



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

SA2023/026

LOCATION OF AFFECTED AREA

12 BLACKBURN AVENUE, PONTVILLE

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 **25/09/2023**. 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



Planning Compliance Report

12 BLACKBURN AV PONTVILLE

Subdivision: 2 lot

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PDA Contributors

Planning	Payal Patel	23 August 2023
Review & Approval		

Revision History

Revision	Description	Date
0	First Issue	23 August 2023

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EXECUTIVE SUMMARY

A Planning Permit for a 2 lot Subdivision is sought, in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8.1 (b) of the *Tasmanian Planning Scheme - Brighton*. This Planning assessment, combined with supplementary documentation has been provided in support of the proposed development.

Development Details:

Property Address	12 Blackburn Avenue, Pontville
Proposal	2 lot subdivision
Land Area	1.015ha±
Land Owner/s	SHANE PHILLIP COETZEE - PHILIPPA JANE COETZEE
Client	Philippa Coetzee

PID / CT	2172682	138585/5
Planning Ordinance	<i>Tasmanian Planning Scheme - Brighton</i>	
Land Zoning	11.0 Rural Living Zone A	
Specific Areas Plans	N/A	
Code Overlays	<i>13.0 Bushfire Prone Areas Code</i>	

Use Status	Residential
Application Status	Discretionary

1. Introduction/Context

Council approval is sought for a 2 lot Subdivision at 12 Blackburn Avenue, Pontville. In support of the proposal the following associated documents have been provided in conjunction with this planning assessment:

- The Title Plan and Folio: 138585/5
- Proposed Plan of Subdivision: PDA-51446CT-1B
- Bushfire Hazard Report and Management Plan provided by Rhys Menadue

1.1. The Land



Figure 1. Existing aerial image of the subject land (LISTmap, 2023)

The subject land comprises of title 138585/5 located at 12 Blackburn Avenue, Pontville. The site has a total land area of 1.015ha± as illustrated in figure 1. The subject land is mostly flat with an existing dwelling and associated outbuilding. The surrounding area consists of similar scale residential lots, ranging between 5000m²± to 9ha±.

The subject site has an existing access and frontage connecting to Blackburn Avenue.

2. The Proposal

The proposal is for a 2-lot subdivision for residential development in rural setting as illustrated in Figure 2 -Plan of Subdivision 51446CT-1B. Lot 1 will have frontage and access to Blackburn Avenue. Balance of CT138585/5 will contain the existing dwelling and continue to have frontage to Blackburn Avenue. New water property connection is proposed for lot 1. Given the lot sizes and soil type, Lot 1 is capable to have onsite wastewater and stormwater management for future residential use.

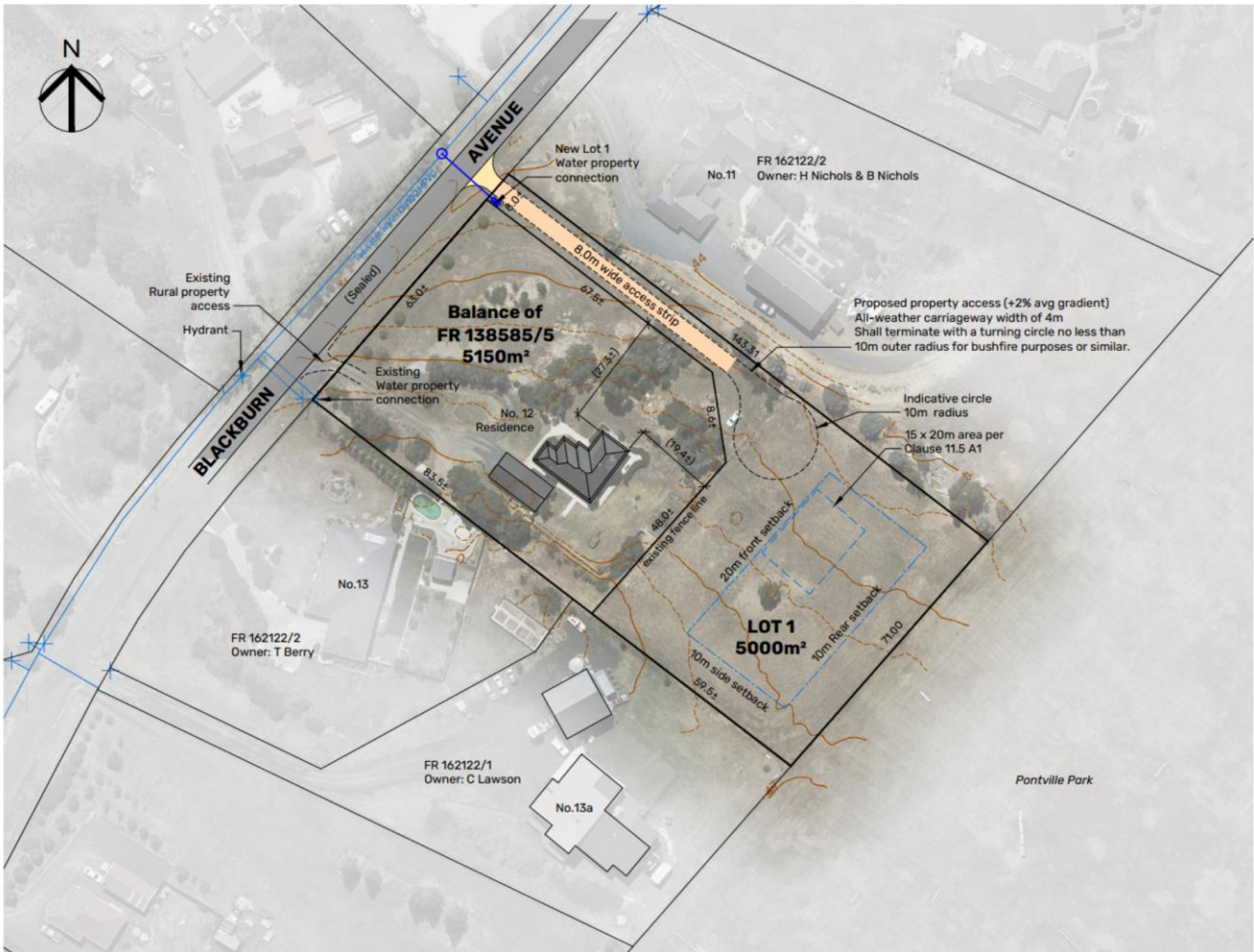


Figure 2. Proposed Plan of Subdivision – 51446CT-1B

3. Planning Assessment

This current proposal for subdivision has been developed in accordance with *Tasmanian Planning Scheme – Brighton*.

3.1. Use Class

Existing use class – Residential.

3.2 Zoning



Figure 3. Zoning identification of the subject land and surrounds (LISTmap, 2023)

The subject land is located within the Rural Living Zone (A), surrounding zones include the Open Space Zone and Recreation Zone, as shown in Figure 3 above.

