



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

SA2023/024

LOCATION OF AFFECTED AREA

61 LACHLAN COURT, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

2 LOT SUBDIVISION

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M., MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS CONCERNING AN APPLICATION UNTIL 4:45 P.M. ON **02/10/2023**. ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au.

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

JAMES DRYBURGH
General Manager



Brighton
going places

Our Ref: MORIH01
21st August 2023 /ca

Brighton Council
1 Tivoli Road
OLD BEACH TAS 7017

Dear Sir/Madam

RE: PROPOSED SUBDIVISION – 61 LACHLAN COURT, BRIGHTON.

Further to our client's instructions, please find enclosed:

1. A copy of the above-named proposed subdivision.
2. Copy of the relevant title.
3. Our client's bushfire assessment report.
4. Council's development application form.

Your advice and tax invoice in relation to the necessary council fees is requested. We advise that on receipt of council's invoice we will forward same to our client for payment.

The following matters are relevant to the application.

It is our understanding that the land is zoned Rural Living under the Tasmanian Planning Scheme – Brighton.

It is our understanding that the proposal complies with the acceptable solutions in all cases apart from the access for lot 2 which we understand complies with performance criteria;

P2

- a) 11.8m.
- b) Only this lot.
- c) Topography is generally flat.
- d) Useability and functionality of the access from Lachlan Court is acceptable.
- e) Ample maneuverability on lot 2.
- f) Agrees with the existing pattern of development in the area.

11.5.3 The Services

Both lots will have access to water, lot 1 using the existing water meter as shown and proposed water meter for lot 2.

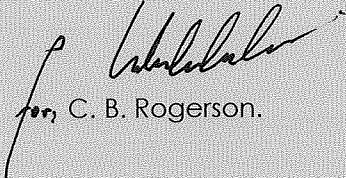
.../2

It is our understanding that both lots 1 & 2 are capable of accommodating onsite wastewater treatment.

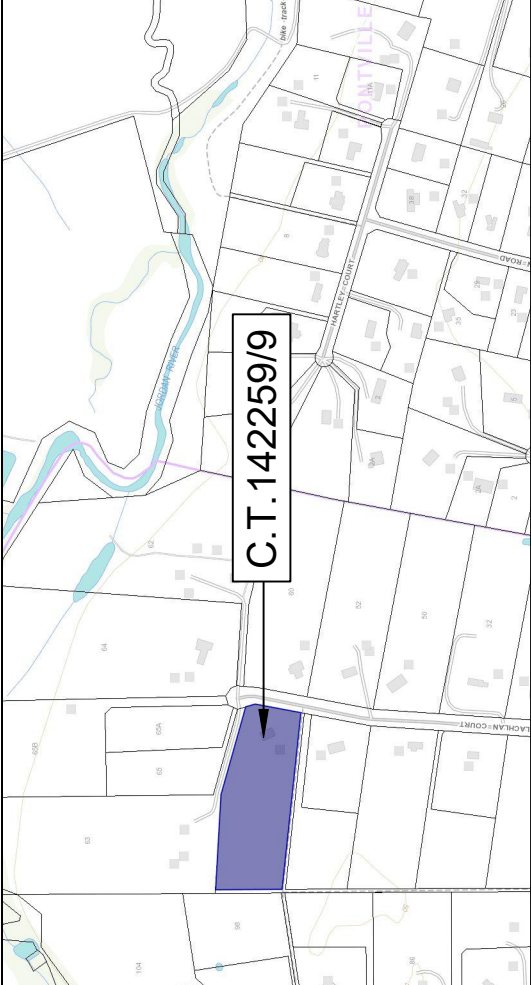
Should you have any queries or require any further information, please do not hesitate to contact this office.

We await your further advice.

Yours faithfully



C. B. Rogerson.



LOCATION PLAN

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

All measurements and areas are subject to the final survey.

Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania

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

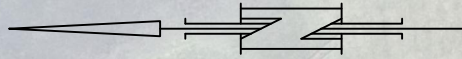
Development Standards for Subdivision

11.5.1 Rural Living

- A1
- (a)
- (i)
- a
- b
- (ii)
- A2
- P2
- A3
- 11.5.2 Roads
- A4
- 11.5.3 Services
- A1
- P2
- All lots comply - Min. 1.00Ha
 - All lots comply - Contain min. area of 10m x 15m w/ gradient < 1:5
 - All lots comply - All required setbacks
 - All lots comply - Clear of easements
 - All existing buildings comply - All required setbacks
- Lot 1 complies - Min. 12m frontage
 - Lot 2 complies - Min. 3.6m frontage
- All lots comply - vehicular access directly from road
- All lots comply - no new roads
- All lots comply - Water supply services connected
 - All lots comply - On-site Wastewater system provided

Overlay Legend

Bushfire-prone Areas -Entire Site



REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A	Update boundaries	LH	23/03/23	LH

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

OWNER: BENJAMIN C. MORICE & HOLLY J. MORICE

TITLE REFERENCE: C.T.142259/9

LOCATION: 61 LACHLAN COURT, BRIGHTON

Proposed Subdivision			
Date:	27/02/2023	Reference:	MORIH01 14624-00
Scale:	1:900 (A3)	Municipality:	BRIGHTON

BUSHFIRE ASSESSMENT REPORT

Proposed 2 Lot Subdivision

Address: 61 Lachlan Court, Brighton TAS 7030

Title Reference: C.T.142259/9



Prepared by James Rogerson, Bushfire Hazard Practitioner

(BFP-161)

VERSION – 1.0

Date: 31/07/2023

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

1 INTRODUCTION

1.1 Background

This Bushfire Hazard Report and associated Bushfire Hazard Management Plan (BHMP) has been prepared by James Rogerson of Rogerson and Birch Surveyors on behalf of the proponent to form part of supporting documentation for the proposed two lot subdivision at 61 Lachlan Court, Brighton.

