Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

SA2023/027

LOCATION OF AFFECTED AREA

8A FORD ROAD, 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 **16/01/2024**. 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

SCAN ME

Brighton
going places

NOTES:
1. DATUM FOR HEIGHTS IS AHD
2. CONTOUR INTERVAL IS 0.25 METRE

ROAD

BRIGHTON

RESERVE

JORDAN

RIVER

Existing 50
GWI water line

Sewer rising
main 100DICL

Proposed Easement
3.0 wide

NBN pit

PROPOSED ELECTRICITY
EASEMENT 12.00 WIDE

Sewer M/H
37.25 top
35.28 inv

Proposed
access

LOT 1
5140m²

Install new DN25 (ID20) water
connection in Copper (as per Taswater
supplement to the Water Supply Code
of Australia WSA03 - 2011-3.1 MRWA
V2.0 section 4.1), with 20mm meter
by Taswater @ developers cost.

DRAINAGE

Flood
Prone

Proposed sewer
connection 100Ø

EASEMENT

Sewer M/H
36.85 top
34.67 inv

Existing house
brick

Existing
garage

Sewer I/O

BALANCE
6825m²

Boundary

WIDE

Sewer M/H

FORD
ROAD

RIGHT OF WAY (PRIVATE),
PIPELINE AND WAYLEAVE
EASEMENT 5.0 WIDE

DRAINAGE EASEMENT
3.00 WIDE

Water meter

Owners
ALLAN JAMES PRYER
STACEY THERESE PRYER
C.T. 115428/1

ALL MEASUREMENTS SUBJECT TO FINAL SURVEY

PROPOSED SUBDIVISION
8A FORD ROAD, PONTVILLE

SCALE 1: 750 (A3) | DATE: AUGUST 2023 | DRAWN: IDS/TNW | DWG NO. D3075-3

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BUSHFIRE HAZARD REPORT &

BUSHFIRE HAZARD MANAGEMENT PLAN

SUBDIVISION (ONE LOT INTO TWO LOTS)

8A FOREST ROAD
PONTVILLE 7030

ALLAN FORD

18 OCTOBER 2023

VERSION 1.1

EXECUTIVE SUMMARY

The subject land is located at 8A Ford Road, Pontville (C.T. 115428/1). The development proposal includes a subdivision (one lot into two lots). The proposed subdivision is assessed and deemed to comply with the requirements of C13.0 Bushfire-Prone Areas Code of the Tasmania Planning Scheme.

LIMITATIONS

This report is based on findings concluded from a desktop and field investigation of the subject property. Classification of vegetation has been based on the site inspection does not account for any further modification to the existing vegetation (planting, clearing etc.)

The assessment is based on information provided at the time of the report and location shown on the Bushfire Hazard Management Plan (BHMP). If the location of the proposed development (indicative building area) differs from the location shown on the BHMP a new assessment will be required.

The BAL assessment is based on the Fire Danger Index (FDI) of 50. The FDI will exceed 50 when the Australian Fire Danger Ratings System (AFDRS) level is Extreme or Catastrophic.

The forward of AS3959 – 2018, *Construction of buildings in bushfire prone areas* states that "It should be borne in mind that the measures contained in this standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions."

Due to the unpredictable nature and behaviour of fire, compliance with AS359-2018 does not guarantee a dwelling will survive a bushfire event.

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1.0 INTRODUCTION

1.1 SCOPE

To assess the proposed subdivision against the requirements of C13.0 Bushfire-Prone Areas Code of the Tasmanian Planning Scheme.

1.2 PROPOSAL

Subdivision – one lot into two lots (Lot 1 – 5140m^2 & Balance lot – 6825m^2)

1.3 GENERAL INFORMATION

SITE ADDRESS

8A Ford Road, Pontville

OWNER

Alan Ford

TITLE REFERENCE

C.T. 115428/1

PROPERTY ID NUMBER

1846358

EXISITING PROPERTY SIZE

11965m^2

CURRENT USE:

Single residential dwelling

MUNICPALITY

Brighton Council

2.0 SITE DESCRIPTION

2.1 LOCALITY

The subject land is located at 8A Ford Road, Pontville. The site is situated in elevated terrain on the lower slopes of Snake Mount. The site is surrounded by residential development to the south and west. Jordan River and some bush land exist towards the north and east. The subdivision will create two lots, Lot 1 (5140m^2) and the balance lot (6825m^2). Lot 1 will have road frontage to Ford Road and continue to use existing property access. Lot 2 shall have use Brighton Road as frontage with a new property access. A residential dwelling and shed exist on the property and after the subdivision will be located on the balance lot. Both Ford Road and Brighton Road are maintained by Council. The proposed plan of subdivision is provided in the appendix of this report.

