



**Brighton
Council**

**Planning
Authority
Agenda**

14 September 2021

Name:

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Planning Authority: 14 September 2021

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Brighton Council

Council Representatives: Cr Gray (Chairperson); Cr Owen (Deputy Chair); Cr Curran;
Cr Garlick; Cr Geard; Cr Jeffries; Cr Murtagh and Cr Whelan.

NOTICE OF MEETING

Dear Councillor,

Notice is hereby given that the next **Planning Authority Meeting** will be held in the Council Chambers, Council Offices, Old Beach at 5.30 p.m. on **Tuesday, 14 September 2021**, to discuss business as printed below.

QUALIFIED PERSON CERTIFICATION

I HEREBY CERTIFY that in accordance with Section 65 of the Local Government Act 1993, any advice, information and recommendation contained in the reports related to the Agenda have been prepared by persons who have the qualifications or experience necessary to give such advice, information and recommendations.

Dated at Old Beach this *9th* day of *September 2021*.

A handwritten signature in black ink, which appears to read 'James Dryburgh'. The signature is fluid and cursive.

James Dryburgh

GENERAL MANAGER

A G E N D A

Please note: It is now Council Policy to record proceedings of Ordinary Council Meetings, Special Meetings and Planning Authority meetings from July 2021. Other than official Council audio recordings, no unauthorised video or audio recording of proceedings of Council meetings shall be permitted without specific approval by resolution of Council. An audio recording of the meeting will be available via a link on the Brighton Council website within 7 business days of the meeting.

1. Acknowledgement of Country

I would like to begin by acknowledging the traditional owners of the land on which we meet today. I would like to pay my respects to Elders past and present and acknowledge the Aboriginal people present today.

2. Apologies

3. Public Question Time and Deputations

4. Declaration of Interest

In accordance with Part 5, Section 48 of the Local Government Act 1993, the Chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have an interest in any item on the agenda; and

Part 2 Regulation 8 (7) of the Local Government (Meeting Procedures) Regulations 2015, the Chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest in any item on the agenda.

Accordingly, Councillors are requested to advise of any interest they may have in respect to any matter appearing on the agenda, or any supplementary item to the agenda, which the Council has resolved to deal with, in accordance with Part 2 Regulation 8 (6) of the Local Government (Meeting Procedures) Regulations 2015.

5. Council Acting as Planning Authority

In accordance with the provisions of Part 2 Regulations 25 of the Local Government (Meeting Procedures) Regulations 2015, the intention of the Council to act as planning authority pursuant to the *Land Use Planning and Approvals Act 1993* is to be noted. In accordance with Regulation 25, the Council will act as a planning authority in respect to those matters appearing under Item 5 on this agenda, inclusive of any supplementary items.

5.1 Draft Planning Scheme Amendment - Request to Rezone Land at Bowden Drive, Bridgewater (C/T DA 237205/1) from Open Space Zone to General Residential Zone - Section 40K Report:

Author: Jo Blackwell – Senior Planner

Applicant:	Holmes Dyer
Owner:	Brighton Council
Location:	Bowden Drive, Bridgewater (C/T 237205/1)
Application No:	SA 2021/024 - RZ 003
Zoning:	Open Space
Planning Instrument:	Tasmanian Planning Scheme - Brighton
Date Received:	23 rd June 2021
Dated Advertised:	21st July 2021 to 18 th August 2021
Decision Required:	22 nd September 2021
Representations:	One (1)
Attachments: See pages 46-49	Instrument of Certification (amended) TasWater Response TasNetworks Response DSG Response
Recommendations:	<ul style="list-style-type: none"> • Advise the Tasmanian Planning Commission that one (1) representation was received following exhibition of draft amendment RZ 2021/003 to the Tasmanian Planning Scheme - Brighton; and • Advise the Tasmanian Planning Commission that no modification to amendment RZ 2021/003 is considered necessary to the initial s.38 report; and • Advise the Tasmanian Planning Commission that modification to amendment RZ 2021/003 is considered necessary to the initial s38 report relating to re-certification of the Instrument of Certification.

1. BACKGROUND

Council at its meeting of 13th July 2021 resolved to amend the *Tasmanian Planning Scheme – Brighton* by rezoning land at Bowden Drive, Bridgewater from Open Space Zone to General Residential Zone.

The purpose of the proposed rezoning is to convert underutilised open space for the purpose of infill residential development and to facilitate better outcomes in relation to safe use of the site pursuant to CPTED principles.

2. CONSULTATION

The Draft Amendment was exhibited in accordance with Section 40G of the *Land Use Planning and Approvals Act 1993* (the Act) and Section 7 of the *Land Use Planning and Approvals Act Regulations 2014* from 21st July 2021 to 18th August 2021 inclusive.

Representation: One (1) representation was received to the application during the public exhibition period and is attached as Annexure “B”.

That representation identified concerns relating to:

- Increase in traffic, pedestrian safety, and public transport
- Concerns regarding proposed lot design included in the supporting report
- Need for upgraded infrastructure (sewer and water)
- Access to public health services
- Activities suitable for younger people and need for open spaces, in light of possible high density development.

In responding to the representation, it is noted that the majority of the representor’s concerns will be addressed at the time of any future development on the site, including traffic, infrastructure and lot design.

More particularly, though:

- **Traffic Concerns:** The draft planning scheme amendment has been referred to Council’s Senior Technical Officer as well as Metro Tasmania, and the Department of State Growth (Transport Systems and Planning Policy Unit) (“DSG”) for comment.

Council’s Senior Technical Officer has reviewed the proposal and made the following comments :

“... the redevelopment of this land provides the opportunity to provide better active transport outcomes with safe pedestrian and shared use pathways.

The application is for re-zoning. Subdivision and development of the land will be subject to further detailed assessment and approval.

The surrounding road network should have more than sufficient capacity for the additional traffic generated by potential redevelopment of the rezoned land. A key requirement of any future development would be to maintain and improve pedestrian connectivity, particularly in relation to pedestrian safety with improved passive surveillance.

Future development applications would require a Traffic Impact Assessment with careful consideration given to any proposed road linkages.”

Metro Tasmania has not responded to the referral. Accordingly, it is assumed that that agency does not foreshadow any issues arising from the proposed rezoning. Future development of the site will be again referred to Metro for comment, at the relevant time.

DSG raised no issues with the proposed rezoning of the land, however, has asked that it have input into any future development proposal.

- **Water and Sewer:** The draft planning scheme amendment was referred to TasNetworks, TasWater and Council’s Senior Technical Officer for comment.

TasNetworks and TasWater have responded to the referral, with each agency advising that it has no comment to make on the proposed rezoning. No additional comment was received from Council’s Senior Technical Officer. It is therefore assumed that the site can be serviced appropriately and future development of the site will be considered at the time an application is received.

- **Lot Design:** Future lot design has not yet been finalised. The lot design shown in the draft planning scheme amendment are those contained within the Bridgewater-Gagebrook Master, which provides a conceptual indication of what could be achieved on the site, should re-zoning of the land be approved.

Importantly, though, the intent of the rezoning is to facilitate a subdivision that continues to provide good connectivity but improve safety and passive surveillance in the area.

A portion of the land at the east of the Site adjacent to Bowden Drive is to remain zoned Open Space. The concept plans shown in the Bridgewater-Gagebrook Master Plan and replicated in Holmes Dyer’s supporting report indicate that as a preferred outcome.

- **Public Health Services:** Access to public health services is not a planning consideration for the proposed rezoning, however it is acknowledged that a sufficient public transport network is required to provide access to public health services for those residents who do not own vehicles. The area is currently serviced by Metro Tasmania, with existing stops within approximately 400m of the Site. Access to Greenpoint Plaza is within 750m walk, and the Greenpoint Medical Centre is approximately 1.1km walk from eastern end of the Site.
- **Need for youth activities in light of high density residential development:** The density of future development has not yet been determined but would need to be in accordance with the density standards for the General Residential Zone, should the draft planning scheme amendment be approved.

As previously identified, a portion of land at the east of the Site is identified for open space. The open space is intended to be developed as part of any future development. In addition, community members are well served with access to additional open space areas including:

- the nearby Bridgewater Parklands
- at the adjacent Jordan River Learning Foundation campus at the East Derwent Primary School and surrounding land,
- Scott Road Public Recreation Area
- nearby Derwent River Foreshore areas.

Given the above, it is not considered that the representation warrants any modification to the draft planning scheme amendment.

Relevant Agencies: Following initiation of the proposed rezoning pursuant to s38 of the Act, and referral to the Tasmanian Planning Commission pursuant to s40F(4) of the Act, the draft planning scheme amendment was referred to the following agencies pursuant to s40FA of the Act:

- TasWater
- TasNetworks
- Department of State Growth (Transport Systems and Planning Policy Unit) (“DSG”)
- Metro Tasmania

Table 1 sets out the relevant agency’s response:

Agency	Response
TasNetworks	<p>Thanks for the update regarding the amendment to the Draft Planning Scheme, particularly Bowden Drive, Bridgewater.</p> <p>Based on the information provided, the rezoning is not likely to adversely affect TasNetworks' operations</p>
TasWater	<p>TasWater does not object to the proposed amendment to the Interim Planning Scheme as mentioned above and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings as stated in the attached SPAN.</p> <p>(The SPAN is attached as "Annexure C")</p>
DSG	<p>"...The Department of State Growth (State Growth) has reviewed the draft planning scheme amendment, including the exhibited documentation and Council's section 35 Report.</p> <p>State Growth has no opposition to the draft scheme amendment.</p> <p>Should the proposed amendment be successful, it would be appreciated that any future Development Application for the site be referred to State Growth..."</p> <p>(Full response is attached as "Annexure D")</p>
Metro Tasmania	No response was received.

3. INSTRUMENT OF CERTIFICATION

The Instrument of Certification executed 13th July 2021 incorrectly refers to “General Residential Area A”. The General Residential Zone as contained in the State Planning Provisions does not include a reference to “Area A”. It is therefore recommended that the draft planning scheme amendment be modified to include an amended and re-certified Instrument replace the original Instrument of Certification sealed on 13th July 2021 as part of the draft planning scheme amendment.

4. LEGISLATION

Section 40K(1) of the Act provides that a Planning Authority (Council) must, within 35 days after the public notification period has closed, forward to the Tasmanian Planning Commission a report in relation to the draft amendment of an LPS.

Section 40K(2) of the Act requires the report to contain:

- (a) *a copy of each representation made under section 40J in relation to the draft amendment before the end of the exhibition period in relation to the draft amendment, or, if no such representations were made before the end of the exhibition period, a statement to that effect; and*
- (b) *a copy of each representation, made under section 40J in relation to the draft amendment after the end of the exhibition period in relation to the draft amendment, that the planning authority, in its discretion, includes in the report; and*
- (c) *a statement of the planning authority's opinion as to the merit of each representation included under paragraph (a) or (b) in the report, including, in particular, as to –*
 - (i) *whether the planning authority is of the opinion that the draft amendment ought to be modified to take into account the representation; and*
 - (ii) *the effect on the draft amendment, and the LPS to which it relates, as a whole, of implementing the recommendation; and*
- (d) *a statement as to whether it is satisfied that the draft amendment of an LPS meets the LPS criteria; and*
- (e) *any recommendations in relation to the draft amendment that the planning authority thinks fit.*

Subsection (b) relates specifically to any representation received.

Subsection (c) allows the Planning Authority (Council) to provide any additional information or recommendation in relation to the draft amendment as certified or recommend to the Tasmanian Planning Commission that a modification should be made regardless of any representation.

Subsection (d) requires the Planning Authority (Council) to consider whether the proposal satisfies the LPS criteria contained within Section 34 of the Act.

Subsection (e) requires the Planning Authority to recommend any changes it may think appropriate after consideration of section 40K(2)(a)-(d) of the Act.

As the draft amendment has been initiated and certified the Tasmanian Planning Commission must make a determination on the matter.

5. ASSESSMENT

One representation was received to the draft amendment. The representation is addressed in clause 3 above. It is considered the representation, together with submissions from TasWater, TasNetworks and Department of State Growth do not warrant modification to the permit.

The Planning Authority considers that one (1) change is warranted to the proposed amendment, relating to re-certification of an amended Instrument of Certification, as detailed in section 4 above.

OPTIONS:

1. To adopt the recommendation; or
2. To adopt an alternative recommendation satisfying the provisions of section 40K of the Act, with a full statement of reasons as determined by Council.

RECOMMENDATIONS:

That in accordance with Section 40K of the *Land Use Planning and Approvals Act 1993* Council resolves to:

- A. Advise the Tasmanian Planning Commission that one (1) representation was received following exhibition of draft amendment RZ 2021/003 to the Tasmanian Planning Scheme - Brighton; and
- B. Advise the Tasmanian Planning Commission that no modification to amendment RZ 2021/003 is considered necessary to the initial s.38 report.
- C. Advise the Tasmanian Planning Commission that modification to amendment RZ 2021/003 is considered necessary to the initial s38 report relating to re-certification of the Instrument of Certification.

DECISION:

5.2 Development Application SA 2020 / 00041 for 230 Tea Tree Road, Brighton - Subdivision (4 lots) - Brighton Interim Planning Scheme 2015:

Author: Jo Blackwell – Senior Planner

Applicant:	Peter Binny Surveys
Subject Site:	230 Tea Tree Road, Brighton
Proposal:	Subdivision (4 lots)
Planning Scheme:	Brighton Interim Planning Scheme 2015
Zoning:	Rural Living
Codes:	Nil
Local Provisions:	NA
Use Class:	Residential
Discretions:	<p>13.5.1 A2/P2 – Building Area 13.5.1 A3/P2 – Frontage 13.5.1 A4/P4 – Internal lot 13.5.1 A5/P5 – Setback between existing buildings and proposed new boundaries 13.5.3 A2/P2 – Public Open Space – Cash in Lieu 13.5.4 A2/P2 - Services 13.5.4 A3/P3 - Services</p>
Representations:	<p>One (1) representation was received. The representor raised the following issues:</p> <ul style="list-style-type: none"> • Building area in BFHMP is inconsistent with Building Area shown on Plan of Subdivision
Attachments: See pages 50 - 104	<p>Plans Traffic Impact Assessment Bushfire Hazard Management Plan TasWater Submission to Planning Authority Notice</p>
Recommendation:	Approval with conditions

1. STATUTORY REQUIREMENTS

The purpose of this report is to enable the Planning Authority to determine application SA 2020/41.

The relevant legislation is the *Land Use Planning and Approvals Act 1993* (LUPAA). The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.

Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the *Land Use Planning and Approvals Act, 1993* (LUPAA).

This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either:

- (1) adopt the recommendation, or
- (2) vary the recommendation by adding, modifying, or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa).

Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*.

2. SITE ASSESSMENT

The subject site is: 230 Tea Tree Road, Brighton and is contained within the land described in Certificate of Title Volume 100272 Folio 1.

The site is an "L" shaped lot, comprising 2.776ha, with dual access from Tea Tree Road and Derwent Street. The site has been developed by a dwelling and numerous outbuildings.

The land is generally level, with the land falling to the south eastern corner of the site. Existing boundaries are generally screened by existing vegetative borders and a small dam is located adjacent to the eastern boundary, on proposed Lot 2 (refer Figure 1).



Figure 1: Subject site (source: www.thelist.tas.gov.au)

The site is zoned Rural Living, as are the lots in the immediate vicinity, with the Midlands Highway and associated road reserve zoned Utilities. The site is subject to the Bushfire Prone Areas Code only (Figure 2)



3. PROPOSAL

The proposal is for a four (4) lot subdivision, including the balance lot (lot 4) containing the existing dwelling. All achieve the minimum lot size required of 5000m², with Lot 4 having a land area of 1.202ha. The subdivision is to be staged, with stage 1 comprising Lots 1 and 2, and stage 2 comprising Lots 3 and 4.

The proposal shows that lots 1 and 2 will require new vehicular access from Tea Tree Road, adjacent to the existing access for Lot 4. Lot 3 will utilise an existing access located off Derwent Street.

The application is supported by the attached plans, Traffic Impact Assessment (TIA) and Bushfire Hazard Management Plan (BFHMP). The TIA considers the effect of the new vehicular access to Tea Tree Road, given its proximity to State Growth owned sections of that road, together with impact on local collector roads, and finds no reason for the development not to proceed, based on traffic impacts. The BFHMP concludes that the proposed subdivision can achieve BAL-19 as required by the Code.

4. PLANNING SCHEME ASSESSMENT

The Planning Scheme provides:

Compliance with Applicable Standards:

5.6.1 A use or development must comply with each applicable standard in the State Planning Provisions and the Local Provisions Schedules.

5.6.2 A standard is an applicable standard if:

- (a) the proposed use or development will be on a site within:
 - (i) a zone;*
 - (ii) an area to which a specific area plan relates; or*
 - (iii) an area to which a site-specific qualification applies; or**
- (b) the proposed use or development is a use or development to which a relevant applies; and*
- (c) the standard deals with a matter that could affect, or could be affected by, the proposed use or development.*

5.6.3 Compliance for the purposes of subclause 5.6.1 of this planning scheme consists of complying with the Acceptable Solution or satisfying the Performance Criterion for that standard.

5.6.4 The planning authority may consider the relevant objective in an applicable standard to determine whether a use or development satisfies the Performance Criterion for that standard.

Determining applications (clause 6.10.1):

6.10.1 *In determining an application for any permit for use or development the planning authority must, in addition to the matters required by section 51(2) of the Act, take into consideration:*

- (a) *all applicable standards and requirements in this planning scheme; and*
- (b) *any representations received pursuant to and in conformity with section 57(5) of the Act,*

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.

Relevant Planning Scheme

This application was received prior to 11th February 2021, and therefore must be determined under the Brighton Interim Planning Scheme 2015 (the Scheme).

Use Class

The current Use Class is categorised as Residential under the Scheme. No additional development is proposed as part of this application.

Compliance with Performance Criteria

The proposal meets the Scheme's relevant Acceptable Solutions with the exception of the following:

Clause 9.10 Subdivision

A proposal for subdivision is discretionary pursuant to clause 9.10.2, as the proposal does not satisfy (a) to (c) below:

9.10.2 A permit for development involving a plan of subdivision is discretionary unless:

- (a) for adjustment of a boundary in accordance with clause 9.3.1;
- (b) the subdivision is prohibited in accordance with clause 8.9; or
- (c) the plan of subdivision must not be approved under section 84 *Local Government (Building and Miscellaneous Provisions) Act 1993*.

