



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

SA2023/037

LOCATION OF AFFECTED AREA

2-4 & 6 COBBS HILL RD, BRIDGEWATER

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



Brighton
going places

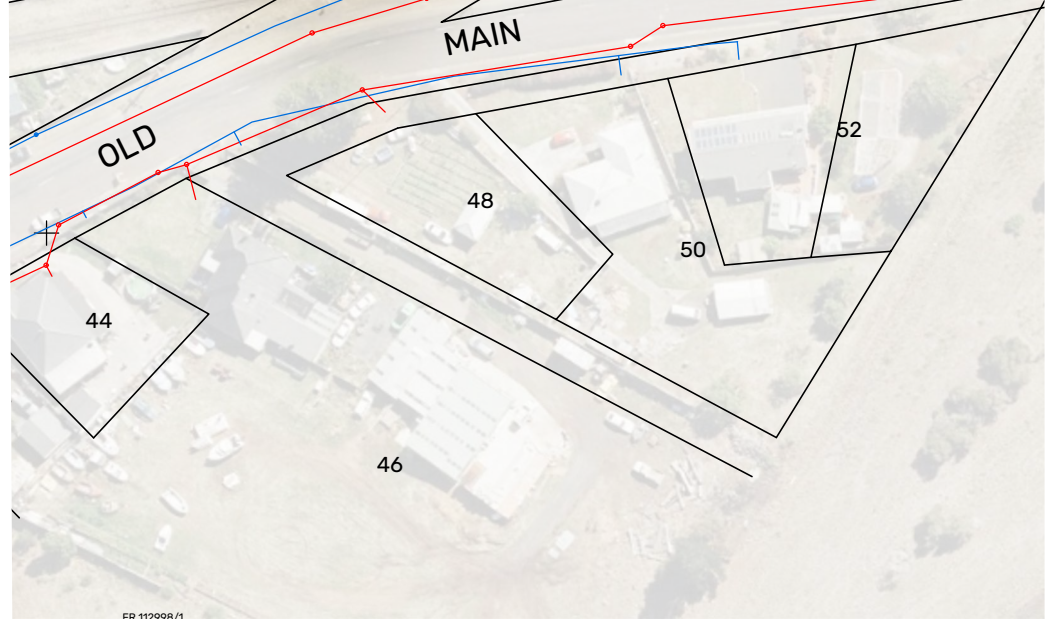
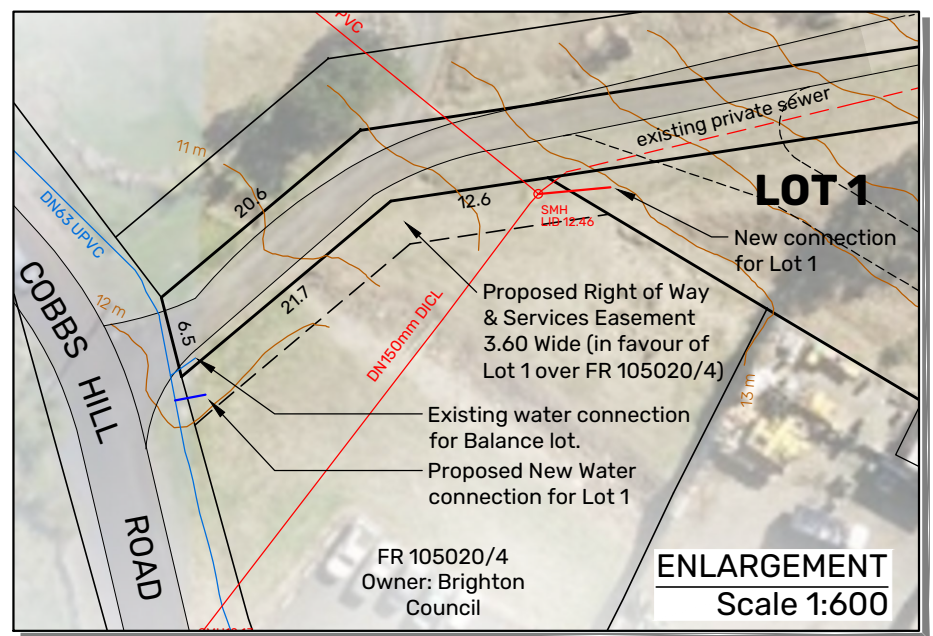
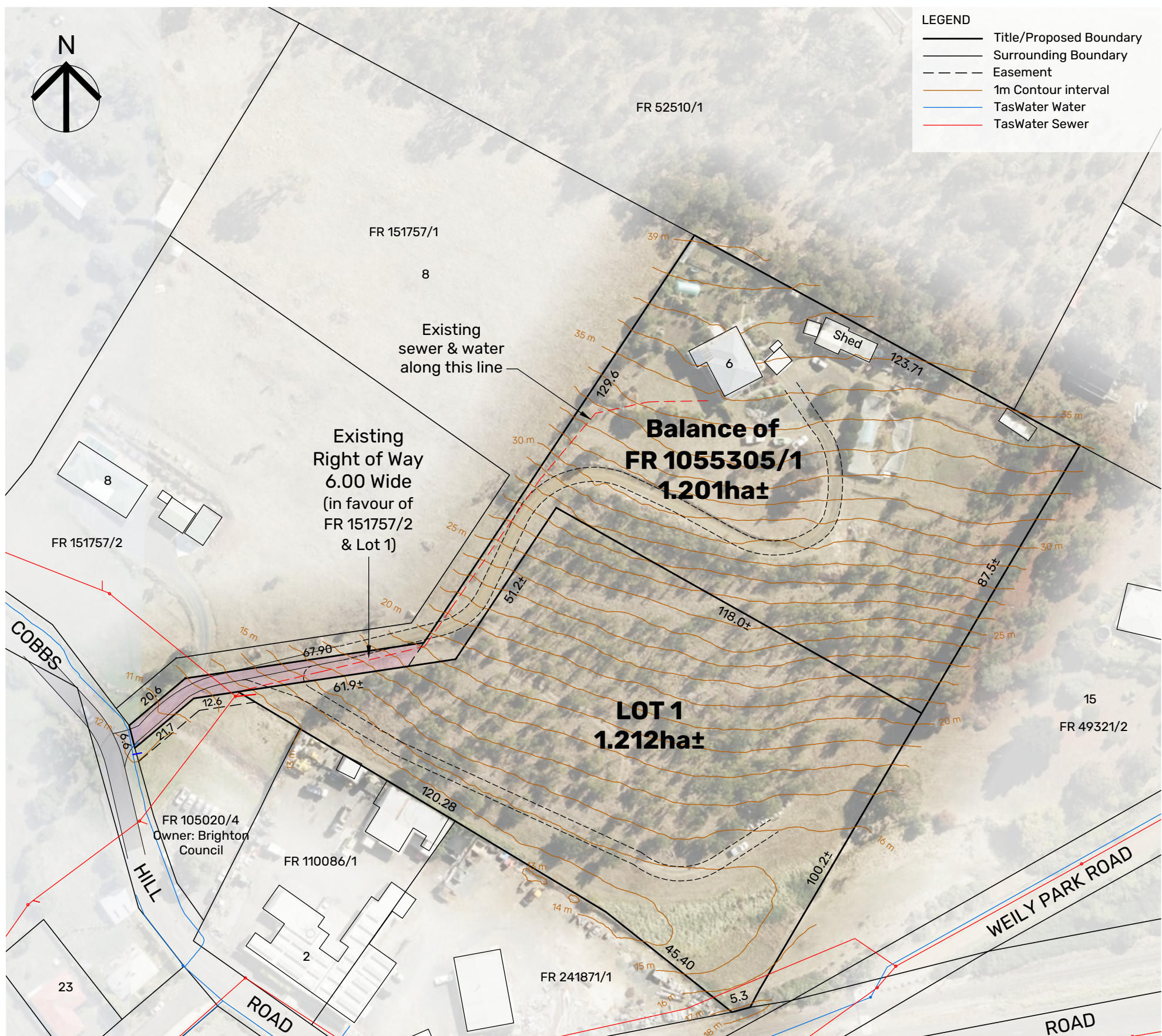
PLAN OF SUBDIVISION

