



# Application for Planning Approval

## *Land Use Planning and Approvals Act 1993*

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APPLICATION NO.

**SA2025/007**

LOCATION OF AFFECTED AREA

**18 ALEC CAMPBELL DRIVE, BRIGHTON**

DESCRIPTION OF DEVELOPMENT PROPOSAL

**SUBDIVISION (2 LOTS)**

A COPY OF THE DEVELOPMENT 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, 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 **14/04/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 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**  
**Chief Executive Officer**



**Brighton**  
going places





- NOTE**
1. ALL BLOCK SIZES SHOWN ARE APPROXIMATE AND SUBJECT TO PLANNING AND ENGINEERING DESIGN APPROVALS.
  2. PLANS SHOWN ARE FOR PLANNING PURPOSES ONLY AND NEED TO BE PROVED SUITABLE TO COMPLY WITH RELEVANT PLANNING AND ENGINEERING CODES AND STANDARDS AND COUNCIL REGULATIONS.
  3. POSSIBLE CONNECTIONS POINTS FOR SERVICES FOR WATER, ELECTRICAL AND TELSTRA FIBRE OPTIC SUBJECT TO FURTHER INVESTIGATIONS AND APPROVAL FROM TASWATER, TASNETWORKS AND TELSTRA.
  4. EXISTING AND NEW BOUNDARIES SHOWN INDICATIVE AND SUBJECT TO FINAL SEALED PLAN FROM REGISTERED LAND SURVEYOR.

**SITE PLAN**

1:750

**FOR APPROVAL**

Rev No	Revision note	Date	Checked	Approved
A	ISSUE FOR DEVELOPMENT APPLICATION	19/12/2024	AC	AC
B	RE ISSUED FOR DEVELOPMENT APPLICATION	21/03/2025	AC	AC

NEIGHBOURING PROPERTY No:16a

NEIGHBOURING PROPERTY No:16b

NEIGHBOURING PROPERTY

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Client: MAUREEN BERESFORD	Project: PROPOSED SUBDIVISION	Title: 18 ALEC CAMPBELL DRIVE BRIGHTON SITE PLAN
Scale: 1:2000	A3 Drawing No: 24-3000	Rev: B





## **BUSHFIRE HAZARD ASSESSMENT REPORT**

**PROPOSED 1 LOT PLUS BALANCE SUBDIVISION  
18 ALEC CAMPBELL DRIVE,  
BRIGHTON**

**Dated December 2024**

**Report by Samuel Walters BFP-130**

**Report Code: A24-10**

**Bushfire  
Tasmania**

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## 1. Report Summary

The purpose of this report is to provide a Bushfire Hazard Management Plan (BHMP) and Bushfire Attack Level (BAL) assessment in compliance with the Tasmania Planning Scheme – State Planning Provisions 2023 and Australian Standard 3959 2018 (incorporating Amendments 1 & 2) in relation to a 1 lot plus balance subdivision at 18 Alec Campbell Drive, Brighton (C.T 144503/20) creating 2 lots of size 5912m<sup>2</sup> (Lot 18A) and 5004m<sup>2</sup> (Lot 18B).

Lot 18B will be an internal title, accessed via a strip connecting to Alec Campbell Drive.

In line with Table 2.6 in the Australian Standard 3959 2018 (incorporating Amendments 1 & 2), all properties within 100m of the subject property boundaries have vegetation consistent with low fuel low threat as defined by Clause 2.2.3.2 in AS3959 2018.

Based on this, our findings conclude that the proposal is exempt from bushfire requirements as defined by C13.6.1 A1(a), C13.6.2 A1(a) and C13.6.3 A1(a) under the Tasmania Planning Scheme – State Planning Provisions 2023.

No hazard management areas, firefighting water supply or property access requirements will be imposed.

Vegetation on both proposed lots has a history of being managed in a low fuel/threat state and currently is. It is the expectation this will be continued, in line with Clause 2.2.3.2 (d)(e)(f) of AS3959 2018.

At the time of subdivision, any proposed dwelling(s)/alterations within buildings areas for both proposed lots will be deemed to comply with the conclusion of this report, that being a BAL-Low outcome.

## 2. Introduction

### 2.1. The Proposal

The proposal involves a 1 lot plus balance subdivision at 18 Alec Campbell Drive, Brighton (C.T 144503/20) creating 2 lots of size 5912m<sup>2</sup> (Lot 18A) and 5004m<sup>2</sup> (Lot 18B). Lot 18B will be an internal title, accessed via a strip connecting to Alec Campbell Drive.

### 2.2. Scope of Report

Bushfire Tasmania was engaged by Maureen Beresford to undertake a Bushfire Hazard Management Plan (BHMP) and BAL assessment for planning approval for a 2 lot subdivision to determine vegetation management requirements, firefighting water supply requirements, property access requirements and construction requirements to comply with Tasmania Planning Scheme – State Planning Provisions 2023 and Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas 2018 (incorporating Amendments 1 & 2).

The proposal is assessed in accordance with Tasmania Planning Scheme – State Planning Provisions 2023, specifically C13.6.1 A1(a), C13.6.2 A1(a) and C13.6.3 A1(a) as well as Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas 2018 (incorporating Amendments 1 & 2). The site is assessed to a Fire Danger Index (FDI) of 50.

### 2.3. Property Information

Address: 18 Alec Campbell Drive, Brighton

Zoning: Rural Living Zone A

Municipality: Brighton

Planning Scheme: Tasmanian Planning Scheme Brighton

### 2.4. Planning Overlays

Based on the Brighton Local Provisions Schedule:

- Bushfire Prone Areas
- Natural Assets Code – Priority vegetation area

### 3. Site Conditions and Observations

#### 3.1. Site Description

The subject property is located on gently sloped land between the Jordan River and Lodge Hill, on the western side of the Brighton township. The proposal is on the eastern side of Alec Campbell Drive.

Natural site slopes range between approximately 1-2° with a slight north westerly aspect. The property is well maintained and consists of mown grass and bare ground where trees have been recently removed.

There is an existing dwelling and shed on proposed lot 18A with a sealed cross-over directly off Alec Campbell Drive. There is currently no access to proposed Lot 18B.



Figure 1: contoured listmap. [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) Subject property and proposed lot structure outlined in blue. Yellow squares represent mains fire hydrants.





Figure 2: contoured listmap. [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) Subject property and proposed lot structure outlined in blue. Shows site situated in rural living zone A zoning.

### 3.2. Surrounding Area

The subject site is located in a rural living zone A zoned area. This continues to the north for >1km with those lots showing similar site and vegetation conditions. All have been developed with dwellings and outbuildings. Grass and gardens are managed with sparse/scattered larger trees.

A small area of mature radiata pines exists on property 20 Alec Campbell Drive, bordering the north eastern boundary. There is 1 distinct row of pines and some sparse wattle undergrowth. The total area is approximately 2200m<sup>2</sup> and is >100m from any other bushfire prone vegetation.

To the east is a recently constructed general residential zoned subdivision. Lots within this development are considerably smaller than those zoned rural living zone A. The vast majority of these properties have now been built on with managed gardens.

To the south, approximately 135m from the southern-most boundary of proposal Lot 18B, is the Brighton Horse Training Facility zoned recreation. This is an approximate 49 hectare site made up of training tracks, horse stalls, buildings, paths, roads, a dam and a training/exercise pool immediately adjacent to the subject site in this report. A large area of protected grassland makes up the inside of the training tracks.



Further to the west, on the opposite side of Cartwright Street is rural zoned land. These are larger lots with vegetation comprised of managed gardens - lawns, shrubs and assorted scattered trees surrounding dwellings. Surrounding that is grassland with some livestock such horses and sheep.

