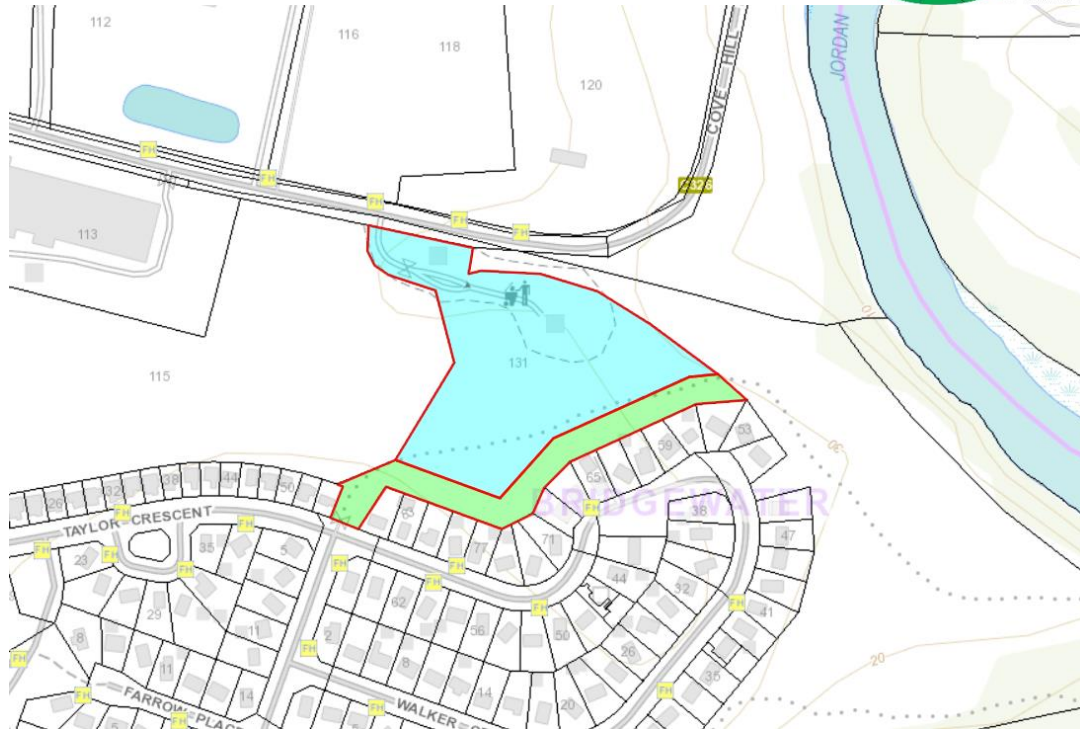


Figure 1 - Location of subject site and nearby hydrants. Source: The LIST, © State of Tasmania

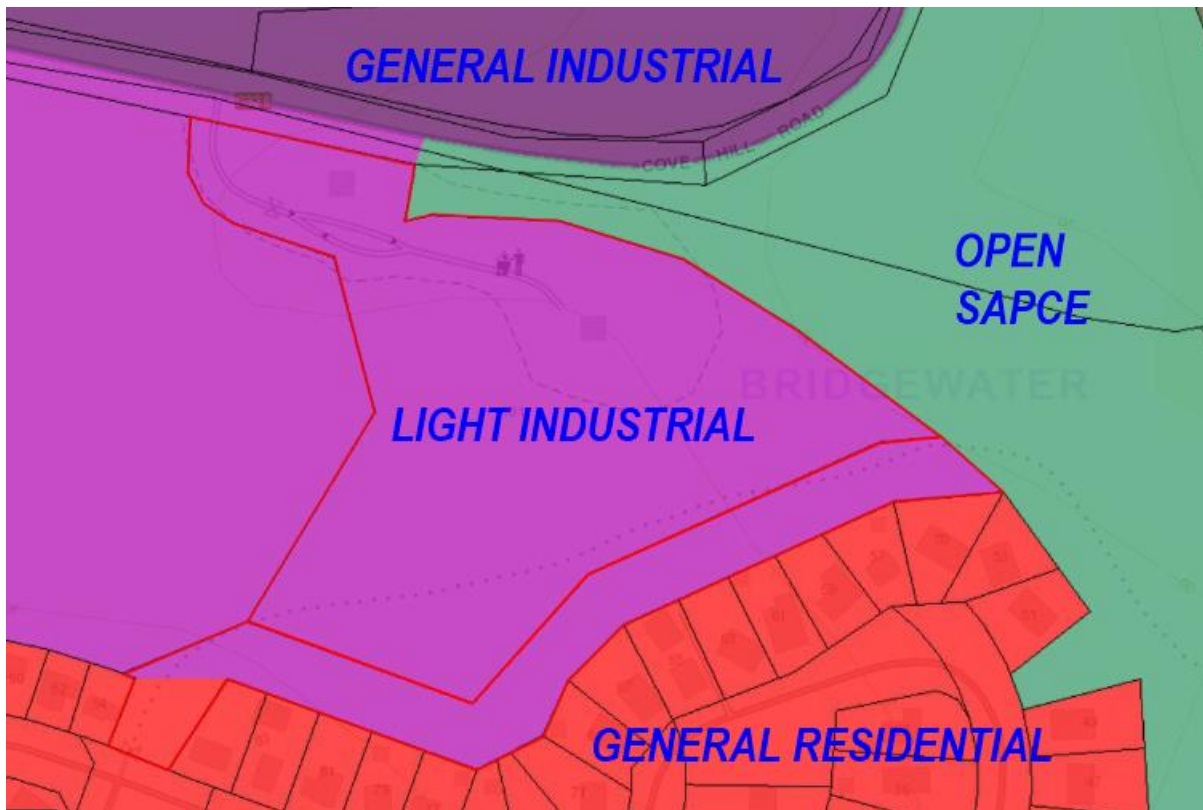


Figure 2 - Planning Scheme Zoning of site and surrounding properties. Source: The LIST, © State of Tasmania