Under the Tasmanian Planning Scheme – Brighton (TPS), C13.0 Bushfire-Prone Areas Code, it is a requirement that a subdivision application within a bushfire-prone area must accomplish a minimum Bushfire Attack Level (BAL) rating of BAL-19 for all future or existing dwellings on newly formed allotments. This report also includes an associated BHMP which is also a requirement under the TPS.

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

1.2 Scope

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

- A description of the land and adjacent land, and description of the use or development that may be at threat by a bushfire on the subject site;
- Calculates the level of a bushfire threat and offers opinions for bushfire mitigation measures that are consistent with AS3959:2018, the Guidelines for Development in Bushfire-Prone Areas (Tasmanian Fire Service or TFS) and the LPS.
- Subdivision Proposal Plan (Appendix B)
- BHMP (Appendix C)
- Planning Certificate (Appendix D)

1.3 Scope of BFP Accreditation

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

1.4 Limitations

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

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

1.5 Proposal

The proposal is the subdivision of the current title C.T.142259/9 into two resultant titles. See proposal plan (Appendix B).

2 PRE-FIELD ASSESSMENT

2.1 Site Details

Table 1

Owner Name(s)	B. C. & H. J. Morice
Location	61 Lachlan Court, Brighton TAS 7030
Title Reference	C.T.142259/9
Property ID	2585129
Municipality	Brighton
Zoning	11.0 Rural Living – Area A
Planning Overlays	13 – Bushfire-prone areas
Water Supply for Firefighting	The property is serviced by reticulated water. There are 2 existing fire hydrants in the vicinity of the site, which all are on the opposite (east) side of Lachlan Court.
Public Access	Access to the development is off Lachlan Court.
Fire History	Recorded fires from 2002-2003, 2020-2021 south of the site
Existing Development	Class 1a dwelling in addition to various sheds and an all-weather driveway



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

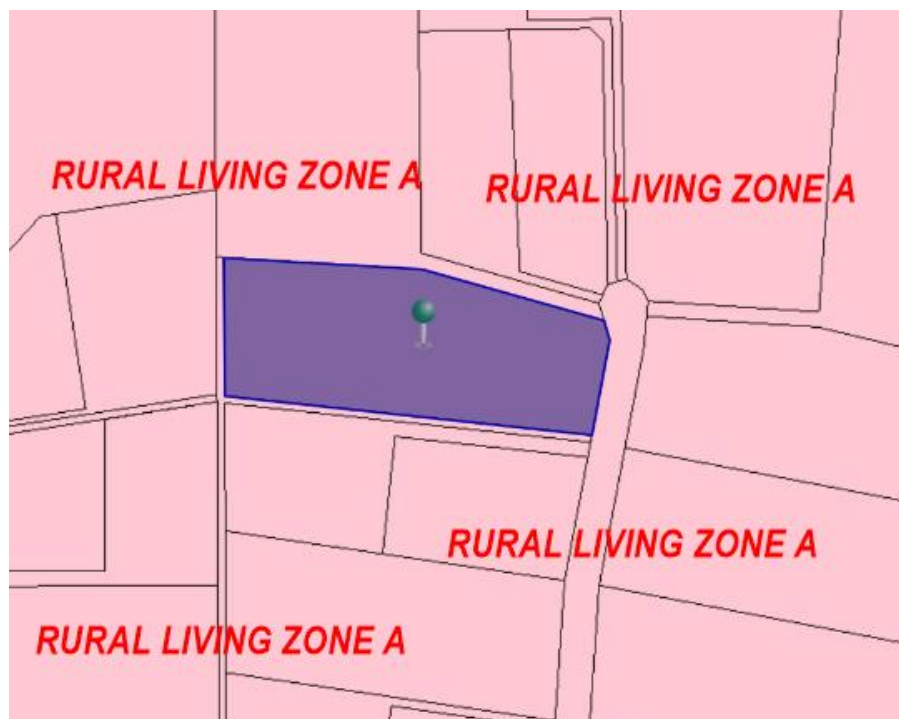


Figure 2 Planning Scheme Zoning of site and surrounding properties. Source: The LIST, © State of Tasmania

2.2 TasVeg 4.0

There is classified vegetation community on the subject site, and the same community on the surrounding land and parcels. Figure 3 below shows the classified vegetation from TASVEG4.0 (Source: The LIST).

Please note that TASVEG4.0 classification does not necessarily reflect ground conditions.