The main commercial area of Brighton is located approximately 650m to the south east of the site.

Figure 3 below gives the TasVeg4.0 listmap of the area.



Figure 3: contoured TasVeg4.0 listmap. [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) Subject property and proposed lot structure outlined in blue.

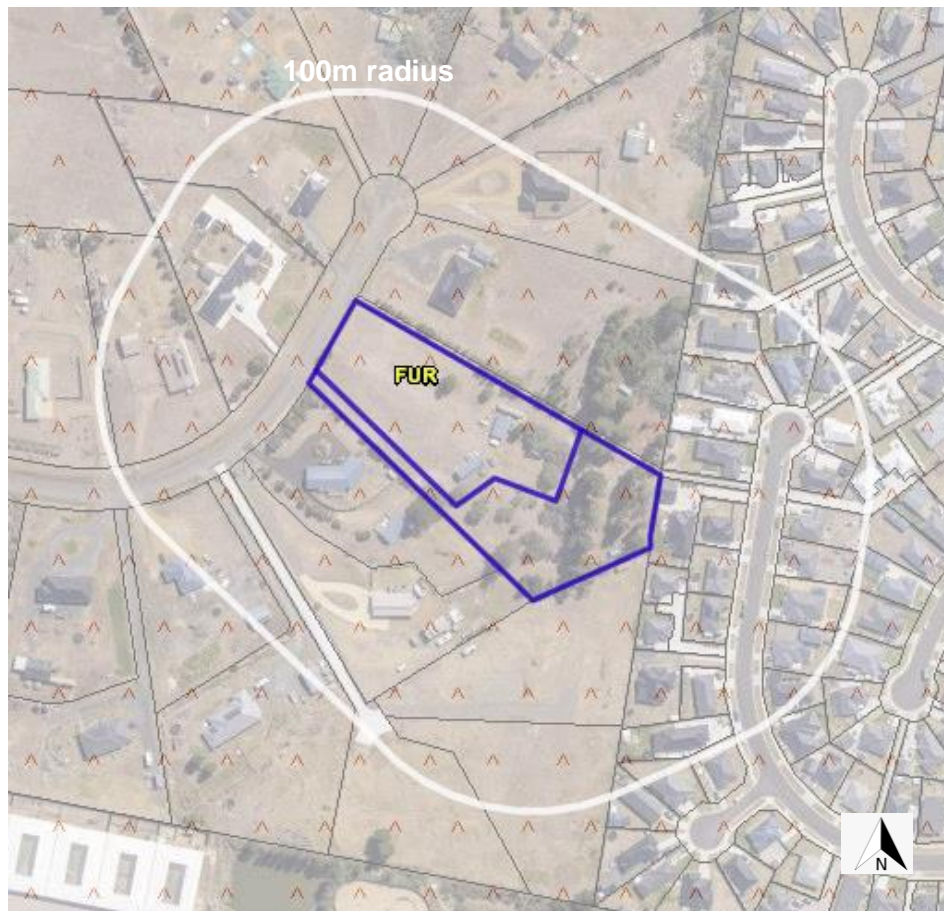


Figure 4: contoured TasVeg4.0 listmap. [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) Property outline and proposed lots in blue. No bushfire prone vegetation within 100m of proposal.

### 3.3. Additional Information

Subdivision not expected to be staged.

There has been bushfire activity surrounding and including the site. According to the list fire history overlay, 2 fires of significance since 2002.

A 2003 fire caused by arson burnt large areas of the outer Brighton area, including the subject property. This fire occurred when significant areas of land were not developed, mostly being grassland. In addition, several rural living zoned lots have been subdivided and developed since.

A smaller fire in 2014 of unknown cause burned the inner grassland section of the training track approximately 250-300m from the subject site.

See Figure 5 below for the closest fire events on a listmap.





Figure 5: Fire History listmap. [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) Subject property outline in blue, fire events denoted by hashed areas with dates inserted.

## 4. Bushfire Attack Level Assessment

### 4.1. Vegetation

According to TasVeg4.0 the proposal is situated within vegetation classified as (FUR) urban and exotic. Typically made up of managed gardens and lawn on developed lots, this extends for  $\geq 500/600\text{m}$  to the west and north as well as  $>1\text{km}$  to the east.

A small area of mature radiata pines exists on the property 20 Alec Campbell Drive, bordering the north eastern fence. There is a distinct row of pines with some sparse wattle undergrowth. The total area is approximately  $2200\text{m}^2$  and is  $>100\text{m}$  from any other bushfire prone vegetation.

On the southern aspect, starting approximately 230m from the southern-most boundary of proposed Lot 18B, there is an approximate 15 hectare area of native grassland (GTL) located within the training tracks which is considered G. Grassland bushfire prone vegetation. 2 large dam/water storage areas are also present, on the north western and north eastern corners. The 230m between this and the subject property is vegetation classified as (FUR) urban and exotic and is made up of training tracks, roads, paths, buildings, managed grass, training/exercise pool and developed rural living zone A land.

Consistent with Clause 2.2.3.2 in AS3959 2018, there is no bushfire prone vegetation within 100m of the subject property boundaries.

### Fire Behaviour

Whilst considered lower threat, the potential for a fire event to occur cannot be fully discounted. Fire behaviour suggests that threats to building areas on both lots could arise from land to the north, west and south. This includes:

- Across- and up-slope grassfires through developed properties, fanned by northerly, westerly or southerly winds. This may occur if some developed properties periodically allow grasses to grow.

Under this circumstance, both lots may experience ember attack and/or spot fires. Spot fires may be unpredictable/erratic depending on wind conditions. The likelihood of this occurring increases exponentially under extreme and catastrophic fire conditions.

See photographs in appendix A for an indication of the surrounding vegetation.

### 4.2. Slope

Slopes beneath surrounding land ranges between approximately  $1-4^\circ$  with a slight north westerly aspect.



### 4.3. Separation Distances

Refer to Table 1 indicating the minimum defensible space distances required from any bushfire prone vegetation in order to achieve BAL-Low for each lot.

Table 1: Defendable Space Table for proposed subdivision (both lots)

	North	East	South	West
Vegetation Type	Managed [AS3959 2018 clause 2.2.3.2(d)(e)(f)]	Managed [AS3959 2018 clause 2.2.3.2(d)(e)(f)]	Managed [AS3959 2018 clause 2.2.3.2(d)(e)(f)]	Managed [AS3959 2018 clause 2.2.3.2(d)(e)(f)]
Surrounding land relative to site	Down-slope 0-5°	Up-slope / Across/flat	Up-slope / Across/flat	Down-slope 0-5°
Minimum Defendable Space Required to achieve BAL-Low	≥100m	≥100m	≥100m	≥100m
Current (achieved) distances	≥500m	≥1000m	≥230m	≥500m

All separation distances are in accordance with Table 2.6 in AS3959 2018

Vegetation on both proposed lots has a history of being managed in a low fuel/threat state and currently is. It is the expectation this will be continued, in line with Clause 2.2.3.2 (d)(e)(f) of AS3959 2018.

Future plantings should take into account maintaining low threat conditions.

### 4.4. BAL

Based on all the assessed variables, BAL ratings can be seen in Table 2 for each lot. This in accordance with Table 2.6 of AS3959 2018. Table 3.1 of AS3959, 2018 (incorporating Amendments 1 & 2) describes BAL-Low:

Table 2: Both lots, Building Area BAL ratings

Bushfire Attack Level (BAL)	Heat flux exposure thresholds for classified vegetation within 100m of site	Predicted bushfire attack and levels of exposure	Construction Sections
BOTH LOTS BAL - Low	See clause 2.2.3.2 in AS3959 2018	There is insufficient risk to warrant specific construction requirements	4

## 5. Bushfire Hazard Management Objectives

### 5.1. Hazard Management Areas

The purpose of hazard management areas (HMA) is to provide a vegetation buffer in order to reduce fuel loads to a manageable level and aid in preservation of life and property. HMA's can be vegetated but in a manner that does not facilitate fire spread and helps occupants and/or firefighters to control fire activity (where possible) within the HMA.