Clause 13.5.1 A2/P2 Building Area

Objective:	
<p>To provide for new lots that:</p> <p>(a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements;</p> <p>(b) contain building areas which are suitable for residential development, located to avoid hazards and values and will not lead to land use conflict and fettering of resource development use on adjoining rural land;</p> <p>(c) are not internal lots, except if the only reasonable way to provide for infill development in existing subdivided areas.</p>	
Acceptable Solution	Performance Criteria
<p>A2 The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities;</p> <p>(a) clear of the frontage, side and rear boundary setbacks;</p> <p>(b) not subject to any codes in this planning scheme;</p> <p>(c) clear of title restrictions such as easements and restrictive covenants;</p> <p>(d) has an average slope of no more than 1 in 5;</p> <p>(e) has a separation distance no less than:</p> <p style="padding-left: 40px;">(i) 100 m from land zoned Rural Resource;</p> <p style="padding-left: 40px;">(ii) 200 m from land zoned Significant Agriculture;</p>	<p>P2 The design of each lot must contain a building area able to satisfy all of the following:</p> <p>(a) is reasonably capable of accommodating residential use and development;</p> <p>(b) meets any applicable standards in codes in this planning scheme;</p> <p>(c) enables future development to achieve reasonable solar access, given the slope and aspect of the land;</p> <p>(d) minimises the requirement for earth works, retaining walls, and cut & fill associated with future development;</p> <p>(e) is sufficiently separated from the land zoned Rural Resource and Significant Agriculture to prevent potential for land use conflict that would fetter nonsensitive use of that land, and the separation distance is no less than:</p> <p style="padding-left: 40px;">(i) 40m from land zoned Rural Resource</p>

<p>(f) has a setback from land zoned Environmental Management no less than 100 m.</p> <p>(g) is a minimum of 30 m x 30 m in size</p>	<p>(ii) 80m from land zoned Significant Agriculture</p> <p>(f) is setback from land zoned Environmental Management to satisfy all of the following:</p> <p>(i) there is no significant impact from the development on environmental values;</p> <p>(ii) the potential for the spread of weeds or soil pathogens onto the land zoned Environmental Management is minimised;</p> <p>(iii) there is minimal potential for contaminated or sedimented water runoff impacting the land zoned Environmental Management;</p> <p>(iv) there are no reasonable and practical alternatives to developing close to land zoned Environmental Management.</p>
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The proposal is not able to satisfy (a) and (b) as set out in 13.5.1 A2 above. As the proposal does not satisfy the acceptable solution, assessment against the performance criteria is relied upon.

Each lot has a minimum lot size of 5000m² which is considered appropriate for residential use and development, including solar access for future development given the topography of the site and gentle gradient. This will also reduce the need for future earthwork.

A Bushfire Hazard Management Plan has been submitted in support of the application, which certifies that the proposal is in accordance with the Bushfire Prone Areas Code.

The site is in excess of 600m from rural resource, significant agriculture or environmental management zoned land.

Accordingly, the PC is satisfied.

Clause 13.5.1 A3/P3 – Frontage

Objective:	
To provide for new lots that: (a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements; (b) contain building areas which are suitable for residential development, located to avoid hazards and values and will not lead to land use conflict and fettering of resource development use on adjoining rural land; (c) are not internal lots, except if the only reasonable way to provide for infill development in existing subdivided areas.	
Acceptable Solution	Performance Criteria
A3 The frontage for each lot must be no less than the following, except if for public open space, a riparian or littoral reserve or utilities and except if an internal lot: 40 m.	P3 The frontage of each lot must provide opportunity for reasonable vehicular and pedestrian access and must be no less than: 6m.

The proposal provides for 40m frontages for lots 1, 2, and 3. Lot 4 has a frontage to Tea Tree Road of 19.44m and a frontage to Derwent Street of 19.30m, which does not satisfy the acceptable solution. Therefore, assessment against the performance criteria is relied upon, and can be satisfied, given that frontages greater than 6m are to be provided.

Accordingly, the PC is satisfied.

Clause 13.5.1 A4/P4 – Internal Lot

Objective:
To provide for new lots that: (a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements; (b) contain building areas which are suitable for residential development, located to avoid hazards and values and will not lead to land use conflict and fettering of resource development use on adjoining rural land; (c) are not internal lots, except if the only reasonable way to provide for infill development in existing subdivided areas.

Acceptable Solution	Performance Criteria
No lot is an internal lot.	<p>P4</p> <p>An internal lot must satisfy all of the following:</p> <ul style="list-style-type: none">(a) access is from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;(b) it is not reasonably possible to provide a new road to create a standard frontage lot;(c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;(d) the lot will contribute to the more efficient utilisation of rural living land;(e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;(f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;(g) passing bays are provided at appropriate distances along the access strip to service the likely future use of the lot;(h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;

	<p>(i) a sealed driveway is provided on the access strip prior to the sealing of the final plan.</p> <p>(j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.</p>
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The Scheme defines ***“Internal Lot”*** as:

A lot:

- (a) Lying predominantly behind another lot; and*
- (b) Having access to a road by an access strip, private road or right of way.*

Lot 4 is deemed to be an internal based on the definition, and therefore invokes assessment against the performance criteria.

Access to Lot 4 (the balance lot) from both Derwent Street and Tea Tree Road, is pre-existing. The proposal plans show access strips in excess of 19m wide at both frontages, which provides for sufficient passing bays to be provided. It is considered that creation of an internal lot demonstrates a suitable way to subdivide the south eastern corner of the site, while maintaining the amenity of the existing dwelling and creating additional rural living parcels of land.

Lot 4 contains the existing dwelling, in the centre of the lot, and as such the use of the site is not considered to impact residential amenity for adjoining land owners.

Lot 4 is to be accessed from Tea Tree Road, in keeping with current practices, and it is considered that the performance criteria can be satisfied through a condition requiring sealing of the access strip from Tea Tree Road, as part of Stage 2 of the proposed subdivision.

Accordingly, the PC is satisfied with conditions.

Clause 13.5.1 A5/P5 – Setback from new boundary to existing buildings

Objective:
<p>To provide for new lots that:</p> <p>(a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements;</p>

<p>(b) contain building areas which are suitable for residential development, located to avoid hazards and values and will not lead to land use conflict and fettering of resource development use on adjoining rural land;</p> <p>(c) are not internal lots, except if the only reasonable way to provide for infill development in existing subdivided areas.</p>	
Acceptable Solution	Performance Criteria
<p>A5 Setback from a new boundary for an existing building must comply with the relevant Acceptable Solution for setback.</p>	<p>P5 Setback from a new boundary for an existing building must satisfy the relevant Performance Criteria for setback.</p>

The existing dwelling and some outbuildings to the south west of the dwelling do not satisfy the acceptable solution, which would require 20m setbacks from side and rear boundaries. Therefore, assessment against the performance criteria is relied upon.

The performance criteria for setbacks in the rural living zone requires the following to be considered:

Building setback from side and rear boundaries must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:

- (a) the topography of the site;*
- (b) the size and shape of the site;*
- (c) the location of existing buildings on the site;*
- (d) the proposed colours and external materials of the building;*
- (e) visual impact on skylines and prominent ridgelines;*
- (f) impact on native vegetation;*
- (g) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:*
 - (i) overlooking and loss of privacy;*
 - (ii) visual impact, when viewed from adjoining lots, through building bulk and massing.*

Existing site development is situated across proposed Lots 3 and 4. A dwelling will be contained within Lot 4, with the associated outbuildings on Lot 3. As can be seen from figure 3, the dwelling is currently screened by existing vegetation to a small outbuilding at the south western corner of the “back yard” with additional outbuildings located further to the south west.



Figure 3: Location of dwelling and outbuildings (source: www.listmap.tas.gov.au)

There is no proposal for vegetation removal included with the proposal.

It is considered that the undulating ground levels, together with existing vegetative screening can provide compliance with the performance criteria in relation to overlooking and loss of privacy.

Accordingly, the PC is satisfied.

Clause 13.5.3 A2/P2 – Public Open Space

Objective:	
To ensure that the arrangement of ways and public open space provides for all of the following:	
(a) the provision of safe, convenient and efficient connections for accessibility, mobility and recreational opportunities for the community;	
(b) the adequate accommodation of pedestrian and cycling traffic;	
(c) the adequate accommodation of equestrian traffic.	
Acceptable Solution	Performance Criteria
A2 No Acceptable Solution	P2 Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy

There is no acceptable solution available to this standard, therefore assessment against the performance criteria is relied upon.

A condition requiring payment of a contribution towards Public Open Space in accordance with Council's policy can satisfy the performance criteria, and is accordingly recommended.

Accordingly, the PC is satisfied with conditions.

13.5.4 A2/P2 Services

Objective:	
To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.	
Acceptable Solution	Performance Criteria
A2 No Acceptable Solution	P2 Each lot must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.

There is no acceptable solution available to this standard, therefore assessment against the performance criteria is relied upon.

Each site is in excess of 5000sqm of land area, which is considered sufficient to accommodate an appropriately designed on-site wastewater system. A condition requiring that all services being contained within the respective lot boundaries is also required.

Accordingly, the PC is satisfied with conditions

5. REFERRALS

Senior Technical Officer

Council's Senior Technical Officer has been consulted. That officer's comments have been incorporated into this report where necessary

TasWater

The application was referred to TasWater for comment. That agency has provided a Submission to Planning Authority Notice, reference number TWDA 2020/01960-BTN dated 25th November 2020. The SPAN is required to form part of any permit approved.

Department of State Growth

The application was referred to the Department of State Growth for comment. That agency’s reply is replicated:

“Noted that State Government ownership of Tea Tree Road ends at the Midland Highway interchange and doesn't extend past the frontage of 230 Tea Tree Road. 60 km/h speed limit on Tea Tree Road commences some 700 metres to the east of the interchange. No impact on the operation of the State road network.”

6. REPRESENTATIONS

One (1) representation was received during the statutory public exhibition period between 12/5/2021 and 26/5/2021.

The concerns of the representors are summarised below:

Representor’s concerns	Planning Response
Building area in BFHMP is inconsistent with Building Area shown on Plan of Subdivision	Agreed. The building areas shown on the Bushfire Hazard Management Plan demonstrate that the lots meet the acceptable solutions prescribed in the Bushfire Prone Areas Code in the Planning Scheme. The Plan is certified by the accredited person under Part 4a of the <i>Fire Service Act 1979</i> and must be accepted pursuant to s51(2)(d) of the <i>Land use Planning and Approvals Act 1993</i> . In comparison, the building areas shown on the plan of survey are indicative areas which demonstrate the lots can achieve a reasonable area for future residential development to demonstrate compliance with the Rural Living Zone Standards.

7. CONCLUSION

The proposal for Subdivision (4) lots at 230 Tea Tree Road, Brighton in the Rural Living Zone satisfies the relevant provisions of the Tasmanian Planning Scheme - Brighton, and as such is recommended for approval.

8. RECOMMENDATIONS

That: A. Pursuant to the *Tasmanian Planning Scheme - Brighton*, Council approves application SA 2020/41 for Subdivision (4) Lots for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

General

1. The subdivision layout or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
2. The development and works must be carried out in accordance with:
 - a. Traffic Impact Assessment, 230 Tea Tree Road, Brighton – 4 Lot Subdivision, dated January 2021, prepared by Hubble Traffic;
 - b. Proposed Subdivision, 230 Tea Tree Road, Brighton, Bushfire Hazard Report dated April 2021, prepared by Geo Environmental Solutions.
3. Prior to Council sealing the final plan of survey the developer must provide certification from a suitably qualified person that all works required by the Bushfire Hazard Report have been complied with.

Staging

4. The subdivision development is approved to be carried out in the following stages:

Stage 1	Lots 1 and 2
Stage 2	Lots 3 and 4

Public open space

5. In accordance with the provisions of Section 117 of the Local Government (Building and Miscellaneous Provisions) Act 1993, payment of a cash contribution for Public Open Space for additional lots comprising each stage must be made to the Council prior to sealing each stage of the Final Plan of Survey. The cash contribution amount is to be equal to 5% of the value of the land being subdivided in the plan of subdivision at the date of lodgement of each stage of the Final Plan of Survey.

The value is to be determined by a Land Valuer within the meaning of the Land Valuers Act 2001 at the developers' expense.

6. The cash-in-lieu of public open space must be in the form of a direct payment made before the sealing of the final plan of survey or, alternatively, in the form of a Bond or Bank guarantee to cover payment within ninety (90) days after demand, made after the final plan of survey has taken effect.

Easements

7. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's Municipal Engineer. The cost of locating and creating the easements shall be at the subdivider's full cost.

Endorsements

8. The final plan of survey must be noted that Council cannot or will not provide a means of drainage to all lots shown on the plan of survey.

Covenants

9. Covenants or other similar restrictive controls that conflict with any provisions or seek to prohibit any use provided within the planning scheme must not be included or otherwise imposed on the titles to the lots created by this permit, either by transfer, inclusion of such covenants in a Schedule of Easements or registration of any instrument creating such covenants with the Recorder of Titles, unless such covenants or controls are expressly authorised by the terms of this permit or the consent in writing of the Council's Senior Planner.

Final plan

10. A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
11. Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Brighton Council. The security must be in accordance with section 86(3) of the Local Government (Building & Miscellaneous Provisions) Council 1993. The amount of the security shall be determined by the Council's Municipal Engineer in accordance with Council Policy 6.3 following approval of any engineering design drawings and shall not be less than \$5,000.
12. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied.
13. The subdivider must pay any Titles Office lodgement fees direct to the Recorder of Titles.

Engineering

14. The subdivision must be carried out and constructed in accordance with the:
 - a. Tasmanian Subdivision Guidelines
 - b. Tasmanian Municipal Standard – Specifications
 - c. Tasmanian Municipal Standard – Drawingsas published by the Local Government Association of Tasmania and to the satisfaction of Council's Municipal Engineer.
15. Engineering design drawings, to the satisfaction of the Council's Municipal Engineer, must be submitted to and approved by Council before any works associated with development of the land commence.

16. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's Municipal Engineer, and must show –
 - a) all existing and proposed services required by this permit;
 - b) all existing and proposed roadwork required by this permit;
 - c) measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;
 - d) measures to be taken to limit or control erosion and sedimentation;
 - e) any other work required by this permit.
17. Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.
18. The developer shall appoint a qualified and experienced Supervising Engineer (or company registered to provide civil engineering consultancy services) who will be required to certify completion of subdivision construction works. The appointed Supervising Engineer shall be the primary contact person on matters concerning the subdivision.

Advice: This condition is applicable if the subdivider undertakes upgrades to Derwent Street.

Property Services

19. The Subdivider must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.
20. Any existing services shared between lots are to be separated to the satisfaction of Council's Municipal Engineer.
21. Property services must be contained wholly within each lot served or an easement to the satisfaction of the Council's Municipal Engineer or responsible authority.
22. Property services must be extended the length of the access strip to the lot proper, or conduits for future services provided, to the satisfaction of Council's Municipal Engineer.

Telecommunications and electrical reticulation

23. Electrical and telecommunications services must be provided to each lot in accordance with the requirements of the responsible authority and to the satisfaction of Council's Municipal Engineer.
24. Prior to sealing the final plan of survey the developer must submit to Council:
 - (a) A "Provisioning of Telecommunications Infrastructure – Confirmation of final payment" or "Certificate of Practical Completion of Developer's Activities" from NBN Co.

- (b) Written advice from TasNetworks confirming that all conditions of the Agreement between the Owner and authority have been complied with and that future lot owners will not be liable for network extension or upgrade costs, other than individual property connections (basic connection) at the time each lot is further developed.

Roadworks

25. A vehicle access must be provided from the road carriageway to service each lot.
Advice: A break will need to be made in the painted chevron on Tea Tree Road to legally permit access to lot 2
26. Vehicular accesses must located and constructed in accordance with the standards shown on standard drawings must located and constructed in accordance with the standards shown on standard drawings TSD-R03 Rural Roads Typical Property Access, TSD-R04 Rural Roads Typical Driveway Profile and TSD-RF01 Guide To Intersection And Domestic Access Sight Distance Requirements prepared by the IPWE Aust. (Tasmania Division), or as otherwise required by this permit, and the satisfaction of Council's Municipal Engineer.
Advice: Existing vehicle accesses must be upgraded, where necessary, to comply with this condition.
27. The vehicular access to Lot 4 must be upgraded/constructed for the entire length of the access strip from Tea Tree Road to the lot proper (approx. 88m) and, unless approved otherwise by Council's Municipal Engineer, be:
- Constructed with a durable all weather pavement
 - Drained so as stormwater runoff is not concentrated onto adjacent properties.
 - Surfaced with a material to resist abrasion from traffic and to minimise the entry of water. The surfacing material may be a spray seal, asphalt, concrete, pavers or other approved material.
 - A minimum trafficable width of 4.0 metres with a minimum sealed width of 3.0 metres.
 - As required by Proposed Subdivision, 230 Tea Tree Road, Brighton, Bushfire Hazard Report dated April 2021, prepared by Geo Environmental Solutions.
 - Be completed prior to Council sealing the final plan of survey for Stage 2.
28. Prior to Council sealing the final plan of survey for Stage 2, the developer must:
- Upgrade Derwent Street for a distance equivalent to half the combined frontage of Lots 3 and 4 (37 metres). Unless approved otherwise by Council's General Manager works must include: -
 - Sealed surface course (minimum of a two-coat seal) with a minimum sealed width of 5.5 metres;
 - 1m wide gravel shoulders (including 500mm verge);
 - Table drains.

or;

- b. Make a financial contribution to Brighton Council for upgrading Derwent Street. The value of the contribution is to be 50% of the total cost of upgrading Derwent St across the combined frontage of lots 3 and 4 to the above standard. The value of the contribution is to be agreed by Council's Municipal Engineer and based on approved engineering construction plans and cost estimate.

Stormwater

29. Stormwater from the proposed development must be managed on site such that any stormwater runoff from the site, for a storm with an ARI of 20 years, will be no greater than pre-existing runoff to the satisfaction of Council's Municipal Engineer.

Tas Water

30. The development must meet all required Conditions of approval specified by Tas Water Submission to Planning Authority Notice TWDA 2020/01960-BTN, dated 25/11/2020.

Water quality

31. A soil and water management plan (here referred to as a 'SWMP') prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, must be approved by Council's Municipal Engineer before development of the land commences.
32. Temporary run-off, erosion and sediment controls must be installed in accordance with the approved SWMP and must be maintained at full operational capacity to the satisfaction of Council's Municipal Engineer until the land is effectively rehabilitated and stabilised after completion of the development.
33. The topsoil on any areas required to be disturbed must be stripped and stockpiled in an approved location shown on the detailed soil and water management plan for reuse in the rehabilitation of the site. Topsoil must not be removed from the site until the completion of all works unless approved otherwise by the Council's Municipal Engineer.
34. All disturbed surfaces on the land, except those set aside for roadways, footways and driveways, must be covered with top soil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Council's Municipal Engineer.

Construction Amenity

35. The development must only be carried out between the following hours unless otherwise approved by the Council's General Manager.

- Monday to Friday 7:00 AM to 6:00 PM
 - Saturday 8:00 AM to 6:00 PM
 - Sunday and State-wide public holidays 10:00 AM to 6:00 PM
36. All subdivision works associated with the development of the land must be carried out in such a manner so as not to unreasonably cause injury to, or unreasonably prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of -
- (a) emission from activities or equipment related to the use or development, including noise and vibration, which can be detected by a person at the boundary with another property; and/or
 - (b) transport of materials, goods or commodities to or from the land; and/or
 - (c) appearance of any building, works or materials.
37. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the land in an approved manner. No burning of such materials on-site will be permitted unless approved in writing by the Council's General Manager.
38. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the subdivision during the construction period.

Maintenance and Defects Liability Period

39. Works constructed as part of the subdivision to become Council assets must be placed onto a twelve (12) month maintenance and defects liability period in accordance with Council Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.
- Advice: This condition is applicable if the subdivider undertakes upgrades to Derwent Street.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.
- C. The owner is advised that an engineering plan assessment and inspection fee of 1% of the value of the approved engineering works (minimum of \$300.00), or as otherwise specified in Council's Schedule of Fees, must be paid to Council prior to the approval of engineering plans.