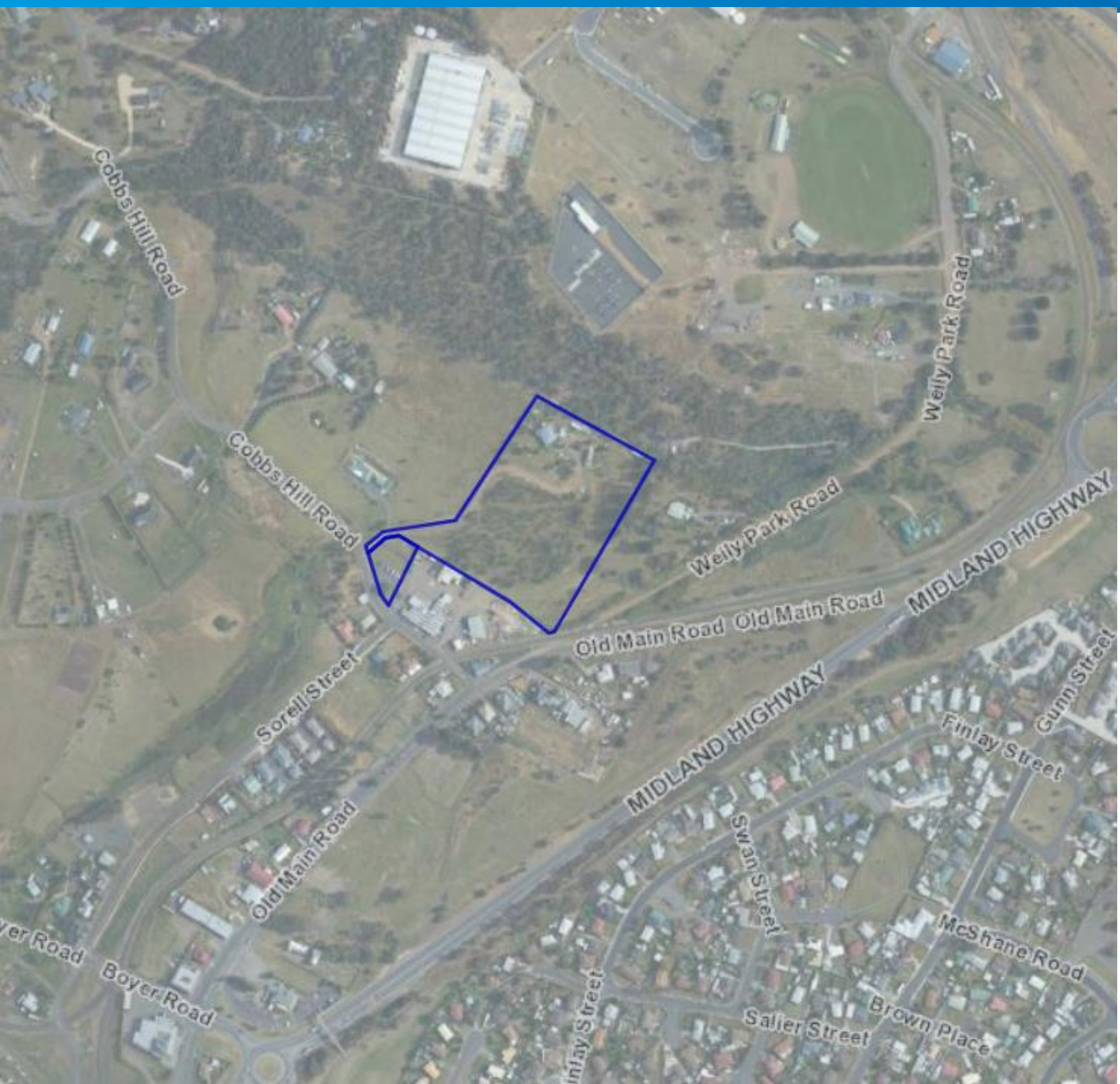


SURVEYORS, ENGINEERS & PLANNERS

127 Bathurst Street
Hobart, Tasmania, 7000
PHONE: +61 03 6234 3217
FAX: +61 03 6234 5085
EMAIL: pda.hbt@pda.com.au
www.pda.com.au
Also at: Kingston,
Launceston & Burnie

Owners	Barry Francis Cowen Martina Cowen	Address	6 Cobbs Hill Road Bridgewater Tas 7030	This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.							
	Title References	FR 105305/1	Council		Brighton Council						
			Planning Scheme		Brighton Local Provisions Schedule						
Schedule Of Easements	Existing Right of Way to be carried forward.		Zone & Overlay		11 Rural Living Zone A & Urban Rural Interface Specific Area Plan						
Scale	1:1250	Date	7 April 2022		PDA Reference	49168CT-1	Map reference	5026	PID	7887169	Point of Interest GDA2020 MGA55





Planning Compliance Report

2-4 & 6 Cobbs Hill Road, Bridgewater

Subdivision: 2 lot

Table of Contents

1. Introduction/Context.....	4
1.1. The Land.....	4
2. The Proposal	5
3.1. Use Class	7
3.2 Zoning	7
3.3 Zone Standards.....	7
3.4 Codes	11
3.5 Code Standards.....	12
Conclusion	17
Contact	18

PDA Contributors

Planning	Payal Patel	20 December 2023
Review & Approval		

Revision History

Revision	Description	Date
0	First Issue	20 December 2023
1	RFI	20 December 2023

© PDA Surveyors, Engineers & Planners

This document is and shall remain the property of PDA Surveyors, Engineers & Planners. Unauthorised use of this document in any form whatsoever is prohibited. This document is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose. We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

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	2-4 & 6 Cobbs Hill Road, Bridgewater
Proposal	2 lot subdivision
Land Area	2.57ha±
Land Owner/s	BARRY FRANCIS COWEN -MARTINA COWEN- BRIGHTON COUNCIL
Client	Barry & Martina Cowen

PID / CT	7834374, 7887169	105305/1, 105020/4
Planning Ordinance	<i>Tasmanian Planning Scheme - Brighton</i>	
Land Zoning	11.0 Rural Living Zone A	
Specific Areas Plans	<i>BRI-S8.0 Urban Rural Interface Specific Area Plan</i>	
Code Overlays	<i>4.0 Electricity Transmission Infrastructure Protection Code</i> <i>7.0 Natural Assets Code</i> <i>13.0 Bushfire Prone Areas Code</i> <i>15.0 Landslip Hazard Code</i>	

Use Status	Residential
Application Status	Discretionary

1. Introduction/Context

Council approval is sought for a 2 lot Subdivision at 2-4 & 6 Cobbs Hill Road, Bridgewater. In support of the proposal the following associated documents have been provided in conjunction with this planning assessment:

- The Title Plan and Folio: 105305/1, 105020/4
- Proposed Plan of Subdivision: PDA-49168CT-1
- Bushfire Hazard Report and Management Plan provided by GES

1.1. The Land



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

The subject land comprises of title 105305/1 and 105020/4 located at 2-4 & 6 Cobbs Hill Road, Bridgewater. The site has a total land area of 2.57ha± as illustrated in figure 1. The subject land is gently undulated with an existing dwelling and associated outbuilding. The surrounding area consists of similar scale rural residential lots, ranging between 5000m²± to 9ha±.