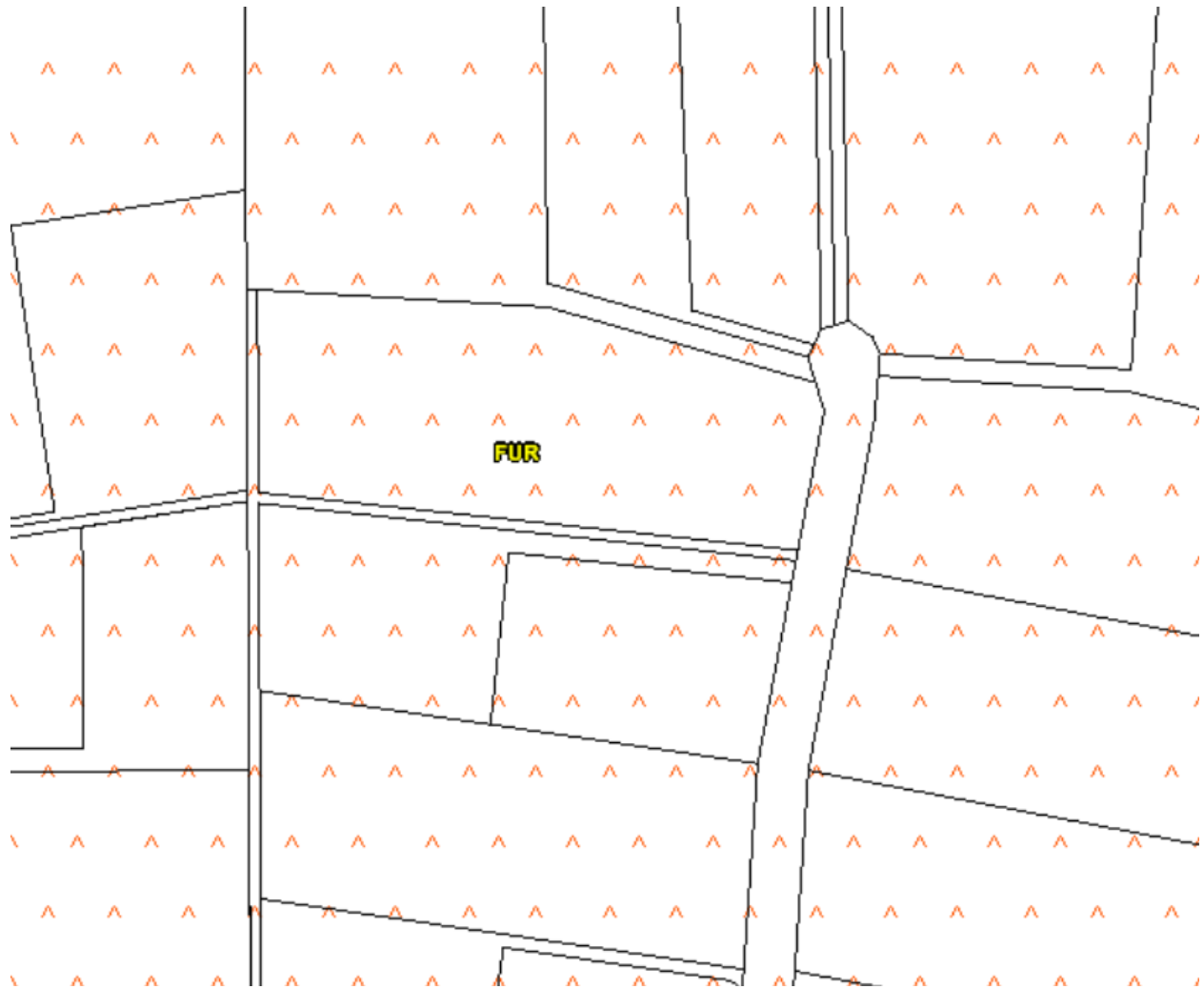


Figure 3 TASVEG4.0 communities on subject site and surrounding land. FUR – Urban areas

3 SITE ASSESSMENT

The site assessment was conducted by James Rogerson (BFP-161) on the 01/07/2023

3.1 Bushfire Hazard Assessment

C13.0 Bushfire Prone Areas Code and the TPS defines Bushfire-prone areas as follows;

a) Land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or

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

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

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

BUSHFIRE THREAT DIRECTION

Bushfire threat to this development is from the **GRASSLAND FUEL** within and surrounding the site.

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

3.2 Vegetation and Effective Slope

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

WITHIN THE SITE & SITE DESCRIPTION

The subject site is a 2.26ha, residential, developed, Rural Living Zone A zoned lot. The site is located within the northwest region of the township of Brighton, and to the south of the Bagdad Rivulet. The terrain within the site is flat.

The site has an existing class 1a dwelling, in addition to various sheds and an all-weather driveway. The land directly surrounding the dwelling and the eastern third of the site is predominately used as private open space due to landscaped terrain and cultivated gardens and is therefore classed as LOW THREAT VEGETATION or MANAGED LAND per Clause 2.2.3.2 (e)(f) of AS3959:2018. The remainder of the site is grassed, appearing in a managed condition. However, due to the minimal land use, there is potential for the fuel load to increase, and the grass is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

NORTH OF THE SITE

To north of the site across slope and is 3 medium sized, developed, and vacant Rural Living Zone A properties. The two developed properties consist of class 1a dwellings, in addition to various sheds and an all-weather driveways. The land directly surrounding the dwellings is predominately used as private open space due to landscaped terrain and cultivated gardens and is therefore classed as LOW THREAT VEGETATION or MANAGED LAND per Clause 2.2.3.2 (e)(f) of AS3959:2018. The remainder of the sites is grassed, appearing in a managed condition. However, due to the minimal land use, there is potential for the fuel load to increase, and the grass is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

The vacant property to the north of the site a fully covered grassed paddock of a recent subdivision. As the site is yet to be developed and the grass is appearing unmanaged, it is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