However, HMA's are not intended as fail safe, they are highly dependent on the prevailing weather and fire conditions on the day as well as to what degree they are maintained (measured against clause 2.2.3.2 of AS3959 2018).

Circumstances of this proposal are such that there is no requirement for proposed building areas and existing buildings to impose hazard management areas as, consistent with Clause 2.2.3.2 in AS3959 2018, there is no bushfire prone vegetation within 100m of the subject property boundaries. This satisfies an insufficient increase in risk from bushfire outcome in line with C13.6.1 A1(a) in Tasmania Planning Scheme – State Planning Provisions 2023. This outcome is consistent with a BAL-Low rating for existing/proposed buildings.

Vegetation on both proposed lots has a history of being managed in a low fuel/threat state and currently is. It is the expectation this will be continued, in line with Clause 2.2.3.2 (d)(e)(f) of AS3959 2018. See below for guidelines on maintaining low threat vegetation conditions.

#### Both Lots:

To satisfy vegetation requirements, grass should be regularly mown to a nominal 100mm or less height (AS3959 2018 clause 2.2.3.2(f)).

All vegetation within on both lots should be spaced appropriately and maintained in line with guidelines below as well as the TFS Building for Bushfire Booklet (2020):

#### General Vegetation Management Information:

New vegetation may be planted and existing vegetation may be retained within the HMA but must satisfy low threat conditions in accordance with AS3959 2018 clause 2.2.3.2(d)(e)(f). As a general rule/guide:

Note: dwelling refers to habitable class 1a building and any class 10a building within 6m of a class 1a.

Vegetation 0.1-1m in height may be planted/retained not closer than 2m from a dwelling. Shrubs up to 2m in height can be planted/retained either individually or in single rows but must be spaced with a minimum 6m between foliage and should not be within 6m of a dwelling.

Large plants 4m or more in height can be planted/retained and should have low and mid-level growth up to 2m in height trimmed and maintained over time. Spacing between crowns is to be a minimum of 20m.



Vegetation 2m or more in height should not be planted within 10m of a dwelling.

All vegetation 1-2m in height should be spaced from large vegetation (>4m) at least 8m from tree crown (measured vertically) and vegetation 2-4m in height should be at least 10m from tree crowns.

Plant debris should be regularly cleared/removed and firewood be stored appropriately either undercover, protected from possible ember attack or stacked more than 6m from dwellings.

It is recommended owners refer to the TFS guidelines for HMA's contained within the building for bushfire booklet dated June 2020 at [www.fire.tas.gov.au](http://www.fire.tas.gov.au).

## 5.2. Roads and Property Access

Roads and property site access is important for firefighting services in order to enter and exit the property under all circumstances, especially threatening and potentially dangerous conditions. There are certain design parameters that must be met to allow safe vehicle and foot access by firefighters and emergency services.

New property access on lot 18B will be approximately 95m long.

No specific property access requirements for the public or firefighting vehicles will be imposed as, consistent with Clause 2.2.3.2 in AS3959 2018, there is no bushfire prone vegetation within 100m of the subject property boundaries. This satisfies an insufficient increase in risk from bushfire outcome in line with C13.6.2 A1(a) in Tasmania Planning Scheme – State Planning Provisions 2023.

## 5.3. Water Supply for Firefighting

The ability for firefighters and occupants alike to have easy and safe access to a firefighting water supply point is paramount. Water supply points and fire hydrants (whether on the subject property or along public streets and roads) must be visible and positioned to allow easy/safe approach. Static (unreticulated) water supply points must be clearly labelled with water signage.

No firefighting water supply is required as, consistent with Clause 2.2.3.2 in AS3959 2018, there is no bushfire prone vegetation within 100m of the subject property boundaries. This satisfies an insufficient increase in risk from bushfire outcome in line with C13.6.3 A1(a) in Tasmania Planning Scheme – State Planning Provisions 2023.

There are mains reticulated fire hydrants on Alec Campbell Drive and Menin Drive. The latter has access to the north eastern boundary of the proposal via a public walkway that links Alec Campbell Drive and Menin Drive.

## 6. Subdivision Plan

### 6.1. Proposed Layout

The intended subdivision layout is to allow an additional internal lot with direct road frontage onto Alec Campbell Drive via an access strip as part of Lot 18B. The existing dwelling on Lot 18A has majority road frontage.

### 6.2. Preferred Layout

This can be used as a guide to achieve optimal bushfire management outcomes, or best practice. The aim is to provide solutions that are comparable to the existing layout but incorporate practical bushfire safety measures whilst at the same time not reduce the commercial appeal of the development.

Given the proposal is exempt from bushfire requirements, there are no comments on preferred layout.

## 7. Additional Planning Requirements

### 7.1. Vegetation Management

The proposal is sited within a natural assets code - priority vegetation area overlay which is addressed under C7.7.2 in the Tasmania Planning Scheme - State Planning Provisions 2023.

Figure 6 below shows the priority vegetation area:



Figure 6: Priority vegetation overlay listmap, represented by green hashed area. Proposal partly within overlay. All trees shown on the aerial photograph are no longer present, leaving minimal vegetation. [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au).

Current site conditions consist of managed grass.

Both proposed lots have minimal vegetation, have been managed as a residential property for several years and upon site inspection revealed no vegetation which can be classified as priority. Given this and in conjunction with C13.6.1 A1(a), the proposal is deemed to be in accordance with C7.7.2 A1(e) of the Tasmania Planning Scheme - State Planning Provisions 2023.

## 7.2. Environmental Values

As a general rule it is important that proposed works do not lead to excessive vegetation removal (beyond what is required) and measures should be taken to control and stabilize soil where vegetation has been removed in order to prevent erosion. This subdivision is unlikely to significantly alter existing site conditions.

The proposal is relatively flat land, vegetation is already in a managed low threat state and property access is not anticipated to significantly alter the current site and vegetation conditions.



## 8. Regulations

Regulations governing construction in bushfire prone areas encompass all documents relating to planning, design and implementation. These documents include:

- Tasmania Building Act 2016
- Tasmania Building Regulations 2016
- Director's Determination – Bushfire Hazard Areas Version 1.2 2024
- Tasmania Planning Scheme – State Planning Provisions 2023
- National Construction Code– 2022
- AS3959 (2018) (incorporating Amendments 1 & 2) – Construction of buildings in bushfire prone areas
- The ABCB Performance Standard for Private Bushfire Shelters Part 1

## 9. Report Limitations and General Information

This report aims to provide sound advice, best practice strategies and measures in accordance with AS3959 2018 (incorporating Amendments 1 & 2), Tasmania Planning Scheme – State Planning Provisions 2023, the Director's Determination – Bushfire Hazard Areas Version 1.2 2024 relevant to the site assessed.

We rely on information provided to us by clients and agents on behalf of clients. The assessment provided in this report relates only to the subject proposal/land/property, which has been identified in this report.

It is outside the scope of our accreditation to provide performance solutions. Bushfire Tasmania can provide performance solutions only with the advice and approval of the Tasmania Fire Service.