- D. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.

DECISION:

5.3 Development Application DA 2021/134 for Outbuilding (Agricultural Use) at 182 Boyer Rd, Brighton:

Author: Richard Cuskelly (Planning Officer)

Applicant:	Matthew Booth
Subject Site:	182 Boyer Rd, Brighton
Proposal:	Outbuilding (Agricultural Use)
Planning Scheme:	Tasmanian Planning Scheme - Brighton
Zoning:	Future Urban
Codes:	Parking and Sustainable Transport Road and Railway Assets
Local Provisions:	Nil
Use Class:	Resource Development (Agriculture)
Discretions:	30.4.1 A1 – Buildings and works in Future Urban Zone C2.6.1 A1 – Construction of parking areas
Representations:	2 representations were received. The representors raised the following issues: <ul style="list-style-type: none">• Unapproved earthworks and outbuildings are existing,• Concern regarding fire risk management, especially due to proximity to boundaries, and• Concern that the development will compromise or prejudice the potential for efficient future urban subdivision.
Recommendation:	Approval with conditions
Attachments See pages 105 - 139	A – Advertised documents B – Amended plans

1. STATUTORY REQUIREMENTS

The purpose of this report is to enable the Planning Authority to determine application DA 2021/134.

The relevant legislation is the *Land Use Planning and Approvals Act 1993* (LUPAA). The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.

Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of LUPAA.

This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either:

- (1) adopt the recommendation, or
- (2) vary the recommendation by adding, modifying, or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa).

Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*.

2. SITE ASSESSMENT

The site refers to a single lot: 182 Boyer Rd. The site has a lot size of 7.575 ha and frontage to Boyer Road.

The site is bushfire-prone and dissected by a small watercourse. It is benefitted by a pipeline easement and not burdened by any easements or covenants.



Figure 1. Aerial image

The site is undeveloped apart from unapproved earthworks and outbuildings undertaken and installed in recent months (one 40ft shipping container and two 20ft shipping containers joined by a roof, located within the same development area proposed – see Photograph 1 below). Note the aerial image above was taken prior to these works.



Photograph 1. Taken north of site showing recent earthworks and outbuildings

The site is now zoned 'Future Urban' under the Tasmanian Planning Scheme – Brighton. Formerly it was in the 'Particular Purpose Zone – Urban Growth Zone' under the Brighton Interim Planning Scheme 2015.

The land immediately to the south-east is also in the Future Urban Zone. The land immediately to the north-east is split zoned Future Urban and Landscape Conservation. The land adjoining to the north-west is zoned Agriculture (see Figure 2 below).



Figure 2. Zoning of site and adjoining lots: Future Urban (Orange); Agriculture (Brown); Landscape Conservation (Green); Utilities (Yellow)

3. PROPOSAL

The proposal includes:

- A 435.8m² outbuilding constructed on a concrete slab.
- Colorbond 'Woodland grey' exterior walls and roof.
- Earthworks to create a gravel all-weather hardstand/manoeuvring area on the north-western side of the outbuilding.
- A gravel all-weather driveway linking the outbuilding to the front boundary at Boyer Rd.

- Associated stormwater collection tanks and wastewater treatment system (absorption beds).

The proposed use of the outbuilding is to store farm implements and materials, hay bales, a tractor and a digger for use in the on-going mixed agricultural use of the property. The outbuilding also contains an undercover work area and bathroom.

The application is supported by a planning report, and site and design plans.

Note that in response to Development Services' June recommendation for refusal (<https://www.brighton.tas.gov.au/wp-content/uploads/2021/07/OCM-Minutes-15-06-21-closed-Website.pdf> - page 10 to 19), the applicant has submitted the following amended plans (see Attachment B) to argue that the proposal will not '*not prejudice the efficient future utilisation of land for urban development*':

- Amended outbuilding scale, reducing the floor area from 435.8sqm to 297.3sqm, and
- Two concept plans for potential future subdivision layout.

4. PLANNING SCHEME ASSESSMENT

Compliance with Applicable Standards:

5.6.1 *A use or development must comply with each applicable standard in the State Planning Provisions and the Local Provisions Schedules.*

5.6.2 *A standard is an applicable standard if:*

- (a) *the proposed use or development will be on a site within:*
 - (i) *a zone;*
 - (ii) *an area to which a specific area plan relates; or*
 - (iii) *an area to which a site-specific qualification applies; or*
- (b) *the proposed use or development is a use or development to which a relevant applies; and*
- (c) *the standard deals with a matter that could affect, or could be affected by, the proposed use or development.*

5.6.3 *Compliance for the purposes of subclause 5.6.1 of this planning scheme consists of complying with the Acceptable Solution or satisfying the Performance Criterion for that standard.*

5.6.4 *The planning authority may consider the relevant objective in an applicable standard to determine whether a use or development satisfies the Performance Criterion for that standard.*

Determining applications (clause 6.10.1):

6.10.1 *In determining an application for any permit for use or development the planning authority must, in addition to the matters required by section 51(2) of the Act, take into consideration:*

- (a) *all applicable standards and requirements in this planning scheme; and*
- (b) *any representations received pursuant to and in conformity with section 57(5) of the Act,*

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.

Use Class

The Use Class is categorised as Resource Development (Agricultural Use) under the Scheme. In the Future Urban Zone, the Resource Development (Agricultural Use) is Permitted.

Compliance with Performance Criteria

The proposal meets the Scheme’s relevant Acceptable Solutions apart from the following:

Clause 30.4.1 A1/P1 Buildings and works

Objective	
<i>That buildings and works do not prejudice the efficient future utilisation of land for urban development.</i>	
Acceptable Solution	Performance Criteria
<i>A1 - Buildings and works must:</i> <i>(a) be for an addition to an existing dwelling, a secondary residence or a home-based business;</i> <i>(b) be for a single dwelling and on a lot not more than 1000m² in size; or</i> <i>(c) be of a temporary nature able to be readily removed prior to the development of the land for urban purposes.</i>	<i>P1 - Buildings and works must not preclude or hinder the effective and efficient future subdivision and development of the land to urban densities, having regard to:</i> <i>(a) the topography of the site;</i> <i>(b) any existing access arrangements;</i> <i>(c) location of any services; and</i> <i>(d) the purpose, location and extent of any building and works.</i>

Proposed is a permanent 435.8m² outbuilding, which does not satisfy the Acceptable Solution. Therefore, assessment against the Performance Criteria is relied upon.

Regard has been had to topography (gradual rise to the north with watercourse through centre), existing access arrangements (crossover to Boyer Rd at south corner) and service locations (none relevant), and they are not considered to impact criteria (a) to (c). Criterion (d) is considered most relevant.

In response to the previous recommended refusal based on this Performance Criteria, the applicant submitted amended plans showing a reduction in scale (435.8m² reduced to 297.3m²) and demonstrating through the submission of two concept subdivision plans that the location does not hinder efficient future subdivision to urban densities.

Accordingly, the Performance Criteria is now satisfied.

Clause C2.6.1 A1/P1 Construction of parking areas

Objective	
<i>That parking areas are constructed to an appropriate standard.</i>	
Acceptable Solution	Performance Criteria
<p><i>A1 - All parking, access ways, manoeuvring and circulation spaces must:</i></p> <p><i>(a) be constructed with a durable all weather pavement;</i></p> <p><i>(b) be drained to the public stormwater system, or contain stormwater on the site; and</i></p> <p><i>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</i></p>	<p><i>P1 - All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:</i></p> <p><i>(a) the nature of the use;</i></p> <p><i>(b) the topography of the land;</i></p> <p><i>(c) the drainage system available;</i></p> <p><i>(d) the likelihood of transporting sediment or debris from the site onto a road or public place;</i></p> <p><i>(e) the likelihood of generating dust; and</i></p> <p><i>(f) the nature of the proposed surfacing.</i></p>

The application proposes an unsealed driveway in the Future Urban Zone. Therefore, assessment against the Performance Criteria is relied upon.

Council's Senior Technical Officer has responded to the criteria below:

(a) the nature of the use;

The use will be agricultural, and a gravel surface will be serviceable for the intended use.

(b) the topography of the land;

The land falls to Boyer Road.

(c) the drainage system available;

Stormwater can be disposed of on-site.

(d) the likelihood of transporting sediment or debris from the site onto a road or public place;

The initial section of the driveway is sealed. Should gravel start being tracked onto the road the road authority could require additional works.

(e) the likelihood of generating dust; and

There is potential for dust to be generated however there are no dwellings nearby. A standard condition requiring the driveway be maintained to avoid dust is recommended.

(f) the nature of the proposed surfacing.

A gravel surface is proposed which is considered suitable for an agricultural use.

Accordingly, the Performance Criteria is satisfied with standard conditions.

5. REFERRALS

Senior Technical Officer


To assess the application against the Parking and Sustainable Transport Code and the Road and Railway Assets Code.

6. REPRESENTATIONS

Two (2) representations were received during the statutory public exhibition period between 19 May and 2 June 2021.

Representors were also provided an additional 14-day period to view the amended proposal and either update, retain or withdraw original representations. Both responded in this time: one representor updated their representation and the other withdrew their representation as their queries had been addressed.

All concerns of the representors are summarised below:

Representors' concerns	Planning response
<p>Confusion as to whether the earthworks and outbuildings (one 40ft shipping container and two 20ft shipping containers joined by a roof) undertaken and installed in recent months within the proposed development area are permanent and/or form part of this proposal.</p>	<p>These works and development are not exempt from requiring Planning approval. Compliance can either be approached via permit condition (if approved) or separate to the DA process (if refused).</p>  <p style="text-align: center;">Figure 3. Earthworks and temporary outbuildings</p>
<p>Querying proposed external building colour(s).</p>	<p>The proposed exterior building surface is uniformly Colorbond 'Woodland Grey'.</p>
<p>Concerns of fire risk to adjoining, especially due to proximity to boundaries (a 9m buffer is not adequate to meet bushfire risk management standards).</p>	<p>The Bushfire Prone Areas Code does not apply to this application; therefore, Council cannot consider this issue. Bushfire risk for new buildings is assessed under the <i>Building Act 2016</i> after planning approval is obtained.</p>
<p>Concerns that the development will compromise or prejudice the potential for efficient future urban subdivision. Specifically:</p> <ul style="list-style-type: none"> • A large industrial-scale outbuilding could future fetter adjoining residential use/development. 	<p>See Discretion 1 response above.</p> <p>Council's Senior Technical Officer has advised that the building location would not prohibit a future road access at the common boundary of numbers 182 and 170 Boyer Road. A future road may however have to deviate from the common boundary near the proposed outbuilding.</p>

- | | |
|---|--|
| <ul style="list-style-type: none">• The proposed siting would prevent the construction of a future access road in the preferred location. | |
|---|--|

7. CONCLUSION

The proposed Outbuilding (Agricultural Use) at 182 Boyer Rd, Bridgewater satisfies the relevant provisions of the Tasmanian Planning Scheme - Brighton, and as such is recommended for approval.

8. RECOMMENDATIONS

That: A. Pursuant to the *Tasmanian Planning Scheme - Brighton*, Council approves application DA 2021/134 for Outbuilding (Agricultural Use) at 182 Boyer Rd, Brighton, for the reasons outlined in the officer's report, and a permit containing the following conditions be issued:

General

1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
2. This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, whichever is later, in accordance with section 53 of the *Land Use Planning and Approvals Act 1993*.

Amended Plans

3. Prior to issue of a Building Permit pursuant to the Building Act 2016 amended plans must be submitted to, and approved by, Council's Manager Development Services, showing the size of the outbuilding reduced from 435.8 square metres to approximately 297.3 square metres as shown in the amended plans prepared by GC Design, Job No: 20-001 (Rev. C, 05/07/2021).

Existing Temporary Outbuildings

4. All temporary outbuildings (including shipping containers) must be removed from the site within three (3) months of the date of this permit, or as otherwise agreed by Council's Manager Development Services.

In the alternative, a separate application for development to retain the existing temporary buildings (including shipping containers) must be submitted to Council for assessment within 28 days of the date of this permit, or as otherwise agreed by Council's Manager Development Services.

Amenity

5. The proposed colours and materials for the walls and roof (Colorbond 'Woodland Grey') are approved. Any variation in the colours and materials must be submitted to and approved by the Council's Manager Development Services.
6. The building is not to be used for commercial, industrial, or habitable purposes.

Services

7. The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

Parking and Access

8. The internal driveway and areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off-Street Car Parking; Standards Australia, Sydney and to the satisfaction of Council's Municipal Engineer, and must include all of the following:
 - (a) Constructed with a durable all-weather pavement.
 - (b) Drained to an approved stormwater system; and
 - (c) Vehicular passing areas 6 metres wide (total) x 20 metres long every 200 metres.

or as otherwise required by an approved Bushfire Plan.

9. The internal driveway and areas set-aside for parking and associated access and turning must be designed, constructed, and maintained to avoid dust or mud generation, erosion and sediment transfer off site or de-stabilisation of the soil on site or on adjacent properties to the standard required by Council's Municipal Engineer.

Stormwater

10. Stormwater drainage from the proposed development must be retained on site to the satisfaction of Council's General Manager and in accordance with a Certificate of Likely Compliance or Plumbing permit issued by the Permit Authority in accordance with the *Building Act 2016*.

Soil and Water Management

11. Before any work commences a soil and water management plan (SWMP) prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, must be approved by Council's General Manager before development of the land commences. The SWMP shall form part of this permit when approved.
12. Before any work commences install temporary run-off, erosion and sediment controls in accordance with the recommendations of the approved SWMP and maintain these controls at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's General Manager.

Construction Amenity

13. The development must only be carried out between the following hours unless otherwise approved by the Council's Manager Development Services:

Monday to Friday	7:00 a.m. to 6:00 p.m.
Saturday	8:00 a.m. to 6:00 p.m.
Sunday and State-wide public holidays	10:00 a.m. to 6:00 p.m.
14. All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function, and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
 - (a) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, wastewater, waste products, grit or otherwise.
 - (b) The transportation of materials, goods, and commodities to and from the land.
 - (c) Obstruction of any public footway or highway.
 - (d) Appearance of any building, works or materials.
15. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager Development Services.


16. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
17. The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Municipal Engineer.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. The subdivision concept plans submitted in support of the outbuilding do not approve subdivision.
- C. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.

DECISION:

Submission to Planning Authority Notice

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

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

Dear Sir/Madam

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

If you have any queries, please contact me.

Thank you.

Phil Papps

Senior Assessment Officer

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

D 0474 931 272

F 1300 862 066

A GPO Box 1393, Hobart TAS 7001

169 Main Road, Moonah, TAS 7009

E phil.papps@taswater.com.au

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

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

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

Hi Helen,

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

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

Kind regards,




Anita Bourn
Land Use Planner

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

www.tasnetworks.com.au

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

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



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



Bright Sparks.
Stay safe around electricity

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

Department of State Growth

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



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

By email: development@brighton.tas.gov.au

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

Dear Mr Dryburgh,

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

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

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

State Growth has no opposition to the draft scheme amendment.

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

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

Yours sincerely

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

James Verrier
Director, Transport Systems and Planning Policy

17 August 2021

OWNER:
BYRON JOHN DUFFY
JUNE BARBARA DUFFY

Peter Binny Surveys

PO Box 14 BLACKMANS BAY 7052

Mobile 0419 368 180

email russell@peterbinnysurveys.com.au

Land situated in the

TOWN OF BRIGHTON

Scale 1:1000 (A3)

MEASUREMENTS IN METRES

PLAN OF SUBDIVISION

-Rev02 Date: 6/11/2020

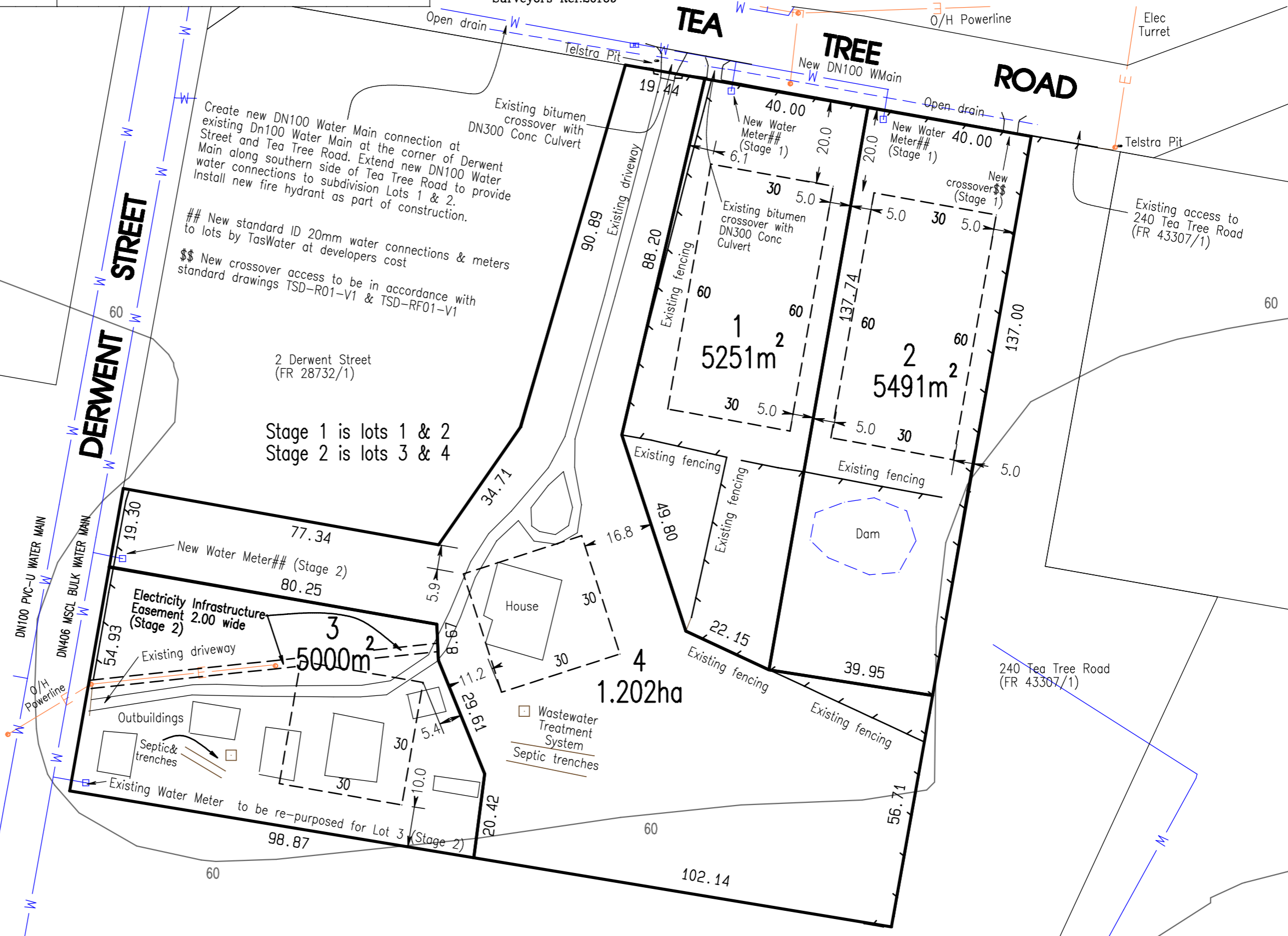
TITLE REFERENCE:
FR 100272/1

LOCATION:
230 TEA TREE RD BRIGHTON TAS 7030

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

Dimensions and areas are subject to final survey

Surveyors Ref:20169



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

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

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

2 Derwent Street (FR 28732/1)

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

Electricity Infrastructure Easement 2.00 wide (Stage 2)