The subject site has an existing access and frontage connecting to Cobbs Hill Road. Both titles contain regenerative bush with grassy understorey and are mostly cleared.

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 49168CT-1A. FR105305/1 is to be subdivided into two lots with Lot 1 being 1.121ha± and the balance being 1.201ha±. To provide access and sufficient frontage to Lot 1, an access strip of 3.6m wide is proposed over FR105020/4 (owned by Brighton Council). As per previous discussions with Council staff, Jo Blackwell and Megan Brasil, a request to purchase a 3.6m wide Right of Way and Service Easement along the western boundary of 2-4 Cobbs Hill Road, has also been facilitated. Balance of FR105305/1 will contain the existing dwelling, existing service connections and continue to have frontage to Cobbs Hill Road. New water property connection and sewer property connection is proposed for lot 1. Given the lot sizes and soil type, Lot 1 is capable to have onsite stormwater management for future residential use.

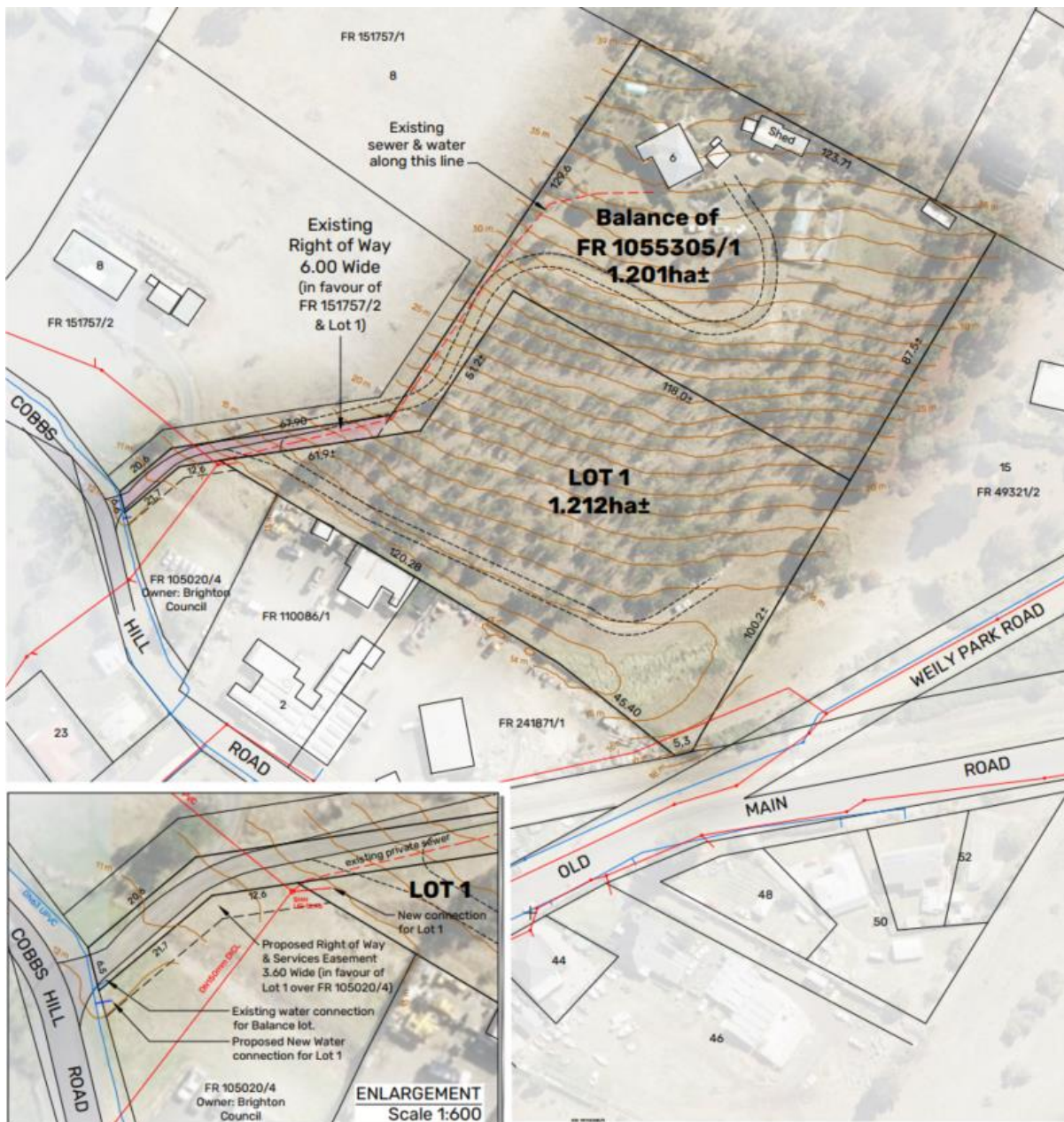


Figure 2. Proposed Plan of Subdivision - 49168CT-1

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

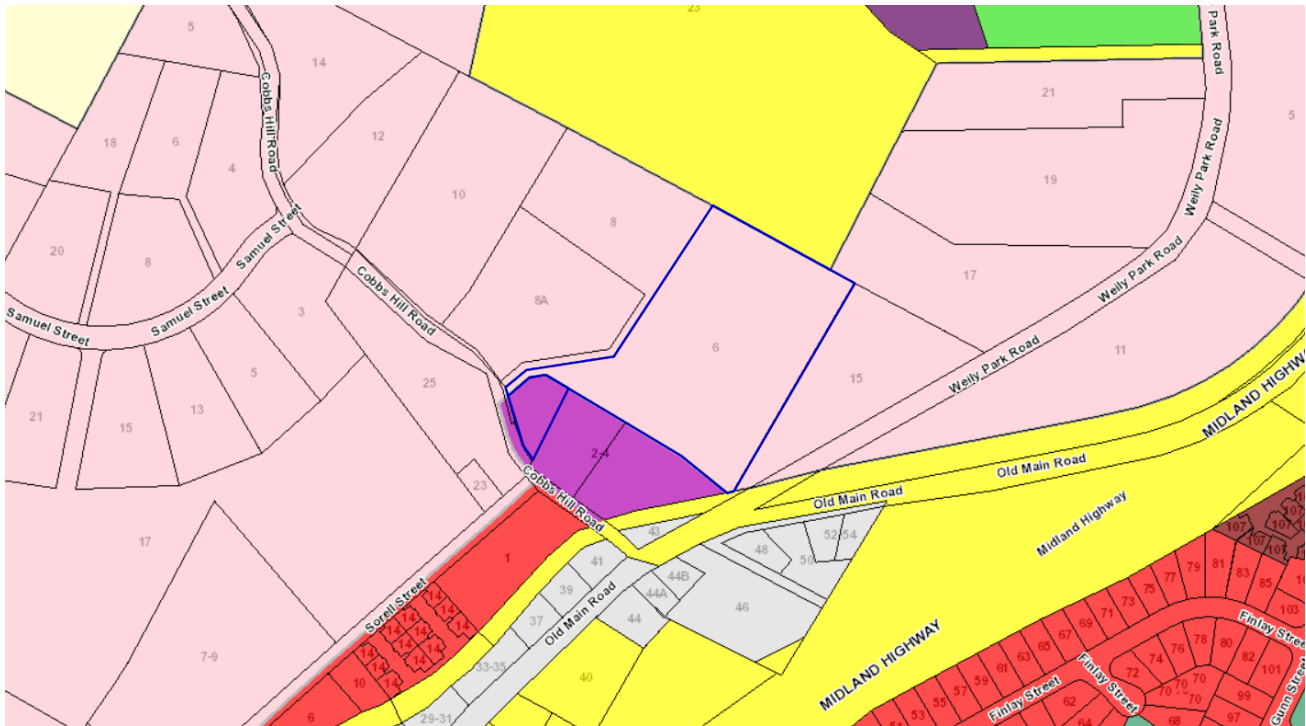


Figure 3. Zoning identification of the subject land and surrounds (LISTmap, 2023)

The subject land is located within the Rural Living Zone (A) and Light Industrial, surrounding zones include the General Residential Zone and Utilities Zone, as shown in Figure 3 above.

3.3 Zone Standards

Subject title FR105305/1 is within Rura Living Zone (A) and subject to *BRI-S8.0 Urban Rural Interface Specific Area Plan*.

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

<p>Objective:</p> <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. 	
<p>Acceptable Solutions</p> <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>Performance Criteria</p> <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 shown on the bushfire hazard management plan (Page 18 of attached Bushfire Hazard Report) and the balance retains the existing dwelling. <ul style="list-style-type: none"> 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: FR105305/1 is an internal lot and hence Lot 1 is proposed to be an internal lot and would have frontage to Cobbs Hill Road with 3.6m of Right of Way.

P2 is met: as proposed lot 1 is provided with a legal connection to Cobbs Hill Road via Right of Way. Please refer to attached plan of subdivision 49168CT-1 for access arrangement.

- (a) Not applicable
- (b) Lot 1 would have access strip as their principle means of access. No other land requires access via this Right of Way.
- (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 (8/ 8A Cobbs Hill Road). Further, the Right of Way 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:

- (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 public open space, a riparian or littoral reserve or Utilities, must:

- (a) be connected to a reticulated sewerage system; or

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

(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.

Comment:

A2 is met: as shown on the attached plan of subdivision 49168CT-1, proposed Lot 1 will be connected through a reticulated sewer system and the Balance will retain the existing sewer connection.