3.3 Zone Standards

11.5 Development Standards for Subdivision

BRI-S8.8.1 Lot Design

**This clause is in substitution for Rural Living Zone – clause 11.5.1 Lot design, A1 and P1.*

Objective:

That each lot:

- (a) has an area and dimensions appropriate for use and development in the zone;
- (b) is provided with appropriate access to a road; and

(c) contains areas which are suitable for residential development.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area not less than 5,000m²; and (b) comply with the lot design standards required by Rural Living Zone - clause 11.5.1 Lot design A1, excluding lot area specified in Table 11.1. 	<p>P1</p>
<p>Comment:</p> <p>A1 is met: as proposed on the plan of subdivision both the Balance lot and Lot 1;</p> <ul style="list-style-type: none"> (a) are no less than 5000m², and (b) comply with clause 11.5.1 A1, as demonstrated below. 	

11.5.1 Lot Design

Objective:	
<p>That each lot:</p> <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; and (c) contains areas which are suitable for residential development. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area not less than specified in Table 11.1 and: <ul style="list-style-type: none"> (i) be able to contain a minimum area of 15m x 20m clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 11.4.2 A2 and A3; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 11.4.2 A2 and A3; (b) be required for public use by the Crown, a council or a state authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<p>P1</p>
<p>Comment:</p> <p>A1 is met: as each lot on the proposed plan of subdivision meets the following criterions.</p> <ul style="list-style-type: none"> (a) The proposed plan of subdivision provides an area not less than 5000m² for each lot, as required by clause BRI-S8.8.1 which is applied in substitution for this clause. <ul style="list-style-type: none"> (i) Lot 1 is provided with an indicative building area of 15x20m and the balance retains the existing dwelling. 	

- a. The indicative building area on lot 1 meets all applicable setbacks required by clause 11.4.2 A2 and A3. The indicative building area is setback not less than 20m from a frontage and 10m from a side or rear boundary.
- b. The indicative building area is clear of easements and any title restrictions.
- (ii) The existing dwelling and associated outbuilding contained on the balance lot is clear of all setbacks required by clause 11.4.2 A2 and A3, the dwelling is not less than 20m from the frontage and is not less than 10m from a side or rear boundary.

Criteria (b), (c) & (d) are not applicable as criterion (a) is applied as this is most relevant clause for the proposed development.

A2

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 40m.

P2

Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:

- (a) the width of frontage proposed, if any;
 - (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;
 - (c) the topography of the site;
 - (d) the functionality and useability of the frontage;
 - (e) the ability to manoeuvre vehicles on the site; and
 - (f) the pattern of development existing on established properties in the area,
- and is not less than 3.6m wide.

Comment:

A2 is not met: Balance Lot would comply with required frontage of more than 40m. However, Lot 1 is proposed to be an internal lot and would have frontage to Blackburn Avenue with 8m of access strip.

P2 is met: as proposed lot 1 is provided with a frontage and connection to Blackburn Avenue. Please refer to attached plan of subdivision 51446CT-1B for access arrangement.

- (a) It is proposed that the width of the frontage for Lot 1 is 8m, no frontage is less than 3.6m.
- (b) Lot 1 would have access strip as their principle means of access. No other land requires access via this access strip.
- (c) The subject land is mostly flat and is sufficient for a new driveway for proposed residential use.
- (d) The usability of the frontage is sufficient for the use and further is consistent with the surrounding pattern of development.
- (e) The ability to manoeuvre vehicles on the site is suitable for residential use.
- (f) The proposed frontage and access are suitable for the intended use and is comparable to a number of surrounding established residential properties (13/ 13A Blackburn Ave). Further, the frontage provided for Lot 1 is no less than 3.6m.

A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	P3
Comment: A3 is met: as an existing connection to the road and proposed access would be provided in accordance with the requirements of the road authority.	

11.5.2 Roads

Objective: That the arrangement of new roads with a subdivision provides: <ul style="list-style-type: none"> (a) safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land. 	
Acceptable Solutions	Performance Criteria
A1 The subdivision includes no new roads.	P1
Comment: A1 is met: The subdivision includes no new roads.	

BRI-S8.8.2 Services

* This clause is in substitution for Rural Living Zone – clause 11.5.3 Services, A1 and P1.

Objective: That each lot is connected to a full water supply service.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be connected to a full water supply service.	P1
Comment: A1 is met: as the existing lot is connected to a full water supply service and it is proposed that Lot 1 is to be connected to a full water supply service.	

11.5.3 Services

A2 Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for	P2 Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must be
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public open space, a riparian or littoral reserve or Utilities, must:

- (a) be connected to a reticulated sewerage system; or
- (b) be connected to a reticulated sewerage system if the frontage of each lot is within 30m of a reticulated sewerage system and can be connected by gravity feed.

capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.

Comment:

A2 is not met: as there is no reticulated sewer system available.

P2 is met: The site has the capacity to contain on-site wastewater treatment systems adequate for the existing use and future development of the land. The existing dwelling is provided with an on-site wastewater system that is contained within the proposed Balance Lot boundaries. Proposed Lot 1 is vacant, however has the capacity to accommodate an on-site wastewater treatment system suitable for future residential use given the proposed land size is 5000m².

3.4 Codes



Figure 4. Scheme Overlay identification of the subject land and surrounds (LIST map, 2023)

The subject land is overlaid with the Bushfire-prone Areas Code as illustrated in Figure 4. The proposed 2 lots require the assessment of the following codes, under the *Tasmanian Planning Scheme - Brighton*.

Code	Comments:
C1.0 Signs Code	N/A
C2.0 Parking and Sustainable Transport Code	<i>Applicable - please refer to planning compliance assessment below.</i>
C3.0 Road and Railway Assets Code	N/A
C4.0 Electricity Transmission Infrastructure Protection Code	N/A
C5.0 Telecommunications Code	N/A
C6.0 Local Historic Heritage Code	N/A
C7.0 Natural Assets Code	N/A
C8.0 Scenic Protection Code	N/A
C9.0 Attenuation Code	N/A
C10.0 Coastal Erosion Hazard Code	N/A
C11.0 Coastal Inundation Hazard Code	N/A
C12.0 Flood-prone Areas Hazard Code	N/A
C13.0 Bushfire-prone Areas Code	<i>A Bushfire Hazard Report is provided by Rhys Menadue</i>
C14.0 Potentially Contaminated Land Code	N/A
C15.0 Landslip Hazard Code	N/A
C16.0 Safeguarding of Airports Code	N/A

3.5 Code Standards

C2.0 Parking and Sustainable Transport Code

C2.5.1 Car parking numbers

Objective:	
That an appropriate level of car parking spaces are provided to meet the needs of the use.	
Acceptable Solutions	Performance Criteria
A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if: (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;	P1

- (b) the site is contained within a parking precinct plan and subject to Clause C2.7;
- (c) the site is subject to Clause C2.5.5; or
- (d) it relates to an intensification of an existing use or development or a change of use where:
 - (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or
 - (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:

$$N = A + (C - B)$$
 N = Number of on-site car parking spaces required
 A = Number of existing on site car parking spaces
 B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1
 C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.