EAST OF THE SITE

To the east of the site across slope is a medium sized, developed Rural Living Zone A property. The property consists of a class 1a dwelling, in addition to various sheds and an all-weather driveway. The land directly surrounding the dwelling is predominately used as private open space due to landscaped terrain and cultivated gardens and is therefore classed as LOW THREAT VEGETATION or MANAGED LAND per Clause 2.2.3.2 (e)(f) of AS3959:2018. The remainder of the sites is grassed, appearing in a managed condition. However, due to the minimal land use, there is potential for the fuel load to increase, and the grass is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

SOUTH OF THE SITE

To the south of the site across slope and is 3 medium sized, developed, and vacant Rural Living Zone A properties. The two developed properties consist of class 1a dwellings, in addition to various sheds and all-weather driveways. The land directly surrounding the dwellings is predominately used as private open space due to landscaped terrain and cultivated gardens and is therefore classed as LOW THREAT VEGETATION or MANAGED LAND per Clause 2.2.3.2 (e)(f) of AS3959:2018. The remainder of the sites is grassed, appearing in a managed condition. However, due to the minimal land use, there is potential for the fuel load to increase, and the grass is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

The vacant property to the south of the site is a fully covered grassed paddock of a recent subdivision. As the site is yet to be developed and the grass is appearing unmanaged, it is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

WEST OF THE SITE

To the west of the site across slope is a medium size, developed Rural Living Zone A property. The property consists of a class 1 dwelling, in addition to various sheds and all-weather driveways. The land directly surrounding the dwelling is predominately used as private open space due to landscaped terrain and cultivated gardens and is therefore classed as LOW THREAT VEGETATION or MANAGED LAND per Clause 2.2.3.2 (e)(f) of AS3959:2018. The remainder of the sites is grassed, appearing in a managed condition. However, due to the minimal land use, there is potential for the fuel load to increase, and the grass is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

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

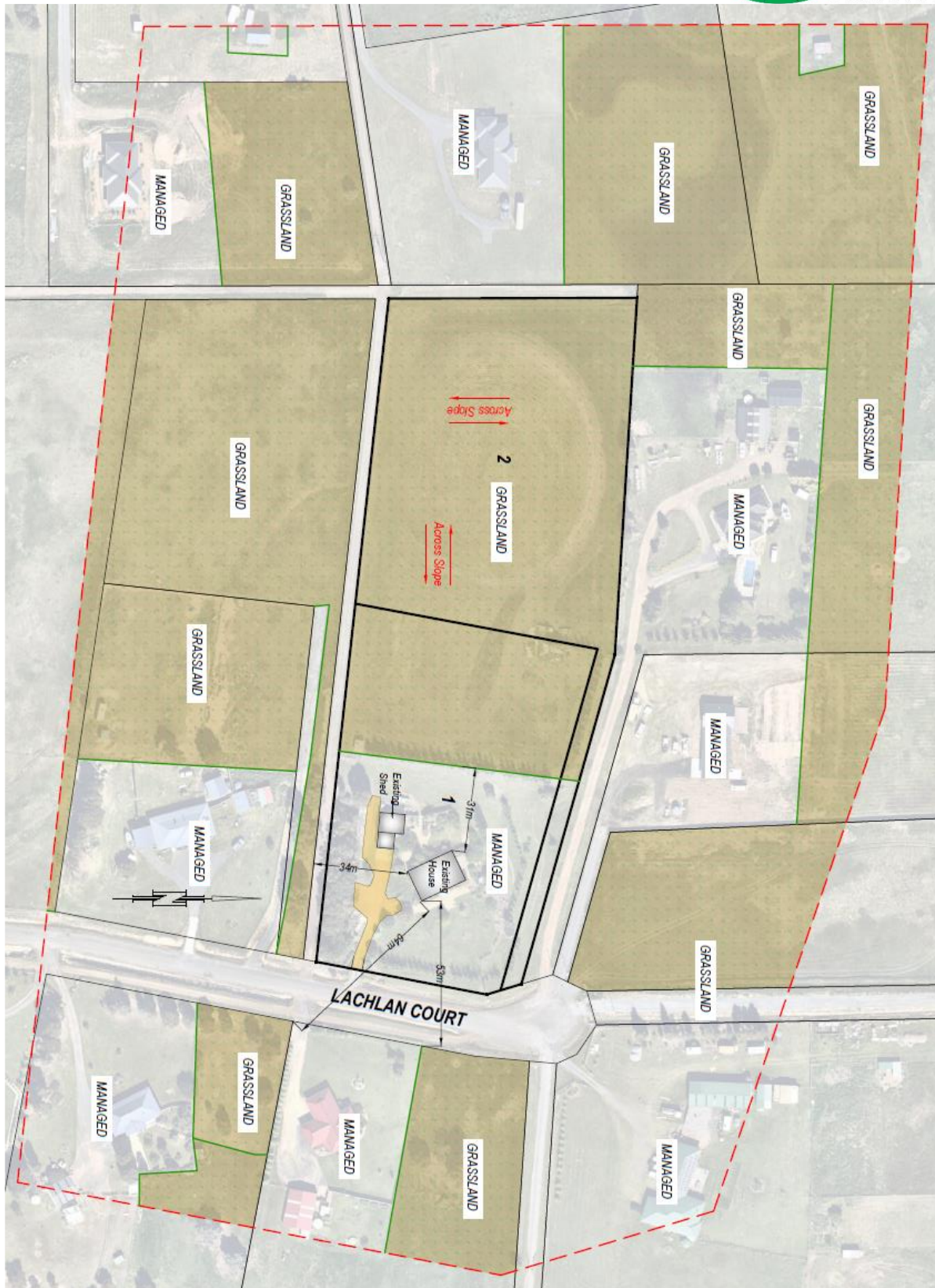


Figure 4 classified vegetation (within 100m of site) and existing separation from bushfire-prone vegetation (not to scale)