2.2 TASVEG Live

There is 1 classified vegetation community on the subject site, and 1 additional community on the surrounding land and parcels. Figure 3 below shows the classified vegetation from TASVEG Live (Source: The LIST).

Please note that TASVEG Live classification does not necessarily reflect ground conditions.

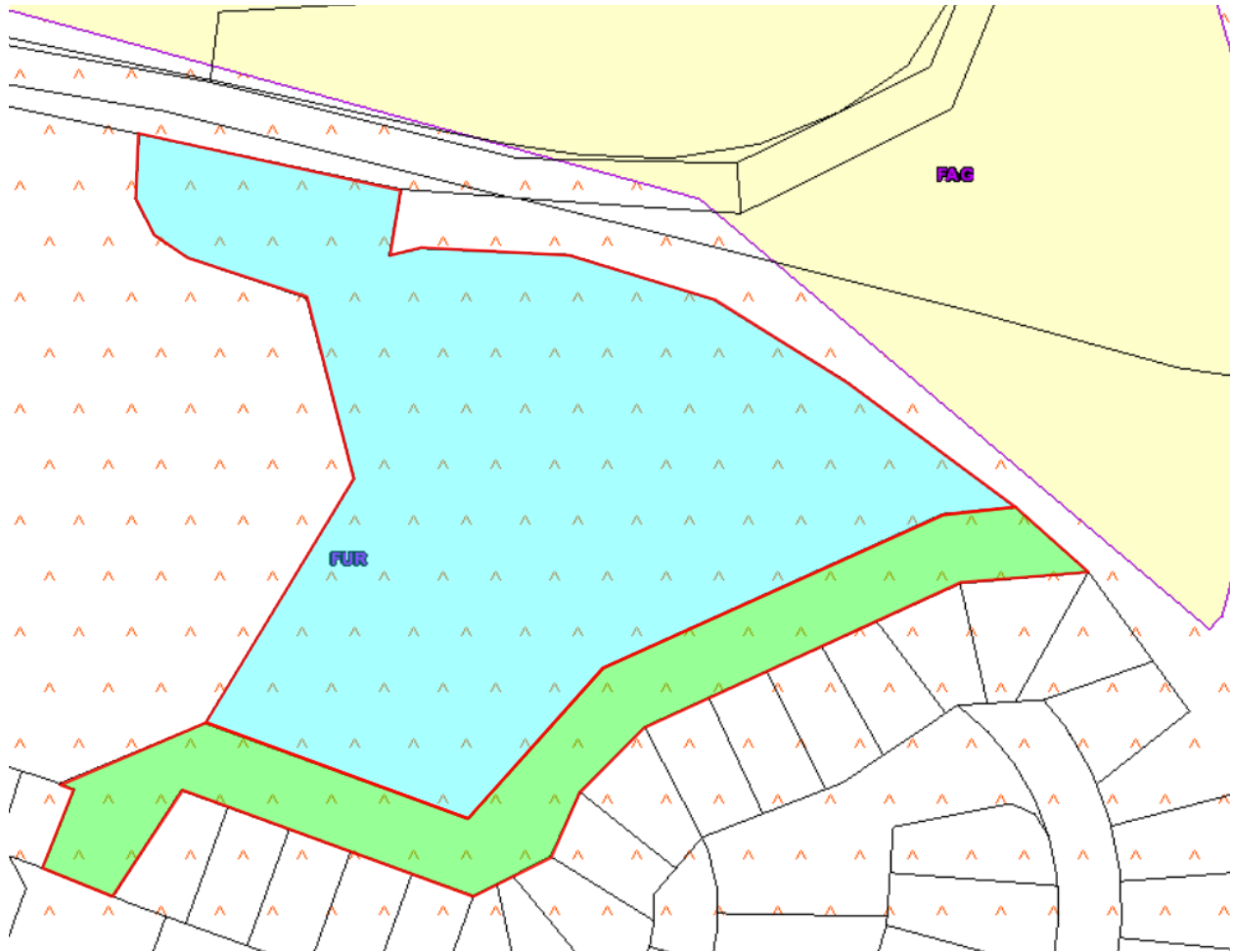


Figure 3 – TASVEG Live communities on subject site and surrounding land. FUR – Urban areas, FAG – Agricultural land

3 SITE ASSESSMENT

The site assessment was conducted by James Rogerson (BFP-161) on the 7th of September 2024.

3.1 Bushfire Hazard Assessment

C13.0 Bushfire Prone Areas Code defines Bushfire-prone areas as follows.

- a) Land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or*
- b) Where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on such map, land that is within 100m of an area of bushfire –prone vegetation equal or greater than 1ha.*

The subject site is within a bushfire-prone areas overlay for the TPS, and the subject site is within 100m of an area of bushfire-prone vegetation equal or greater than 1ha. Therefore, this proposed subdivision is within a bushfire-prone area as per the TPS.