3.4 Codes

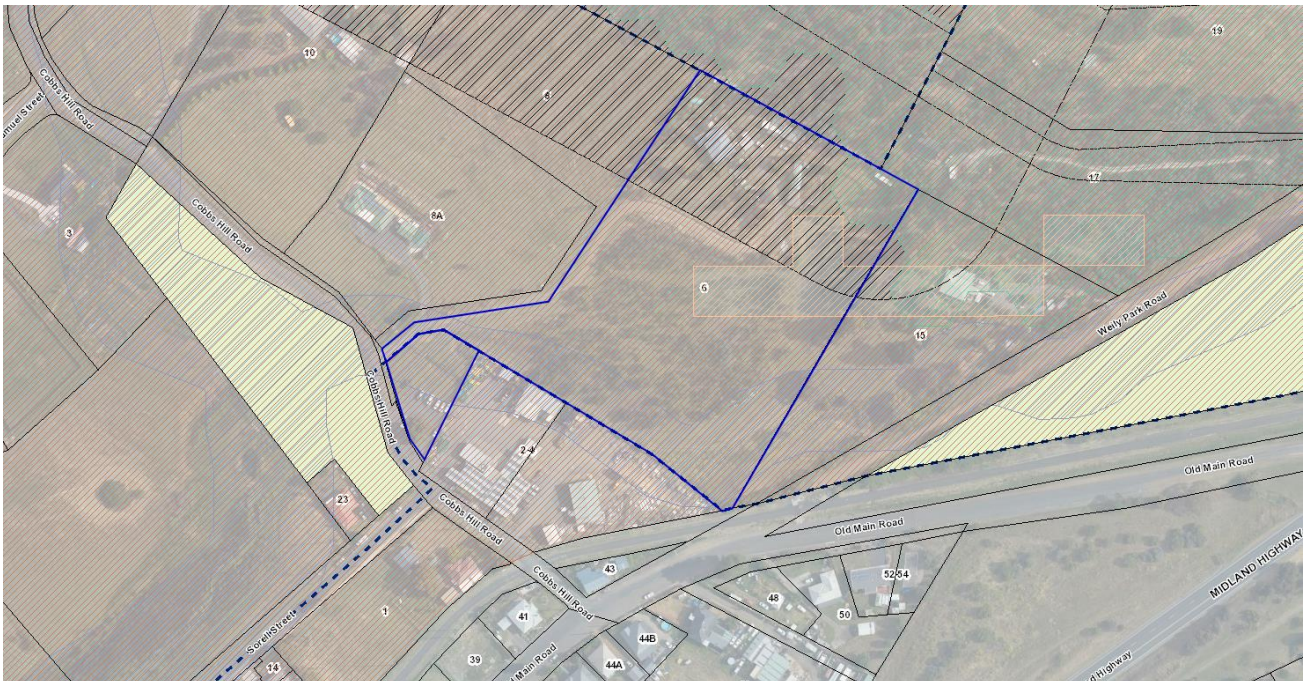


Figure 4. Scheme Overlay identification of the subject land and surrounds (LIST map, 2023)

The subject land is overlaid with the Bushfire-prone Areas Code as illustrated in Figure 4. The proposed 3 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	<i>Applicable - please refer to planning compliance assessment below.</i>
C5.0 Telecommunications Code	N/A
C6.0 Local Historic Heritage Code	N/A

C7.0 Natural Assets Code	<i>Applicable – please refer to planning compliance assessment below.</i>
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	<i>Applicable – please refer to planning compliance assessment below.</i>
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: <ul style="list-style-type: none"> (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; (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: <ul style="list-style-type: none"> (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: 	P1

$N = A + (C - B)$
 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.

C4 ELECTRICITY TRANSMISSION INFRASTRUCTURE PROTECTION CODE

C4.7 Development Standards for Subdivision

C4.7.1 Subdivision

Objective:

To provide for subdivision:

- (a) that allows for development to be suitably located to avoid hazards from electricity transmission infrastructure and enable appropriate levels of amenity; and

(b) so that future development does not compromise safety, security, access to, and operation of, existing and future electricity transmission infrastructure.

Acceptable Solutions	Performance Criteria
<p>A2</p> <p>A lot, or a lot proposed in a plan of subdivision, within a substation facility buffer area, must be:</p> <p>(a) for the creation of separate lots for existing buildings;</p> <p>(b) be for the creation of a lot that contains a building area not less than 10m x 15 entirely located outside the substation facility buffer area; or</p> <p>(c) be for the creation of a lot with a building area not less than 10m x 15m and satisfies the following:</p> <p>(i) is not less than 5m from the substation facility; and</p> <p>(ii) if the subdivision creates an opportunity for a sensitive use, is not exposed to substation noise emissions that exceed the following:</p> <p>a. 55 dB(A) (LAeq) within the hours of 8.00am to 6.00pm;</p> <p>b. 5 dB(A) above the background (LA90) level or 40 dB(A) (LAeq), whichever is the lower, within the hours of 6.00pm to 8.00am and;</p> <p>c. 65 dB(A) (LAm_{ax}).</p> <p>Noise levels are to be averaged over a 15 minute interval.</p>	<p>P2</p> <p>A lot, or a lot proposed in a plan of subdivision, within a substation facility buffer area, must not cause an unreasonable impact on the operation of the substation facility, having regard to:</p> <p>(a) provision of access to and security of the substation facility;</p> <p>(b) safety hazards associated with proximity to the substation facility;</p> <p>(c) if the subdivision creates an opportunity for a sensitive use:</p> <p>(i) the nature of the sensitive use;</p> <p>(ii) proximity to the substation facility;</p> <p>(iii) noise levels generated by the substation facility;</p> <p>(iv) any existing buffers to noise impacts;</p> <p>(v) any advice from a suitably qualified person regarding the likelihood of a sensitive use on the lot experiencing an environmental nuisance as a result of noise emissions from the substation facility; and</p> <p>(d) any advice from the electricity entity.</p>