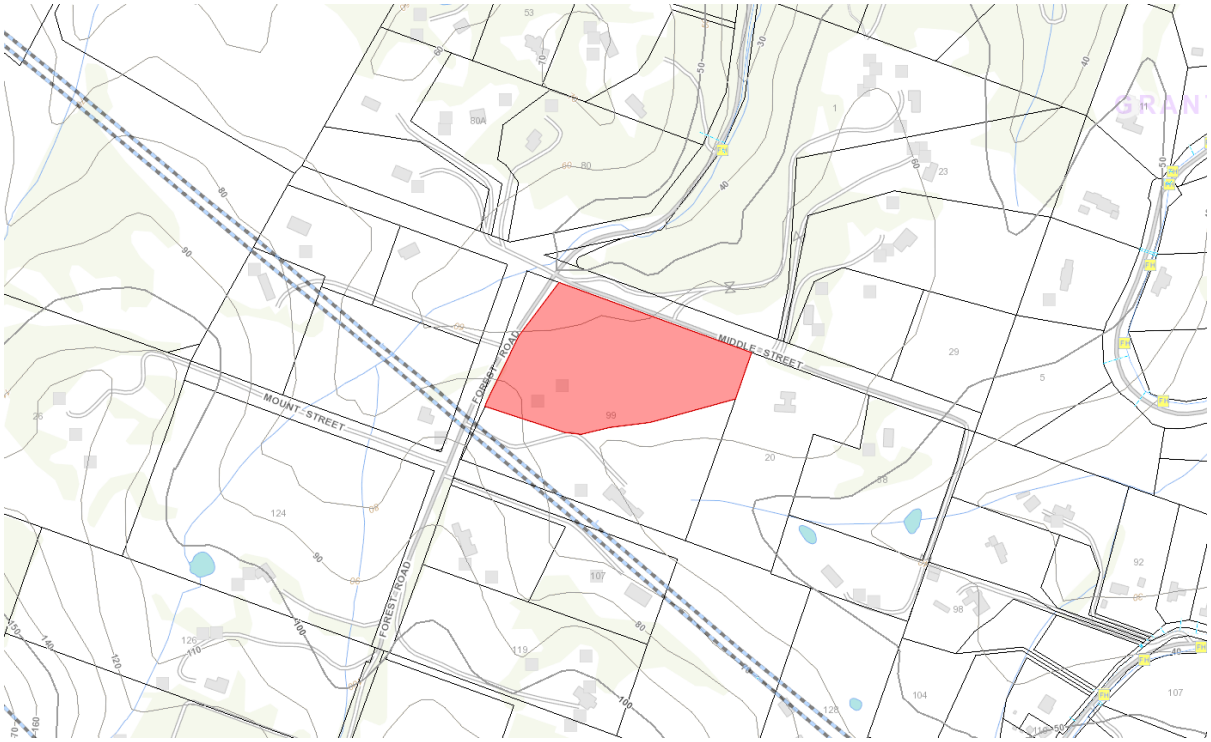


Figure 1: Locality map of the area with subject lot shown (red outline). Source: Land Information System Tasmania, http://www.thelist.tas.gov.au

2.1.2 FIRE HISTORY

Recent bushfire and / or planned burns were identified within 1km of the property boundaries. Data collected from LIST Map 'Fire History Layer'[1].

Ignition date	Fire / Planned burn name	Type	Size	Distance to site
21/4/2023	Jordan River – JORNR002ECO	Planned burn	3.63 Ha.	470m
25/2/2019	Midland Highway	Bushfire	209.9 Ha.	920m
1/4/2016	Ethan Court	Bushfire	7.02 Ha.	420m
1/4/2010	Ford Rd Pontville	Planned burn	3.62 Ha.	470m
21/1/2003	Broadmarsh-Bluff Rd (TFS)	Bushfire	14345 Ha.	500m

[1] LIST Map Data is incomplete and majority of fire history is not shown on the LIST.

2.1.2 PLANNING – ZONING & TENURE

The lot is zoned as Rural Resource and is privately owned. Zoning and tenure of surrounding lots is shown below (within 200m from the existing property boundaries).

Direction	Zoning	Tenure
North	Open Space, Village & Landscape Conservation	Private Freehold, Public Reserve & Local Government
East	Open Space & Landscape Conservation	Private Freehold & Public Reserve
South	Rural Living & General Residential	Private Freehold
West	Rural Living, General Residential & Recreation	Private Freehold & Local Government

2.1.3 PLANNING – OVERLAYS

Overlay	Development Response
Bushfire-prone areas	The Bushfire Hazard Report and Bushfire Hazard Management Plan (BHMP) satisfy the requirements of this code.
Local historic landscape precinct	The provisions of the BHMP do not conflict with the requirements of this overlay.
Floor-prone areas	The provisions of the BHMP do not conflict with the requirements of this overlay.
Waterway and coastal protection area	The provisions of the BHMP do not require removal of significant vegetation and do not conflict with the requirements of this overlay.
Priority vegetation area	The provisions of the BHMP do not require removal of significant vegetation and do not conflict with the requirements of this overlay.

2.1.4 PLANNING – THREATENED FLORA AND FAUNA

A threatened flora and fauna search[2] revealed no threatened flora and fauna identified on the site.

[2] Threatened species search using Land Information Systems Tasmania. This is not a complete search and other information may be available from other agencies.