For the purposes of the BAL Assessment, vegetation within 100m of the proposed subdivision site was assessed and classified in accordance with AS3959:2018 Simplified Procedure (Method 1) (relevant fire danger index: 50-which applies across Tasmania).

BUSHFIRE THREAT DIRECTION

The Bushfire threat to this development is from the **GRASSLAND FUEL** within the property. Additional threats are also from Grassland northeast, east & west of the property.

Prevailing Winds: The prevailing winds for this site are primarily westerly, north westerly.

3.2 Vegetation and Effective Slope

Vegetation and relevant effective slopes within 100m of the proposed subdivision have been inspected and classified in accordance with AS 3959:2018. Effective Slope refers to the slope of the land underneath the classified bushfire-prone vegetation relative to the building site and not the slope between the vegetation and the building site. The effective slope affects a fires rate of spread and flame length and is an acute aspect of bushfire behaviour.

WITHIN THE TITLE BOUNDARY (BDY) & PROPERTY DESCRIPTION

The property is a large sized, developed, Light Industrial and General Residential zoned property that is located at the northeast corner of the suburb Bridgewater. The property is accessed via Cove Hill Road and Taylor Crescent. The property is oriented north-south, and the Brighton Waste Transfer Station is part of the site. To the south of the property is various developed residential properties, to the east is vacant land, to the west is vacant land (but will be developed soon) and to the north is developed industrial properties. The terrain within the property is gentle, sloping slightly in an easterly aspect. The property consists of the waste transfer station including buildings, structures, sheds and gravel access roads. (See Figure 4 for slopes).

The land within the fenced area of the transfer station is managed, due to regular personnel access and vehicle use and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The remainder of the property is grassed, appearing as unmanaged, due to the size and minimal land use, therefore, at present the land is classed as GRASSLAND per Table 2.3 of AS3959:2018.

NORTH & NORTHEAST OF THE TITLE BDY

To the north and northeast of the property (across slope) are various medium and large sized, developed, General Industrial and Open Space zoned properties, that consist of existing large warehouse buildings, Class 10a sheds, car yards and gravel access roads. The land directly surrounding the warehouses and sheds is used as private open space (POS) and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The remainder of the properties is also managed land as it is used for vehicles, carparking and storage and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (f) of AS3959:2018.

The Open Space zone property is owned by THE CROWN and is predominately grassed, appearing in an unmanaged condition due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. The vegetated areas are hosting She Oaks, despite She Oaks having a foliage cover of >30%, they can be classed as Woodland and are as such therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018.

EAST & SOUTHEAST OF THE TITLE BDY

To the east and southeast of the property (downslope $>0^{\circ}$ - 5°) is the same CROWN owned land as above with the same classified vegetation.

Additionally, to the southeast (across slope) is various, small, developed, General Residential zoned residential properties that all consist of existing Class 1a dwellings, some consist of Class 10a sheds, and cultivated gardens and low-cut lawns. Due to the residential nature and the size of the properties they are all classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018.

SOUTH & SOUTHWEST OF THE TITLE BDY

To the south and southwest of the property (across slope) is various, small, developed, General Residential zoned residential properties that all consist of existing Class 1a dwellings, some consist of Class 10a sheds, and cultivated gardens and low-cut lawns. Due to the residential nature and the size of the properties they are all classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018.

WEST & NORTHWEST OF THE TITLE BDY

To the west and northwest of the property boundary (across slope) is 115 Cove Hill Road. This is a large vacant (at present) Light Industrial zoned property, that is currently proposed for an 8-Lot subdivision (with Bushfire Assessment completed by myself). A large area of the site has been cleared of the grass to allow for road construction, civil works and a site shed. These areas are therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The remainder of the site is still vegetated with grass, appearing unmanaged and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

Figure 4 below shows the relationship between the subject site and the surrounding vegetation.



Figure 4 classified vegetation (within 100m of site) and existing separation from bushfire-prone vegetation (not to scale)

3.3 Bushfire Attack Level (BAL)

Table 2 - BAL rating for each lot and required separation distances

LOT 1 – VACANT (Indicative Building Area)				
DIRECTION OF SLOPE	N, NE	E, SE	S, SW	W, NW
Vegetation Classification	GRASSLAND	GRASSLAND MANAGED	GRASSLAND MANAGED	GRASSLAND MANAGED
Existing Horizontal distance to classified vegetation	0m (G)	0m (G)	0m (G)	0m (G)
Effective Slope under vegetation	Across slope	Downslope >0°-5°	Across slope	Upslope
Exemption				
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	10m	11m	10m	10m
Separation distances to achieve BAL-12.5	14m	16m	14m	14m
Current BAL rating	BAL-FZ			

LOT 2 – VACANT (Indicative Building Area)				
DIRECTION OF SLOPE	N	NE	S	W
Vegetation Classification	MANAGED	GRASSLAND MANAGED	GRASSLAND MANAGED	GRASSLAND MANAGED
Existing Horizontal distance to classified vegetation	N/A	0m-100m (G)	0m-50-87mm (G)	0m-100m (G)
Effective Slope under vegetation	Across slope	Downslope >0°-5°	Across slope	Upslope
Exemption				
Current BAL value for each side of the site	BAL-LOW	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	N/A	11m	10m	10m
Separation distances to achieve BAL-12.5	N/A	16m	14m	14m
Current BAL rating	BAL-FZ			

3.4 Definition of BAL-LOW

Bushfire Attack Level shall be classified BAL-LOW per Section 2.2.3.2 of AS3959:2018 where the vegetation is one or a combination of any of the following Exemptions:

- a) Vegetation of any type that is more than 100m from the site.
- b) Single areas of vegetation less than 1 hectare in area and not within 100m of other areas of vegetation being classified.
- c) Multiple areas of vegetation less than 0.25 ha in area and not within 20m of the site, or each other.
- d) Strips of vegetation less than 20m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20m of the site or each other, or other areas of vegetation being classified.
- e) Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- f) Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100mm).