The purpose of recommendations contained in this report are to deliver clarity of circumstances relating to potential bushfire hazard(s). In addition, they are designed to assist in developing mitigation measures and on-going management of the site and surrounding area to provide a tolerable level of risk in accordance with all relevant standards. Any proposed future building(s) or changes in vegetation that may impact this site from a bushfire hazard perspective have not been considered in this report. No responsibility is taken for any loss as a result of actions taken which may be contrary to AS3959 2018 or the Directors Determinations. All findings and conclusions in this report are based on these.

Of particular note and importance from AS3959:

*This standard is primarily concerned with improving the ability of buildings in designated bushfire-prone areas to better withstand attack from bushfire thus giving a measure or protection to the building occupants (until the fire front passes) as well to the building itself.*

*Improving the design and construction of buildings to minimize damage from the effects of bushfire is but one of several measures available to property owners and occupiers to address damage during bushfire. Property owners should be aware that this Standard is part of a process that aims to lessen the risk of damage to buildings occurring in the event of the onslaught of bushfire. Other measures of mitigating damage from bushfire fall within the areas of planning, subdivision, siting, building design, landscaping and maintenance.*

Furthermore, compliance with AS3959 does not guarantee that no loss will occur to life or property as a result of bushfire, as stated in AS3959:

*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.*

*The survivability of buildings is also dependent on a combination of measures such as landscaping, water supplies, access, building design and maintenance. Care should also be exercised when siting and designing for these measures when constructing a building under this Standard.*

Monitoring current TFS advice is imperative and landowners should be aware in Catastrophic Fire Danger Rating conditions, even very well-prepared buildings may not be safe. Residents in bushland areas should not plan to defend any building, regardless of any preparations they have made.

It is the intention that based on the implementation of sound bushfire prevention measures in conjunction with on-going maintenance and keeping informed of possible fire threats that loss of property and/or life may be reduced.

If your property is within a bushfire prone area or if likely to be impacted by bushfire in some way, it is highly recommended that property owners/managers develop and implement a bushfire survival plan. This should address all aspects of bushfire safety and bushfire prevention measures applicable to the property. In addition, an evacuation plan should be developed and rehearsed to ensure occupants can realistically enforce it should the need arise. Please refer to the TFS Bushfire Emergency Planning Guidelines V3.0 2021 as a reference to better plan evacuation procedures as part of any bushfire survival plan and listen to ABC local radio for updates in the event of a fire in your area.

This assessment and BHMP is valid for 6 years from the date of issue.

## 10. Recommendations

### Hazard Management Areas

There is no requirement for proposed building areas and existing buildings to impose hazard management areas as, consistent with Clause 2.2.3.2 in AS3959 2018, there is no bushfire prone vegetation within 100m of the subject property boundaries. This satisfies an insufficient increase in risk from bushfire outcome in line with C13.6.1 A1(a) in Tasmania Planning Scheme – State Planning Provisions 2023. This outcome is consistent with a BAL-Low rating for existing/proposed buildings.

Vegetation on both proposed lots has a history of being managed in a low fuel/threat state and currently is. It is the expectation this will be continued, in line with Clause 2.2.3.2 (d)(e)(f) of AS3959 2018. Refer to section 5.1 for information and advice on this.

The proposal is partly within a priority vegetation overlay. Both proposed lots have minimal vegetation, have been managed as a residential property for several years and upon site inspection revealed no vegetation which can be classified as priority. Given this and in conjunction with C13.6.1 A1(a), it is deemed C7.7.2 A1(e) relating to priority vegetation within a proposed subdivision in the of Tasmania Planning Scheme – State Planning Provisions 2023 has been satisfied.

### Property Access

No specific property access requirements for the public or firefighting vehicles will be imposed as, consistent with Clause 2.2.3.2 in AS3959 2018, there is no bushfire prone vegetation within 100m of the subject property boundaries. This satisfies an insufficient increase in risk from bushfire outcome in line with C13.6.2 A1(a) in Tasmania Planning Scheme – State Planning Provisions 2023.

### Firefighting Water Supply

No firefighting water supply is required as, consistent with Clause 2.2.3.2 in AS3959 2018, there is no bushfire prone vegetation within 100m of the subject property boundaries. This satisfies an insufficient increase in risk from bushfire outcome in line with C13.6.3 A1(a) in Tasmania Planning Scheme – State Planning Provisions 2023.



## 11. Conclusion

The proposal is for a 1 lot plus balance subdivision at 18 Alec Campbell Drive, Brighton (C.T 144503/20) creating 2 lots of size 5912m<sup>2</sup> (Lot 18A) and 5004m<sup>2</sup> (Lot 18B).

Consistent with clause 2.2.3.2 in AS3959 2018, there is no bushfire prone vegetation within 100m of the subject property.

It is the conclusion of this bushfire hazard assessment report that if all findings and recommendations contained within this report and BHMP are implemented and maintained, the proposal will comply with an insufficient increase in risk from bushfire outcome in line with C13.6.1 A1(a), C13.6.2 A1(a) and C13.6.3 A1(a) in Tasmania Planning Scheme – State Planning Provisions 2023.

The site has been assessed in accordance with Tasmania Planning Scheme – State Planning Provisions 2023 and Australian Standard 3959 – *Construction of Buildings in Bushfire Prone Areas 2018* (incorporating Amendments 1 & 2).



Samuel Walters B.Agr Sc.; BFP-130 (1, 2, 3A, 3B)

Bushfire Tasmania

## 12. References

- AS3959-2018 Construction of buildings in bushfire prone areas, Standards Australia, Sydney (incorporating Amendments 1 & 2).
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- Chladil, M and Sheridan, J. *Fire Resisting Garden Plants for the urban fringe and rural areas*. Tasmania Fire Service, 2017.
- TasVeg3.0 Tasmanian Vegetation Monitoring and Mapping Program, Biodiversity Conservation Branch, DPIPWE, 2013.
- Bushfire Planning Group, *Guidelines for Development in Bushfire Prone Areas of Tasmania*, Tasmania Fire Service, Hobart, 2005.
- [www.fire.tas.gov.au](http://www.fire.tas.gov.au)
- TFS *Bushfire Emergency Planning Guidelines* Version 3.0, August 2021. Tasmania Fire Service.
- TFS *Building for Bushfire booklet*, Tasmania Fire Service, June 2020.
- TFS *Water Supply Signage Guideline* Version 1.0, Tasmania Fire Service, February 2017.
- TFS *Firefighting Water Supplies booklet*, Tasmania Fire Service.

**Appendix A – Site Photographs**

**Photograph 1 – Looking east from western side of Alec Campbell Drive toward the entrance to subject property.**



**Photograph 2 – Looking north east along Alec Campbell Drive from same location as photo 1.**





Photograph 3 – Looking east from Alec Campbell Drive toward neighbouring properties 16 & 16A Alec Campbell Drive.



Photograph 4 – Looking north along Alec Campbell Drive from outside 16 Alec Campbell Drive.



Photograph 5 – Looking east from middle of subject property toward developed residential subdivision to the east. Pines on the left are 20 Alec Campbell Drive.



Photograph 6 – Looking north west from middle of subject property.





Photograph 7 – Looking north from middle of proposed lot 18B.



Photograph 8 – Looking south from southern boundary of proposed lot 18B toward 16A Alec Campbell Drive.