Comment:

A1 is met: as the proposal complies with criterion (d)(ii). The site relates to an intensification of an existing use. Proposed Balance lot contains an existing parking area that has capacity to contain more than the required parking specified in table C2.1. The proposed Lot 1 is vacant, however there is sufficient area for a future residential development to meet the requirements of table C2.1.

C2.6.3 Number of accesses for vehicles

Objective:

That:

- (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;
- (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and
- (c) the number of accesses minimise impacts on the streetscape.

Acceptable Solutions

Performance Criteria

A1

The number of accesses provided for each frontage must:

- (a) be no more than 1; or
- (b) no more than the existing number of accesses, whichever is the greater.

P1

Comment:

A1 is met: as no more than 1 access is provided per lot and the access to the Balance Lot are existing.

C13.0 Bushfire-prone Areas Code

A Bushfire Hazard Assessment has been prepared and supplied in support of the proposed subdivision. The BHA states that the proposal is compliant against the requirements of the Bushfire-prone Areas Code.

Conclusion

The planning assessment and supporting documentation provided, demonstrates that the development proposal for the 2 lot subdivision at 12 Blackburn Avenue, Pontville meets all requirements of the *Tasmanian Planning Scheme - Brighton*. We therefore request that Council support this application and recommend for approval.

Yours faithfully,



PAYAL PATEL

On behalf of
PDA Surveyors, Engineers and Planners

Contact

For any enquiries, please contact one of our offices:

HOBART

A: 127 Bathurst Street, Hobart Tasmania 7000

P: (03) 6234 3217

E: pda.hbt@pda.com.au

KINGSTON

A: 6 Freeman Street, Kingston, TAS 7050

P: (03) 6229 2131

E: pda.ktn@pda.com.au

HUONVILLE

A: 8/16 Main Street, Huonville, TAS 7109 - (By appointment)

P: (03) 6264 1277

E: pda.huon@pda.com.au

EAST COAST

A: 3 Franklin Street, Swansea TAS 7190 - (By appointment)

P: (03) 6130 9099

E: pda.east@pda.com.au

LAUNCESTON

A: 3/23 Brisbane Street, Launceston, TAS 7250

P: (03) 6331 4099

E: pda.ltn@pda.com.au

DELORAIN

A: 16 Emu Bay Road, Deloraine, TAS 7304 - (By appointment)

P: (03) 6362 2993

E: pda.ltn@pda.com.au

BURNIE

A: 6 Queen Street, Burnie, TAS 7320

P: (03) 6431 4400

E: pda.bne@pda.com.au

DEVONPORT

A: 77 Gunn Street, Devonport, TAS 7310

P: (03) 6423 6875

E: pda.dpt@pda.com.au

WALTER SURVEYS

A: 127 Bathurst Street, Hobart, TAS 7000 (Civil Site Surveying and Machine Control)

P: 0419 532 669 (Tom Walter)

E: tom.walter@waltersurveys.com.au



Bushfire Hazard Report, Subdivision - 12 Blackburn Avenue, Pontville

Client: S and P Coetzee
Date: July 2023 - Revision 1

Prepared By: Rhys Menadue

BUSHFIRE PRONE DEVELOPMENT SOLUTIONS — 14 Reynolds Court, Dynnryne, TAS 7005

T: 0407 595 317 E: rhmenadue@gmail.com

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Appendix A – Site Images

Appendix B – Bushfire Hazard Management Plan, certified date 20.07.2023; Bushfire Prone Areas Code Certificate; & Certificate of Specialist or Other Person (Form 55) 2023.07 – 12 Blackburn

1. Introduction

The intent of this report is to analyse and confirm the suitability of the bushfire prone land to be successfully developed for subdivision in accordance with the Tasmanian Planning Scheme - Brighton, Code C13.0 Bushfire-Prone Areas Code (the Code) and the Building Regulations.

The Bushfire Hazard assessment describes the site and surrounding area, classifying the vegetation, assessing the slopes and environmental features. This report should be included with approval documentation in support of the Bushfire Hazard Management Plan (BHMP) and accompanying Certifications intended to satisfy the Code & Building Regulations.

The applicable section of the Planning Code is C13.6 Development Standards. The body of this report describes the site and assesses the requirements to be implemented to satisfy the Code.

2. Limitation of Report

This report has been prepared for the abovementioned clients for their use and distribution only. The main intent of the report is to be used as supporting documentation for the Development Application and forms part of the subdivision Bushfire Hazard Management Plan. Should submitted Development Application Plans differ from the Plans in this reports Appendix then an amended design review should be conducted to determine the suitability of any amendments in relation to the Bushfire Prone Area Requirements of AS3959-2018 and the Planning Scheme. It is the responsibility of the regulatory authorities to determine consistency between the Bushfire Hazard Management Plan and the Development Plans.

It is also to be noted that the assessment has been conducted according to the site inspection being conducted in July 2023 and does not take into account the possibility of altered site conditions either naturally occurring or where currently maintained/excluded vegetation conditions change due to a lack of ongoing maintenance. The Bushfire Hazard Management Plan is development with consideration to the Tasmanian Planning Scheme - Brighton.

It should be noted that compliance with the recommendations contained in this assessment does not mean that there is no residual risk to life safety or property as a result of bushfire. A residual level of risk remains which recognizes that removing the risk to life and property in absolute terms is not achievable while people continue to build in bushfire prone areas. This limitation is expressed in the following extract from AS 3959 (2018) which states (in the forward),

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 behavior of fire, and extreme weather conditions.

This level of residual risk is inherent in all bushfire standards and also applies to this assessment.

3. Site Description and Proposal

12 Blackburn Avenue, Pontville is an existing land parcel (CT, 138585/5) located in the municipality of the Brighton Council.

The proposed subdivision (shown in Figure 1) seeks to subdivide 1 lot into 2 new Rural Living lots – no change of zoning is proposed.

Both lots will have direct access to Blackburn Avenue. The new lot requires an access to facilitate connection to a static supply of fire-fighting water, access and a compliant Bushfire Hazard Management Area for protection of the subdivided lots. The existing dwelling is currently adequately protected by a municipal fire fighting water supply.