The BAL level will also be classified as BAL-LOW if Grassland fuel is >50m from the site for any effective slope per Table 2.6 of AS3959:2018.

Due to some existing developed and managed land, some separations distances are already achieved.

Where there were multiple fuel classifications and effective slopes, the predominant fuel and slope have been used in the BAL table above.

BAL ratings are as stated below:

BAL LOW	BAL 12.5	BAL 19	BAL 29	BAL 40	BAL FZ
There is insufficient risk to warrant any specific construction requirements, but there is still some risk	Ember attack and radiant heat below 12.5 kW/m ²	Increasing ember attack and windborne debris, radiant heat between 12.5 kW/m ² and 19 kW/m ²	Increasing ember attack and windborne debris, radiant heat between 19kW/m ² and 29 kW/m ²	Increasing ember attack and windborne debris, radiant heat between 29 kW/m ² and 40 kW/m ² . Exposure to flames from fire front likely	Direct Exposure to flames, radiant heat and embers from the fire front

4 BUSHFIRE PROTECTION MEASURES

4.1 Hazard Management Areas (HMA)

Hazard Management Area as described in the Code “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”. Also as described from Note 1 of AS3959:2018 Clause 2.2.3.2 “Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm)”.

Compliance to C13.6.1

The building areas within both lots require a Hazard Management Area (HMA) to be established and maintained between the bushfire vegetation and the area at a distance equal to, or greater than specified for the Bushfire Attack Level in Table 2.6 of AS3959:2018.

The whole of Lot 1 is to be utilized as an HMA.

Due to the size of Lot 2, only the building areas require an HMA.

The HMA for both lots to be implemented prior to occupancy of a dwelling or building.

Minimum separation distances for each lot are stated below.

LOT 1 – Separation Distances (Indicative Building Area)				
Aspect	N, NE	E, SE	S, SW	W, NW
BAL-19	10m	11m	10m	10m

LOT 2 – Separation Distances (Indicative Building Area)				
Aspect	N	NE	S	W
BAL-19	N/A	11m	10m	10m

The Tasmanian Fire Service provides the following advice regarding the implementation and maintenance of Hazard management areas:

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

Additional site-specific fuel reduction or management may be required. An effective hazard management area does not require removal of all vegetation. Rather, vegetation must be designed and maintained in a way that limits opportunity for vertical and horizontal fire spread in the vicinity of the building being protected. Retaining some established trees can even be beneficial in terms of protecting the building from wind and ember attack

4.2 Public and Fire Fighting Access

Public Access

The proposed development fronts Taylor Crescent and Cove Hill Road. Both public roads are bitumen sealed and are maintained by the Council. Taylor Crescent has a nominal carriageway width of 7.5m and Cove Hill Road has nominal carriageway width of 8.5m.

No upgrades are required to the public roads and the public roads comply with public access road requirements.

Property Access

Current Conditions:

Lot 1

At present, Lot 1 only has a concrete apron running off Taylor Crescent.

Lot 2

Lot 2 has an existing bitumen and gravel access off Cove Hill Road. The access runs parallel to Cove Hill Road, before terminating and circling around the waste transfer structure. The approximate carriageway length of the access is 180m for a nominal carriage width of 7m.



Figure 5 – Existing access to Lot 1



Figure 5.1 – Existing access to Lot 2

Compliance to C13.6.2

Lot 1

Access to the building area within lot 1 will be <30m and Lot 1 does not require access for a fire appliance. Therefore, there are no design and construction requirements, and Lot 1 will comply with the Acceptable Solution A1 and C13.6.2.

Lot 2

Access to the building area within Lot 2 is >30m, but <200. Although the building area is within 120m of a hydrant, the access still must comply with Acceptable Solution A1 and C13.6.2 Table C13.2 (B) as the access is >30m.

The existing access is compliant with Table C13.2 (B) already. However, if the access is to be extended the new part must comply with Table C13.2 (B).

The requirements of Table C13.2 (B) are outlined below in Table 3.

All required access must be constructed prior to occupancy of any future building.

Table 3 – Access Standards per Table C13.2 (B)

Access Standards: (access length >30m and <200m)

As per Table 13.2 (B) of the Code.

- a) All-weather construction;
- b) Load capacity of at least 20 t, including bridges and culverts;
- c) Minimum carriageway width of 4m;
- d) Minimum vertical clearance of 4m;
- e) Minimum horizontal clearance of 0.5m from the edge of the carriageway;
- f) Cross falls less than 3 degrees (1:20 or 5%)
- g) Dips less than 7 degrees (1:8 or 12.5%);
- h) Curves with a minimum inner radius of 10m;
- i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed road; and
- j) Terminate with a turning area for fire appliances provided by one of the following
 - i. A turning circle with a minimum outer radius of 10m; or
 - ii. A property access encircling the building; or
 - iii. A hammerhead 'T' or 'y' turning head 4m wide and 8m long.