Wastewater Treatment System
Septic trenches

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

240 Tea Tree Road (FR 43307/1)

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



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

**TRAFFIC IMPACT
ASSESSMENT**

Hubble Traffic

January 2021

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1. Introduction

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

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

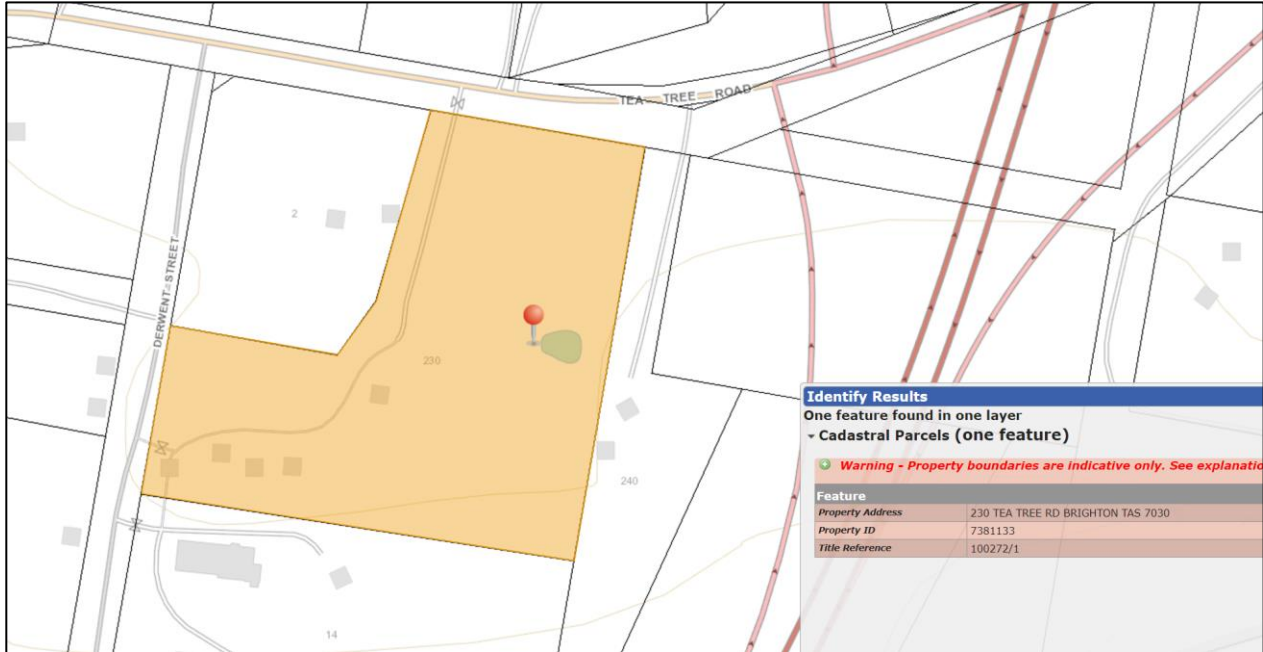
This report has considered the amount of traffic these lots are likely to generate, and how the additional traffic movements will integrate into the surrounding road network, particularly entering and leaving Tea Tree Road.

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

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

2. Site Description

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



2.0 Map – Extract of List database

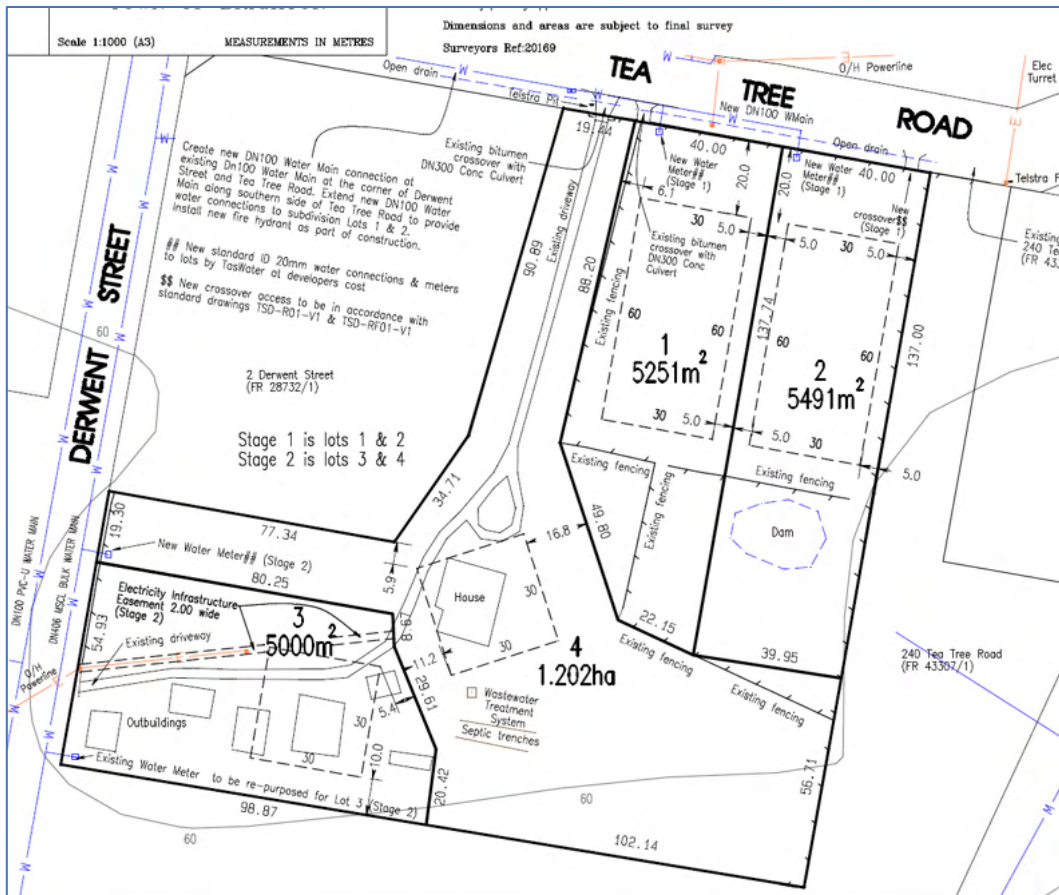
The land is currently occupied with a residential dwelling and various outbuildings , with the main access being to Tea Tree Road.

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

3. Development proposal

The developer has advised this development is to subdivide the land into four residential lots:

- Lot 1 (5252m²) with access to Tea Tree Road
- Lot 2 (5491m²) with access to Tea Tree Road
- Lot 3 (5,000m²) containing the outbuildings and access to Derwent Street, and
- Lot 4 (1,202HA) containing the current dwelling and retaining current Tea Tree Road access.



Sketch 3.0 - Proposed subdivision layout

4. Trip generation by this development

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

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

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

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

Table 4.0 – expected number of trips to be generated

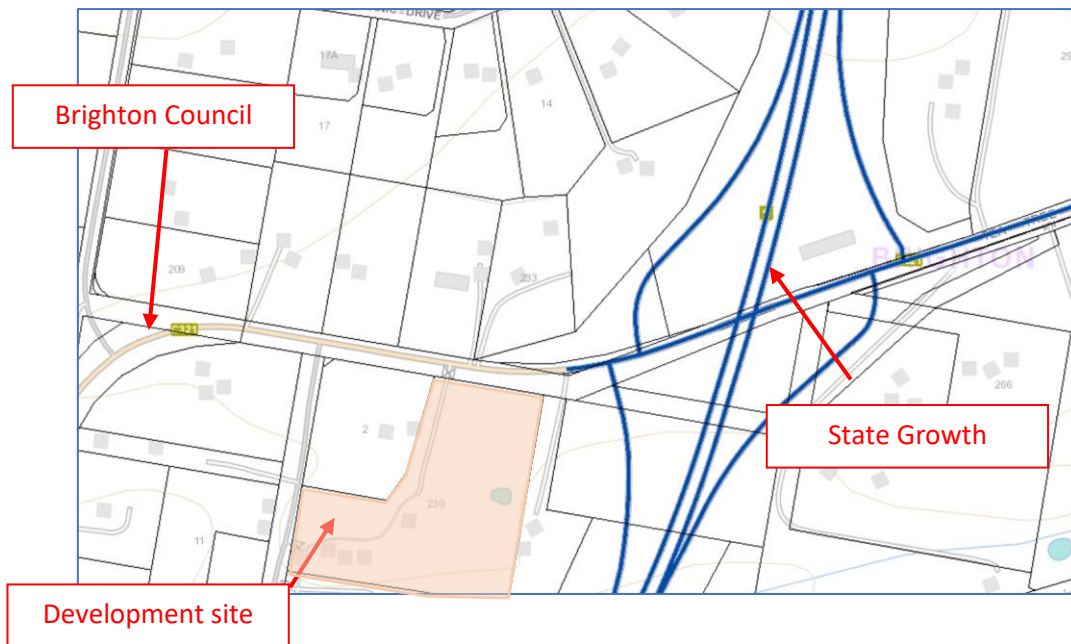
Type of vehicle generated	Lot number	Access	Expected trips per weekday	Expected morning peak hour trips	Expected evening peak hour trips
Residential vehicles	Lots 1, 2 and 4	Tea Tree Road	22	1	1
Residential vehicles	Lot 3	Derwent Street	7.4	1	1
Total			30	2	2

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

5. Existing traffic Conditions

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

Diagram 5.0 – Road management



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

5.1. Tea Tree Road characteristics

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

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

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

Photograph 5.1 – Road cross section



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

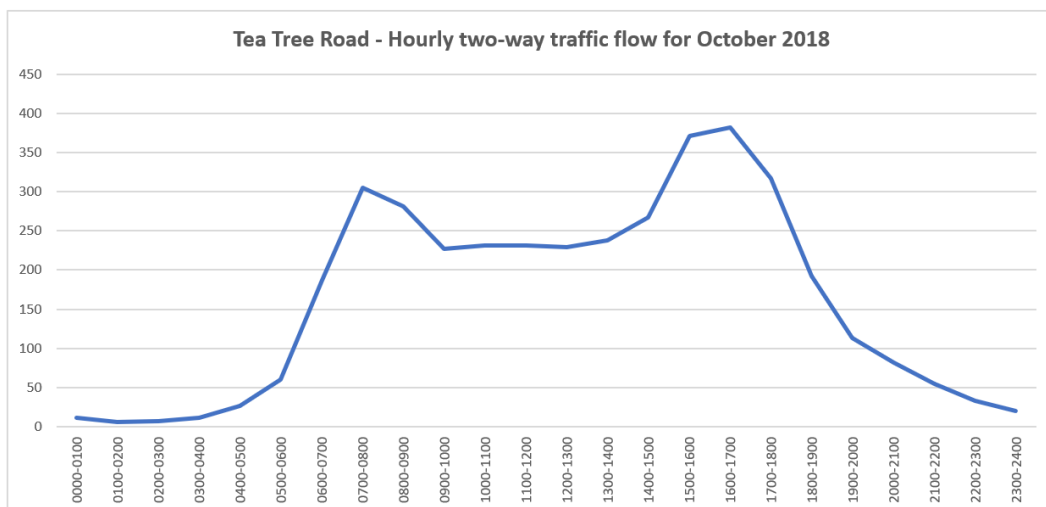
5.2. Traffic Activity

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

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

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

Graph 5.2 – Two-way hourly weekday traffic flow



5.3. Derwent Street characteristics

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

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

Photograph 5.3 – Derwent Street cross section



5.4. Surrounding land-use

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

5.5. Traffic safety

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

Details of these reported crashes:

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

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

5.6. Traffic flow at the Tea Tree Interchange

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

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

5.7. Existing Tea Tree property access

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

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

Photograph 5.6 – Existing property access



5.8. Sight distance from the existing Tea Tree access

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

Photograph 5.7A – View looking to the west



Photograph 5.7B – View looking to the east



5.9. Sight distance from existing Derwent Street access

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

Photograph 5.9A – Existing Derwent Street access



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

Photograph 5.9B – View looking north



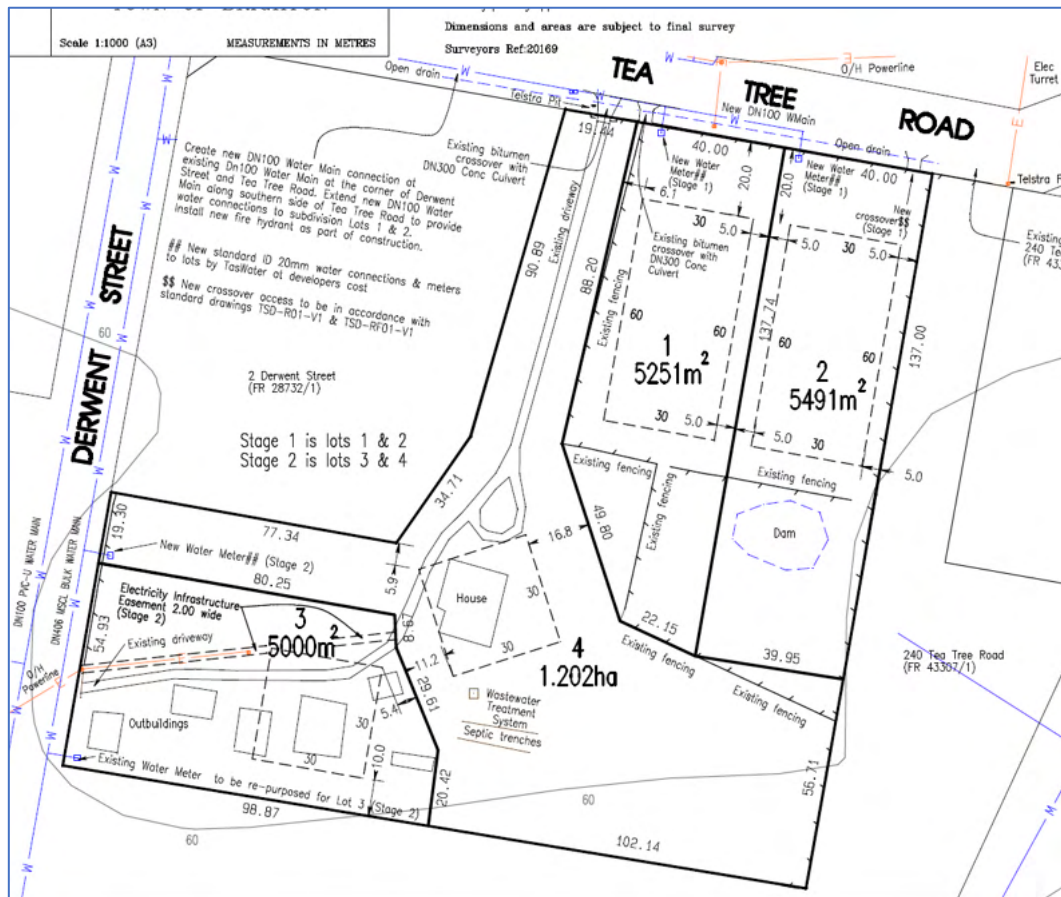
Photograph 5.9C – View looking south



6. Impact from traffic generated by this development

Subdividing the existing parcel of land into four lots will create three additional property accesses, two with direct access onto Tea Tree Road and one on Derwent Street. For rural living, the minimum lot size is 5,000 square metres, with each of the three new lots expected to be ultimately used for the construction of a single dwelling.

Diagram 6.0 - Proposed layout



As indicated in section 4, on average each dwelling is likely to generate 7.4 vehicle trips daily, with one of these trips expected to occur in the morning and afternoon peaks.

6.1. Traffic impact along Tea Tree Road

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

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

6.2. Traffic impact along Derwent Street

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

6.3. Access to Lot 1 off Tea Tree Road

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

Photograph 6.3 – Existing unused access



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

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

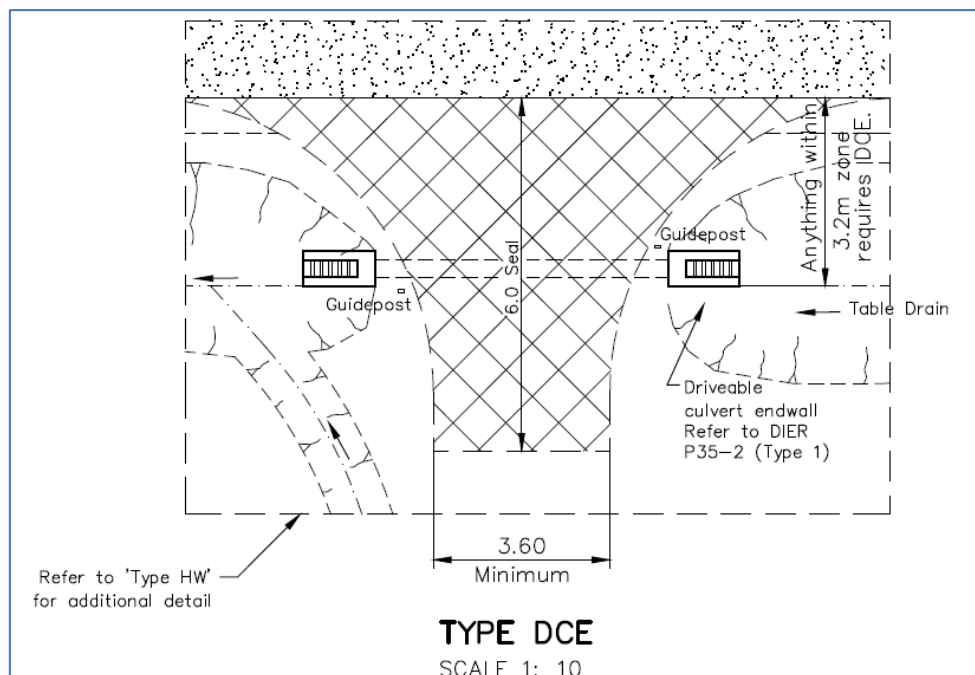
There is sufficient sealed carriageway (lane and shoulder) for a vehicle waiting to turn right into the access, to be passed on the left, so that traffic flow will not be impeded by the provision of the new access.