**Photograph 9 – Looking north west from eastern boundary of proposed lot 18B toward existing buildings on proposed lot 18A.**



**Photograph 10 – Looking north toward dwelling on 20 Alec Campbell Drive from northern boundary of proposed lot 18A.**

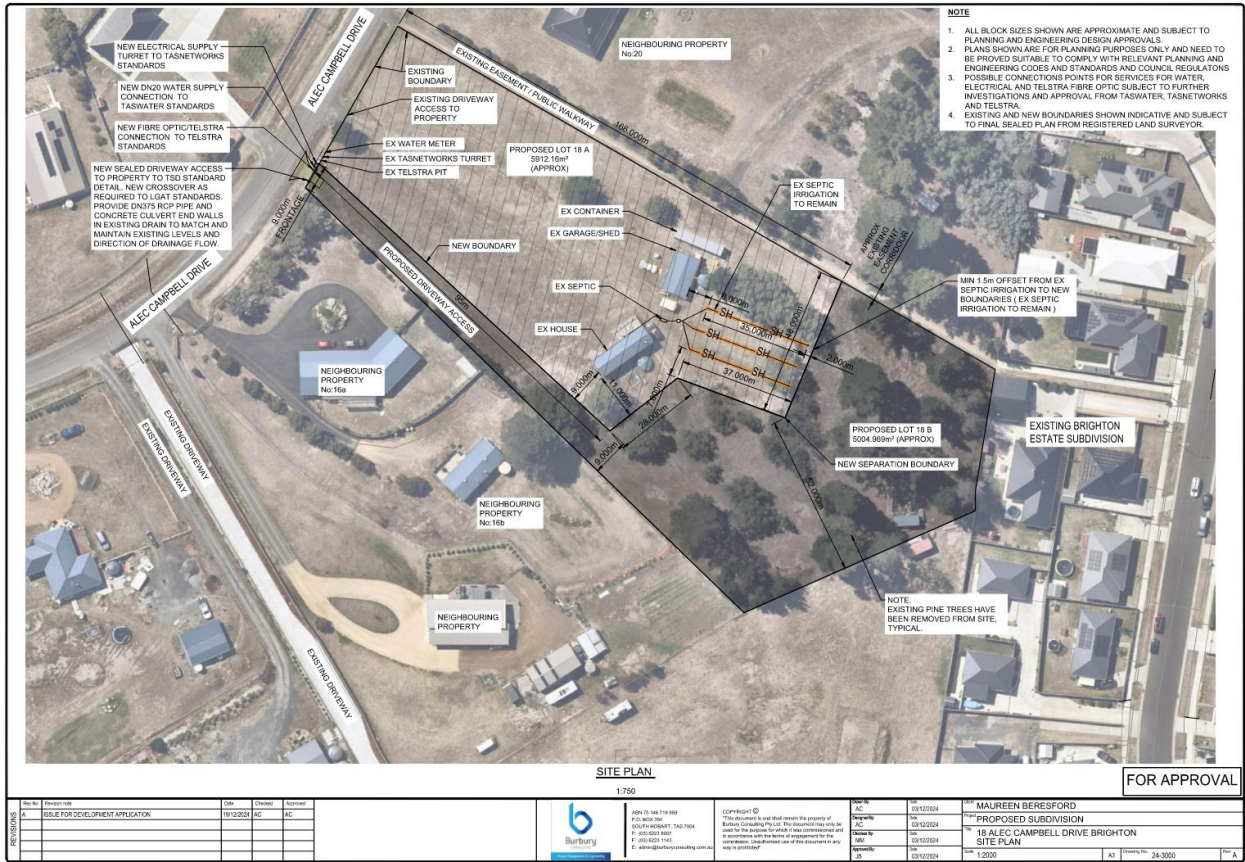


**Photograph 11 – Looking south toward 14B Alec Campbell Drive from southern corner boundary of proposed lot 18B.**





Appendix B – Subdivision Plans





**Appendix C – Bushfire Hazard Management Plan**

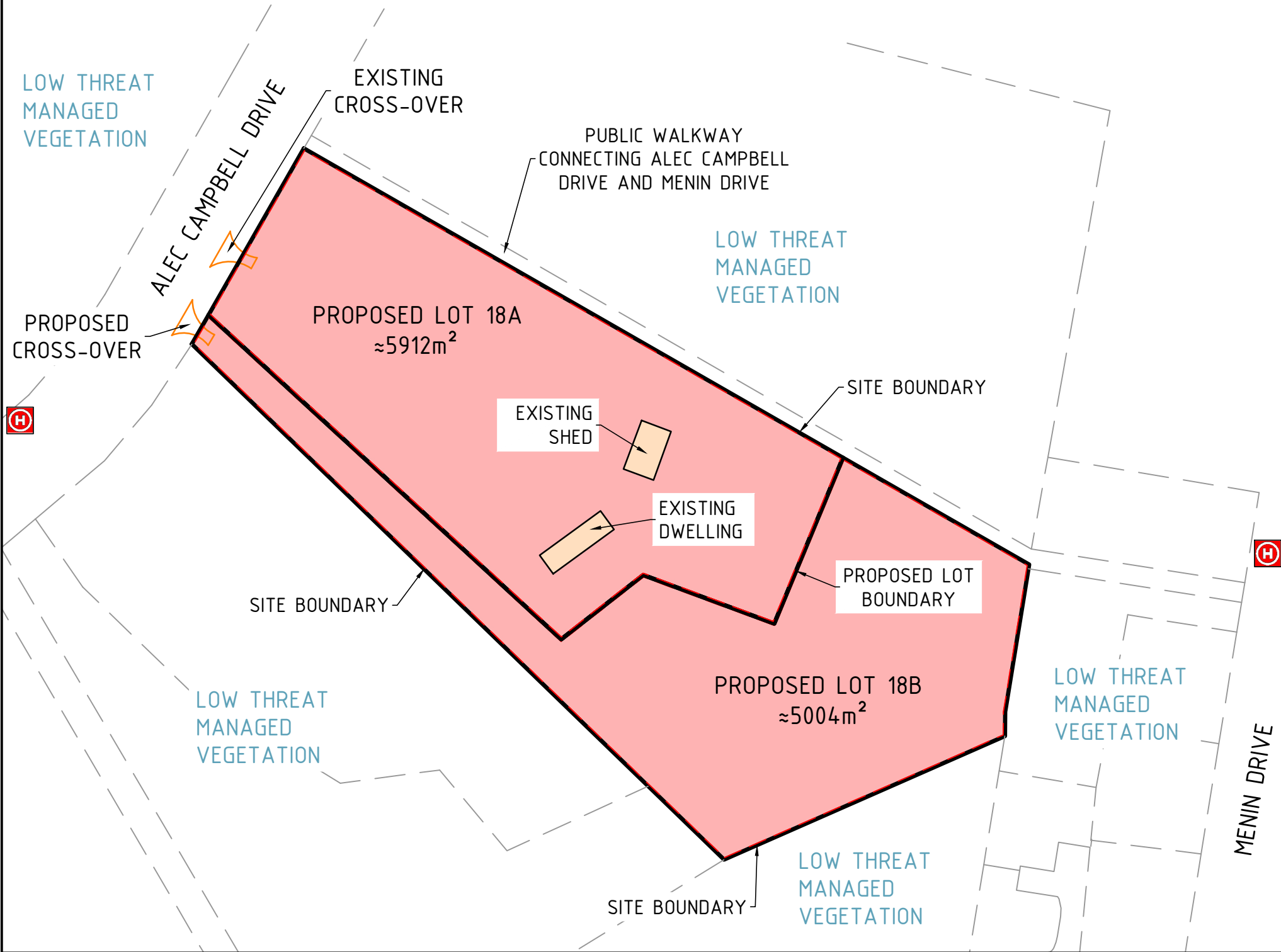
See attached



= CLOSEST RETICULATED FIRE HYDRANT(S)



= HAZARD MANAGEMENT AREA



**VEGETATION:**

THE PROPOSAL IS LOCATED WITHIN AN AREA OF MINIMAL FUEL LOW THREAT VEGETATION. THIS CONTINUES FOR AT LEAST 150m BEYOND THE SUBJECT PROPERTY BOUNDARIES. AS SUCH, IN ACCORDANCE WITH TABLE 2.6 IN AS3959, 2018 AND C13.6.1 A1(a) OF TASMANIA PLANNING SCHEME - STATE PLANNING PROVISIONS 2023, THE PROPOSAL SATISFIES AN INSUFFICIENT INCREASE IN RISK FROM BUSHFIRE. DESPITE THIS OUTCOME, IT IS ADVISED BOTH LOTS CONTINUE TO BE MANAGED IN A MINIMAL FUEL LOW THREAT STATE.