Comment:

A1 is met: The existing dwelling is located within Substation facility buffer area and the proposed subdivision is creation of separate lots for existing buildings (a)

C7.0 Natural Assets Code

C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area

Objective:	
That: <ul style="list-style-type: none"> (a) works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets. 	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must: <ul style="list-style-type: none"> (a) be for the creation of separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area. 	P1 Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to: <ul style="list-style-type: none"> (a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and (b) future development likely to be facilitated by the subdivision.
Comment: A1 is met: The proposed subdivision does not include any works within a waterway and coastal protection area.	

C7.7.2 Subdivision within a priority vegetation area

Objective:	
That: <ul style="list-style-type: none"> (a) works associated with subdivision will not have an unnecessary or unacceptable impact on priority vegetation; and (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation. 	
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:</p> <ul style="list-style-type: none"> (a) be for the purposes of creating separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area. 	<p>P1</p>
<p>Comment:</p> <p>A1 is met: The proposed subdivision does not include any works within the priority vegetation area.</p>	

C15.0 Landslip Hazard Code

C15.4 Use or Development Exempt from this Code

The proposed subdivision involves no significant works (except fencing) within the low landslip hazard band and hence is exempted as per C15.4.1 (e).

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 2-4 & 6 Cobbs Hill Road, Bridgewater 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



GEO-ENVIRONMENTAL

S O L U T I O N S

Proposed Subdivision
2-4 & 6 Cobbs Hill Road, Bridgewater
Bushfire Hazard Report



Applicant: PDA Surveyors
October 2023, J9480v1

Contents	
1.0 Introduction	3
2.0 Proposal.....	3
3.0 Site Description.....	3
4.0 Bushfire Hazard Assessment.....	5
4.1 Vegetation	5
4.2 slopes	5
4.3 Bushfire Attack Level.....	6
5.0 Bushfire Prone Areas Code	6
5.1 Hazard Management Areas	6
5.1.1 Building areas	6
5.1.2 Hazard Management Area requirements.....	7
5.2 Public and firefighting Access	7
5.2.1 Public Roads.....	7
5.2.2 Property access (for building compliance)	7
5.3 Water supplies for firefighting.....	8
6.0 Compliance	9
6.1 Planning Compliance	9
6.2 Building Compliance (for future development)	10
7.0 Summary.....	10
8.0 Limitations Statement	11
9.0 References.....	12
Appendix A - Plan of Subdivision	
Appendix B - BAL assessment tables	
Appendix C - Bushfire Hazard Management Plan	
Appendix D - Planning Certificate	

1.0 Introduction

This Bushfire Hazard Report has been completed to form part of supporting documentation for a planning permit application for a one lot plus two balance lot subdivision (one new lot created). The proposed subdivision occurs in a Bushfire-prone Area defined by the Tasmanian Planning Scheme - Brighton (the Scheme). This report has been prepared by Mark Van den Berg a qualified person under Part 4a of the *Fire Service Act 1979* of Geo Environmental Solutions Pty Ltd for PDA Surveyors

The report considers all the relevant standards of Code C13 of the planning scheme, specifically;

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

2.0 Proposal

The proposal is for the subdivision of land resulting in one new lot, as described on the proposed plan of subdivision in appendix A. Public access to new lots will be provided by existing public roadways. The development is proposed to occur as a single stage. The Balance lot has existing residential development, lot 1 is vacant land, Lot 2 is to be divided from FR:105020/4 and added to lot 1 to form a single title. The balance of FR:105020/4 is owned by Brighton Council and zoned Light Industrial which along with other site constraints makes it unsuitable for residential development, the Balance of FR:105020/4 is not considered further as there is no intent for future residential development.

3.0 Site Description

The subject site comprises private land on two titles at 2-4 and 9 Cobbs Hill Road, FR 105305/1; & FR 105020/4 (figure 1). The site occurs in the municipality of the Brighton, this application is administered through the Tasmanian Planning Scheme – Brighton which makes provision for subdivision. The proposed development occurs within the Rural Living zone. The site is located on the northern extent of the Bridgewater settled area where higher density residential development transitions to rural lifestyle allotments, approximately 1.2 km north-east of Mason Point (figure 1). The surrounding landscape is characterised by

a mosaic of grassland, woodland and forest vegetation significantly fragmented by existing residential development and industrial uses (figure 2). Both proposed lots carry regenerating cleared land dominated by hop bush with a grassy understorey.



Figure 1. The site in a topographical context, pink line defines the parent lot (approximate).



Figure 2. Aerial photo of the site, pink line denotes the two parent lot (approximate).

4.0 Bushfire Hazard Assessment

4.1 Vegetation

The site and adjacent lands within 100 metres of the proposed building areas carry Grassland, forest, woodland and shrubland vegetation (figures 3 to 4) adjacent bushfire-prone vegetation does not have significant linkages to landscape scale vegetation units. The highest risk vegetation occurs to the north-east of the sites.