6.4. Access to lot 2 off Tea Tree Road

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

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

Diagram 6.4 – Typical access configuration



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

Photograph 6.4A – View looking west from proposed lot 2



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



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

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

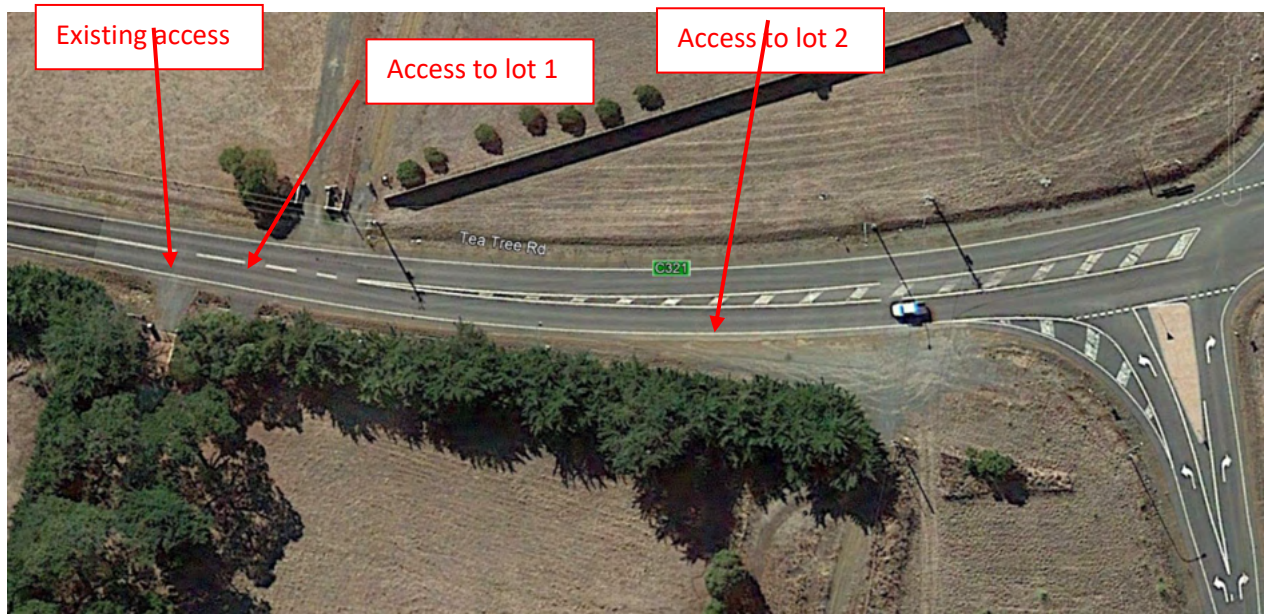
For approach speed of 30 km/h the relative SISD is 32.5 metres as calculated using Austroads Guide to Road Design part 4a: unsignalised and signalised intersections, section 3.2.2. This means available sight distance for a driver entering or leaving the access to lot 2, will exceed the SISD for vehicles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

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

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

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

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



6.6. Traffic safety impact

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

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

7. Planning scheme

7.1. E5.0 Road and Railway Assets Code

E5.6.2 Road accesses and junctions

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

Two new accesses to Tea Tree Road

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

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

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

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

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

7.2. E6.0 Parking and Access Code

E6.6.1 Number of parking spaces

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

E6.7 Development standards

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

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

8. Conclusions

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

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

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

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

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



Proposed Subdivision
230 Tea Tree Road, Brighton
Bushfire Hazard Report



Applicant: B & J Duffy.
April 2021, J3385v1

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1.0 Introduction

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

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

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

2.0 Proposal

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

3.0 Site Description

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

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

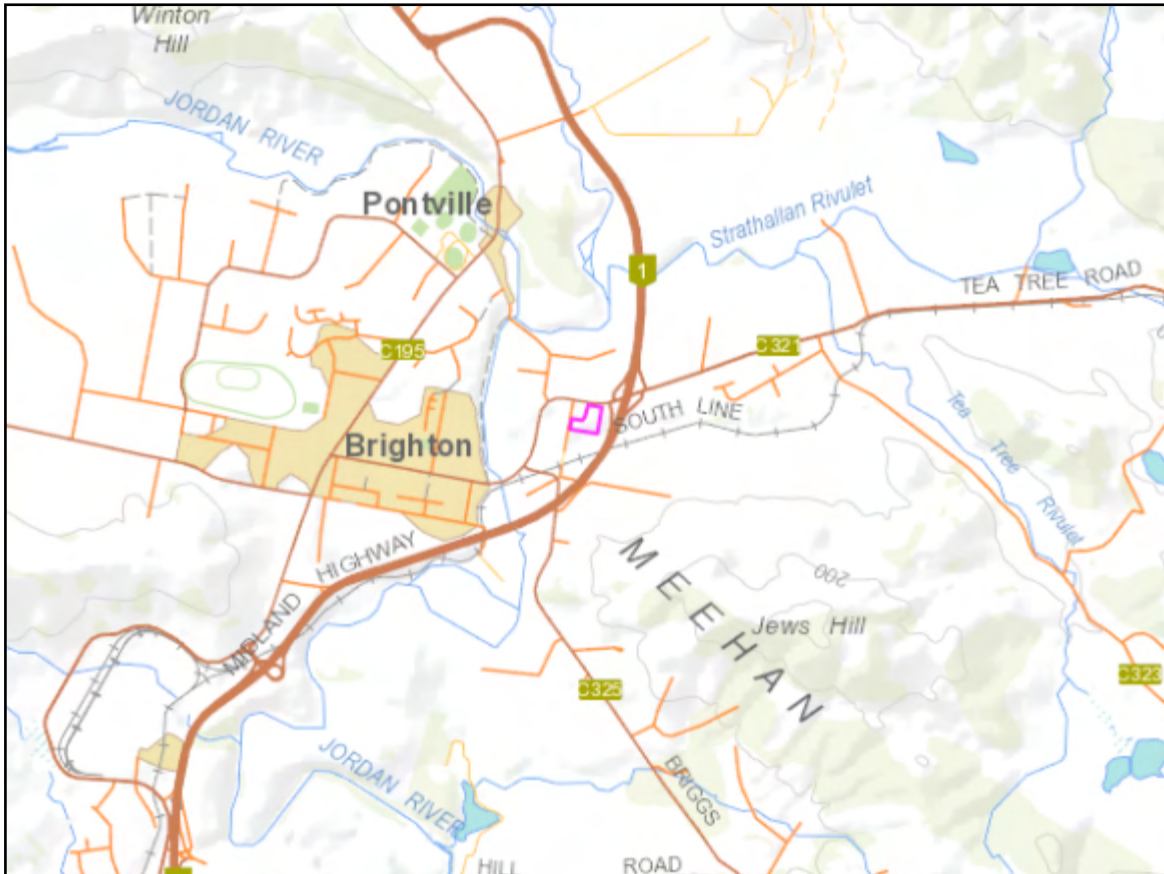


Figure 1. The site in a topographical context, pink line defines the subdivision boundary (approx.).



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

4.0 Bushfire Hazard Assessment

4.1 Vegetation

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

4.2 slopes

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



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



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



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

4.3 Bushfire Attack Level

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

5.0 Bushfire Prone Areas Code

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

5.1 Hazard Management Areas

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

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

5.1.1 Building areas

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

5.1.3 hazard Management Area requirements

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

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

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

5.2 Public and firefighting Access

5.2.1 Public Roads

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

5.2.2 Property access (for building compliance)

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

The following design and construction standards apply to property access:

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

5.3 Water supplies for firefighting (for building compliance)

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

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

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

Table 1. Specifications for static water supplies for firefighting.

Element		Requirement
A	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.
B	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a fire fighting water point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23); (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by firefighting equipment, (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles.
D	Signage for static water connections	Signage for static water connections The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) comply with the water tank signage requirements within <i>Australian Standard AS2304-2011 Water storage tanks for fire protection systems</i> ; or (b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service
E	A hardstand area for fire appliances must be provided:	(a) no more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);

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

Table 2. Specifications for reticulated water supplies for firefighting.

Element	Requirement
A. Distance between building area to be protected and water supply.	The following requirements apply: (a) the building area to be protected must be located within 120m of a fire hydrant; and (b) the distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.
B. Design criteria for fire hydrants	The following requirements apply: (a) fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2nd Edition; and (b) fire hydrants are not installed in parking areas.
C. Hardstand	A hardstand area for fire appliances must be: (a) no more than 3m from the hydrant, measured as a hose lay; (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

6.0 Compliance

6.1 Planning Compliance

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

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

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

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

6.2 Building Compliance (for future development)

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

7.0 Summary

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

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

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

8.0 Limitations Statement

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

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

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

8.0 References

Building Amendment (Bushfire-Prone Areas) Regulations 2014

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

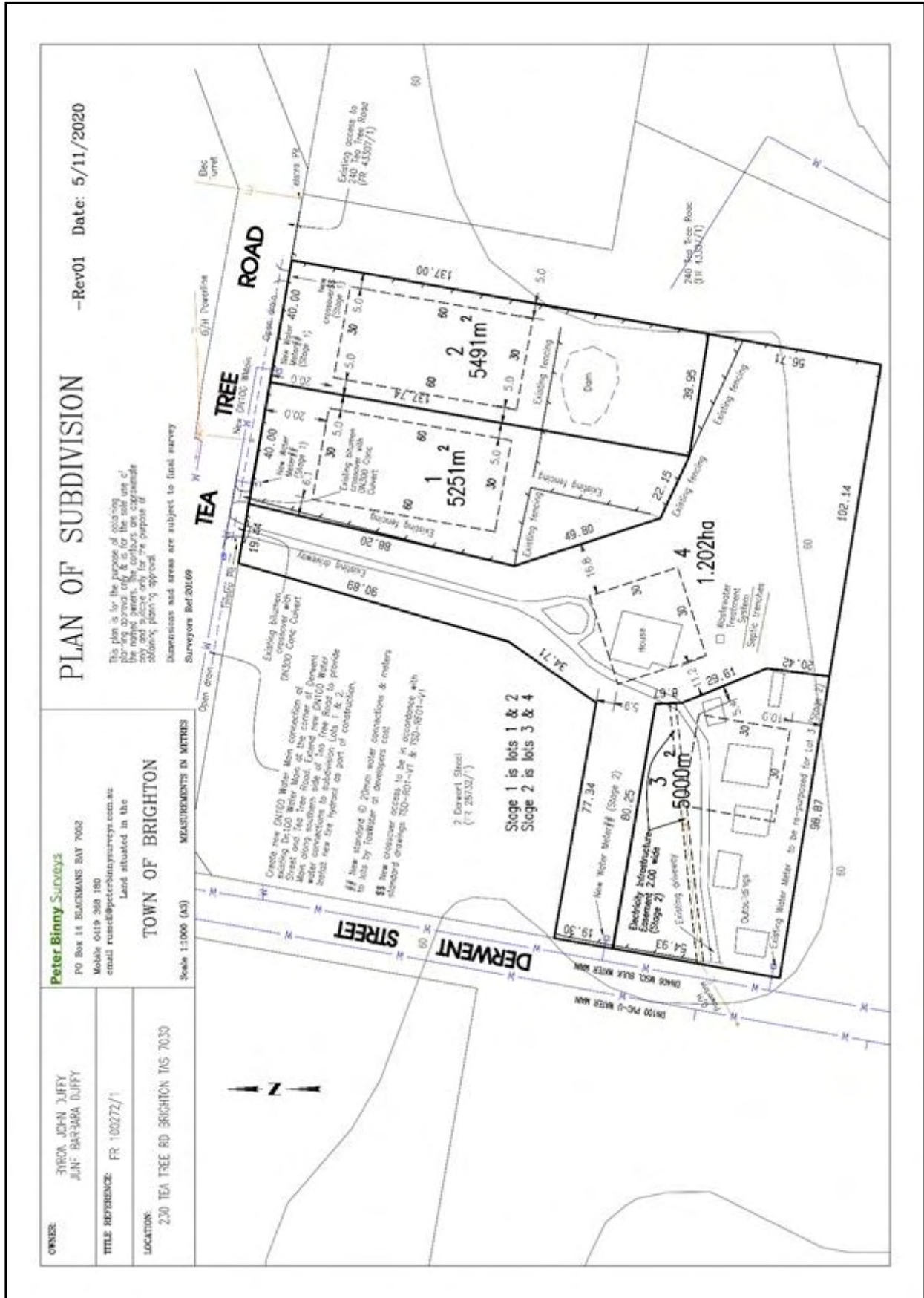
Standards Australia 2018, *Construction of buildings in bushfire prone areas*, Standards Australia, Sydney.

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

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

Tasmanian Planning Scheme – Brighton .

Appendix A - Site Plan



Appendix B – Bushfire Attack Level assessment tables

Table 1. Bushfire Attack Level Assessment Lot 1.

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

[^] Vegetation classification as per AS3959-2018 and Figures 2.6(A) to 2.6 (H).

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

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 2. Bushfire Attack Level Assessment Lot 2

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

[^] Vegetation classification as per AS3959-2018 and Figures 2.6(A) to 2.6 (H).

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

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 3. Bushfire Attack Level Assessment Lot 3.

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland [^]	upslope	0 to >100 metres	14 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		
East	Grassland [^]	flat 0°	0 to >100 metres	14 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f) [^]	>5° to 10° downslope	0 to >100 metres	10 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		
West	Exclusion 2.2.3.2 (e, f) [^]	>5° to 10° downslope	0 to 30 metres	19 metres	BAL-12.5
	Grassland [^]	>5° to 10° downslope	30 to >100 metres		
	--	--	--		
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[^] Vegetation classification as per AS3959-2018 and Figures 2.6(A) to 2.6 (H).

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

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

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

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

[^] Vegetation classification as per AS3959-2018 and Figures 2.6(A) to 2.6 (H).

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

^{^^} Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Appendix C

Bushfire Hazard Management Plan



BUSHFIRE HAZARD MANAGEMENT PLAN

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



GEO-ENVIRONMENTAL

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Compliance Requirements

Property Access

Property access length is 30 metres or greater; and access is required for a fire appliance to connect to a firefighting water point.

The following design and construction requirements apply to property access:

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

Water Supplies for Firefighting

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

A) Distance between building area to be protected and water supply

The following requirements apply:

- (a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and
- (b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

B) Static Water Supplies

A static water supply:

- (a) May have a remotely located offtake connected to the static water supply;
- (b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
- (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
- (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and
- (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
 - (i) metal;
 - (ii) non-combustible material; or
 - (iii) fibre-cement a minimum of 6 mm thickness.

C) Fittings and pipework associated with a fire fighting water point for a static water supply must:

- (a) Have a minimum nominal internal diameter of 50mm; (2) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
- (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
- (c) Be metal or lagged by non-combustible materials if above ground;
- (d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
- (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;
- (f) Ensure the coupling is accessible and available for connection at all times;
- (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
- (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
- (i) Where a remote offtake is installed, ensure the offtake is in a position that is:
 - (i) Visible;
 - (ii) Accessible to allow connection by fire fighting equipment,
 - (iii) At a working height of 450 – 600mm above ground level; and
 - (iv) Protected from possible damage, including damage by vehicles.

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 comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service

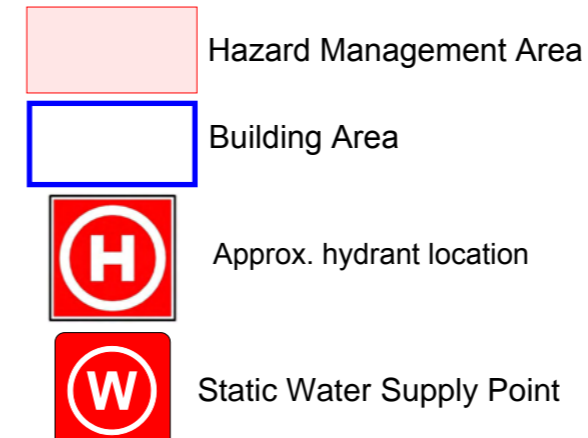
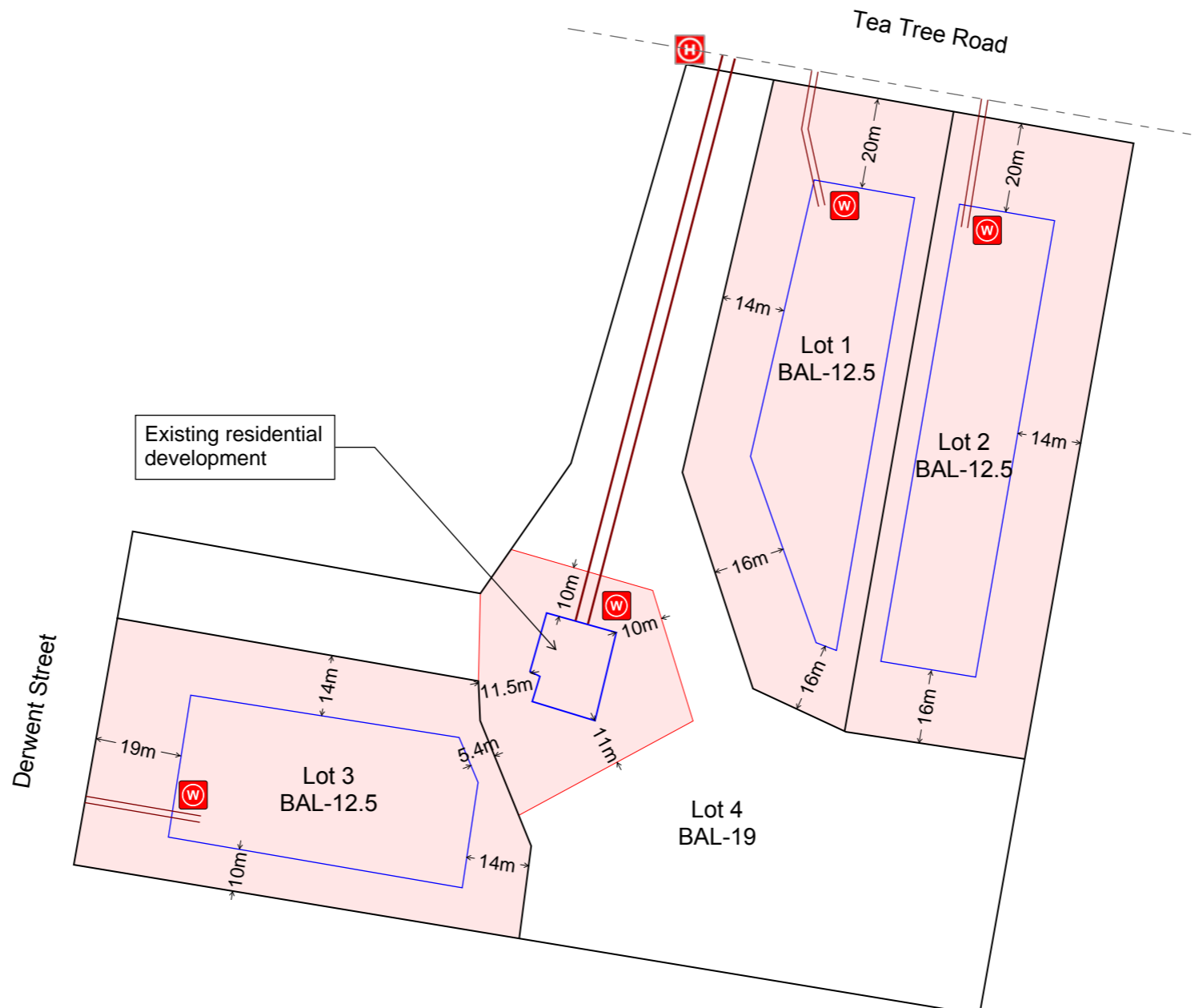
E) Hardstand

A hardstand area for fire appliances must be provided:

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

Hazard Management Areas

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



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

Hazard Management Area

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

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

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

Certification No. J3385

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

Do not scale from these drawings.
Dimensions to take precedence
over scale.