4.1 Bushfire Attack Level (BAL)

Table 2 BAL rating for each lot and required separation distances

LOT 1 – EXISTING DWELLING				
DIRECTION OF SLOPE	NE	SE	S	W
Vegetation Classification	MANAGED GRASSLAND	MANAGED GRASSLAND	MANAGED GRASSLAND	MANAGED GRASSLAND
Existing Horizontal distance to classified vegetation	53m-100m (G)	64m-100m (G)	34m-42m (G)	31m-100m (G)
Effective Slope under vegetation	Across slope (flat)	Across slope (flat)	Across slope (flat)	Across slope (flat)
Exemption	<50m to (G)	>50m to (G)		
Current BAL value for each side of the site	BAL-LOW	BAL-LOW	BAL-12.5	BAL-12.5
Separation distances to achieve BAL-19	N/A	N/A	10m	10m
Separation distances to achieve BAL-12.5	N/A	N/A	14m	14m

LOT 2 – VACANT – BUILDING AREA				
DIRECTION OF SLOPE	N	E	S	W
Vegetation Classification	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAND
Existing Horizontal distance to classified vegetation	0m (G)	0m (G)	0m (G)	0m (G)
-Effective Slope under vegetation	Across slope (flat)	Across slope (flat)	Across slope (flat)	Across slope (flat)
Exemption				
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	10m	10m	10m	10m
Separation distances to achieve BAL-12.5	14m	14m	14m	14m

4.2 Definition of BAL-LOW

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

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

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

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

Due to existing land use the minimum separation distances may already be achieved.

BAL ratings are as stated below:

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

5 BUSHFIRE PROTECTION MEASURES

5.1 Hazard Management Areas (HMA)

Hazard Management Area is “the area between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for fire fighting, 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 bushfire.” (Tasmania Planning Commission, 2017).

Compliance

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

Due to the size of the property, only the designated building area for Lot 2 and existing HMA for Lot 1 are to be used as an HMA. The grassland fuel within Lot 1 can be retained and is outside of the HMA. – (See TFS advice below).

The existing dwelling in lot 1 has a current BAL rating of BAL-12.5.

The HMA for lot 1 to be implemented prior to sealing of titles and prior to partial completion of a future habitable dwelling for Lot 2.

Minimum separation distances for each lot are stated below. However due to the presence of developed land some required separation may already be achieved.

LOT 1 – Separation Distances (Existing Dwelling)				
Aspect	NE	SE	S	W
BAL-19	N/A	N/A	10m	10m
BAL-12.5	N/A	N/A	14m	14m

LOT 2 – (Vacant)				
Aspect	N	E	S	W
BAL-19	10m	10m	10m	10m
BAL-12.5	14m	14m	14m	14m

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

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

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

5.2 Public and Fire Fighting Access

Public Access

The proposed development fronts Lachlan Court. Lachlan Court is a bitumen sealed local road maintained by Brighton Council, with an approximate carriageway width of 6m. The proposed development is approx. 615m along Lachlan Court from where it commences at the intersection with Rowe Street.

No upgrades required to the public road and therefore the public road complies with public access road requirements.

Property Access

Current Conditions:

The existing access off Lachlan Court to the existing dwelling within proposed Lot 1 is an all-weather gravel driveway approx. 40m in length, with a nominal carriageway width of approx. 3.5m-4m. There are a few parking/turning areas off the existing access.



Figure 5 – Existing access to Lot 1

Compliance:

Lot 1 – Existing Dwelling

Access to the existing dwelling will be $>30\text{m}$, but access is not required for a fire appliance and therefore there are no specified design and construction requirements and will comply with C13.6.2 (A1).

Lot 2 - Vacant

Access to the building area for lot 2 will be $<30\text{m}$, and access is required for a fire appliance and therefore, the access must comply with the relevant standards of Acceptable Solution A1 and Table C13.2 (C) of the Code demonstrated in Table 3 below.

Access for lot 2 to be constructed prior to partial completion of a future habitable dwelling.

Table 3 - Requirements for access length greater than 300m per Table C13.2 (C)

Access Standards: (access length greater 30m)

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

5.3 Water Supply for Fire Fighting

Current Conditions:

Site assessment confirmed the property is serviced by reticulated water. There are 2 existing fire hydrants in the vicinity of the site, which are both on the opposite (east) side of Volcanic Drive. The most useful hydrant is the hydrant directly opposite the existing access to Lot 1.



Figure 6 – Hydrant opposite the access to Lot 1

Compliance:

Lot 1

Lot 1 is within 120m (hose lay) of the above-mentioned fire hydrant (~83m to the furthest part of the existing dwelling), a bitumen hard stand area exists within 3m of the hydrant and as such Lot 1 will comply with the water supply for firefighting requirement standards C13.6.3 (A1).

Lot 2

Lot 2 lots must be provided with a firefighting water supply that meets the requirements for Acceptable Solution A2 of section C13.6.3 and Table C13.5.

Firefighting water supply requirements for Lot 2 must be provided by partial completion of future habitable dwellings for Lot 2.