Passing bays of 3m additional carriageway width and 20m length must be provided every 100m.

4.3 Water Supply for Fire Fighting

Current Conditions:

Site assessment confirmed the property is serviced by reticulated water. Various hydrants exist on Taylor Crescent and Cove Hill Road.



Figure 6 – Existing hydrant (Taylor Cres) Figure 6.1 – Existing hydrant (Cove Hill Road)

Compliance to C13.6.3

Both lots

The building areas within both lots are within 120m (hose lay) of a hydrant and are therefore compliant with C13.6.3 A1 (b) and Table C13.4.

If a building within Lot 2 is built outside of the 120m (hose lay) of a hydrant. Therefore, Lot 2lots must install a 10,000L static water supply tank per C13.6.3 A2 (b) and Table C13.5.

The requirements of Table C13.5 are outlined below in Table 4.

Table 4 – Static Water Supply per Table C13.5

<p>Requirements for Static Water Supply C13.6.3 and Table C13.5</p> <p>A. <u>Distance between building area to be protected and water supply</u></p> <ul style="list-style-type: none"> a) the building area to be protected must be located within 90m 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 <p>B. <u>Static Water supplies</u></p> <ul style="list-style-type: none"> 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 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; 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 Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6mm thickness. <p>C. <u>Fittings, pipework and accessories (including stands and tank supports)</u></p> <p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> (a) have a minimum nominal internal diameter of 50mm; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm [S1]; (e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) ensure the coupling is accessible and available for connection at all times;
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- (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
- (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
- (i) if a remote offtake is installed, ensure the offtake is in a position that is:
 - (i) visible;
 - (ii) accessible to allow connection by fire fighting equipment;
 - (iii) at a working height of 450 – 600mm above ground level; and
 - (iv) protected from possible damage, including damage by vehicles.

D. Signage for static water connections

The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:

- a) comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or
- b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.

E. Hardstand

A hardstand area for fire appliances must be:

- a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
- 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.

4.4 Construction Standards

Future habitable dwellings/buildings within the specified building areas on each lot must be designed and constructed to the minimum BAL ratings specified in the BHMP (Appendix C) and to BAL construction standards in accordance with AS3959:2018 or subsequent edition as applicable at the time of building approval.

Future Class 10a buildings within 6m of a Class 1a dwelling/building must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018

5 STATUTORY COMPLIANCE

The applicable bushfire requirements are specified in State Planning Provisions C13.0 – Bushfire-Prone Areas Code.

Clause	Compliance
C13.4 Use or development exempt from this code	N/A
C13.5 Use Standards	
C13.5.1 Vulnerable Uses	N/A
C13.5.2 Hazardous Uses	N/A
C13.6 Development Standards for Subdivision	
C13.6.1 Provision of Hazard Management Areas.	<p>To comply with the Acceptable Solution A1, the proposed plan of subdivision must;</p> <ul style="list-style-type: none"> • Show building areas for each lot; and • Show hazard management areas between these building areas and that of the bushfire vegetation with the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas.</i> <p>The BHMP demonstrates that both lots can accommodate a minimum BAL rating of BAL-19. The HMA for all lots to be implemented prior to occupancy of future habitable dwellings/buildings.</p> <p>Subject to the compliance with the BHMP the proposal will satisfy the Acceptable Solution C13.6.1(A1)</p>
C13.6.2 Public and firefighting access; A1	<p>The BHMP (through reference to section 4 of this report) specifies requirements for private accesses are consistent with Table C13.2. Access to Lot 1 will be <30m and access is not required for a fire appliance. Access to Lot 2 is >30m but <200m, but access is not required for a fire appliance.</p> <p>Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.2(A1).</p>
C13.6.3 A2 Provision of water supply for firefighting purposes.	<p>The building areas within both lots are within 120m (hose lay) of a hydrant. Therefore, compliant with C.13.6.3. If building in Lot 2 is outside the 120m of a hydrant then Lot 2 must comply to Table C13.5.</p> <p>Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.3</p>

6 CONCLUSION & RECOMMENDATIONS

The proposed subdivision is endorsed that each lot can meet the requirements of Tasmanian Planning Scheme – Brighton and C13.0 Bushfire-prone Areas Code for a maximum BAL rating of BAL-19. Providing compliance with measures outlined in the BHMP (Appendix C) and sections 4 & 5 of this report.

Recommendations:

- The HMA's within the subdivision be applied in accordance with section 4.1 of this report and the BHMP (Appendix C).
- Brighton Council condition the planning approval on the compliance with the BHMP (as per Appendix C).

7 REFERENCES

Department of Primary Industries and Water, The LIST, viewed September/October 2024, www.thelist.tas.gov.au

Standards Australia, 2018, *AS 3959:2018 – Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney.