B & J Duffy
230 Tea Tree Road,
Brighton, Tas. 7030

C.T.: 100272/1
PID: 7381133

Date: 31/03/2021

Bushfire Hazard Management Plan 230 Tea Tree
Road, Brighton. April 2021. J3385v1.
Bushfire Management Report 230 Tea Tree Road,
Brighton. April 2021. J3385v1.

Drawing Number:
A01

Sheet 1 of 1
Prepared by:
MvdB

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:

230 Tea Tree Road, Brighton, Tas. 7030

Certificate of Title / PID:

100272/1

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision of land resulting in four lots

Applicable Planning Scheme:

Tasmanian Planning Scheme - Brighton

3. Documents relied upon

This certificate relates to the following documents:

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

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

4. Nature of Certificate

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

<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)	Insufficient increase in risk

<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	Emergency management strategy
<input type="checkbox"/> E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<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	Emergency management strategy
<input type="checkbox"/> E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input checked="" 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)	Insufficient increase in risk
<input checked="" type="checkbox"/> E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
<input type="checkbox"/> E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	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	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input checked="" type="checkbox"/>	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)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name: Mark Van den Berg

Phone No: 03 62231839

Postal Address: 29 Kirksway Place
Battery Point Tas. 7004

Email Address: mvandenberg@geosolutions.net.au

Accreditation No: BFP – 108

Scope: 1, 2, 3a, 3b & 3c

6. Certification

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

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

Signed:
certifier



Name:

Mark Van den Berg

Date: 26/04/2021

Certificate
Number: J3385

(for Practitioner Use only)

Appendix E

Certificate of Others

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM**Section 321**

To: *Owner /Agent*
 Address
 Suburb/postcode

Form **55****Qualified person details:**

Qualified person:
 Address: *Battery Point TAS*
 Phone No:
 Fax No:
 Licence No: Email address:

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

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

Details of work:

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

Certificate details:

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

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

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

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

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

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

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

Scope and/or Limitations

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

I certify the matters described in this certificate.

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

Submission to Planning Authority Notice

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

performed by TasWater.

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

FINAL PLANS, EASEMENTS & ENDORSEMENTS

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

DEVELOPMENT ASSESSMENT FEES

15. The applicant or landowner as the case may be, must pay a development assessment fee of \$351.28 and a Consent to Register a Legal Document fee of \$149.20 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.
16. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

Advice

General

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

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

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

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

Declaration

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

Authorised by



Jason Taylor

Development Assessment Manager

TasWater Contact Details

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



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.
DA2021/134

LOCATION OF AFFECTED AREA
182 BOYER ROAD, BRIDGEWATER

DESCRIPTION OF DEVELOPMENT PROPOSAL
OUTBUILDING (AGRICULTURAL USE)

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

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

JAMES DRYBURGH
GENERAL MANAGER



**NEIL SHEPHARD
& ASSOCIATES**

Planning and Development Consultants

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

Shed at 182 Boyer Road, Bridgewater



Prepared for M Booth

6 May 2021

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1. Introduction

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

The shed will be 435.8m² in area, constructed of 'Colorbond' metal sheeting placed on a concrete slab.

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

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

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

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

2. Background

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

Council officers in their assessment considered that:

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

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

3. Site Location & Context

3.1 The Site

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



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



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

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

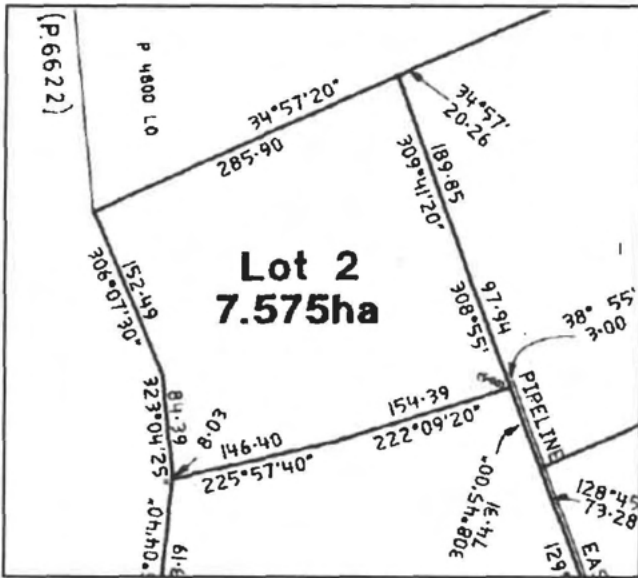


Figure 3: Excerpt of Folio Plan CT 44724/2

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



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

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

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

3.2 The Surrounding Area

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

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

NORTHEAST: native bushland.

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

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

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

3.3 Infrastructure Services

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

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

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

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

4. Consultation

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

5. The Proposed Development

The proposal includes the following:

- a 435.8m² shed constructed of 'Colourbond' metal sheeting on a concrete slab. Both the walls and roof will be 'Woodland grey'.
- An associated gravel all-weather hardstand/manoeuvring area on the north-western side of the shed;
- A gravel all-weather driveway linking the shed to the front (Boyer Road) boundary; and
- Associated stormwater collection tanks and wastewater treatment system (absorption beds).

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

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

6. Planning Assessment

6.1 Zoning

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

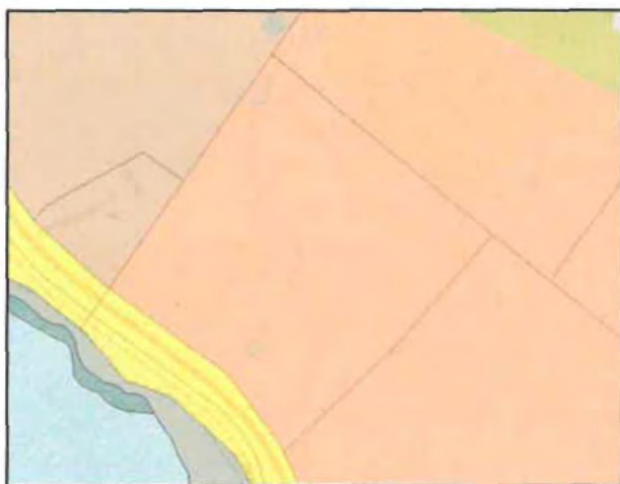


Figure 5: Future Urban zoning of the subject site and surrounding area (base source: DPIPWE TheLIST 20/4/21)

6.2 Zone Purpose Statements

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

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

6.3 Local Area Objectives

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

6.4 Use Status

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

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

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

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

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

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

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

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

Under clause 6.2.2 of the planning scheme:

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

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

Consequently, the proposed shed is a Permitted Use.

6.5 Use Standards

There are no use standards in the Future Urban Zone.

6.6 Development Standards for Buildings & Works

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

Clause 30.4.1 Buildings and works

Objective:

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

The Acceptable Solution A1 requires:

Buildings and works must:

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

(b) be for a single dwelling and on a lot not more than 1000m² in size; or

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

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

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

	<p>than the extension of the driveway to the proposal site, and its upgrading to an all-weather surface. These relatively minor works will not prejudice the future subdivision and development of the land to urban residential density.</p> <p>(c) There are no services in place that will be prejudiced or impacted by the proposal.</p> <p>(d) See response to (a) above. The proposal is relatively minor in scale to the size of the property, yet will allow its sustainable use for agriculture pending strategic decisions and urban expansion in the future.</p>
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Clause 30.4.2 Building height, setback and siting

Objective:

That height, setback and siting of buildings:

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

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

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

The Acceptable Solution A1 requires:

Building height must be not more than 8.5m.

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

The Acceptable Solution A2 relevantly requires:

Buildings must have a setback from all boundaries of:

(a) not less than 5m; or

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

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

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

7. Codes

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

7.1 Parking & Sustainable Transport Code

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

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

7.2 Bushfire Prone Areas Code

The Code applies to the entire property.

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

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

8. Conclusion

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

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

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

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

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

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

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

ATTACHMENT A

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

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

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

A.

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

B.

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

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

C.

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

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

Pictures





7.



8.




9.



10.

Statutory Declaration of Renee Harvey

Department of Justice 

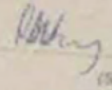
STATUTORY DECLARATION
OATHS ACT 2001


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

do solemnly and sincerely declare that:
I have been Farming Cattle & Sheep
& baling hay at 186 Bayou RD Bridgewater
since May 2015

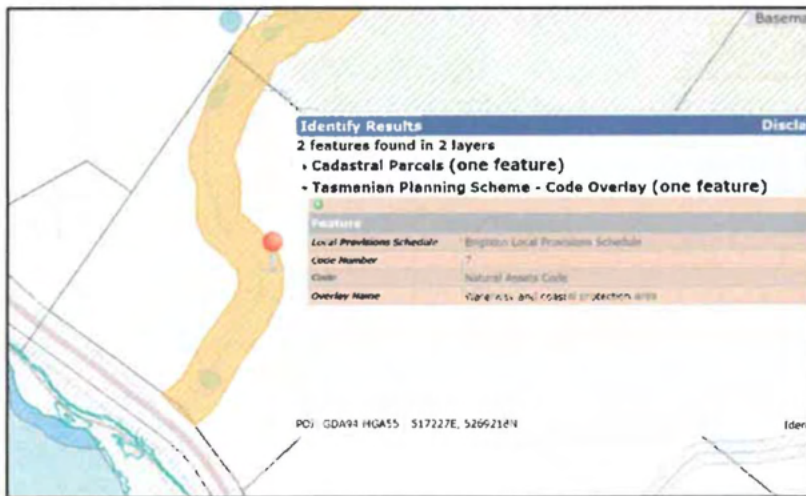
I make this solemn declaration under the Oaths Act 2001.

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


(Signature)

Subscribed at STANISL JP 2559 
(Judge, Commissioner for Declarations or authorized person)

Waterway map



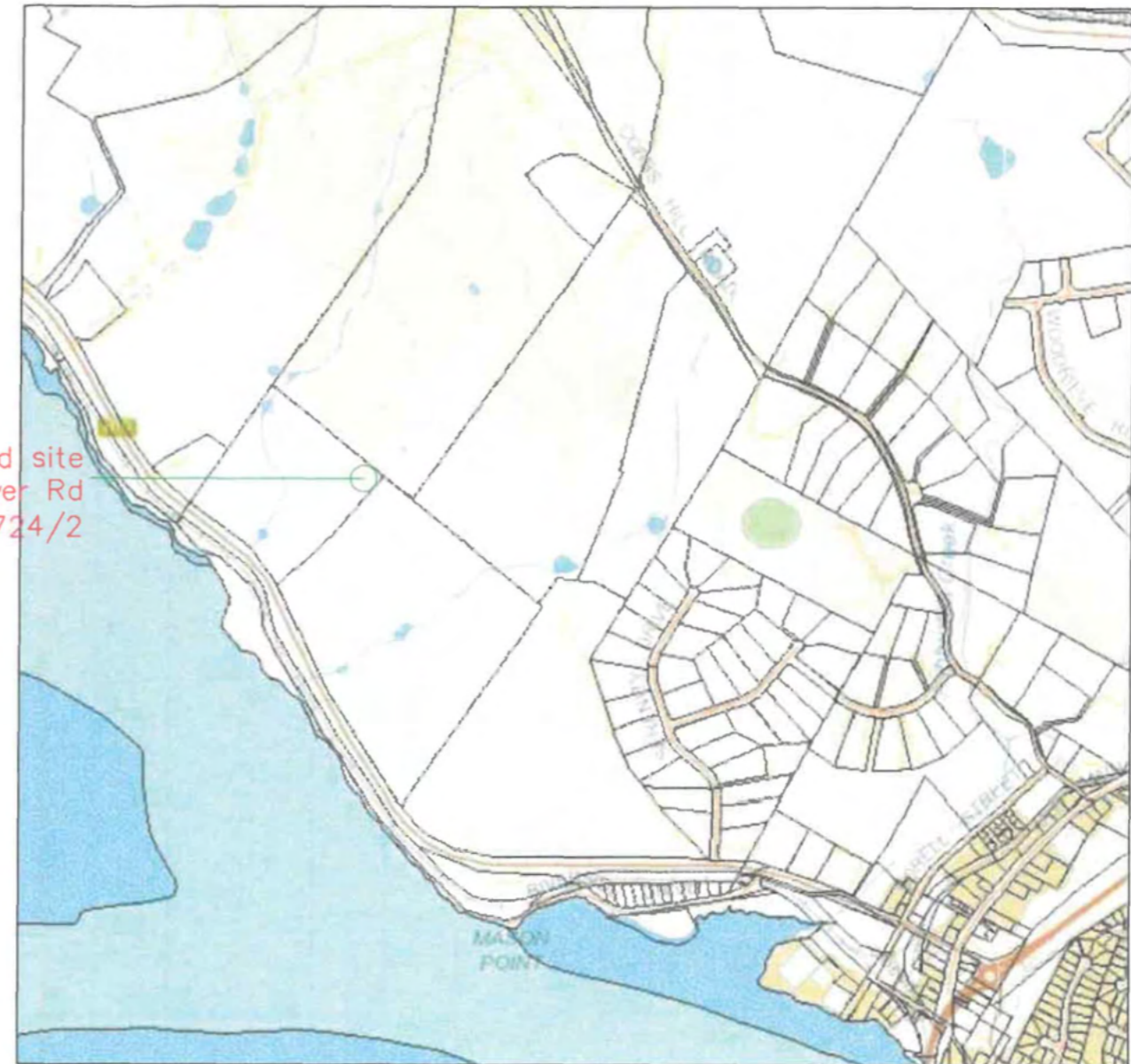
PROJECT DATA SITE

Accreditation No:	CC82L
Certificate of Title:	44724/2
Site Address	Boyer Rd BRIDGEWATER
Development zone	Zone 32. Urban Growth
Site Area	7.575ha
Building Use	Class 7b storage shed
Site Coverage	< 0.1%
Floor Area – Shed Ground floor	353m ²
Building Height	5.0m

MATERIALS & FINISHES

External wall clad (ground floor)	Metal sheet – Colorbond Woodland grey
Roof clad Fascia/gutter	Metal sheet – Colorbond Woodland grey
Frame	steel frame
Windows Doors	Aluminium frame powder coated
Floor	RF Concrete
Driveway/Hardstand	Gravel – all weather
Stormwater	manage on-site
Sewer drainage	approved on-site system
potable water supply	no

proposed site
Boyer Rd
CT: 44724/2



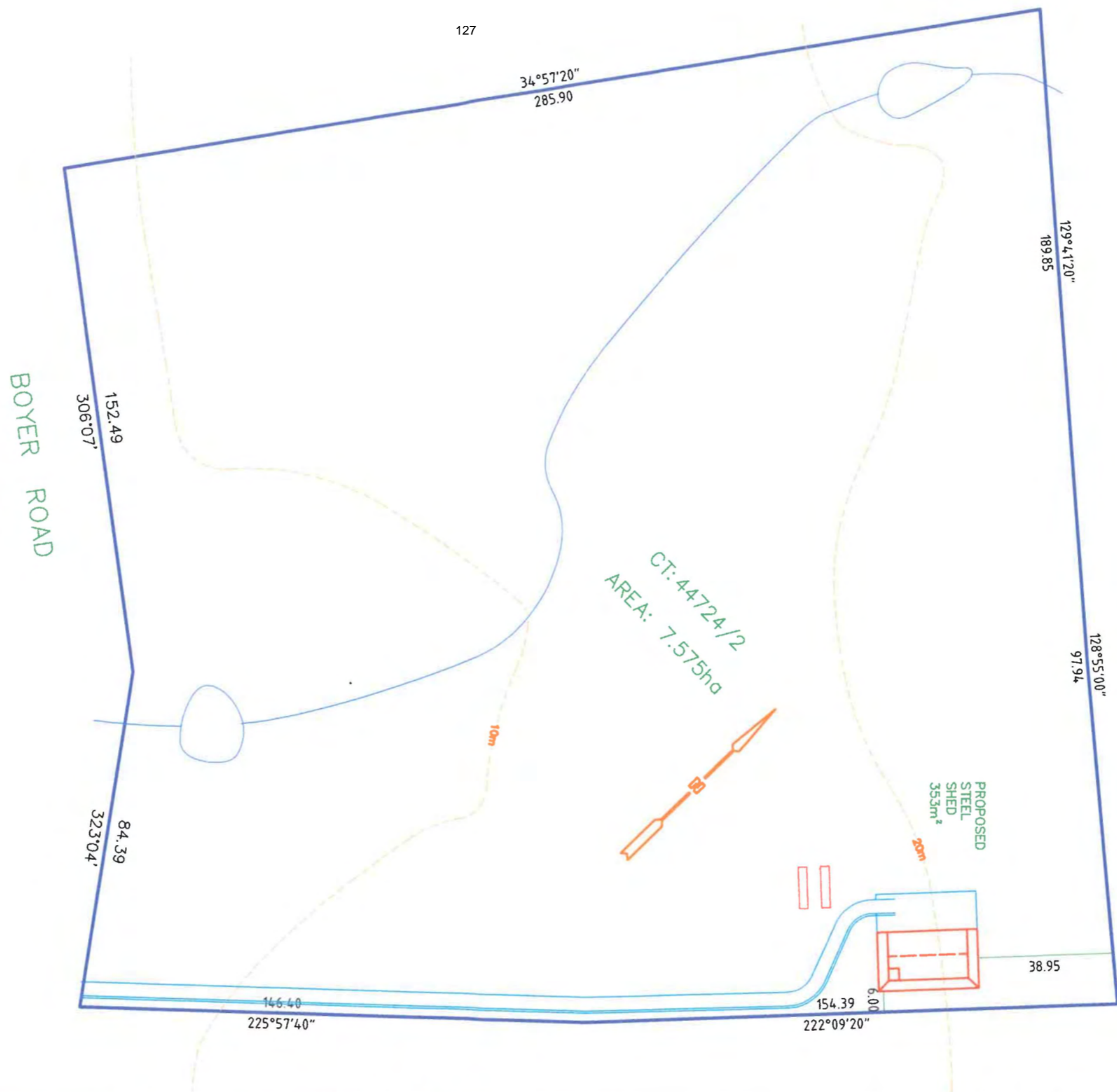
SHEET LIST


SHEET NUM	SHEET TITLE	REV.	REV DATE
DA1.1	PROJECT DATA	Rev.B	27/11/2020
DA1.2	SITE PLAN – OVERALL	Rev.B	27/11/2020
DA1.3	SITE PLAN – PARTIAL	Rev.B	27/11/2020
DA1.4	FLOOR PLAN	Rev.B	27/11/2020
DA2.1	ELEVATIONS 1	Rev.B	27/11/2020
DA2.2	ELEVATIONS 2	Rev.B	27/11/2020