Static water supply requirements are outlined in Table 4 below which is per C13.6.3 and Table C13.5

Table 4 – Requirements for Static Water Supply C13.6.3 and Table C13.5

- A. Distance between building area to be protected and water supply
- a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and
 - b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area
- B. Static Water supplies
- a) may have a remotely located offtake connected to the static water supply;
 - b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
 - c) must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
 - d) must be metal, concrete or lagged by non-combustible materials if above ground; and
 - e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
 - (i) metal;
 - (ii) non-combustible material; or
 - (iii) fibre-cement a minimum of 6mm 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) if buried, have a minimum depth of 300mm [S1];
 - (e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;
 - (f) ensure the coupling is accessible and available for connection at all times;
 - (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
 - (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
 - (i) if a remote offtake is installed, ensure the offtake is in a position that is:
 - (i) visible;
 - (ii) accessible to allow connection by fire fighting equipment;
 - (iii) at a working height of 450 – 600mm above ground level; and
 - (iv) protected from possible damage, including damage by vehicles.
- D. Signage for static water connections
- The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:
- a) comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or
 - b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.

E. Hardstand

A hardstand area for fire appliances must be:

- a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
- b) no closer than 6m from the building area to be protected;
- c) a minimum width of 3m constructed to the same standard as the carriageway; and
- d) connected to the property access by a carriageway equivalent to the standard of the property access.

5.4 Construction Standards

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

The BAL-19 and BAL12.5 building setback lines on the BHMP defines the minimum setbacks for habitable buildings.

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

6 STATUTORY COMPLIANCE

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

Clause	Compliance
C13.4 Use or development exempt from this code	N/A
C13.5 Use Standards	
C13.5.1 Vulnerable Uses	N/A
C13.5.2 Hazardous Uses	N/A
E1.5 Development Standards for Subdivision	
C13.6.1 Provision of Hazard Management Areas.	<p>To comply with the Acceptable Solution A1, the proposed plan of subdivision must;</p> <ul style="list-style-type: none"> • Show building areas for each lot; and • Show hazard management areas between these building areas and that of the bushfire vegetation with the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas</i>. <p>The BHMP demonstrates the existing dwelling in Lot 1 can accommodate a BAL rating of BAL-12.5 and BAL-19 for Lot 2.</p> <p>Subject to the compliance with the BHMP the proposal will satisfy the Acceptable Solution C13.6.1(A1)</p>
C13.6.2 Public and firefighting access; A1	<p>The BHMP (through reference to section 5 of this report) specifies requirements for private accesses for all lots are consistent with C13.6.2.</p> <p>Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.2(A1).</p>
C13.6.3 A1- b) Provision of water supply for firefighting purposes.	<p>The building area for Lot 1 is within 120m (hose lay) of a fire hydrant.</p> <p>A hard stand exists within 3m of the hydrant.</p> <p>A static water supply is required for Lot 2.</p> <p>Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.3(A1-B).</p>

7 CONCLUSION & RECOMMENDATIONS

The proposed subdivision is endorsed that each lot can meet the requirements of State Planning Provision, C13.0 Bushfire-prone Areas Code for a maximum BAL rating of BAL12.5 for Lot 1 and BAL-19 for Lot 2. Providing compliance with measures outlined in the BHMP (Appendix C) and sections 5 & 6 of this report.

Recommendations:

- The HMA's within the subdivision be applied in accordance with section 5.1 of this report and the BHMP (Appendix C) prior to the issue of titles for Lot 1 and prior to partial completion of a future habitable dwelling for Lot 2.
- Required access for Lot 2 to be constructed prior to partial completion of a future habitable dwelling.
- Brighton Council condition the planning approval on the compliance with the BHMP (as per Appendix C).

8 REFERENCES

Department of Primary Industries and Water, The LIST, viewed July and August 2023, www.thelist.tas.gov.au

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

Tasmanian Planning Commission, 2015, *Tasmanian Planning Scheme - Brighton*, viewed June and July and August 2023, www.iplan.tas.gov.au

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

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

9 APPENDIX A – SITE PHOTOS



Figure 7 – Grassland fuel within the site, view facing NE



Figure 8 – Grassland fuel within the site, view facing W, NW



Figure 9 – Managed land within the site, view facing N



Figure 10 - Existing dwelling & managed land within the site, view facing W, NW

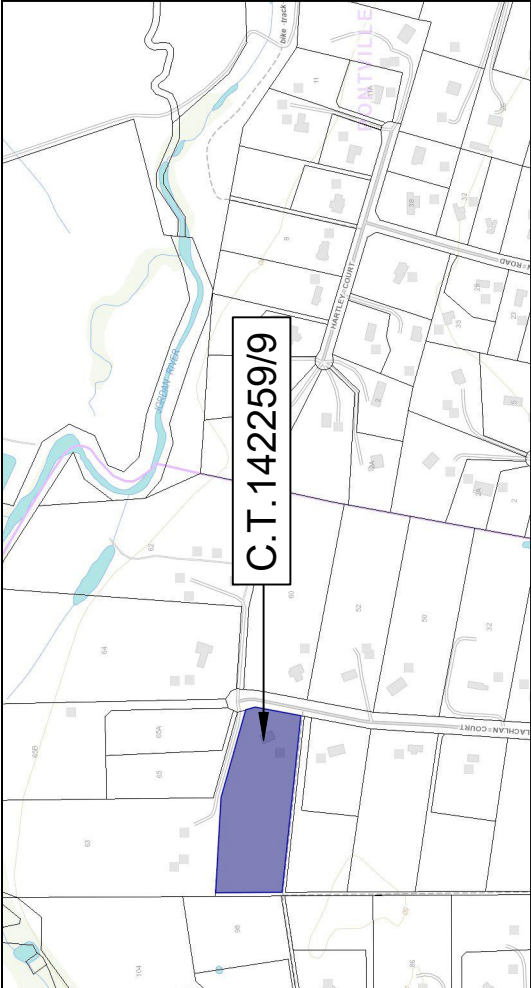


Figure 11 – Grassland fuel SW of the site, view facing SE



Figure 12 - Grassland fuel E of the site, view facing E, NE

10 APPENDIX B – SUBDIVISION PROPOSAL PLAN



LOCATION PLAN

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

All measurements and areas are subject to the final survey.

Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania

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

Development Standards for Subdivision

11.5.1 Rural Living

- A1
- (a)
- (i)
- a
- b
- (ii)
- A2
- P2
- A3
- All lots comply - Min. 1.00Ha
 - All lots comply - Contain min. area of 10m x 15m w/ gradient < 1:5
 - All lots comply - All required setbacks
 - All lots comply - Clear of easements
 - All existing buildings comply - All required setbacks
- Lot 1 complies - Min. 12m frontage
 - Lot 2 complies - Min. 3.6m frontage
- All lots comply - vehicular access directly from road

11.5.2 Roads

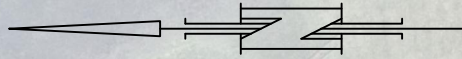
- A4
- All lots comply - no new roads

11.5.3 Services

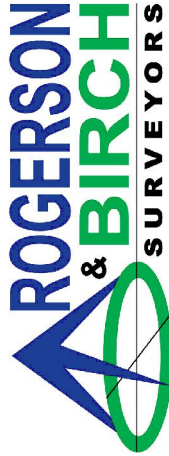
- A1
- P2
- All lots comply - Water supply services connected
 - All lots comply - On-site Wastewater system provided

Overlay Legend

- Bushfire-prone Areas
- Entire Site



REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A	Update boundaries	LH	23/03/23	LH



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

OWNER: BENJAMIN C. MORICE & HOLLY J. MORICE
TITLE REFERENCE: C.T.142259/9
LOCATION: 61 LACHLAN COURT, BRIGHTON

Proposed Subdivision			
Date:	27/02/2023	Reference:	MORIH01 14624-00
Scale:	1:900 (A3)	Municipality:	BRIGHTON

11 APPENDIX C – BUSHFIRE HAZARD MANAGEMENT PLAN

LOCATION: 61 Lachlan Court, Brighton
TAS 7030

PROPERTY ID: 2585129

DATE: 14th of August 2023 (v1.0)

SCALE: 1:1000 @ A3

1. HAZARD MANAGEMENT AREAS (HMA)

- 1.1. HMA to be established to distances indicated on this plan and as set out in Section 4.1 of the Bushfire Hazard Report.
- 1.2. Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future dwellings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of wind borne sparks and embers reaching buildings; and to halt or check direct flame attack.
- 1.3. Some trees can be retained provided there is horizontal separation between the canopies; and low branches are removed to create vertical separation between the ground and the canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.
- 1.4. No trees to overhang houses to prevent branches or leaves from falling on the building.
- 1.5. Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
- 1.6. Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).

2.1. Future dwellings within the specified building areas to be

- designed and constructed to BAL ratings shown on this plan in accordance with AS3959:2018 at the time of building approval
- 2.2. Future outbuildings within 6m of a class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.
- 2.3. The location of the building areas of lots 1 and 2 are indicative and can be varied as long as the minimum separation distances are still met.