3.1 Property Details

Address: 12 Blackburn Avenue, Pontville

Municipality: Brighton Council

Zoned: Rural Living

Overlay: Bushfire Prone Areas

Proposed Zone: No Change

Lot Numbers: 138585/5

Type of Development: Subdivision

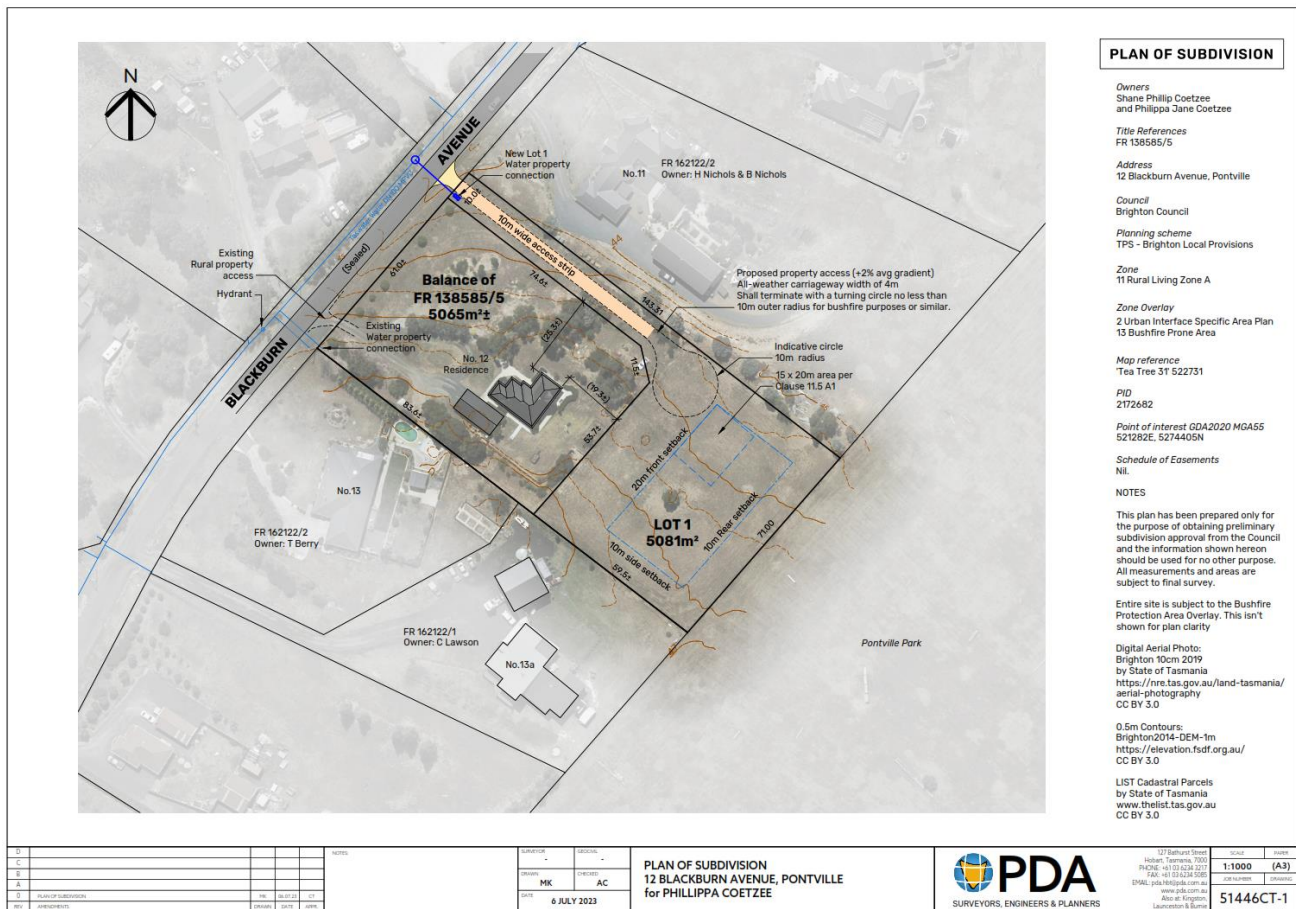


Figure 1 – Plan of Subdivision

4. Bushfire Site Assessment

The site Bushfire Assessment was undertaken in July 2023.

In accordance with Clause 2.2 of AS 3959-2018, the Simplified Procedure has been applied to determine the Bushfire Attack Level (BAL) for the proposed development site. In accordance with the Code and Building Regulations 2016, fire-fighting water supply and vehicle access are also considered and discussed in the following sections.

Considering the current conditions, in accordance with AS3959-2018 the new lot is capable of achieving BAL-12.5 Hazard Management Area (HMA), however the existing balance lot will only be able to achieve BAL-19, due to the proximity of the existing buildings to the South-West boundary.

In accordance with the Code the accepted minimum standard for subdivision development is BAL-19.

4.1 Classification of Vegetation

The vegetation affecting the site has been classified in accordance with Clause 2.2.3 of AS 3959-2018.

The site is surrounded by predominantly one hazardous vegetation type, where within 100m of the site. The Bushfire-Prone vegetation affecting the site is predominantly the **Grassland** – Group G in accordance with AS3959-2018.

In relation to the existing development and the proposed new lot there is potential for the grassland hazard to exist to all azimuths, therefore bushfire hazard management buffers will be considered along all boundaries of the existing and proposed subdivision lots.

In this case, in accordance with Clause 2.2.2 of AS 3959-2018, the relevant Fire Danger Index for Tasmania of 50 (FDI 50).

When considering the definition of Bushfire Prone Area under the Building Regulations, it is evident the proposed development is located within a Bushfire-Prone Area Planning Scheme Overlay.

Note: in a bushfire there is a possibility of fire attack from any direction, not just the direction of the highest hazard.

Photo 1, above indicates the Bushfire Prone Vegetation described.

4.2 Slope

The Effective slope of the land under the classified vegetation is determined in accordance with Clause 2.2.5 of AS 3959-2018.

The effective slope under the bushfire prone vegetation to the South-West and South-East is Upslope/Flatland 0°; to the North-West and North-East it is Downslope >0 to 5°. Refer to Appendix A Image for topographic contour information.

4.3 Bushfire Attack Level (BAL) Assessment

Bush Fire Attack Level (BAL) AS3959-2018 Practical Workings (Table and figures below refer to AS3959-2018)

Assessed vegetation within 100m in all directions (denote relevant group)

Note 1: Refer to Table 2.3 and Figures 2.3 & 2.4 for description and classification of vegetation.

Note 2: If there is no classified vegetation within 100 m of the site then the BAL is LOW for that part of the site.