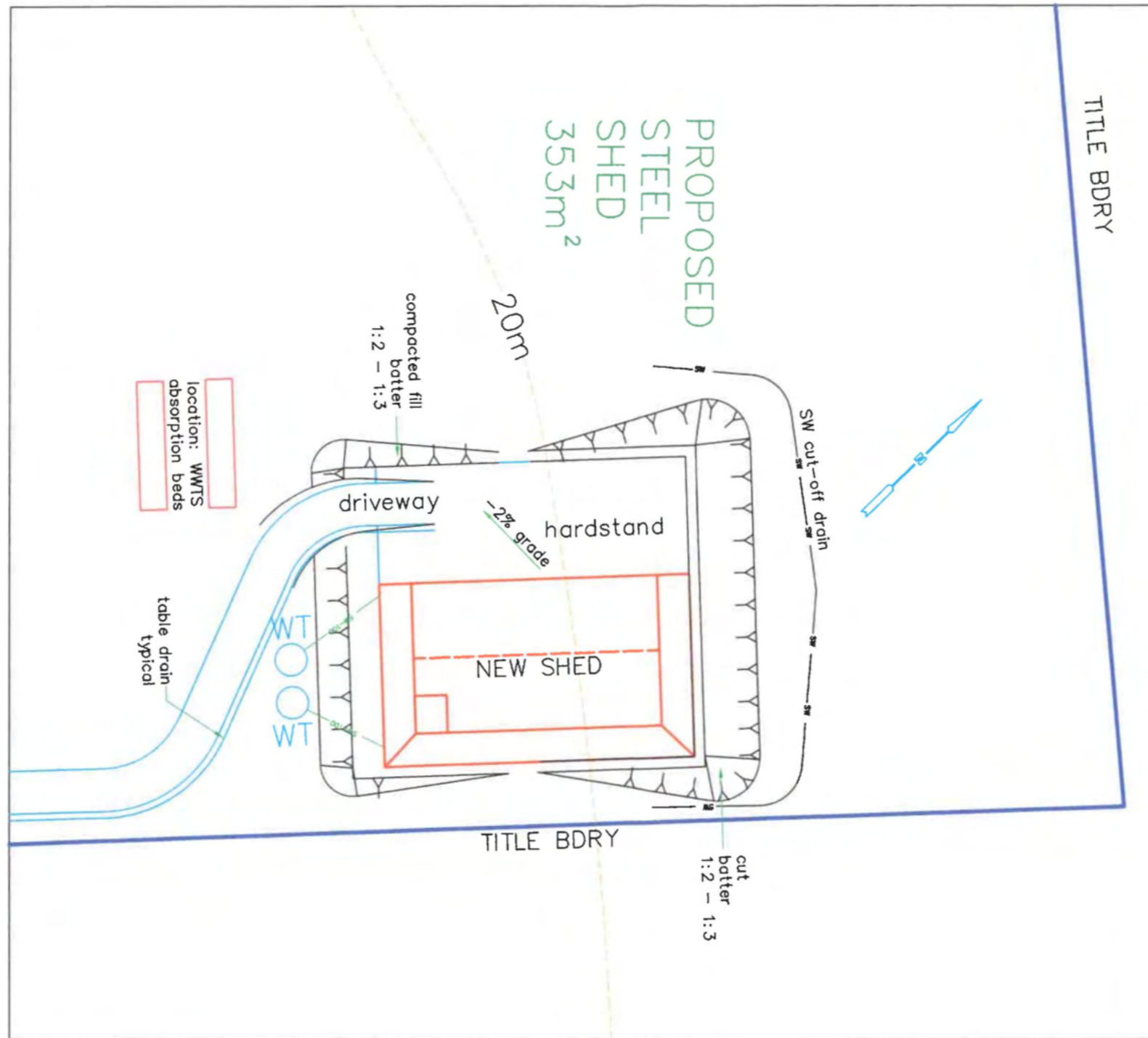


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MONTROSE TAS 7010
Accreditation No: CC82L
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m 0417 506 525
e gregis@glc.com.au

CLIENT	M Booth	Scale		Drawn	GC		
PROJECT	182 Boyer Rd BRIDGEWATER PROPOSED SHED	Date	24/03/2020	Design	GC		
DRAWING	PROJECT DATA	Rev.B 27/11/2020	Job no: 20-002 Dwg no: DA1.1	Checked			
					A3		
				REV.	AMENDMENTS	GC DRWN	DATE

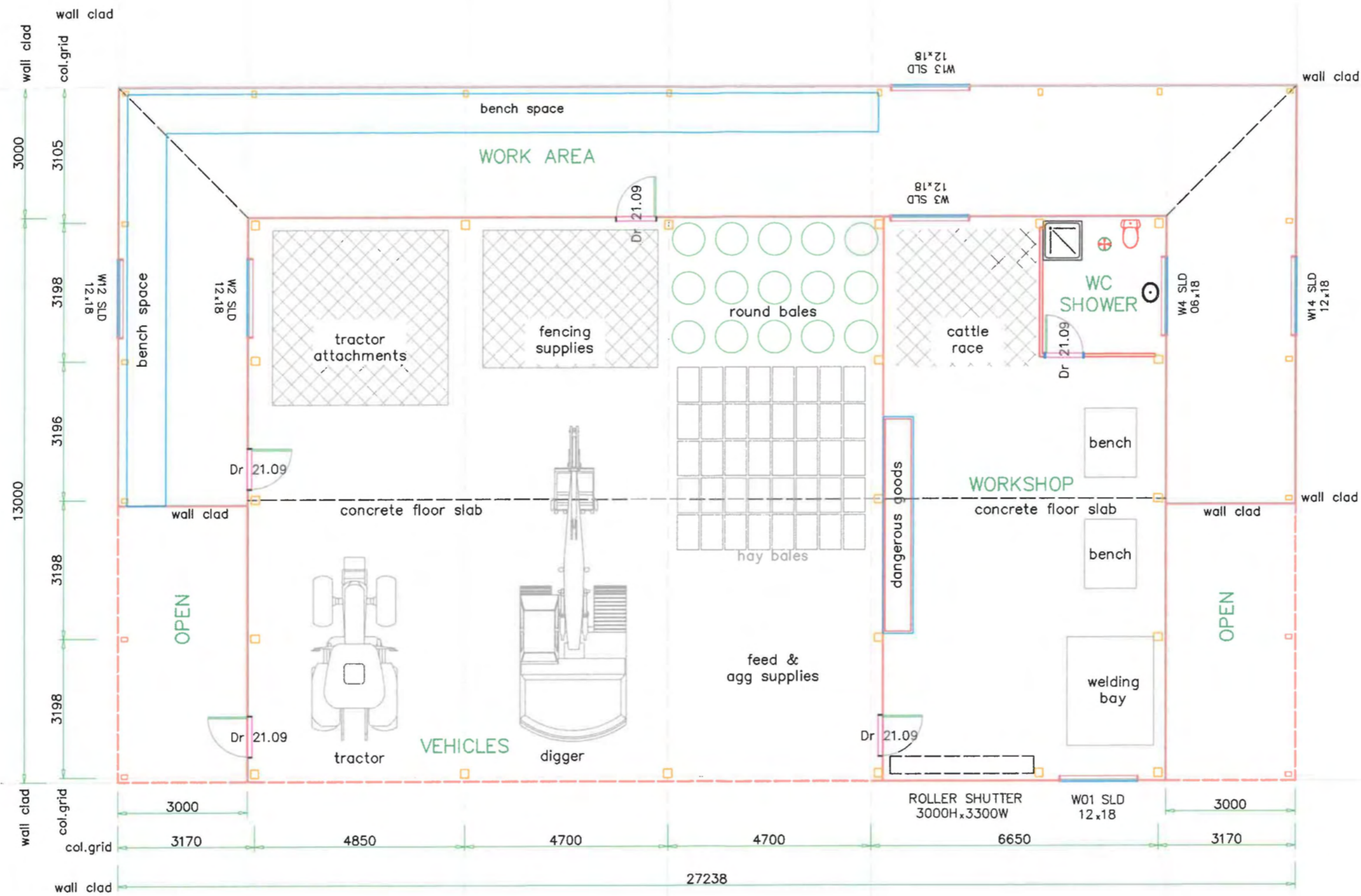


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	DRAWING	SITE PLAN – OVERALL	Rev.B	27/11/2020	Checked						
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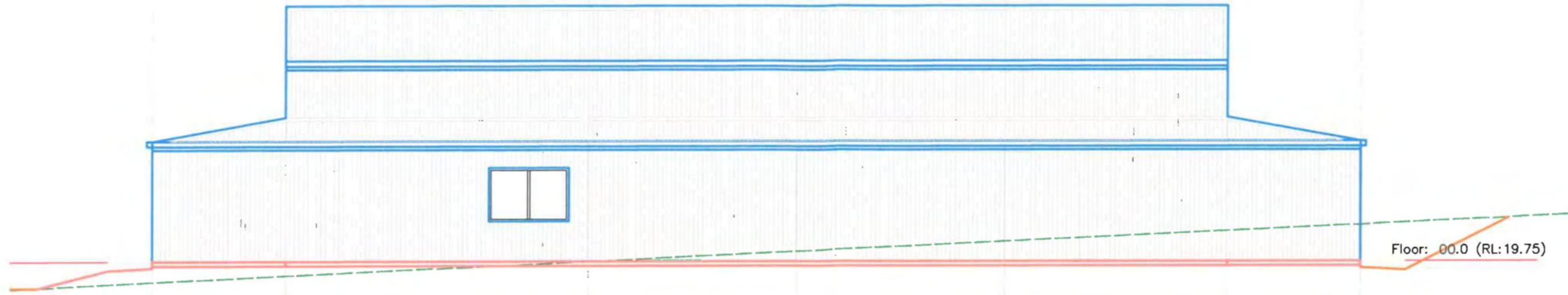


WT water storage tanks collect roof water tank overflow to other side of driveway

 GC DESIGN Building Design Civil & Structural Drafting 3 Vernon Avenue MONTROSE TAS 7010 Accreditation No: CC82L Greg Carpenter m 0417 506 525 e gregis@gfdc.com.au	CLIENT	M Booth	Scale	1:200	Drawn	GC				
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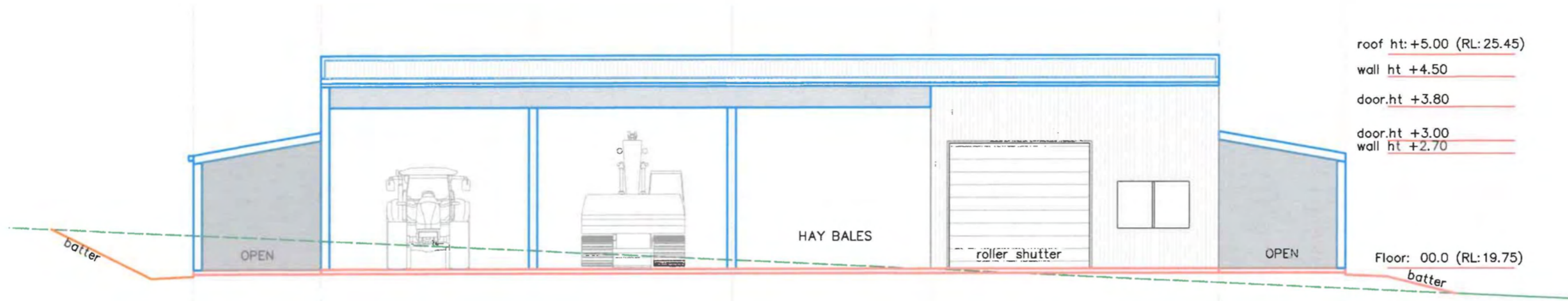


 <p>GC DESIGN Building Design Civil & Structural Drafting 3 Vernon Avenue MONTROSE TAS 7010 Accreditation No: CC82L Greg Carpenter m 0417 506 525 e gregis@gldc.com.au</p>	CLIENT	M Booth	Scale	1:100	Drawn	GC				
	PROJECT	182 Boyer Rd BRIDGEWATER PROPOSED SHED	Date	24/03/2020	Design	GC				
	DRAWING	FLOOR PLAN	Job no:	20-002	Dwg no:	DA1.4				
			Rev.B	27/11/2020			A3			
							REV.	AMENDMENTS	GC DRWN	DATE



Floor: 00.0 (RL:19.75)

SOUTH-EAST ELEVATION




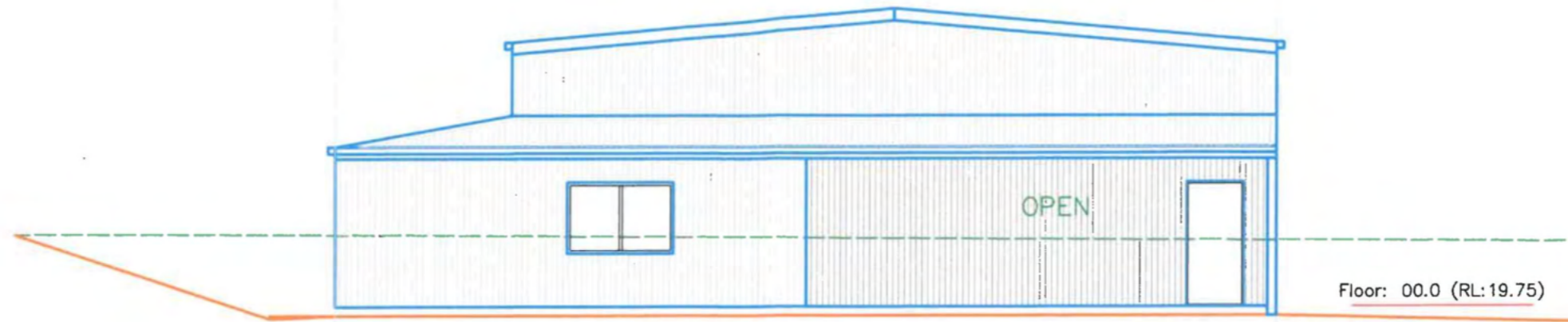
roof ht: +5.00 (RL:25.45)
 wall ht +4.50
 door.ht +3.80
 door.ht +3.00
 wall ht +2.70

Floor: 00.0 (RL:19.75)

NORTH-WEST ELEVATION

Scale 1:100

 <p>GC DESIGN Building Design Civil & Structural Drafting 3 Vernon Avenue MONTROSE TAS 7010 Accreditation No: CC82L Greg Carpenter m 0417 506 525 e gregis@glcdc.com.au</p>	CLIENT	M Booth	Scale	1:100	Drawn	GC				
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							REV.	AMENDMENTS	GC DRWN	DATE



Floor: 00.0 (RL:19.75)

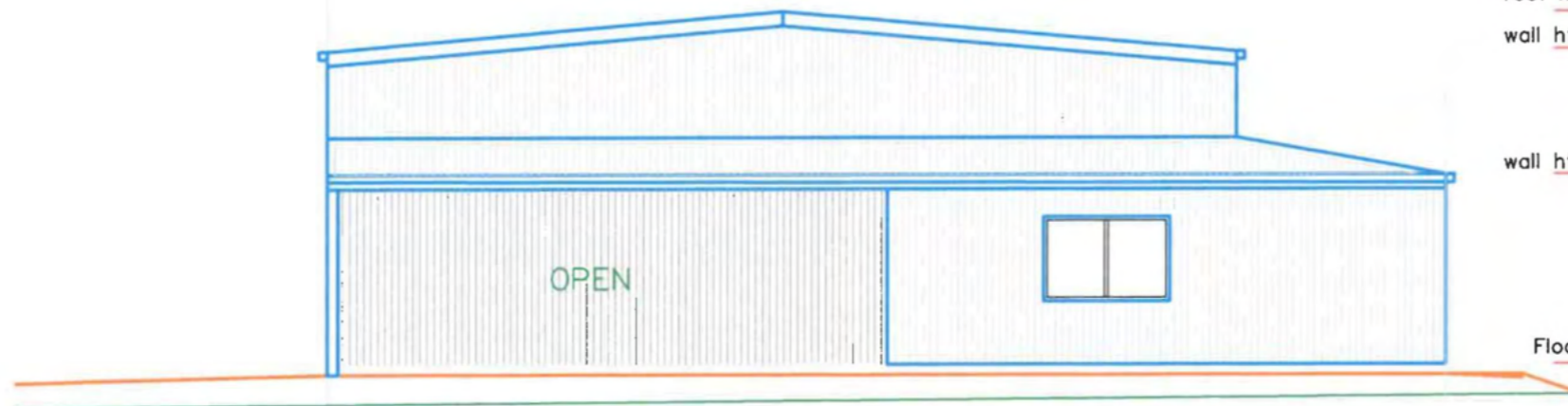
NORTH EAST ELEVATION

roof ht: +5.00 (RL:25.45)

wall ht +4.50

wall ht +2.70

Floor: 00.0 (RL:19.75)



SOUTH WEST ELEVATION

Scale 1:100

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



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

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

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

Proposed Subdivision

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



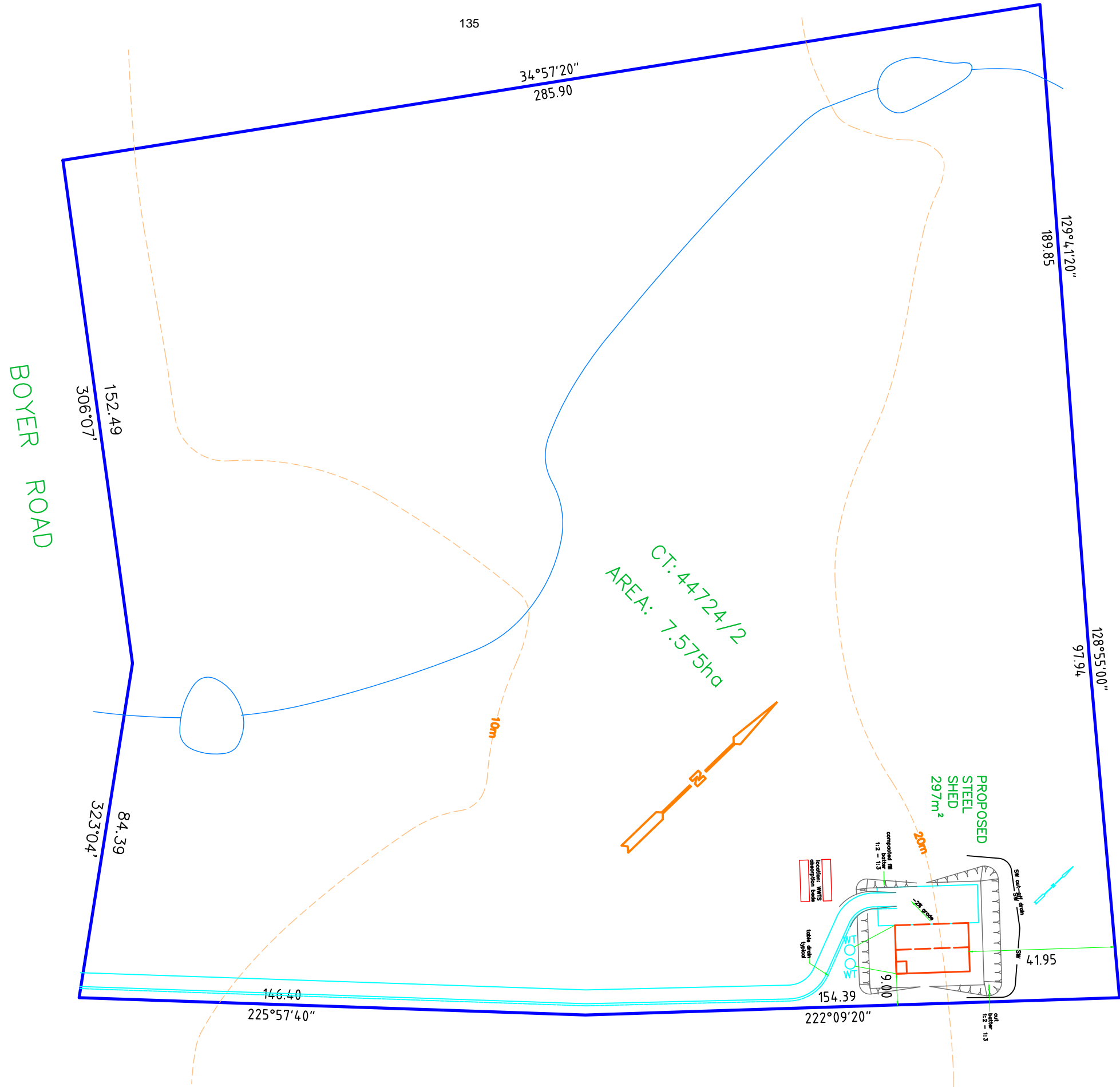
This Proposal Plan is a concept lot layout only. It has been generated to illustrate that the Lot remains a viable parcel for future residential development regardless of the proposed building site in the Rear eastern corner.