2.2 TOPOGRAPHY

Effective slope angle and directions are shown below from proposed building envelope of Lot 1

Direction	Distance from site	Average slope angle	Upslope / Down slope
North	0-45m 45-100m	10° 0° / Upslope	Down slope Upslope
North - east	0-22m 22-100m	12° 0° / Upslope	Down slope Upslope
East	0-50m 50-100m	10° 2°	Down slope Down slope
South - east	0-100m	2°	Down slope
South	0-100m	0° / Upslope	Upslope
South - west	0-100m	0° / Upslope	Upslope
West	0-100m	0° / Upslope	Upslope
North - west	0-80m 80-100m	5° 0° / Upslope	Down slope Upslope

Effective slope angle and directions are shown below for proposed balance lot (existing dwelling):

Direction	Distance from site	Average slope angle	Upslope / Down slope
North - east	0-40m 40-60m 60-100m	10° 5° 0° / Upslope	Down slope Down slope Upslope
South - east	0-50m 50-80m 80-100m	5° 10° 5°	Down slope Down slope Down slope
South - west	0-100m	0° / Upslope	Upslope
North - west	0-100m	2°	Down slope

Figure 2: Aerial photo of the area with proposed building area and existing dwelling and outbuildings shown. The yellow circle is a minimum 100m from edge of the proposed building area and existing dwellings. Blue line shows subject lots. Green line shows borders between classified vegetation and exclusions shown. Source: Land Information System Tasmania, http://www.thelist.tas.gov.au.

TASVEG 4.0 communities within 100m of the indicative building area for proposed lot 1.

Lot 1:

Direction	**Distance from site**	**TAS Veg Live Description**
North	0m 55m	FUR – Urban areas FWU – Weed infestation
East	0m 45m	FUR – Urban areas FWU – Weed infestation
South	0m	FUR – Urban areas

West	0m	FUR – Urban areas

Lot 2:

Direction	**Distance from site**	**TAS Veg Live Description**
North	0m 85m	FUR – Urban areas FWU – Weed infestation
East	0m 75m 98m	FUR – Urban areas FWU – Weed infestation DAS – Eucalyptus amygdaline forest and woodland on sandstone
South	0m	FUR – Urban areas
West	0m	FUR – Urban areas

Vegetation types shown below from the edge of the indicative building area for lot 1 and the existing dwelling for lot 2.

Proposed Lot 1:

Direction	**Existing Vegetation Description**
North	0-23m: Grazing paddock with grass kept short by livestock. **Classified vegetation: G: Grassland** 23-46m: Grassland with shrubs less than 2m height. Foliage cover of shrubs (mostly gorse). **Classified vegetation: C: Shrubland** 45-95m: Trees with height less than 6m along banks of river. **Classified vegetation: D: Scrub** 95-100m: Maintained residential gardens and lawn. **Exclusion: Low threat vegetation as per clauses 2.2.3.2 (f) of AS3959:2018.**
North - east	0-21m: Grazing paddock with grass kept short by livestock. **Classified vegetation: G: Grassland**

	21-45m: Grassland with shrubs less than 2m height. Foliage cover of shrubs (mostly gorse). **Classified vegetation: C: Shrubland** 45-85m: Trees with height less than 6m along banks of river. **Classified vegetation: D: Scrub** 85-100m: Maintained residential gardens and lawn. **Exclusion: Low threat vegetation as per clauses 2.2.3.2 (f) of AS3959:2018.**
East	0-13m: Grazing paddock with grass kept short by livestock. **Classified vegetation: G: Grassland** 13-100m: Grazing paddocks, periodically cured. Isolated shrubs. **Classified vegetation: G: Grassland**
South - east	0-100m: Grazing paddocks, periodically cured. Isolated shrubs. **Classified vegetation: G: Grassland**
South	0-12m: Grazing paddock with grass kept short by livestock. **Classified vegetation: G: Grassland** 12-100m: Residential gardens and lawn and non – vegetated areas. **Exclusion: Low threat vegetation as per clauses 2.2.3.2 (e) & (f) of AS3959:2018.**
South - west	0-12m: Grazing paddock with grass kept short by livestock. **Classified vegetation: G: Grassland** 12-100m: Residential gardens and lawn and non – vegetated areas. **Exclusion: Low threat vegetation as per clauses 2.2.3.2 (e) & (f) of AS3959:2018.**
West	0-15m: Grazing paddock with grass kept short by livestock. **Classified vegetation: G: Grassland** 15-100m: Residential gardens and lawn and non – vegetated areas. **Exclusion: Low threat vegetation as per clauses 2.2.3.2 (e) & (f) of AS3959:2018.**
North - west	0-14m: Grazing paddock with grass kept short by livestock.