IT IS ADVISED THAT BOTH LOTS BE MANAGED AS HAZARD MANAGEMENT AREAS (HMA'S) THAT COVERS EACH ENTIRE LOT TO THE PROPERTY BOUNDARY. TO SATISFY HMA VEGETATION REQUIREMENTS, GRASS SHOULD BE REGULARLY MOWN TO A NOMINAL 100mm OR LESS HEIGHT AS PER AS3959 2018 CLAUSE 2.2.3.2(F). HMA TO BE MAINTAINED IN LINE WITH BELOW AS A GUIDE IN CONJUNCTION WITH TFS BUILDING FOR BUSHFIRE BOOKLET (2020).

**GENERAL VEGETATION MANAGEMENT INFORMATION:**

NEW VEGETATION MAY BE PLANTED AND EXISTING VEGETATION MAY BE RETAINED WITHIN THE HMA BUT MUST SATISFY LOW THREAT CONDITIONS IN ACCORDANCE WITH AS3959 2018 CLAUSE 2.2.3.2(D)(E)(F). DWELLING REFERS TO ANY CLASS 1A BUILDING AND/OR CLASS 10A BUILDING WITHIN 6m OF A CLASS 1A BUILDING. AS A GENERAL RULE/GUIDE:

VEGETATION 0.1-1m HEIGHT MAY BE PLANTED 2m OR MORE FROM ANY DWELLING. SHRUBS UP TO 2m IN HEIGHT CAN BE PLANTED EITHER INDIVIDUALLY OR IN SINGLE ROWS BUT MUST BE SPACED WITH A MINIMUM 6m BETWEEN FOLIAGE AND SHOULD NOT BE WITHIN 6m OF A DWELLING. LARGE PLANTS 4m OR MORE IN HEIGHT CAN BE PLANTED AND SHOULD HAVE LOW AND MID-LEVEL GROWTH UP TO 2m IN HEIGHT TO BE TRIMMED AND MAINTAINED OVER TIME. SPACING BETWEEN CROWNS IS TO BE A MINIMUM OF 20m. VEGETATION 2m OR MORE IN HEIGHT SHOULD BE PLANTED 10m+ FROM A DWELLING. ALL VEGETATION 1-2m IN HEIGHT SHOULD BE SPACED FROM LARGE VEGETATION (>4m) AT LEAST 8m FROM TREE CROWN (MEASURED VERTICALLY) AND VEGETATION 2-4m IN HEIGHT SHOULD BE AT LEAST 10m FROM TREE CROWNS.

PLANT DEBRIS SHOULD BE REGULARLY CLEARED/REMOVED AND FIREWOOD BE STORED APPROPRIATELY EITHER UNDERCOVER, PROTECTED FROM POSSIBLE EMBER ATTACK OR STACKED MORE THAN 6m FROM DWELLINGS.

HIGHLY RECOMMENDED THE HMA IS DESIGNED AND MAINTAINED IN LINE WITH ADVICE FROM THE TFS BUILDING FOR BUSHFIRE BOOKLET (JUNE 2020).

PROPERTY ACCESS:  
IT IS DEEMED THERE IS INSUFFICIENT INCREASE IN RISK FROM BUSHFIRE TO WARRANT SPECIFIC PROPERTY ACCESS REQUIREMENTS IN ACCORDANCE WITH C13.6.2 A1(a) OF TASMANIA PLANNING SCHEME - STATE PLANNING PROVISIONS 2023.

WATER SUPPLY:  
IT IS DEEMED THERE IS INSUFFICIENT INCREASE IN RISK FROM BUSHFIRE TO WARRANT THE PROVISION OF A WATER SUPPLY FOR FIREFIGHTING PURPOSES IN ACCORDANCE WITH C13.6.3 A1(a) OF TASMANIA PLANNING SCHEME - STATE PLANNING PROVISIONS 2023.

RECOMMENDATIONS:  
• CURRENT SITE AND VEGETATION CONDITIONS SATISFY AN INSUFFICIENT INCREASE IN RISK FROM BUSHFIRE OUTCOME AS THE ENTIRE PROPERTY IS >100m FROM ANY BUSHFIRE PRONE VEGETATION.  
• THE PROPOSAL IS PARTLY WITHIN A PRIORITY VEGETATION OVERLAY. BOTH PROPOSED LOTS HAVE MINIMAL VEGETATION, HAVE BEEN MANAGED AS A RESIDENTIAL PROPERTY FOR SEVERAL YEARS AND UPON SITE INSPECTION REVEALED NO VEGETATION WHICH CAN BE CLASSIFIED AS PRIORITY. GIVEN THIS IN CONJUNCTION WITH C13.6.1 A1(a), IT IS DEEMED C7.7.2 A1(e) OF THE TASMANIA PLANNING SCHEME - STATE PLANNING PROVISIONS 2023 HAS BEEN SATISFIED.  
• WE RECOMMEND ANY LANDSCAPING USE PLANTS OF LOW FLAMMABILITY RATINGS AS LISTED IN THE TASMANIA FIRE SERVICE BOOKLET FIRE RESISTING GARDEN PLANTS FOR THE URBAN FRINGE AND RURAL AREAS, 2017. EXAMPLE OF A LOW THREAT MANAGED GARDEN/HMA IN THE TFS BUILDING FOR BUSHFIRE BOOKLET (JUNE 2020) AT WWW.FIRE.TAS.GOV.AU  
• NO CONSTRUCTION REQUIREMENTS ARE IMPOSED FOR THE EXISTING DWELLING OR ANY PROPOSED DWELLINGS ON EITHER LOT AS PER AS3959, 2018 SECTION 4 RELATING TO BAL-LOW.

**BUSHFIRE HAZARD MANAGEMENT PLAN**

SCALE 1:750

		 <p>21 Dysart Street Clifton Beach 0438 559 371 sam@bushfiretasmania.com.au</p>	CLIENT: MAUREEN BERESFORD	SHEET: BUSHFIRE HAZARD MANAGEMENT PLAN	DRAWN: SW	APPROVED: SW BFP-130
			ADDRESS: 18 ALEC CAMPBELL DRIVE BRIGHTON	PROJECT: PROPOSED ONE LOT PLUS BALANCE SUBDIVISION	SCALE: 1:750	SIZE: A3
A	PLANNING APPROVAL	18/12/2024	ISSUE: DEVELOPMENT APPLICATION		PROJECT No. A24-10	SHEET No. A
REV.	DESCRIPTION	DATE				

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# BUSHFIRE-PRONE AREAS CODE

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

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### 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:**

18 Alec Campbell Drive, Brighton

**Certificate of Title / PID:**

144503/20

### 2. Proposed Use or Development

**Description of proposed Use and Development:**

1 Lot plus balance Subdivision

**Applicable Planning Scheme:**

Tasmania Planning Scheme 2023 (Brighton)

### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Assessment Report for 1 Lot plus balance Subdivision at 18 Alec Campbell Drive, Brighton, report code A24-10 Rev 1	Samuel Walters Bushfire Tasmania BFP-130	December 2024	1.0
Bushfire Hazard Management Plan for 1 Lot plus balance Subdivision at 18 Alec Campbell Drive, Brighton, report code A24-10	Samuel Walters Bushfire Tasmania BFP-130	18/12/2024	Rev A
Project: Proposed Subdivision at 18 Alec Campbell Drive, Brighton TAS for Maureen Beresford. Drawing Number 24-3000	Burbury Consulting	03/12/2024	Rev A