Tasmanian Planning Commission, 2015, *Tasmanian Planning Scheme – Brighton* viewed September/October 2024, www.iplan.tas.gov.au

Building Act 2016. The State of Tasmania Department of Premier and Cabinet. <https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025>

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet. <https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110>

8 APPENDIX A – SITE PHOTOS



Figure 7 – Grassland fuel within Lot 1, view facing NE



Figure 8 – Grassland fuel within Lot 2, view facing SE (from rear of Lot 1)



Figure 9 – Managed land within Lot 2 (tip area), view facing SW from Cove Hill Rd



Figure 10 – Grassland fuel to the west of both lots, view facing NW



Figure 11 – Existing dwellings and managed land, S of the site, view facing W



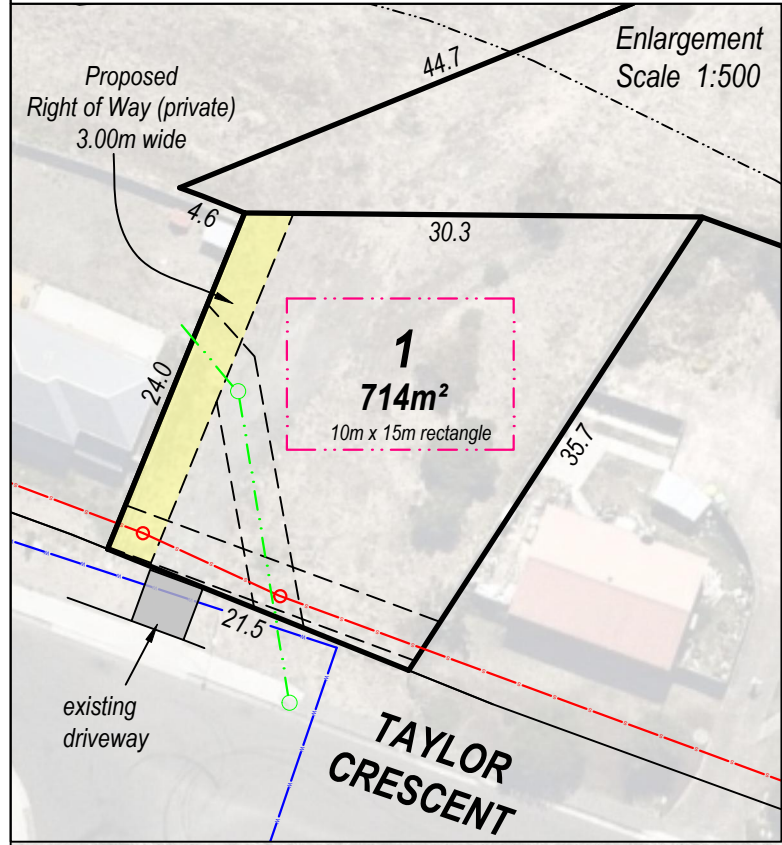
Figure 12 – Grassland fuel east of the site, view facing SE

9 APPENDIX B – SUBDIVISION PROPOSAL PLAN

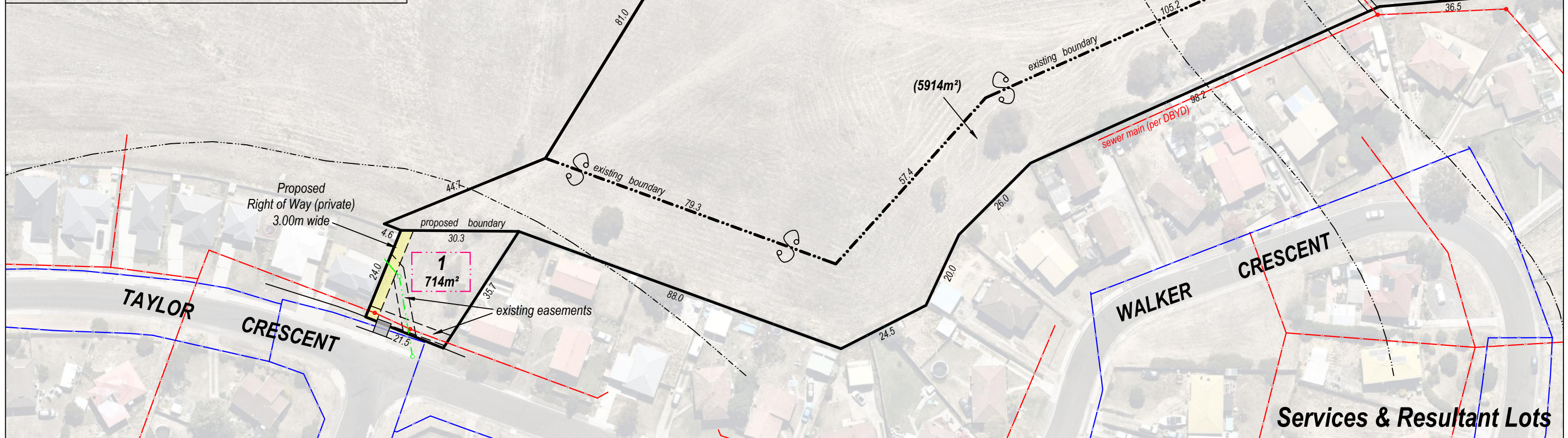
This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

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



5914m² from C.T.177664/105 to be added to C.T.31616/1697 to form proposed Lot 2.



E				
D				
C				
B				
A	enlargement & services added	AB	27-8-24	AB
REV	AMENDMENTS	DRAWN	DATE	APPR.