	Classified vegetation: G: Grassland 14-70m: Residential gardens and lawn and non – vegetated areas. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (e) & (f) of AS3959:2018.** 70-100m: Riparian vegetation along the Jordan River. Tree height less than 10m. Under storey is grassland and water. **Classified vegetation: D: Scrub**

Lot 2 (Existing dwelling and outbuilding):

Direction	Existing Vegetation Description
North - east	0-16m: Managed grassland and gardens surrounding the dwelling. Grass has been cut to height less than 100mm. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018.** 16-70m: Grazing paddock with grassland. Periodically cured. **Classified vegetation: G: Grassland** 70-80m: Riparian vegetation. Trees with height less than 8m. **Classified vegetation: D: Scrub** 80-100m: Over storey of eucalypts and wattle trees with height of 10-15m. Dominant grassy under storey. Foliage cover estimated to be between 10-30%. **Classified vegetation: B: Woodland**
South - east	0-45: Managed grassland and gardens surrounding the buildings. Grass has been cut to height less than 100mm. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018.** 45-100m: Grazing paddocks, periodically cured. **Classified vegetation: G: Grassland**
South - west	0-100m: Managed residential gardens and lawn and non – vegetated areas. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (e) & (f) of AS3959:2018.**
North - west	0-22m: Managed grassland and gardens surrounding the buildings. Grass has been cut to height less than 100mm.

	Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018. 22-67m: Grazing paddock with grass kept short by livestock. **Classified vegetation: G: Grassland** 67-100m: Managed residential gardens and lawn and non – vegetated areas. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (e) & (f) of AS3959:2018.**

3.0 BUSHFIRE SITE ASSESSMENT

3.1 EXISTING BUSHFIRE HAZARD ASSESSMENT

3.2.1 CONSTRUCTION Proposed lot 1: No buildings exist on the proposed lot 1. Proposed balance lot: The existing dwelling is two – storey. It is unknown if the building has been constructed to bushfire construction requirements. A shed exists within 6m from the main dwelling.
3.2.2 PROPERTY ACCESS Proposed lot 1: No formal access exists on this proposed lot. Proposed balance lot: The dwelling is serviced by a 165m length property access from Ford Road and terminates at the south-west elevation of the existing shed.
3.2.3 WATER SUPPLY Proposed lot 1: The lot currently has no water connection point. Proposed balance lot: The lot has a reticulated water supply. The closest fire hydrant exists adjacent 12 Ford Road. The hose lay from this hydrant to the furthest part of the building area is 250m. There is no static water supply dedicated for fire fighting purposes.
3.2.4 HAZARD MANAGEMENT AREA Proposed lot 1: No Hazard Management Area (HMA) exists on this proposed lot. Proposed balance lot: At the time of inspection a HMA exists around the existing dwelling from owner maintenance with irrigated residential gardens and lawn.
3.2.5 EMERGENCY PLAN No emergency plan exists for either lot.

3.2 BUSHFIRE ATTACK LEVEL ASSESSMENT

Proposed Lot 1:

	North	**North - east**	**East**	**South - east**
Vegetation classification as per AS3959:2018	Grassland, Shrubland & Scrub	Grassland, Shrubland & Scrub	Grassland	Grassland
Exclusions (where applicable from clause 2.2.3.2 of AS3959 - 2018)				
Distance to classified vegetation (m) from proposed / existing edge of building.	Grassland – 0 Shrubland – 23 Scrub - 46	Grassland – 0 Shrubland – 21 Scrub - 45	0	0
Classified vegetation	Shrubland	Shrubland	Grassland	Grassland
Effective slope under the classified vegetation	Down slope >5° to 10°	Down slope >5° to 10°	Down slope >5° to 10°	Down slope >0° to 5°
Bushfire Attack Level	**FZ**	**FZ**	**FZ**	**FZ**
Minimum separation distance to achieve BAL – 19.	**17m**	**17m**	**13m**	**11m**

	South	**South - west**	**West**	**North - west**
Vegetation classification as per AS3959:2018	Grassland	Grassland	Grassland & Scrub	Grassland & Scrub
Exclusions (where applicable from clause 2.2.3.2 of AS3959 - 2018)				
Distance to classified vegetation (m) from proposed / existing edge of building.	0	0	0	Grassland – 0 Scrub – 70
Classified vegetation	Grassland	Grassland	Grassland	Grassland
Effective slope under the classified vegetation	Upslope / 0°	Upslope / 0°	Upslope / 0°	Down slope >0° to 5°
Bushfire Attack Level	**FZ**	**FZ**	**FZ**	**FZ**
Minimum separation distance to achieve BAL – 19.	**10m**	**10m**	**10m**	**11m**

Balance Lot 2 (existing buildings)

	North - east	South - east	South - west	North - west
Vegetation classification as per AS3959:2018	Grassland, Scrub & Woodland	Grassland	NA	Grassland
Exclusions (where applicable from clause 2.2.3.2 of AS3959 - 2018)				
Distance to classified vegetation (m) from proposed / existing edge of building.	Grassland – 16 Scrub – 70 Woodland – 80	45	>100	22
Classified vegetation	Grassland	Grassland	NA	Grassland
Effective slope under the classified vegetation	Down slope >5° to 10°	Down slope >5° to 10°	NA	Down slope >0° to 5°
Minimum separation distance to achieve BAL – 19.	**13m**	**13m**	**10m**	**11m**

If the minimum setback distance between the proposed building area with classified vegetation are maintained the bushfire attack level for the proposed building area (proposed lot 1) is assessed as BAL – 19. Minimum setback distances shown to achieve BAL – 19 for existing buildings. The assessment is based on a FDI of 50. The FDI will exceed 50 when the AFDRS is Extreme or Catastrophic.

