



Brighton Council Solar Installation Planning Guidelines

The following is a basic guide to determining the planning process required for solar installations.

Solar Installation Type	Exempt	PD4 Compliant <u>or</u> Planning Permit Required – Waive Fee (Permitted)	Planning Permit Required – Full Assessment and Fee (Discretionary)
Roof mounted – solar infrastructure affixed directly to the roof surface, or on frames affixed to the roof surface	<p>If:</p> <ul style="list-style-type: none"> Within the Residential Zone, and compliant with the Building Envelope under PD4; or Not greater than 4m²; and Not within the Heritage Overlay; and/or Not affixed to a heritage listed building or structure 	<p>If:</p> <ul style="list-style-type: none"> Within the Residential Zone, and compliant with the Building Envelope under PD4; or Within any other zone, and meet the standards for use and development (e.g. maximum height); Not within the Heritage Overlay; and/or Not affixed to a heritage listed building or structure 	<p>If:</p> <ul style="list-style-type: none"> Within the Residential Zone and is non-compliant with the Building Envelope under PD4; or Within any other zone and is non-compliant with standards for use and development (e.g. maximum height); and Within the Heritage Overlay; and/or Affixed to a heritage listed building or structure
Ground mounted – solar infrastructure affixed to frames and mounted on a concrete slab or other structure at or near ground level	<p>If:</p> <ul style="list-style-type: none"> Not greater than 9m²; and No part of the structure is closer to a frontage than any other buildings on the lot; and The maximum change of level as a result of cut or fill is 1m; and No part of the installation encroaches on any service easement or is within 1m of any underground service; and Not within the Heritage Overlay; and/or Not affixed to a heritage listed building or structure 	<p>If:</p> <ul style="list-style-type: none"> No part of the structure is closer to a frontage than any other buildings on the lot; and The maximum change of level as a result of cut or fill is 1m; and No part of the installation encroaches on any service easement or is within 1m of any underground service; and Not within the Heritage Overlay; and/or Not affixed to a heritage listed building or structure 	<p>If:</p> <ul style="list-style-type: none"> Part of the structure is closer to a frontage than any other buildings on the lot; and The maximum change of level as a result of cut or fill is greater than 1m; and Part of the installation encroaches on a service easement or is within 1m of any underground service; and Within the Heritage Overlay; and/or Affixed to a heritage listed building or structure

Refer to Heritage Tasmania

Refer to Heritage Tasmania

Building Permit Required (All types of systems):
If greater than 18m²

'Heritage listed' means – a building or structure listed on the Tasmanian Heritage Register and/or under Schedule 9 of the *Brighton Planning Scheme 2000*

'Solar infrastructure' means photovoltaic (PV) and solar hot water systems, including evacuated tube solar collectors, and associated infrastructure and devices such as hot water tanks, and meters.