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

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

Proposed Subdivision

Date: 6-8-2021	Reference: LYNMO12 5604-50
Scale: 1:1500 (A3)	Municipality: BRIGHTON

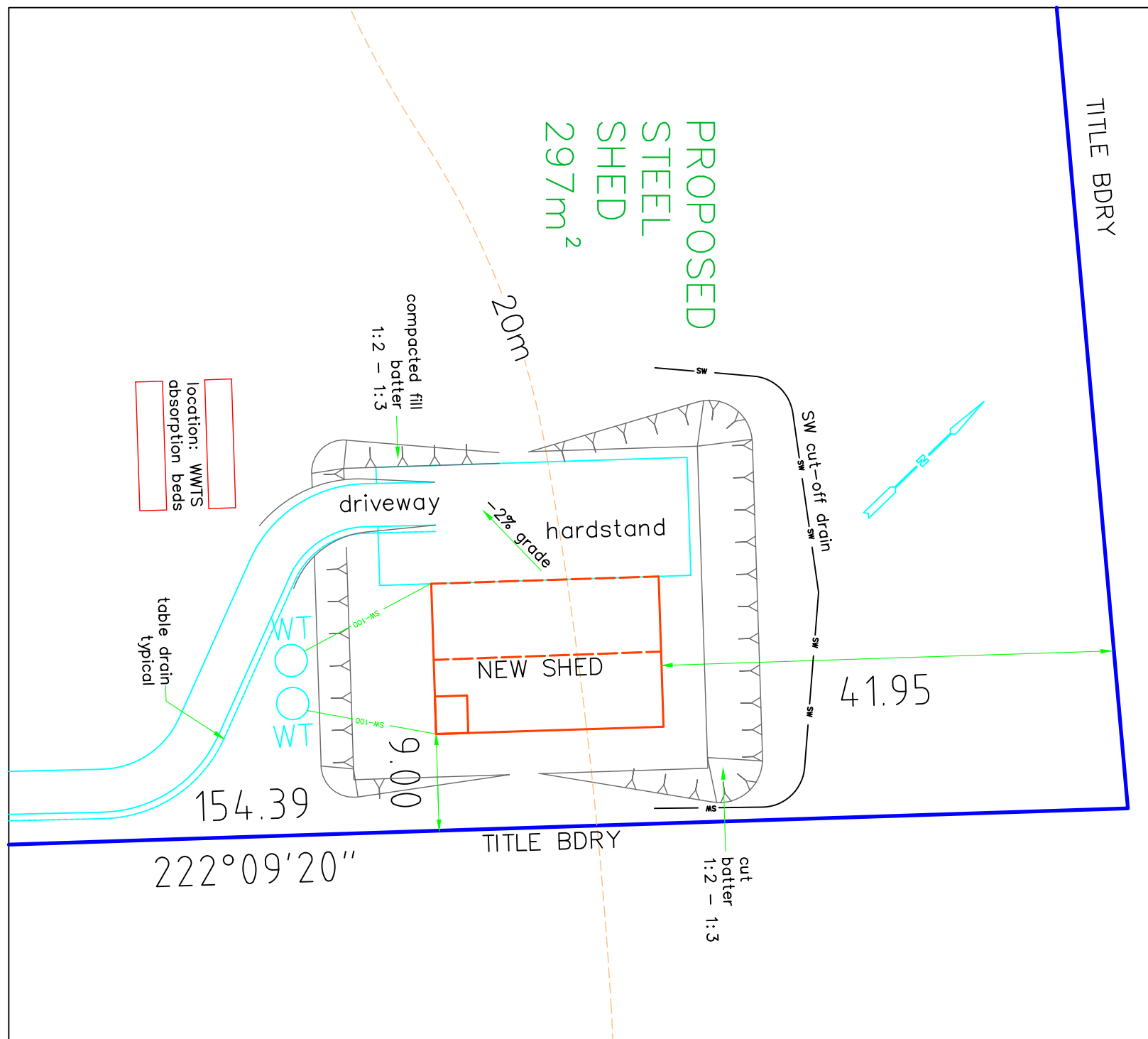


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e gregis@gldc.com.au


CLIENT	M Booth
PROJECT	182 Boyer Rd BRIDGEWATER PROPOSED SHED
DRAWING	SITE PLAN - OVERALL Rev.C 05/07/2021

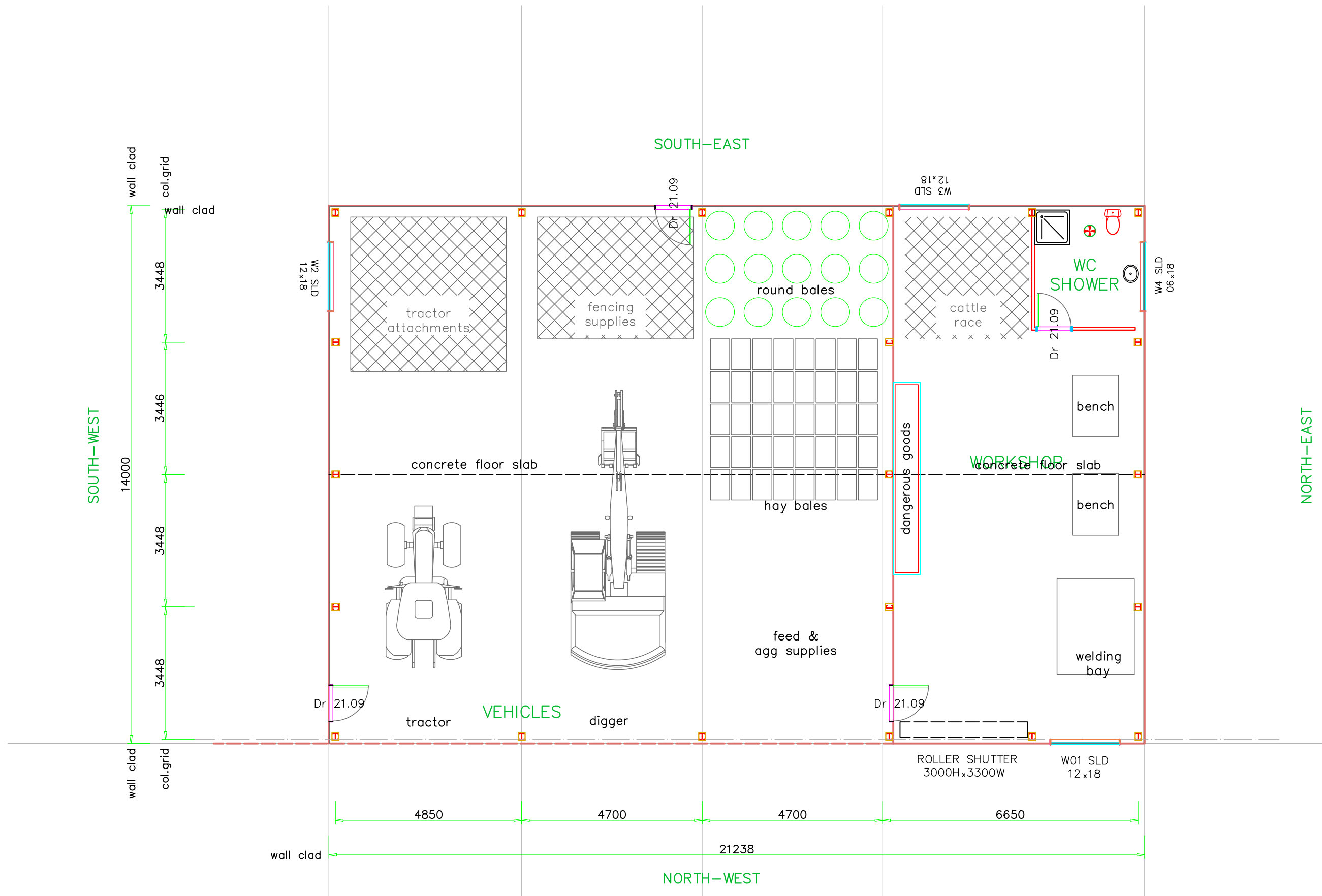
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Dwg no:	DA1.2

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Design	GC			
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REV.		AMENDMENTS		
			GC	-
			DRWN	DATE



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

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		Rev.C 05/07/2021			REV. AMENDMENTS - -	GC DRWN	- DATE	



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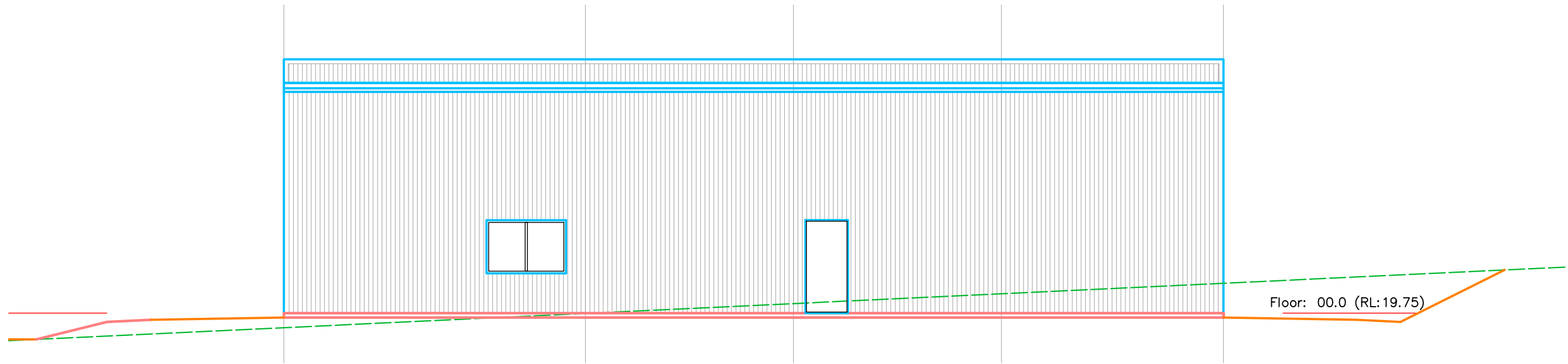
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DRAWING	FLOOR PLAN

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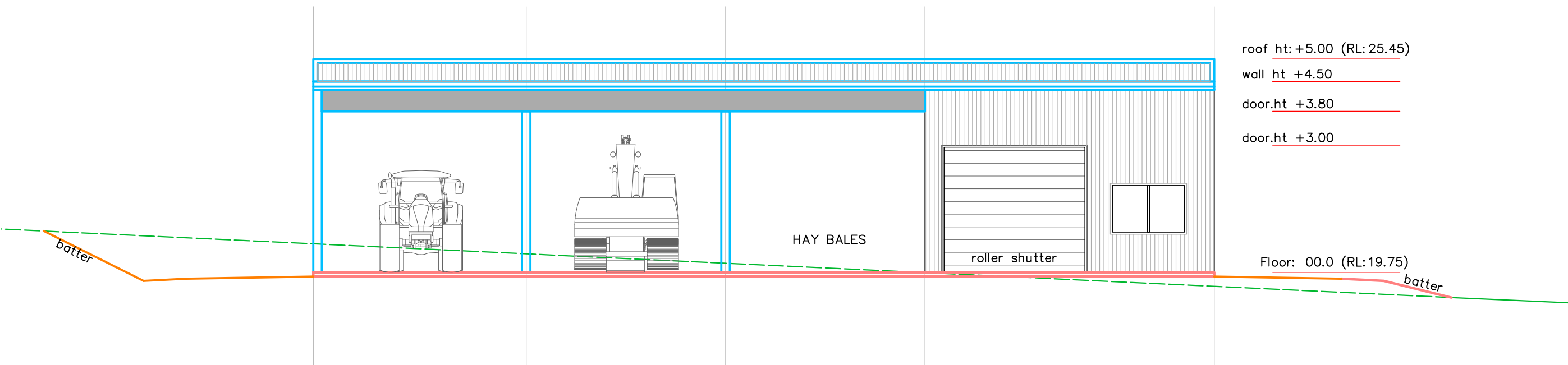
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REV.	AMENDMENTS	GC	DRWN	DATE

A3

Rev.C
05/07/2021



SOUTH-EAST ELEVATION



NORTH-WEST ELEVATION
Scale 1:100

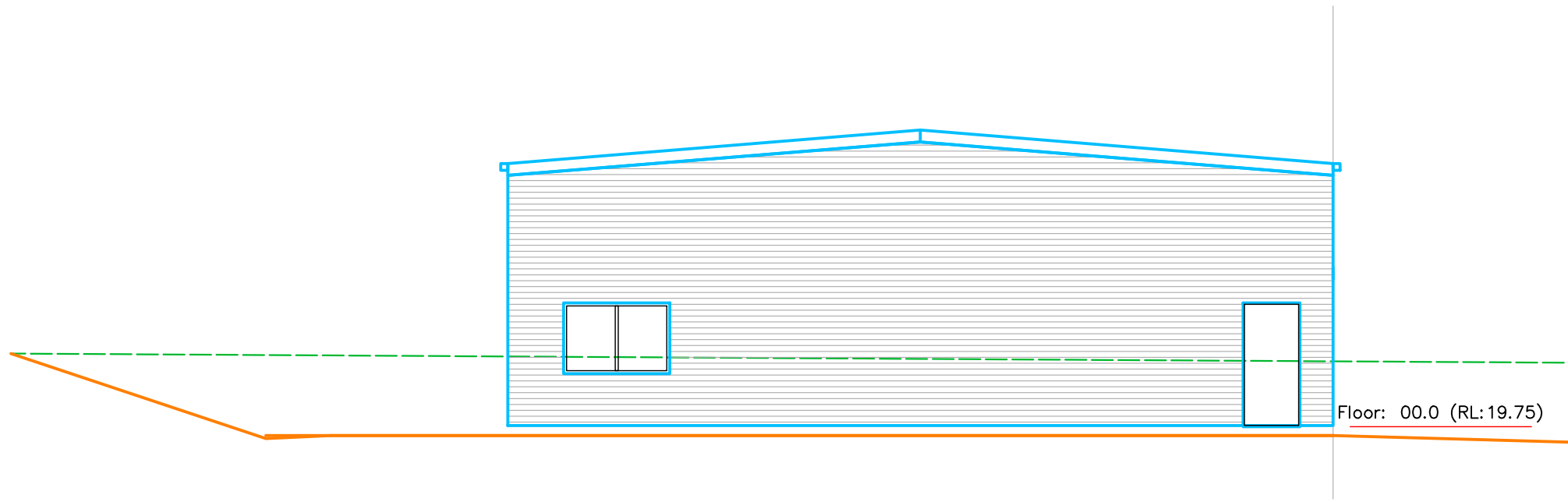


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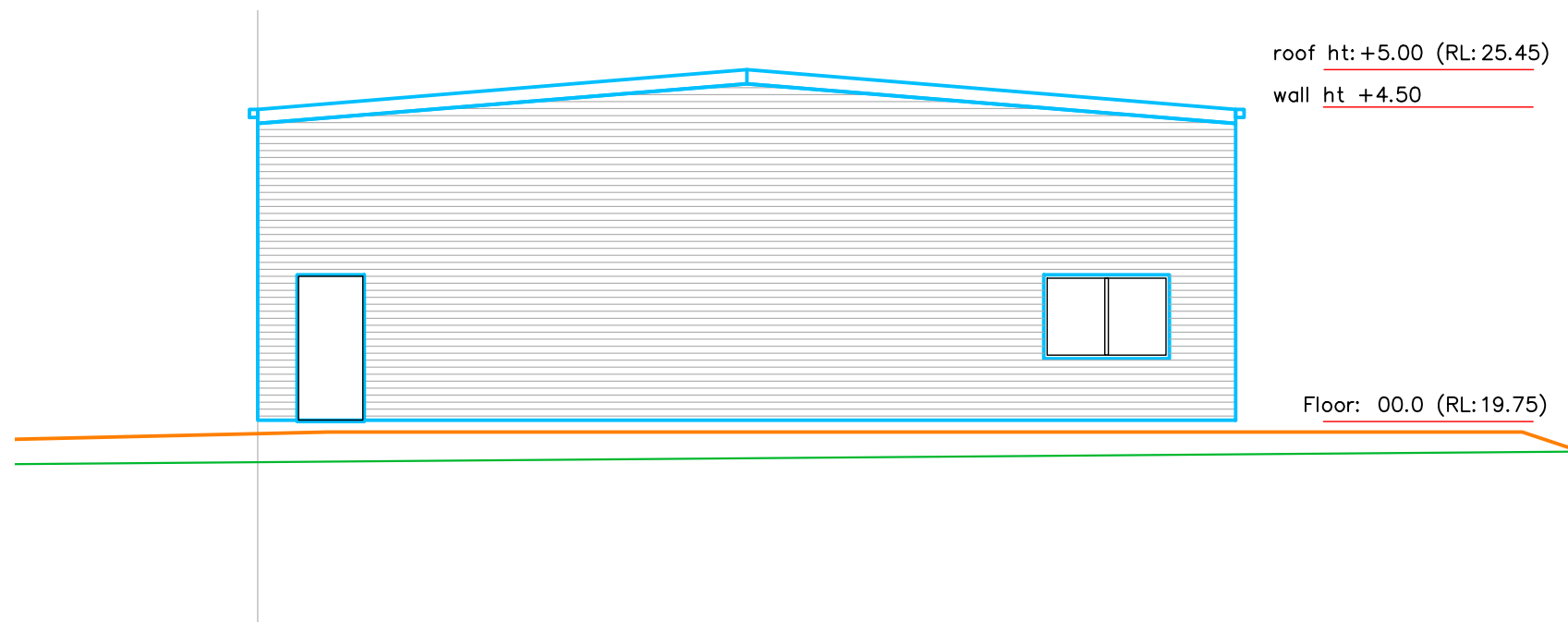
CLIENT M Booth
PROJECT 182 Boyer Rd BRIDGEWATER
PROPOSED SHED
DRAWING ELEVATIONS 1
Rev.C
05/07/2021

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


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Design	GC				
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REV.	AMENDMENTS			DRWN	DATE



NORTH EAST ELEVATION



SOUTH WEST ELEVATION
Scale 1:100

	Building Design Civil & Structural Drafting 3 Vernon Avenue MONTROSE TAS 7010 Accreditation No:CC82L Greg Carpenter m 0417 506 525 e gregis@gldc.com.au	CLIENT M Booth	Scale 1:100	Drawn GC					
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