4.0 PLANNING SCHEME COMPLIANCE

The following bushfire hazard management requirements required to comply with C13.0 Bushfire-Prone Areas Code.

C13.6 Development Standards for Subdivision

C13.6.1 Subdivision: Provision of hazard management areas

Objective:

That subdivision provides for hazard management areas that:

(a) facilitate an integrated approach between subdivision and subsequent buildings on a lot;
(b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce radiant heat levels, direct flame attack and ember attack at the building area; and
(c) provide protection for lots at any stage of a staged subdivision.

Acceptable Solutions

A1

(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or

(b) The proposed plan of subdivision:
  (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a stage subdivision.
  (ii) shows the building area for each lot;
  (iii) shows 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 2.6 of *Australian Standard* AS 3959:2018 *Construction of buildings in bushfire-prone areas*; and
  (iv) is accompanied by a bushfire hazard management plan that address all the individual lots that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of *Australian Standard* AS 3959:2018 *Construction of buildings in bushfire-prone areas*; and

(c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.

Performance Criteria

A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:

(a) the dimensions of hazard management areas;

(b) a bushfire risk assessment of each lot at any stage of staged subdivision;

(c) the nature of the bushfire-prone vegetation including type, fuel load, structure and flammability;

(d) the topography, including site slope;

(e) any other potential forms of fuel and ignition source;

(f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development;

(g) an instrument that will facilitate management of fuels located on land external to the subdivision;

(h) any advice from the TFS.

Development response

The Bushfire Hazard Report and BHMP satisfies the requirements of A1(b) for proposed Lot 1.

Hazard Management Area is to be implemented when future building works are undertaken for Lot 1.

The Bushfire Hazard Report and BHMP satisfies the requirements of A1(b) for the balance lot.

The existing vegetation surrounding the existing dwelling is considered 'low threat' as per clause 2.2.3.2 (f) of AS3959:2018. The gardens and lawn are irrigated and ground is clear of fuels. The existing low threat vegetation extends past the BAL – 19 minimum separation distances and provides effective protection from a embers and radiant heat. The proposed property boundary does not affect the separation between the existing buildings and the bushfire prone vegetation.

The existing Hazard Management Area on the balance lot shall continue to be maintained in 'minimal fuel condition' as per the BHMP.

E1.6.2 Subdivision: Public and fire fighting access

Objective:

That access roads to, and the layout of roads, tracks and trails, in a subdivision:

(a) allow safe access and egress for residents, fire fighters and emergency service personnel;
(b) provide access to the bushfire-prone vegetation that enables both property to defend when under bushfire attack and for hazard management works to be undertaken;
(c) are designed and constructed to allow for fire appliances to be manoeuvred;
(d) provide access to water supplies for fire appliances; and
(e) are designed to allow connectivity, and where needed, offering multiple evacuation points.

Acceptable Solutions

A1

(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or

(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that:

(i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3; and

(ii) is certified by the TFS or an accredited person.

Performance Criteria

P1

A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:

(a) appropriate design measures, including

(i) two – way traffic;
(ii) all weather construction;
(iii) height and width of any vegetation clearances;
(iv) load capacity
(v) provision of passing bays;
(vi) traffic and control devices;
(vii) geometry, alignment and slope of roads, tracks and trails;
(viii) use of through roads to provide for connectivity;
(ix) limits on the length of cul-de-sacs and dead-end roads;
(x) provision of turning areas;
(xi) provision of parking areas;
(xii) perimeter access; and
(xiii) fire trails;

(b) the provision of access to:

(i) bushfire-prone vegetation to permit the undertaking of hazard management works; and
(ii) fire fighting water supplies; and

(c) any advice from the TFS.

Development response

The Bushfire Hazard Report and BHMP satisfies the requirements of A1(b) for proposed Lot 1.

Table E1 and E3 are not applicable as no public roads or fire trails are proposed for the subdivision.

Lot 1 property access to be designed and constructed to comply with Table E2 when future building works are undertaken. New crossover should be a minimum 4m carriageway width for proposed Lot 1 and be constructed prior to sealing of final plan.

The Bushfire Hazard Report and BHMP satisfies the requirements of A1(b) of the balance lot. The access complies with Element B (a) to (i). A turning area shall be installed to allow manoeuvring of fire appliance vehicles. This should be installed prior to sealing of final plan of subdivision.

Table C13.2 Standards for Property Access

Element		**Requirement**
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a firefighting water point	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	The following design and construction requirements apply to property access: (a) all – weather construction (b) load capacity of at least 20t, 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 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 (13.5 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: (j) 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.
C.	Property access length is 200m or greater.	The following design and construction requirements apply to property access: (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m, and access is provided to 3 or more properties	The following design and construction requirements apply to property access: (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 100m.

Development response

Property access for proposed lot 1 shall comply with the requirements of Table C13.2. Property access and design shall be constructed when future building works are undertaken.

The balance lot property access complies with Element B (a) – (i) of Table C13.2. A turning area that complies with (j) shall be installed. These works shall be completed before sealing of final plan.