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

OWNER: Brighton Council
 TITLE REFERENCE: C.T.177664/105 & C.T.31616/1697
 LOCATION: Lot 105 Taylor Crescent & 131 Cove Hill Road
BRIDGEWATER

Proposed Subdivision		
Date:	21-8-2024	Reference: BRIGH22 14630-50
Scale:	1:1000 (A3)	Municipality: BRIGHTON

10 APPENDIX C – BUSHFIRE HAZARD MANAGEMENT PLAN

BAL rating for all lots is BAL-19

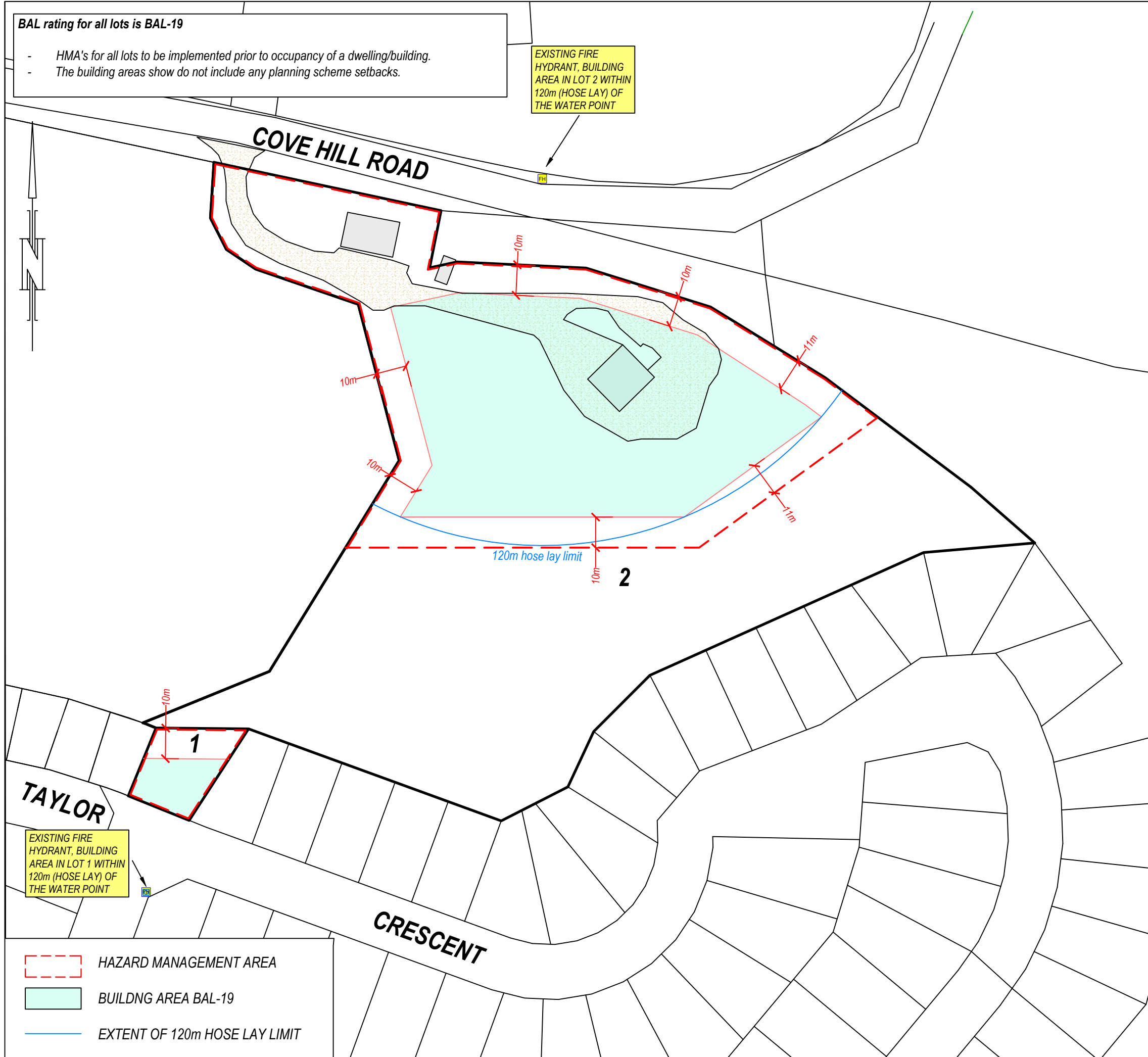
- HMA's for all lots to be implemented prior to occupancy of a dwelling/building.
- The building areas show do not include any planning scheme setbacks.

EXISTING FIRE HYDRANT, BUILDING AREA IN LOT 2 WITHIN 120m (HOSE LAY) OF THE WATER POINT

ROGERSON & BIRCH SURVEYORS
 UNIT 1, 2 KENNEDY DRIVE
 CAMBRIDGE 7170
 PHONE: (03)6248 5898
 EMAIL: admin@rbcsurveyors.com.au
 WEB: www.rbsurveyors.com

BUSHFIRE HAZARD MANAGEMENT PLAN

LOCATION:	Lot 105 Taylor Crescent & 131 Cove Hill Road, Bridgewater TAS 7030
TITLE REFERENCE:	C.T.177664/105 & C.T.31616/1697
PROPERTY ID:	9885252 & 7497734
MUNICIPALITY:	Brighton
DATE:	4th of October 2024 (v1.0)
SCALE: 1:1,250 @ A3	REFERENCE: BRIGH22