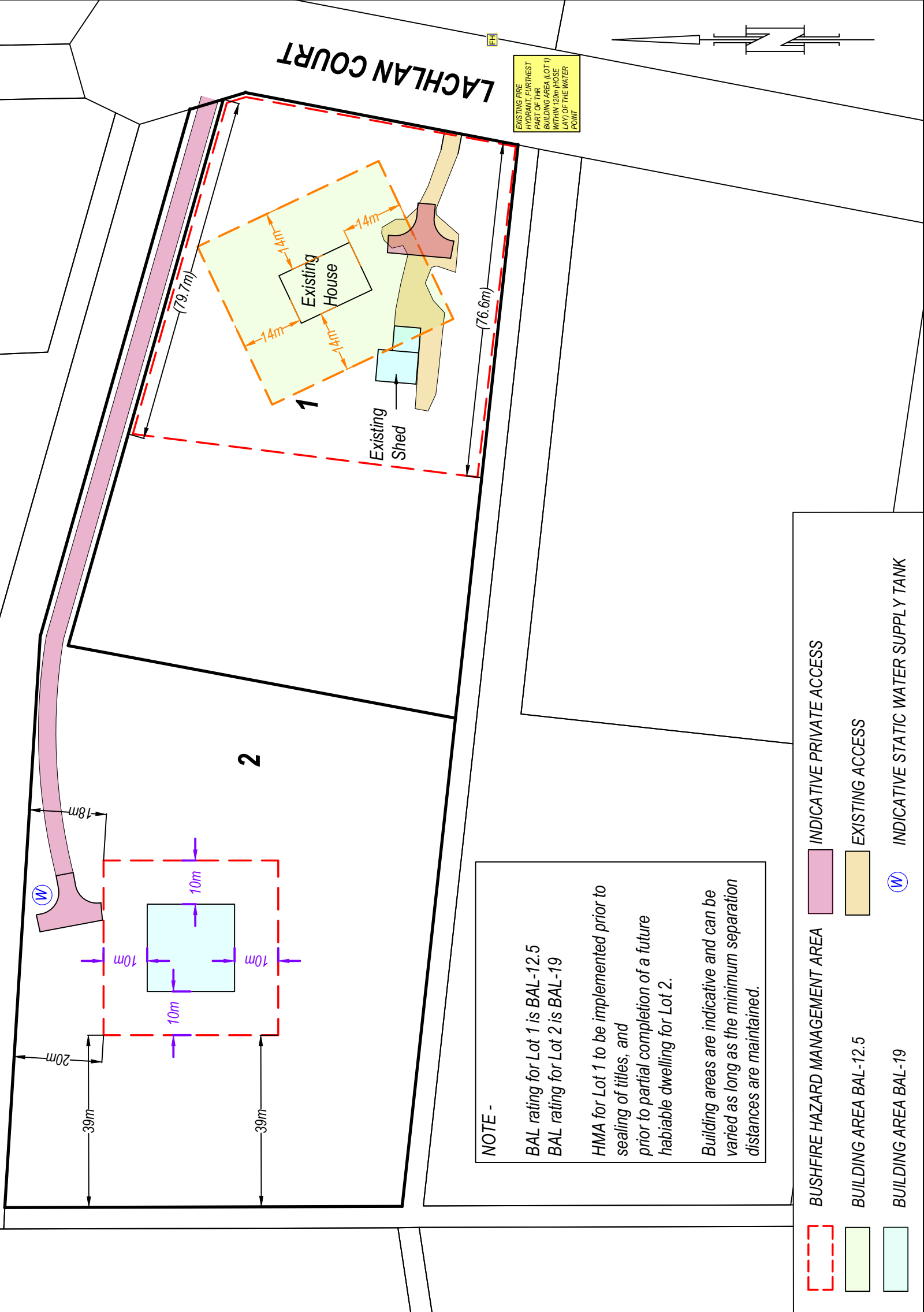
3.1. Access to all lots must comply with the design and construction

- requirements specified in Section 5.2 of the Bush Fire Report.

4.1 New habitable dwellings and existing dwellings must be supplied with a static water supply that is;

- Dedicated solely for fire fighting purposes;
- Minimum capacity of 10,000L;
- Is accessible by fire fighting vehicles and within 3.0m of a hardstand area; and
- Consistent with the specifications outlined in section 4.3 of the Bushfire Report.

This plan is to be read in conjunction with the preceding *Bushfire Hazard Report "Proposed 2 Lot Subdivision 61 Lachlan Court, Brighton"* dated 31/07/2023.



12 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:

61 Lachlan Court, Brighton TAS 7030

Certificate of Title / PID:

C.T.142259/9 / 2585129

2. Proposed Use or Development

Description of proposed Use and Development:

TWO LOT SUBDIVISION AND BALANCE OF C.T.142259/9

Applicable Planning Scheme:

Tasmanian Planning Scheme – Brighton

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
SUBDIVISION PROPOSAL PLAN	ROGERSON & BIRCH SURVEYORS	23/03/2023	Rev A
BUSHFIRE HAZARD REPORT – 61 LACHLAN COURT, BRIGHTON	JAMES ROGERSON – ROGERSON & BIRCH SURVEYORS	31/07/2023	1.0
BUSHFIRE HAZARD MANGAEMENT PLAN– 61 LACHLAN COURT, BRIGHTON	JAMES ROGERSON – ROGERSON & BIRCH SURVEYORS	14/08/2023	1.0

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)	

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

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

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

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

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

5. Bushfire Hazard Practitioner

Name: JAMES ROGERSON

Phone No: 0488372283

Postal Address: UNIT 1-2 KENNEDY DRIVE,
CAMBRIDGE PARK

Email Address: JR.BUSHFIREASSESSMENTS@G
MAIL.COM

Accreditation No: BFP – 161

Scope: 1, 2, 3B

6. Certification

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

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

Signed:
certifier



Name: JAMES ROGERSON

Date: 16/8/23

Certificate
Number: 161

(for Practitioner Use only)

Submission to Planning Authority Notice

Council Planning Permit No.	SA2023/24	Council notice date	5/09/2023
TasWater details			
TasWater Reference No.	TWDA 2023/01221-BTN	Date of response	08/09/2023
TasWater Contact	Timothy Carr	Phone No.	0419 306 130
Response issued to			
Council name	BRIGHTON COUNCIL		
Contact details	development@brighton.tas.gov.au		
Development details			
Address	61 LACHLAN CT, BRIGHTON	Property ID (PID)	2585129
Description of development	Subdivision 2 Lots		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Rogerson & Birch	Proposed Subdivision – MORIH01-14624-00	A	23/03/2023
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <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, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>FINAL PLANS, EASEMENTS & ENDORSEMENTS</p> <ol style="list-style-type: none"> 4. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made. <i>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.</i> <p>DEVELOPER CHARGES</p> <ol style="list-style-type: none"> 5. Prior to TasWater issuing a Consent to Register a Legal Document, the applicant or landowner as the case may be, must pay a developer charge totalling \$1,757.00 to TasWater for water infrastructure for 1.0 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 6. The applicant or landowner as the case may be, must pay a development assessment fee of \$234.64 			

and a Consent to Register a Legal Document fee of \$248.30 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

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

Advice

General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

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

Developer Charges

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

Declaration

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

TasWater Contact Details

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