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

Objective:

That an adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for protection of life and property associated with the subsequent use and development of bushfire-prone areas.

Acceptable Solutions	**Performance Criteria**
A1 In areas serviced with reticulated water by the water corporation: (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; (b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by TFS or accredited person as being compliant with Table E4; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire	**P1** No Performance Criterion.
A2 In areas that are not serviced by reticulated water by the water corporation: (a) The TFS or an accredited person certifies that there is insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; (b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	**P2** No Performance Criterion.

Development response

A reticulated water supply exists and shall service both lots for domestic water supply. The location of the fire hydrants do not comply with Table 4 due to exceeding maximum length of hose lay between the hydrant and the proposed building area on Lot 1 and existing dwelling on the proposed balance lot and thus cannot comply with A1 and shall be assessed against A2.

Proposed lot 1 requires a static water supply for fire fighting purposes for each protected building. Static water supply for fire fighting purposes to comply with Table C13.5. Static water supply to be implemented when future building works are undertaken.

A static water supply shall be installed for the balance lot to comply with Table C13.5. Static water supply to be installed prior to sealing of final plan.

Table C13.4 Reticulated water supply for fire fighting

Element		**Requirement**
A.	Distance between building area to be protected and water supply.	The following requirements apply: (a) the building area to be protected must be located within 120m of a fire hydrant; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Design criteria for fire hydrants	A following requirements apply: (a) fire hydrant system must be designed and constructed in accordance with *TASWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2nd Edition*; and (b) fire hydrants are not installed in parking areas
C.	Hardstand	A hardstand area for a fire appliances must be: (a) no more than 3m from the hydrant, 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.
Development response The location of the proposed hydrants will likely not comply with Element A of this table. A static supply for fire fighting purposes will be required. See Table C13.5 below.		

Table C13.5 Static water supply for fire fighting

Element		Requirement
A.	Distance between building area to be protected and water supply.	The following requirements apply: (c) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and (d) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: (c) may have a remotely located offtake connected to the static water supply; (d) may be supplied for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (e) must be a minimum 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; (f) must be metal, concrete or lagged by non-combustible material if above ground; and (g) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of Australian Standard AS 3959:2018 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: (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; (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 no 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 with Australian Standard AS 2304-2019 Water Storage tanks for fire protection systems; or (b) comply with the Tasmanian Fire Service Water Supply Guideline published by the Tasmania Fire Service.
E.	Hardstand	A hardstand area for a fire appliance must be: (e) 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); (f) no closer than 6m from the building area to be protected; (g) a minimum width of 3m constructed to the same standard as the carriageway; and (h) connected to the property access by a carriageway equivalent to the standard of the property access.

Development response

Proposed lot 1 requires a static water supply for fire fighting purposes for each protected building area. Static water supply for fire fighting purposes to comply with Table C13.5. Static water supply to be implemented when future building works are undertaken.

Balance lot requires a static water supply for fire fighting purposes for each protected building area. Static water supply for fire fighting purposes to comply with Table C13.5. Static water supply to be implemented before sealing of final plan.

5.0 CONCLUSION

A Bushfire Hazard Report has been completed for the proposed subdivision (one lot into two lots). This will create two lots – proposed lot 1 (5140m^2) and proposed balance lot (6825m^2).

Both proposed lots are within the Bushfire Prone Areas overlay. The Bushfire Hazard Report and certified BHMP shows compliance to C13.0 Bushfire-Prone Areas Code Tasmanian Planning Scheme.

This Bushfire Hazard Report and Bushfire Hazard Management Plan (BHMP) does not endorse the removal of any vegetation without the approval from the local government authority.

It is the owners' responsibility to ensure that the requirements of the Bushfire Hazard Report and BHMP are implemented and maintained for the life of the development.

New crossover for proposed lot 1 shall be minimum 4m carriageway width.

This Bushfire Hazard Report and BHMP are valid for any building constructed within the 'indicative building area' as shown on the BHMP. Building areas for each BAL-19 are also shown for proposed Lot 1. Future habitable buildings that are sited within these prescribed building areas can be designed and constructed to the BAL – 19.

The BHMP is valid for a period of six years.

6.0 REFERENCES

AS3959 – 2018 - Construction of Buildings in Bushfire Prone Areas

Bushfire Information Publications - Tasmania Fire Service.

The LIST - Department of Primary Industries Parks Water & Environment

Tasmanian Planning Scheme 2015

7.0 APPENDIX

7.1 FIELD PHOTOS

Photo 1: Field photo taken facing north - east from the proposed building area for proposed lot 1. Classified vegetation: G : Grassland in the foreground and C: Shrubland and D: Scrub in the background.

Photo 2: Field photo taken facing south - east from the proposed building area for proposed lot 1. Exclusion: Low threat vegetation in the foreground and Classified vegetation: G: Grassland in the background.

Photo 3: Field photo taken facing south - west from the proposed building area for proposed lot 1. Classified vegetation: G: Grassland in the foreground and (RHS of fence) and Exclusion: Low threat vegetation in the background.