REQUIREMENTS

- HAZARD MANAGEMENT AREAS (HMA)**
 - HMA to be established to distances indicated on this plan and as set out in Section 4.1 of the Bushfire Hazard Report.
 - Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future dwellings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of wind borne sparks and embers reaching buildings; and to halt or check direct flame attack.
 - Some trees can be retained provided there is horizontal separation between the canopies; and low branches are removed to create vertical separation between the ground and the canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.
 - No trees to overhang houses to prevent branches or leaves from falling on the building.
 - Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
 - Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).
- CONSTRUCTION STANDARDS**
 - Future dwellings within the specified building areas to be designed and constructed to BAL ratings shown on this plan in accordance with AS3959:2018 at the time of building approval
 - Future outbuildings within 6m of a class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.
- PUBLIC AND FIRE-FIGHTING ACCESS REQUIREMENTS**
 - Access to all lots must comply with the design and construction requirements specified in Section 4.2 of the Bush Fire Report.
- RETICULATED WATER SUPPLY**
 - The reticulated water supply must be;
 - Consistent with the specifications outlined in section 4.3 of the Bushfire Report.

This plan is to be read in conjunction with the preceding *Bushfire Assessment Report "Proposed 2 Lot Subdivision Lot 105 Taylor Crescent & 131 Cove Hill Road, Bridgewater" dated 23/09/2024.*

BHMP BY JAMES ROGERSON
 ACCREDITED BUSHFIRE PRACTITIONER (BFP-161), scopes: 1, 2 & 3B



- HAZARD MANAGEMENT AREA
- BUILDING AREA BAL-19
- EXTENT OF 120m HOSE LAY LIMIT

11 APPENDIX D – PLANNING CERTIFICATE

BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies

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

Street address:

Lot 105 Taylor Crescent & 131 Cove Hill Road,
Bridgewater TAS 7030

Certificate of Title / PID:

C.T.177664/105 & C.T.31616/1697 / 9885252 & 7497734

2. Proposed Use or Development

Description of proposed Use
and Development:

TWO LOT SUBDIVISION & BOUNDARY ADJUSTMENT
OF C.T.177664/105 & C.T.31616/1697

Applicable Planning Scheme:

Tasmanian Planning Scheme - Brighton

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
SUBDIVISION PROPOSAL PLAN	ROGERSON & BIRCH SURVEYORS	21/08/2024	Rev A (27/8/24)
BUSHFIRE HAZARD REPORT – 105 TAYLOR CRESCWNT & 131 COVE HILL ROAD, BRIDGEWATER	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	23/09/2024	1.0
BUSHFIRE HAZARD MANGAEMENT PLAN– 105 TAYLOR CRESCWNT & 131 COVE HILL ROAD, BRIDGEWATER	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	04/10/2024	1.0

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

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4. Nature of Certificate

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

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

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

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

<input type="checkbox"/> E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/> E1.6.1 A1 (a) / C13.6.1 A1(a)	

<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)	

<input type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	
<input checked="" type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply (lots 1, 2, 3, 6 & 7) complies with relevant the Table.
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	
<input type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	

5. Bushfire Hazard Practitioner

Name:

JAMES ROGERSON

Phone No:

0488372283

Postal
Address:

UNIT 1-2 KENNEDY DRIVE,
CAMBRIDGE PARK

Email
Address:

JR.BUSHFIREASSESSMENTS@G
MAIL.COM

Accreditation No:

BFP – 161

Scope:

1, 2, 3B

6. Certification

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

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

Signed:
certifier



Name:

JAMES ROGERSON

Date:

4/10/24

Certificate
Number:

161

(for Practitioner Use only)

Submission to Planning Authority Notice

Application details

Council Planning Permit No.	SA 2024 / 00042
Council notice date	9/12/2024
TasWater Reference No.	TWDA 2024/01417-BTN
Date of response	23/01/2025
TasWater Contact	Timothy Carr
Phone No.	0419 306 130

Response issued to

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

Development details

Address	LOT 105 TAYLOR CRES, BRIDGEWATER
Property ID (PID)	9885252
Description of development	Subdivision (2 Lots) and Consolidation of Titles

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Rogerson & Birch	Proposed Subdivision	B	16/01/2025

Conditions

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

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
Advice: *The proposed water connection will be required to be located adjacent to the driveway area and the proposed sewer connection will be required to be installed at the lowest point of the lot.*
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.

3. Prior to commencing construction of the subdivision, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

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

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

5. Pipeline easements and/or lots, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.

Advice; *The proposed water main easement over the TasWater infrastructure in proposed lot 1, will reduce the potential building area, as building in a water easement is not permitted.*

6. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:
 - a. the exact location of the existing water/sewerage infrastructure,
 - b. the easement protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

DEVELOPER CHARGES

7. Prior to TasWater issuing a Consent to Register a Legal Document, the applicant or landowner as the case may be, must pay a developer charge totalling \$3,514.00 to TasWater for water and sewerage infrastructure for 1.0 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

DEVELOPMENT ASSESSMENT FEES

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

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

Advice

General

For information on TasWater development standards, please visit

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

For application forms please visit

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

Developer Charges

For information on Developer Charges please visit the following webpage –
<https://www.taswater.com.au/building-and-development/developer-charges>

Service Locations

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

- (a) A permit is required to work within TasWater’s easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.

Declaration

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