Vegetation classification (see Table 2.3)	North <input type="checkbox"/>	South <input type="checkbox"/>	West <input type="checkbox"/>	East <input type="checkbox"/>
	North-West <input checked="" type="checkbox"/>	South-East <input checked="" type="checkbox"/>	South-West <input checked="" type="checkbox"/>	North-East <input checked="" type="checkbox"/>
Group G - Grassland	YES	YES	YES	YES

Exclusions (where applicable)	Highlight relevant paragraph descriptor from clause 2.2.3.2.			
	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)

Distance to classified vegetation - Current	North-West	South-East	South-West	North-East
	0m	0m	0m	0m
Hazard Management Areas (HMA) distance to classified vegetation to achieve BAL-19	11m (provided by road reserve)	10m	10m	11m

Hazard Management Areas (HMA) distance to classified vegetation to achieve BAL-12.5	16m	14m	14m	16m
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Effective slope - Slope under the classified vegetation	Upslope/0°	<input type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0°	<input checked="" type="checkbox"/>	Upslope/0°	<input type="checkbox"/>
	Downslope							
	>0 to 5	<input checked="" type="checkbox"/>	>0 to 5	<input type="checkbox"/>	>0 to 5	<input type="checkbox"/>	>0 to 5	<input checked="" type="checkbox"/>
	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>	>5 to 10	<input type="checkbox"/>
	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>	>10 to 15	<input type="checkbox"/>
	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>	>15 to 20	<input type="checkbox"/>

Current BAL value for each side of the site	N/A	N/A	N/A	N/A
Achievable BAL value for each side of the site – Lot 1	BAL-12.5	BAL-12.5	BAL-12.5	BAL-12.5
Achievable BAL value for each side of the site – Balance Lot	BAL-12.5	BAL-LOW	BAL-19	BAL-12.5

Determination of Bushfire Attack Level (BAL)

Achievable BAL for Subdivision:	Lot 1 - BAL-12.5 Balance Lot - BAL-19
NOTE:	The BAL rating is based upon the condition of vegetation encountered at the time of inspection. The vegetation within the lot shall be maintained to a Low Threat Level (in accordance with AS3959-2018); and vegetation external to the site may be subject to change over time - this BAL rating does not account for any future change to the state of/hazard levels of vegetation within or external to the site.

5. Hazard Management Areas E1.6.1 - During and Following Development

The Subdivision development Hazard Management Area (HMA) is to be established as early in the development as possible.

As part of the subdivision development it is required that vegetation hazards within Hazard Management Area (HMA) will be cleared so that they can be classified as Low Threat Vegetation in accordance with AS3959-2018.

In this case to allow for future development it is recommended that the whole of the new lot and balance lot be managed to a *Low Threat* state.

Refer to the BHMP and Table 1 above for guidance on the required management zone dimensions to achieve the nominated BAL Rating for future lot level developments.

The designated HMA on the attached BHMP is required to be maintained by lot owner/s for their benefit. The HMA provides sufficient buffer between each lots building areas and the bushfire prone vegetation.

Building Areas may be subject to change through future lot level development Bushfire Hazard Management Plans.

The hazard management plan nominates the hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS3959–2018 Construction of buildings in bushfire-prone areas – under this hazard management plan this is a variable width buffer denoted on the hazard management plan by the red dashed line. The subdivision is able to achieve a BAL-12.5 zone, denoted on the hazard management plan by the blue dashed line. BAL-LOW is not achievable. Refer to the Bushfire Hazard Management Plan and the notes for specific details and dimnesions.

NOTE: Hazard Management of the Existing and Proposed lot is to be established with the development of the subdivision and is it continue to be maintained by lot owners for perpetuity for their mutual benefit.

The below Table 2 describes the required ongoing maintenance to provide for the ongoing suitability of the Bushfire Hazard Management Plan.

Table 2 – Bushfire Hazard Management Plan – Vegetation Management Requirement

Zone Name	Ongoing Maintenance Requirements
<p>Within nominated Hazard Management Areas (HMA)</p>	<p>Vegetation is to be continually managed to a low threat in accordance with AS3959-2018. In this case low threat vegetation can be a combination of:</p> <ul style="list-style-type: none"> • Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops; and • Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns and cultivated gardens. • Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation classified as Bushfire-prone; • Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of lots, or each other or of other areas of vegetation classified as Bushfire-prone; • Strips of vegetation less than 20 m in width regardless of length and not within 20 m of lots or each other, or areas of vegetation classified as Bushfire-prone; • Vegetation regarded as low threat due to factors such as flammability, moisture content and fuel load. This includes grassland managed in a minimal fuel condition, mangrove and other saline wetlands, maintained lawns, maintained public reserves and parklands, sporting fields, non-curing crops, cultivated gardens, commercial nurseries, nature strips and windbreaks <p>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 100 mm).</p> <p>Maintenance shall include (but is not limited to):</p> <ul style="list-style-type: none"> • Removal of fallen limbs, leaf and bark litter; • Cut grasses short (less than 100mm) and maintain; • Remove vegetation debris; • Complete under-brushing and thin out the under storey; • Cut tree limbs within 2 metres of the ground; • Maintain horizontal and vertical canopy separation; • Prevent encroachment of Bushfire Prone Vegetation into the HMA.

	<ul style="list-style-type: none"> Ensure that any required static water supplies for fire fighting are maintained to a minimum 10,000 litres per dwelling.
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6. Subdivision C13.6.2 Public and fire fighting access

The primary access to the subdivided lots is from the existing municipal road – Blackburn Avenue.

NOTE: Fire Fighting access of the existing Balance Lot is existing, the Balance Lot is capable of being protected by the municipal Hydrant system where fire fighting vehicles would remain on Blackburn Avenue to connect to the Hydrant to fight fires and protect the Balance Lot, therefore the Balance Lot meets the requirements of Table C13.2, A.

Fire Fighting access and access to the fire fighting water supply for the new Lot 1 is to be established with the development of habitable buildings and is to continue to be maintained by lot owners for perpetuity. When the habitable building development is undertaken the access must be compliant with Table C13.2, B.

The newly created lot will require a compliant property access serving Bushfire-Prone lots to be designed and constructed in accordance with Compliance Standard for property access and shall be in accordance with the requirements set out in Table C13.2 – the requirements to be met are as follows:

Table C13.1: Standards for Roads – Not Applicable to this development		
Table C13.2: Standards for Property Access		
	Element	Requirement
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) all-weather construction; (b) load capacity of at least 20t, including for 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 of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (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 roads; and (j) terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> 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.
Table C13.3: Standards for Fire Trails - Not Applicable to this development		

7. Subdivision C13.6.3 Provision of water supply for fire fighting purposes

The new Lot 1 of the proposed subdivision is to be served by a new static water supplies for fire fighting serving the lots building area and meeting the requirements of the Code.

The existing Balance Lot and the existing dwelling are served by an existing municipal hydrant water supply for fire fighting purposes – the existing hydrant supply is compliant with Planning Code 13.6.3 and Table C13.4.

The Static Water Supply for Fire Fighting and access to the water supply of the new Lot 1 is to be established with the development of habitable buildings and is it continue to be maintained by lot owners for perpetuity.