Photo 4: Field photo taken facing north - west from the proposed building area for proposed lot 1. Classified vegetation: G: Grassland in the foreground and D: Scrub in the background.

Photo 5: Field photo taken facing north - east from the existing dwelling on proposed balance lot. Low threat vegetation shown in the foreground and G: Grassland and D: Scrub in the background.

Photo 6: Field photo taken facing south - east from the existing dwelling on proposed lot 2. Low threat vegetation shown.

Photo 7: Field photo taken facing south - west from the existing dwelling. Low threat vegetation shown.

Photo 8: Field photo taken facing south - west from the existing dwelling. Low threat vegetation shown in the foreground.

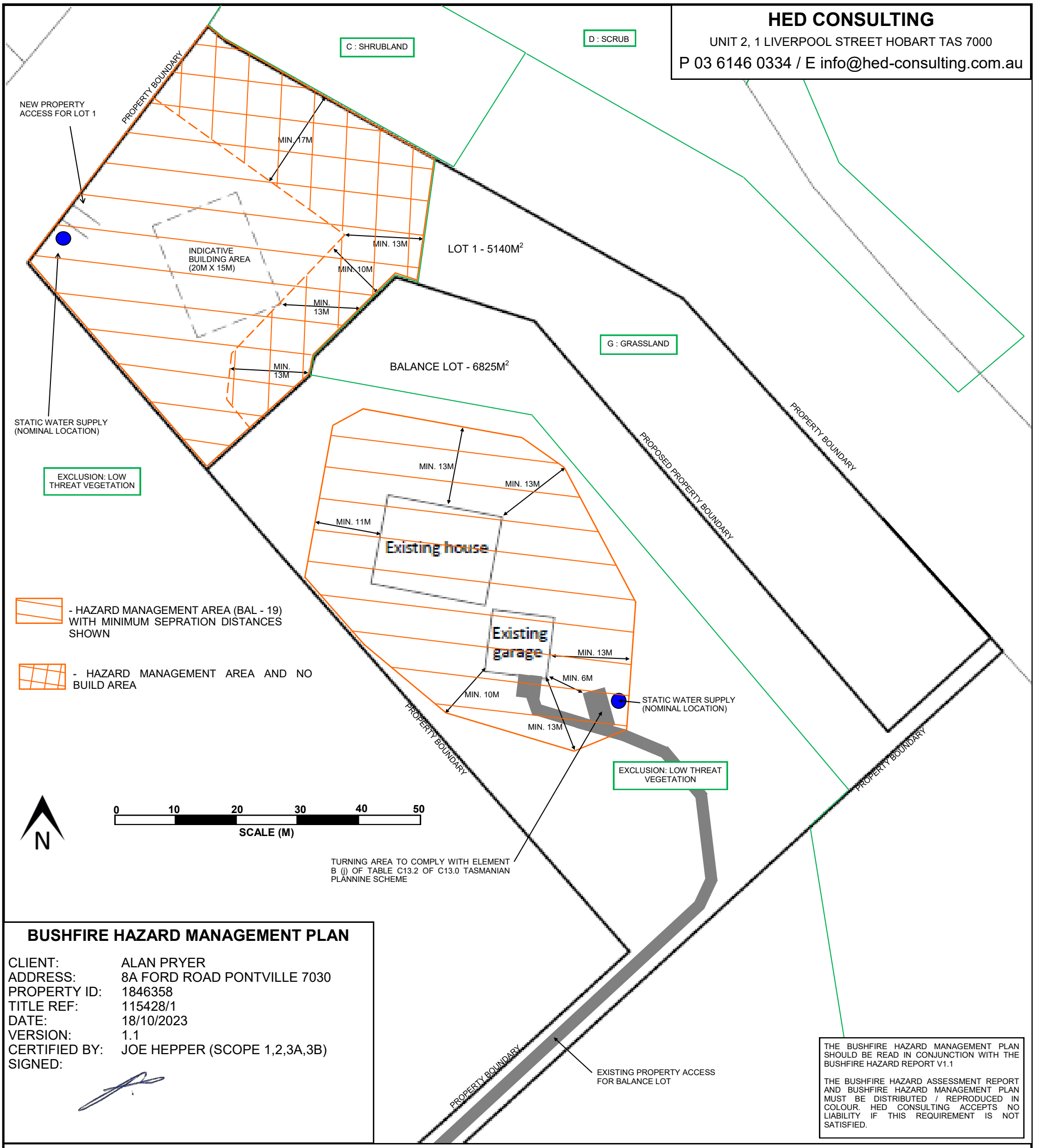
Photo 9: Field photo showing example of the Classified vegetation G: Grassland, C: Shrubland (in the foreground) and D:scrub and B: Woodland in the background.

Photo 10: Field photo showing existing managed residential gardens and lawn around the existing dwelling.

Photo 11: Field photo taken showing existing property access for the proposed balance lot.

Photo 12: Field photo showing property access termination near the existing shed and managed lawn and gardens.