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

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

<input checked="" type="checkbox"/> <b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
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 checked="" type="checkbox"/> E1.6.1 A1 (a) / <b><u>C13.6.1 A1(a)</u></b>	Insufficient increase in risk
<input 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 checked="" type="checkbox"/>	E1.6.2 A1 (a) / <b><u>C13.6.2 A1 (a)</u></b>	Insufficient increase in risk
<input 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 checked="" type="checkbox"/>	E1.6.3 A1 (a) / <b><u>C13.6.3 A1 (a)</u></b>	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

## 5. Bushfire Hazard Practitioner

Name:

Samuel Walters

Phone No:

0438 559 371

Postal Address:

21 Dysart Street  
Clifton Beach  
TAS 7020

Email Address:

sam@bushfiretasmania.com.au

Accreditation No:

BFP – 130

Scope:


3B

## 6. Certification

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

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

Signed:  
certifier



Name:

Samuel Walters

Date:

18/12/2024

Certificate  
Number:

A24-10 007

(for Practitioner Use only)



# ***SUBDIVISION WASTEWATER ASSESSMENT***

***18 Alec Campbell Drive***

***Brighton***

***January 2025***

***Updated March 2025***



GEO-ENVIRONMENTAL  

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S O L U T I O N S

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

**Investigation Details**

<b>Client:</b>	Maureen Beresford
<b>Site Address:</b>	18 Alec Campbell Drive, Brighton
<b>Date of Inspection:</b>	13/01/2025
<b>Proposed Works:</b>	Subdivision
<b>Investigation Method:</b>	Geoprobe 540UD - Direct Push
<b>Inspected by:</b>	C. Cooper

**Site Details**

<b>Certificate of Title (CT):</b>	144503/20
<b>Title Area:</b>	Approx. 1 ha
<b>Planning Overlays:</b>	Bushfire Prone Areas Priority Vegetation Area
<b>Slope &amp; Aspect:</b>	Flat with no dominant aspect
<b>Vegetation:</b>	Mixed flora

**Background Information**

<b>Geology Map:</b>	MRT 1:250 000
<b>Geological Unit:</b>	Tertiary basalt
<b>Climate:</b>	Annual rainfall approx. 500mm
<b>Water Connection:</b>	Mains
<b>Sewer Connection:</b>	Unserviced-On-site required
<b>Testing and Classification:</b>	AS1547:2012

## Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site. Tests were conducted to assess the capacity of the materials for onsite wastewater disposal according to AS1547:2012. See soil profile conditions presented below.

### **Wastewater Profile Summary**

BH1 Depth (m)	BH2 Depth (m)	Horizon	Description
0.00 – 0.20	0.00 – 0.30	A1	Grey Brown <b>Silty SAND (SP)</b> : slightly moist loose consistency, gradual boundary to
0.20 – 0.70	0.30 – 1.30	A2	Grey Brown <b>Sandy CLAY (CI)</b> : slightly moist stiff consistency, medium to high plasticity, BH1 refusal on rock or boulder, BH2 gradual boundary to
0.70 – 0.80	1.30 – 1.80	BC	Yellow Brown <b>Gravelly CLAY (CL)</b> : moderate angular structure, dry, very dense consistency, refusal on gravels.

## Site Notes

The soils on site consist of deep sandy topsoils over clay subsoils that are developing over Tertiary basalt.

## Site Summary

The current proposal is for the subdivision of the existing title (CT: 144503/20, approx. 1 ha) into two (2) lots. Under the current proposal, the new lot will have an area of approximately 5004m<sup>2</sup> while the balance lot will have an area of approximately 5912m<sup>2</sup>. Site investigation found the soil profile on the proposed lot to be predominantly a sandy clay. Consequently, wastewater infiltration is expected to be low to moderate, with a moderate to high CEC for nutrient absorption. The soils across the site area classified according to AS1547-2012 as **Category 5 – Light Clay**.

## Dispersion Testing

Samples were taken at the site for assessment of dispersion. An Emerson (1968) Dispersion test was conducted to determine if these samples were dispersive. One of the two subsoil samples taken from site showed slight to moderate signs of dispersion (Class 2:2)



## **Nutrient Balance and Sustainable Wastewater Application**

The soils across the entire site are developed from Tertiary basalt with a moderate to high estimated Cation Exchange Capacity (CEC). Therefore, the soils have a good capacity to retain nutrients in applied wastewater.

## **Hydrological Balance and Wastewater Disposal**

The existing dwelling on the balance lot is serviced by a primary treatment system that is located with sufficient distance from the proposed boundaries of the subdivision. As such, the balance lot is not included within this assessment, given that the system is not expected to be impacted by the proposed subdivision. Modelling of wastewater application on the proposed lots was undertaken using the Trench program, long term weather average for Brighton, and the observed soil profile characteristics.

Assuming the construction of a three-bedroom dwelling with a typical domestic wastewater loading, the expected loading under AS1547-2012 is 750L/day. This is based on a mains water supply with an occupancy 5 people using 150L/person/day.

For a primary treatment system with a Design Loading Rate (DLR) of 5L/m<sup>2</sup>/day, an absorption area of at least 150m<sup>2</sup> would be required. A secondary treatment system (e.g., package treatment system with subsurface irrigation) would require a minimum irrigation area of 250m<sup>2</sup> using a Design Irrigation Rate (DIR) of 3mm/day. The assessment concludes that the proposed lots would be of sufficient area to accommodate wastewater from future residential development.

It is recommended the final decision of wastewater system approval rest with the permit authority at the time of site-specific design to ensure the most compatible environmental and economic outcomes. Therefore, it is not warranted to restrict the lot to a single wastewater system type at the subdivision approvals stage, as each dwelling will have individual nuances which may be more suited to any one of a range of designs allowable within AS1547-2012. The land application area is to be excluded from traffic or any future building works. For each lot a 100% reserve area should be set aside for future wastewater requirements.

The existing wastewater system on the balance lot will have a minimum separation distance of 1.5m to the new title boundary. This is consistent with the minimum setback distance to upslope/level property boundaries within the Standards for Wastewater Land Application Areas outlined in the Director's Guidelines for On-Site Wastewater Management Systems (Building Act 2016).

Any onsite wastewater system within the proposed new lot will need to demonstrate compliance with the Director's Guidelines for On-Site Wastewater Management Systems (Building Act 2016). A number of indicative minimum boundary setbacks applicable to the development have been modelled utilising the Trench program with reference to the Building Act 2016 wastewater guidelines and are outlined below:

- Boundaries (upslope/level) – 1.5m
- Buildings (upslope/level) – 3m
- Down slope surface water – 100m

Wastewater disposal on all lots will need take into account any drainage lines, water courses, and landslide hazard areas. There is sufficient space available on both lots to accommodate onsite wastewater and comply with the required setback distance.