The subdivision lot 1 Static Water Supply for Fire Fighting is to be designed and constructed in accordance with Compliance Standard set out in Planning Code 13.6.3 and Table C13.5 – the requirements to be met are as follows:

Element		Requirement
A.	Distance between building area to be protected and water supply.	The following requirements apply: <ul style="list-style-type: none"> (a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Static Water Supplies.	The static water supply: <ul style="list-style-type: none"> (a) may have a remotely located offtake connected to the static water supply; (b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) must be metal, concrete or lagged by non-combustible materials if above ground; and (e) if a tank can be located so it is shielded in all directions in compliance with Section 3.5 of Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: <ul style="list-style-type: none"> i. metal; ii. non-combustible material; or iii. fibre-cement a minimum of 6mm thickness.
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: <ul style="list-style-type: none"> (a) have a minimum nominal internal diameter of 50mm; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground;

		<ul style="list-style-type: none"> (d) if buried, have a minimum depth of 300mm (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: <ul style="list-style-type: none"> 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.
E.	Hardstand.	<p>A hardstand area for fire appliances must be:</p> <ul style="list-style-type: none"> (a) no more than 3m from the firefighting 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.

9. Conclusion

The Bushfire Hazard Management Plan demonstrates BAL-19 (the minimum requirement for subdivision) compliant nominated clearances and specifies the maintenance of this zone in accordance with the HMA, low threat vegetation requirements of AS 3959-2018. This demonstrates sufficient access to the building areas possible to protect both fire fighters and occupants exposed to bushfire when defending the properties.

The plan demonstrates suitable access and egress options for property occupants and emergency services. A compliant firefighting water supply is to be provided which allows for fire-fighting access to the most disadvantaged part of all lots building areas.

The proposed Bushfire Hazard Management Plan, accompanied by this report and its compliance standards as supporting documentation, along with the Certification of referenced documents demonstrates compliance with the applicable Sections of the Code.

10. References

Tasmanian Planning Scheme - Brighton

Building Regulations Tasmania 2016

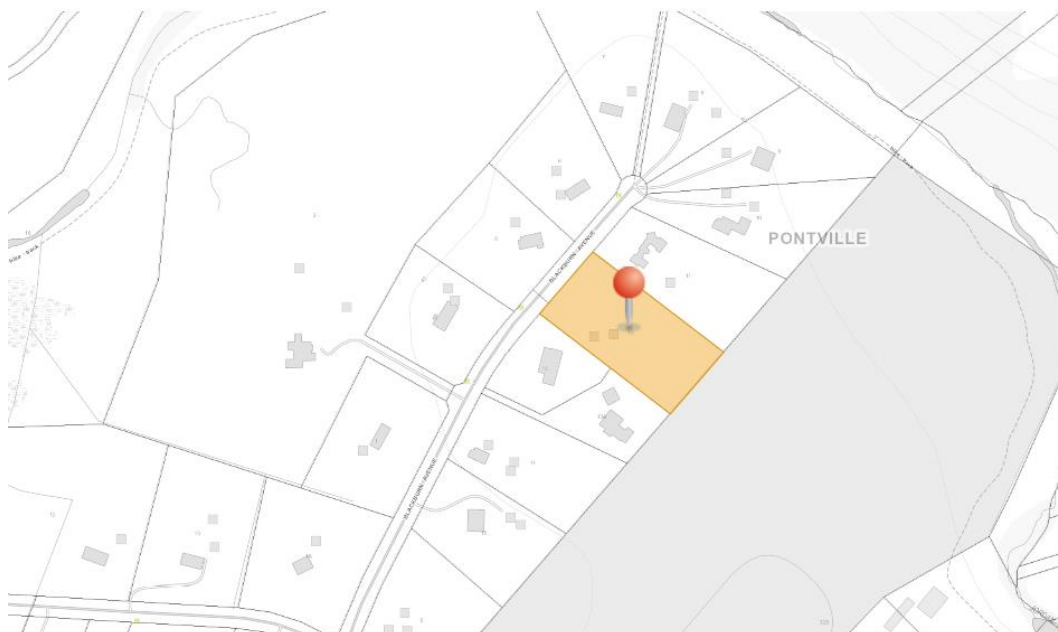
LIST map version. Aerial Photograph [online]. Available from: <<http://www.thelist.tas.gov.au/listmap/listmap>>