HED CONSULTING
UNIT 2, 1 LIVERPOOL STREET HOBART TAS 7000
P 03 6146 0334 / E info@hed-consulting.com.au



BUSHFIRE HAZARD MANAGEMENT PLAN

CLIENT:	ALAN PRYER
ADDRESS:	8A FORD ROAD PONTVILLE 7030
PROPERTY ID:	1846358
TITLE REF:	115428/1
DATE:	18/10/2023
VERSION:	1.1
CERTIFIED BY:	JOE HEPPER (SCOPE 1,2,3A,3B)
SIGNED:	

BUSHFIRE HAZARD MANAGEMENT REQUIREMENTS

1. Proposed lot 1: Shall comply with C13.6.1: A1 (b) of the Tasmanian Planning Scheme. The Hazard Management Area (HMA) for lot 1 is to be implemented when future building works are undertaken. No construction in the 'No Build Area'.

   Balance lot: Complies with C13.6.1: A1 (b). HMA to continue to be managed as per section 4 of this BHMP.

2. Proposed lot 1: Shall comply with C13.6.2: A1 (b) of the Tasmanian Planning Scheme. The access shall comply with Table C13.2 and be installed when future building works are undertaken. Crossover shall be minimum 4m carriageway width and installed prior to sealing of final plan.

   Balance lot: Shall comply with C13.6.2: A1 (b) of the Tasmanian Planning Scheme. Existing property access complies with Element B (a) - (i) of Table C13.2. Turning area to be installed that complies with Element B (j) of Table C13.2.

3. Proposed lot 1: Shall comply with C13.6.3: A2 (b) and Table C13.5 of Tasmanian Planning Scheme. Lot 1 static water supply for fire fighting purposes shall be installed when future building works are undertaken.

   Balance lot: Shall comply with C13.6.3: A2 (b) and Table C13.5 of Tasmanian Planning Scheme. Balance lot static water supply for fire fighting purposes shall be installed prior to sealing of final plan.

4. Hazard Management Area: This area to be maintained and managed as defendable space from a bushfire flame and ember attack. The area can be landscaped with the following measures:

- Establish non-flammable areas around the building area. This includes paths, driveways, and maintained lawns (less than 100mm height).
- Non - combustible ground cover should be used in garden beds (small rock and pebbles instead of pine bark)
- Remove any ground fuels (eg. leaf litter, bark and branches).
- Flammable materials such as woodpiles, fuels and rubbish shall be stored away from the dwelling.
- Non-flammable separated shrubs, hedges and small trees shall be used for landscaping around the dwelling.
- Tree canopies must not distribute leaf litter into gutters.
- There must be a horizontal separation between the tree crowns and vertical separation between the ground fuels and trees branches.
- No mass plantings of trees greater than 2m.

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] 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:	8A Ford Road Pontville 7030
Certificate of Title / PID:	CT 115428/1, PID 1846358

2. Proposed Use or Development

Description of proposed Use and Development:	Subdivision (one lot into two lots)
Applicable Planning Scheme:	Tasmanian Planning Scheme

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report	HED Consulting	18/10/2023	1.1
Bushfire Hazard Management Plan	HED Consulting	18/10/2023	1.1
Proposed Subdivision 8A Ford Road, Pontville	T.N. Woolford & Associates	Aug 2023	

[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:

☐	**E1.4 / C13.4 – Use or development exempt from this Code**	
	Compliance test	**Compliance Requirement**
☐	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

☐	**E1.5.1 / C13.5.1 – Vulnerable Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.1 P1 / C13.5.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
☐	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

☐	**E1.5.2 / C13.5.2 – Hazardous Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.2 P1 / C13.5.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
☐	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

☐	**E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.1 P1 / C13.6.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

☐	**E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.2 P1 / C13.6.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

☐	**E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	Joe Hepper	**Phone No:**	03 6146 0334
Postal Address:	1 Liverpool Street, Hobart 7000	**Email Address:**	info@hed-consulting.com.au
Accreditation No:	BFP – 148	**Scope:**	1,2,3A,3B

6. Certification

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

☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier

Name: JOE HEPPER **Date:** 18/10/2023

Certificate Number: H2723

(for Practitioner Use only)

Submission to Planning Authority Notice

Council Planning Permit No.	SA 2023 / 00027	**Council notice date**	28/08/2023
TasWater details			
TasWater Reference No.	TWDA 2023/01180-BTN	**Date of response**	20/12/2023
TasWater Contact	Jake Walley **Phone No.**	0467 625 805	
Response issued to			
Council name	BRIGHTON COUNCIL		
Contact details	development@brighton.tas.gov.au		
Development details			
Address	8A FORD RD, PONTVILLE	**Property ID (PID)**	1846358
Description of development	Subdivision - 2 Lots		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
T.N. Woolford & Associates	D3075-3	--	August 2023

Conditions

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

CONNECTIONS, METERING & BACKFLOW

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

FINAL PLANS, EASEMENTS & ENDORSEMENTS

4. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
   Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.
5. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.

DEVELOPER CHARGES

6. 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 $3,514.00 to TasWater for water and sewerage infrastructure for 2 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is

paid to TasWater.

DEVELOPMENT ASSESSMENT FEES

7. 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

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.

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