## **Conclusions**

The current subdivision proposal allows for sufficient space on the proposed lots to be created for the installation and successful operation of wastewater treatment systems, with adequate setbacks in regards boundaries and sensitive features. The actual setbacks applied will require fine tuning at the special plumbing permit stage as access, parking, and building footprints are finalised in conjunction with wastewater disposal areas. Modelling at this planning stage does however suggest that sufficient room is available on the proposed lots to accommodate the required setbacks.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

*Director*

**GES P/L**

**Land suitability and system sizing for on-site wastewater management**  
Trench 3.0 (Australian Institute of Environmental Health)

**Assessment Report**

**Site assessment for on-site waste water disposal**

Assessment for	Maureen Beresford	Assess. Date	15-Jan-25
		Ref. No.	
Assessed site(s)	18 Alec Campbell Drive, Brighton	Site(s) inspected	13-Jan-25
Local authority	Brighton	Assessed by	John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and system sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

**Wastewater Characteristics**

Wastewater volume (L/day) used for this assessment = 750 (using the 'No. of bedrooms in a dwelling' method)  
 Septic tank wastewater volume (L/day) = 250  
 Sullage volume (L/day) = 500  
 Total nitrogen (kg/year) generated by wastewater = 2.3  
 Total phosphorus (kg/year) generated by wastewater = 1.4

**Climatic assumptions for site**

(Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	41	36	36	45	36	29	46	47	40	48	44	56
Adopted rainfall (R, mm)	41	36	36	45	36	29	46	47	40	48	44	56
Retained rain (Rr, mm)	37	32	32	41	32	26	41	42	36	43	40	50
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	<b>93</b>	<b>78</b>	<b>59</b>	<b>23</b>	<b>10</b>	<b>3</b>	<b>-10</b>	<b>0</b>	<b>27</b>	<b>41</b>	<b>65</b>	<b>76</b>
Annual evapotranspiration less retained rain (mm) =												463

**Soil characteristics**

Texture = Light CLAY Category = 5 Thick. (m) = 1.5  
 Adopted permeability (m/day) = 0.12 Adopted LTAR (L/sq m/day) = 3 Min depth (m) to water = 5

**Proposed disposal and treatment methods**

Proportion of wastewater to be retained on site: All wastewater will be disposed of on the site  
 The preferred method of on-site primary treatment: In a package treatment plant  
 The preferred method of on-site secondary treatment: In-ground  
 The preferred type of in-ground secondary treatment: None  
 The preferred type of above-ground secondary treatment: None  
 Site modifications or specific designs: Not needed

**Suggested dimensions for on-site secondary treatment system**

Total length (m) = 25  
 Width (m) = 10  
 Depth (m) = 0.2  
 Total disposal area (sq m) required = 500  
 comprising a Primary Area (sq m) of: 250  
 and a Secondary (backup) Area (sq m) of: 250

Sufficient area is available on site

**Comments**

The calculated DIR for the application area is 3mm/day, with an irrigation area of 250m<sup>2</sup> required to support a three-bedroom dwelling on mains water.



**GES P/L**

Land suitability and system sizing for on-site wastewater management  
Trench 3.0 (Australian Institute of Environmental Health)

**Site Capability Report**

**Site assessment for on-site waste water disposal**

Assessment for Maureen Beresford

Assess. Date 15-Jan-25

Ref. No.

Assessed site(s) 18 Alec Campbell Drive, Brighton

Site(s) inspected 13-Jan-25

Local authority Brighton

Assessed by John Paul Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Expected design area	sq m	1,000	V. high	Moderate		
A	Density of disposal systems	/sq km	25	Mod.	High		
	Slope angle	degrees	0	High	Very low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Imperfect		High	Moderate		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern hemi.)	Faces N		V. high	Very low	Moderate	
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	750	High	Moderate	No change	
	SAR of septic tank effluent		1.2	High	Low		
	SAR of sullage		2.1	High	Moderate		
	Soil thickness	m	1.5	V. high	Very low		
	Depth to bedrock	m	1.5	Mod.	Moderate		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		7.0	High	Very low		
	Soil bulk density	gm/cub. cm	1.5	High	Low		
	Soil dispersion	Emerson No.	7	V. high	Very low		
	Adopted permeability	m/day	0.12	Mod.	Very low		
A	Long Term Accept. Rate	L/day/sq m	3	High	High		

Comments

The site has the capability to accept onsite wastewater.

**GES P/L**

Land suitability and system sizing for on-site wastewater management  
Trench 3.0 (Australian Institute of Environmental Health)

**Environmental Sensitivity Report**  
**Site assessment for on-site waste water disposal**

Assessment for Maureen Beresford

Assess. Date 15-Jan-25

Ref. No.

Assessed site(s) 18 Alec Campbell Drive, Brighton

Site(s) inspected 13-Jan-25

Local authority Brighton

Assessed by John Paul Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Cation exchange capacity	mmol/100g	90	High	Low		
	Phos. adsorp. capacity	kg/cub m	0.7	High	Moderate		
	Annual rainfall excess	mm	-463	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	3.7	High	Very low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	2	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
	Dist. to nearest surface water	m	180	V. high	Moderate		
	Dist. to nearest other feature	m	20	V. high	High	Moderate	Other factors lessen impact
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	1000	V. high	Very low		

Comments





- NOTE**
1. ALL BLOCK SIZES SHOWN ARE APPROXIMATE AND SUBJECT TO PLANNING AND ENGINEERING DESIGN APPROVALS.
  2. PLANS SHOWN ARE FOR PLANNING PURPOSES ONLY AND NEED TO BE PROVED SUITABLE TO COMPLY WITH RELEVANT PLANNING AND ENGINEERING CODES AND STANDARDS AND COUNCIL REGULATIONS.
  3. POSSIBLE CONNECTIONS POINTS FOR SERVICES FOR WATER, ELECTRICAL AND TELSTRA FIBRE OPTIC SUBJECT TO FURTHER INVESTIGATIONS AND APPROVAL FROM TASWATER, TASNETWORKS AND TELSTRA.
  4. EXISTING AND NEW BOUNDARIES SHOWN INDICATIVE AND SUBJECT TO FINAL SEALED PLAN FROM REGISTERED LAND SURVEYOR.

**GES**  
GEO-ENVIRONMENTAL SOLUTIONS  
29 Kirkway Place Battery Point  
TJ 6223 1839 E| office@geosolutions.net.au

Approximate Test Hole Location

**SITE PLAN**  
1:2000

**FOR APPROVAL**

Rev No	Revision note	Date	Checked	Approved
A	ISSUE FOR DEVELOPMENT APPLICATION	04/12/2024	AC	AC

**Burbury CONSULTING**  
Project Management & Engineering

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Drawn By: AC	Date: 03/12/2024
Designed By: AC	Date: 03/12/2024
Checked By: MM	Date: 03/12/2024
Approved By: JB	Date: 03/12/2024

Client: MAUREEN BERESFORD	Project: PROPOSED SUBDIVISION	Title: LOT 18 ALEC CAMPBELL DRIVE BRIGHTON SITE PLAN
Scale: 1:2000	A3 Drawing No: 24-3000	Rev: A



## Submission to Planning Authority Notice

### Application details

Council Planning Permit No.	SA 2025/007
Council notice date	3/03/2025
TasWater Reference No.	TWDA 2025/00197-BTN
Date of response	11/03/2025
TasWater Contact	Phil Papps
Phone No.	0474 931 272

### Response issued to

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

### Development details

Address	18 ALEC CAMPBELL DR, BRIGHTON
Property ID (PID)	2660125
Description of development	Subdivision (2 lots)

### Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Burbury Consultants	Plan of Subdivision / 24-3000	A	04/12/2024

### Conditions

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

#### CONNECTIONS, METERING & BACKFLOW

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

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

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

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

#### **DEVELOPER CHARGES**

5. Prior to TasWater issuing a Consent to Register a Legal Document, the applicant or landowner as the case may be, must pay a developer charge totalling \$1,757.00 to TasWater for water infrastructure for 1.0 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**

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

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

#### **Advice**

##### **General**

For information on TasWater development standards, please visit

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

For application forms please visit

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

##### **Developer Charges**

For information on Developer Charges please visit the following webpage –

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

##### **Service Locations**

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

#### **Declaration**

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