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

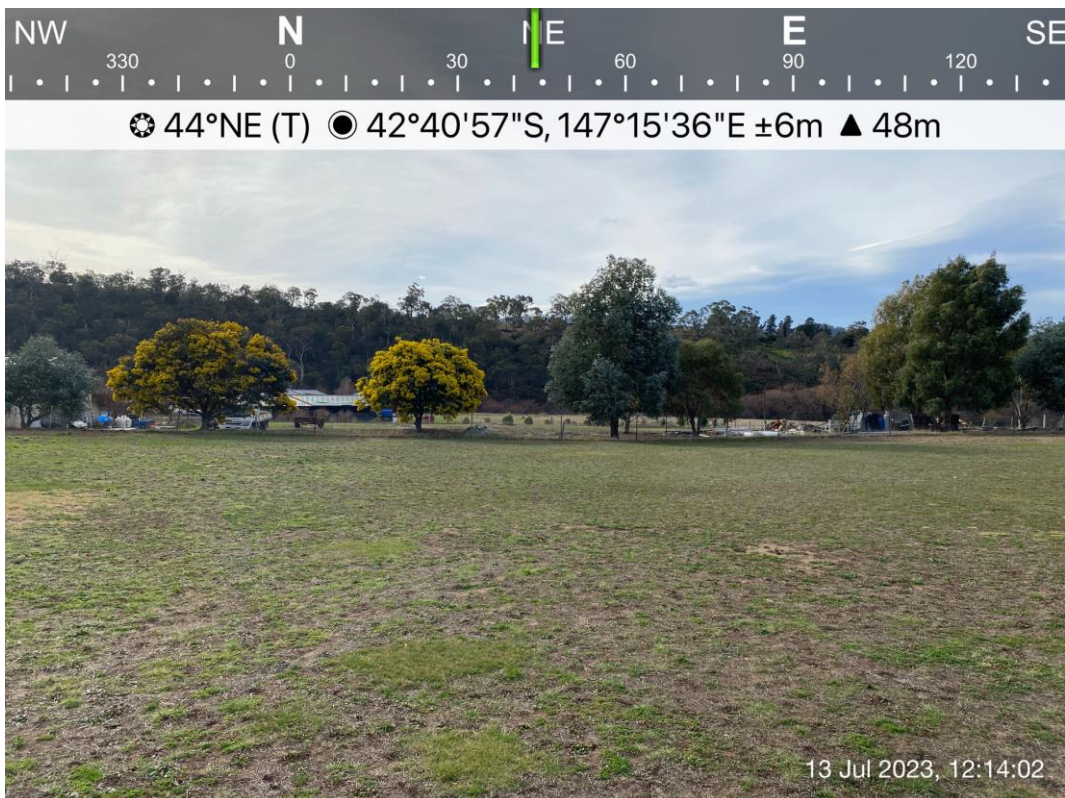
Appendix A – Site Images

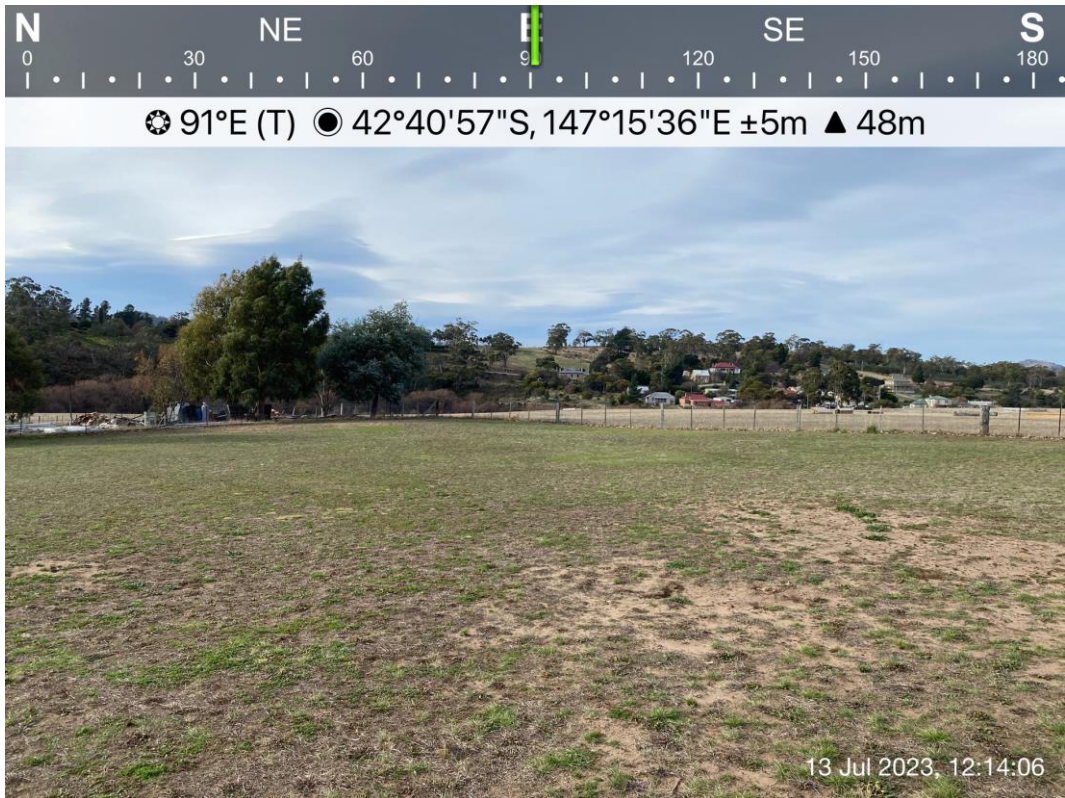


Location Plan – subject site highlighted yellow and pinned – Not to Scale



Topographic Plan – subject site highlighted yellow and pinned – Not to Scale









Appendix B

- Bushfire Hazard Management Plan, certified date 20.07.2022;
- Bushfire Prone Areas Code Certificate; &
- Certificate of Specialist or Other Person (Form 55) 2023.07 – 12 Blackburn

BUSHFIRE HAZARD MANAGEMENT PLAN

Owners
Shane Phillip Coetzee
and Philippa Jane Coetzee

Title References
FR 138585/5

Address
12 Blackburn Avenue, Pontville
PID
2172682

ENSURE THAT DETAILED DESIGN DOCUMENTATION PROVIDES FOR: PUBLIC AND FIRE FIGHTING ACCESS IN ACCORDANCE WITH C13.6.2 OF THE BRIGHTON PLANNING SCHEME INCLUDING TABLES C13.1 & C13.2.

FUTURE LOT 1 DESIGN AND DEVELOPMENT HAS PROVISION FOR STATIC WATER SUPPLY FOR FIRE FIGHTING PURPOSES IS IN ACCORDANCE WITH C13.6.3 OF THE BRIGHTON PLANNING SCHEME INCLUDING TABLE C13.5.

This plan demonstrates compliance with Bushfire Prone Areas Code C13.0 of the Tasmanian Planning Scheme - Brighton;

The Hazard Management Areas (HMA) indicated on this plan must be established and maintained as per the plan.
All lots throughout the subdivision comprise the Hazard Management Areas (HMA) & must be maintained to a Low Threat Level in accordance with AS3959-2018.

Public and fire fighting access arrangements must comply with Code C13.6.2 & Table C13.2 of the Tasmanian Planning Scheme - Brighton.

Fire fighting water supply complies with Code C13.6.3, Table C13.5 of the Tasmanian Planning Scheme - Brighton.
The Balance Lot is served by an existing municipal hydrant for fire fighting purposes. Lot is to be provided with a static water supply prior to issuing of the habitable building occupancy permit.

For design and compliance specifications refer to sections 5 to 7 of the Bushfire Hazard Management Plan Report, Subdivision - 12 Blackburn Avenue, Pontville, dated July 2023.

The Subdivision HMA is to be established prior to sealing of titles. HMA maintenance responsibility lies with the title holders.

BAL Rating Schedule
BAL-19 - Balance Lot
BAL-19 to 12.5 - Lot 1

- EXISTING AND CREATED LOTS HAZARD MANAGEMENT AREA - MAINTAINED TO A LOW THREAT LEVEL IN ACCORDANCE WITH AS3959
- BAL-19 SETBACK, WIDTH AS DIMENSIONED
- BAL-12.5 SETBACK, WIDTH AS DIMENSIONED

Certifier: Rhys Menadue - BFP-106
Certificate No.: 2023.7 - 12
Blackburn
Date: 20.07.2023



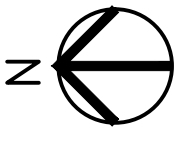
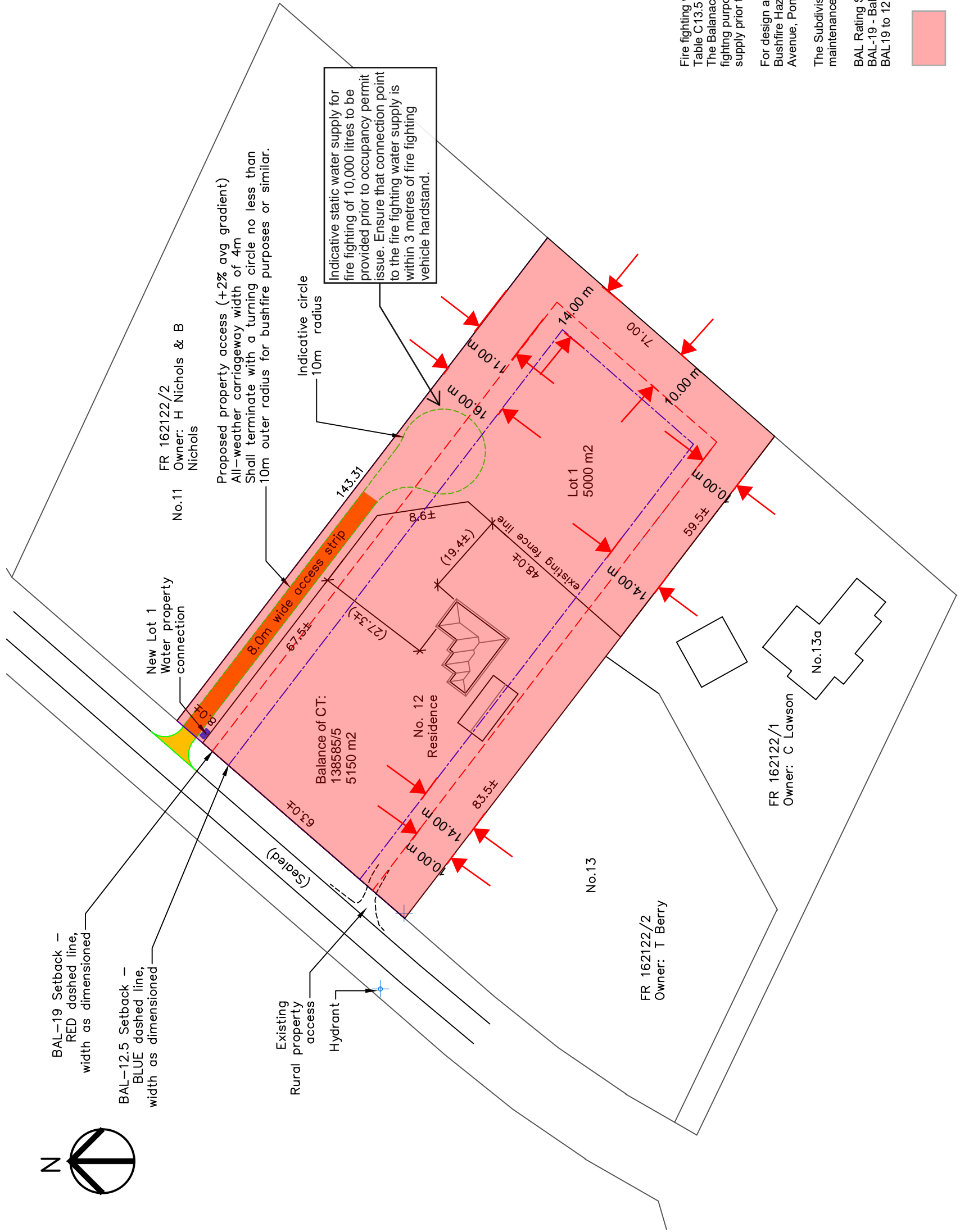
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BUSHFIRE HAZARD MANAGEMENT PLAN
12 BLACKBURN AVENUE, PONTVILLE
for PHILLIPPA COETZEE

SURVEYOR	—	GEOIDAL	—
DRAWN	MK	CHECKED	AC
DATE	11 JULY 2023		

REV	AMENDMENTS	DRAWN	DATE	APPR.
C	REDUCE LOT 1 AREA.	MK	11.07.23	CT
B	REDUCE BALANCE LOT AREA.	MK	07.07.23	CT
A	PLAN OF SUBDIVISION	MK	06.07.23	CT

NOTES:



BAL-19 Setback - RED dashed line, width as dimensioned

BAL-12.5 Setback - BLUE dashed line, width as dimensioned

Proposed property access (+2% avg gradient)
All-weather carriageway width of 4m
Shall terminate with a turning circle no less than 10m outer radius for bushfire purposes or similar.

Indicative static water supply for fire fighting of 10,000 litres to be provided prior to occupancy permit issue. Ensure that connection point to the fire fighting water supply is within 3 metres of fire fighting vehicle hardstand.

Existing property access

Hydrant

New Lot 1 Water property connection

FR 162122/2
Owner: H Nichols & B Nichols

Indicative circle
10m radius

8.0m wide access strip

Balance of CT:
138585/5
5150 m2

No. 12
Residence

Lot 1
5000 m2

FR 162122/2
Owner: T Berry

FR 162122/1
Owner: C Lawson

No. 13a

No. 13

(Sealed)

48.0ft

49.8ft

63.0ft

67.5ft

71.0ft

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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:

12 Blackburn Avenue, Pontville

Certificate of Title / PID:

138585/5

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision

Applicable Planning Scheme:

Tasmanian Planning Scheme - Brighton

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Plan	Rhys Menadue/PDA	11.07.2023	Rev B

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 checked="" 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 checked="" type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:

Rhys Menadue

Phone No:

0407 595 317

Postal Address:

14 Reynolds Court, Dynnyrne, TAS 7005

Email Address:

rhmenadue@gmail.com

Accreditation No:

BFP – 106

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:

Rhys Menadue

Date:

20.07.2023

Certificate
Number:

2023.07 – 12
Blackburn

(for Practitioner Use only)

Submission to Planning Authority Notice

Council Planning Permit No.	SA 2023 / 00026	Council notice date	30/08/2023
TasWater details			
TasWater Reference No.	TWDA 2023/01179-BTN	Date of response	4/09/2023
TasWater Contact	Rachael Towns	Phone No.	0436 615 228
Response issued to			
Council name	BRIGHTON COUNCIL		
Contact details	development@brighton.tas.gov.au		
Development details			
Address	12 BLACKBURN AVE, PONTVILLE	Property ID (PID)	2172682
Description of development	Subdivision - 2 Lots		
Schedule of drawings/documents			
	Prepared by	Drawing/document No.	Revision No.
	PDA Surveyors	51446CT-1B	B
			Date of Issue
			11/01/2023
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 installation of new and modified property service connections must be carried out by TasWater at the developer's cost. <p>DEVELOPER CHARGES</p> <ol style="list-style-type: none"> 3. 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 \$1757.00 to TasWater for water infrastructure for 1 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"> 4. 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. <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p>			
Advice			
General			
<p>For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards</p> <p>For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form</p>			

Developer Charges

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

Service Locations

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

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

NOTE: In accordance with the WATER AND SEWERAGE INDUSTRY ACT 2008 - SECT 56ZB A regulated entity may charge a person for the reasonable cost of –

- (a) a meter; and
- (b) installing a meter.

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.

TasWater Contact Details

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