4.2 slopes

The effective slopes in relation to the proposed building areas are gentle to moderate (<10 degrees) and are likely to influence the bushfire attack at the sites.



Figure 3. Forest vegetation looking north-east the building area on the balance lot.



Figure 4. Scrub vegetation with the building area of lot 1



Figure 5. Part of the existing access to the balance lot.

4.3 Bushfire Attack Level

An assessment of vegetation and topography was undertaken within and adjacent to the proposed building areas. A bushfire attack level assessment as per *AS3959-2018* was completed which has determined setbacks for each building area from bushfire-prone vegetation which do not exceed BAL-19 of *AS3959-2018* (appendix B). The building areas and bushfire attack levels are identified on the BHMP.

5.0 Bushfire Prone Areas Code

Code C13 of the planning scheme articulates requirements for the provision of hazard management areas, standards for access and firefighting water supplies and requirements for hazard management for staged subdivisions.

5.1 Hazard Management Areas

Hazard management areas are required to be established and/or maintained for both building areas, they provide an area around the building within which fuels are managed to reduce the impacts of direct flame contact, radiant heat and ember attack on the site.

The Bushfire Hazard Management Plan (BHMP) shows building areas (for habitable buildings) and the associated HMA's for each lot, guidance for establishment and maintenance of HMA's is provided below.

The subdivision is to occur as a single stage. Each proposed lot can accommodate a building area and associated hazard management area with sufficient separation from bushfire-prone vegetation not exceeding the requirements for BAL-19 of *AS3959-2018* and

is not dependant on lands within or adjacent to the subdivision area for bushfire mitigation. The building area on the balance lot reflects the footprint of existing residential development, the hazard management area will need to be established prior to the sealing of titles.

5.1.1 Building areas

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

5.1.2 Hazard Management Area requirements

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

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

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

5.2 Public and firefighting Access

5.2.1 Public Roads

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

5.2.2 Property access (for building compliance)

5.2.2.1 Property access – Balance Lot

There is existing property access to the building area on the balance lot which provides for the safe access and egress of residents, firefighters and emergency services personnel. In this circumstance there are no further requirements for property access for the balance lot.

5.2.2.2 Property access – Lot 1

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

The following design and construction requirements apply to property access for Lot 1:

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

5.3 Water supplies for firefighting

5.3.1 Water supplies for firefighting – Balance Lot

There is an existing static water supply available for firefighting, the supply is accessible, is a minimum of 10000 litres in a non-combustible tank, and is located within 90 metres of the existing residential development. In this circumstance there are no further requirements for the provision of a firefighting water supply.

5.3.2 Water supplies for firefighting – Lot 1

While the lot 1 is serviced by a reticulated water supply system there are no hydrants with 120 metres, measured as a hose lay, from the furthest part of the building areas. In this circumstance a dedicated static firefighting water supply will be provided in accordance with table 1 below for lot 1.

Table 1. Requirements for Static Water Supplies dedicated for Firefighting.

Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area
B.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959:2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a firefighting water point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by firefighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles.
D.	Signage for static water connections	The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) comply with water tank signage requirements within AS 2304:2019; or (b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand A hardstand area for fire appliances must be provided:	(a) No more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

6.0 Compliance

6.1 Planning Compliance

Table 2 summarises the compliance requirements for subdivisions in bushfire prone areas against Code C13 as they apply to this proposal. A planning certificate has been issued for the associated BHMP as being compliant with the relevant standards as outlined below and is located in appendix D.

Table 2. Compliance with Code C13 of the Tasmanian Planning Scheme – Clarence

Clause	Compliance
C13.4 Use or development exempt from this code	Not applicable.
C13.5 1 Vulnerable Uses	Not applicable.
E13.5.2 Hazardous Uses	Not applicable
C13.6.1 Subdivision: Provision of hazard management areas	<p>The Bushfire Hazard Management Plan is certified by an accredited person. Each lot within the subdivision has a building area and associated hazard management area shown which does not exceed BAL-19 construction standards.</p> <p>The proposal is compliant with the acceptable solution at A1(b).</p>
C13.6.2 Subdivision: Public and firefighting access	<p>There is no proposal for the construction of new public roadways or fire trails as part of this development. Property access have been specified for lot 1, there are no specific requirements for the balance lot.</p> <p>The Bushfire Hazard Management Plan is certified by an accredited person.</p> <p>The proposal is compliant with the acceptable solution at A1(a) (Balance Lot and A1(b) (Lot 1).</p>
C13.6.3 Subdivision: Provision of water supply for firefighting purposes	<p>In this circumstance dedicated static firefighting water supplies will be provided for lot 1, the balance lot has an existing firefighting water supply.</p> <p>The proposal is compliant with the acceptable solution at A2(b) (lot 1) and A2(a) (Balance Lot 2).</p>

6.2 Building Compliance (for future development)

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

7.0 Summary

The proposed development occurs within a bushfire-prone area. The vegetation is classified grassland, forest and scrub vegetation with the highest risk is presented by vegetation to the east of the building areas.

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

8.0 Limitations Statement

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

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

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

9.0 References

Building Regulations 2014

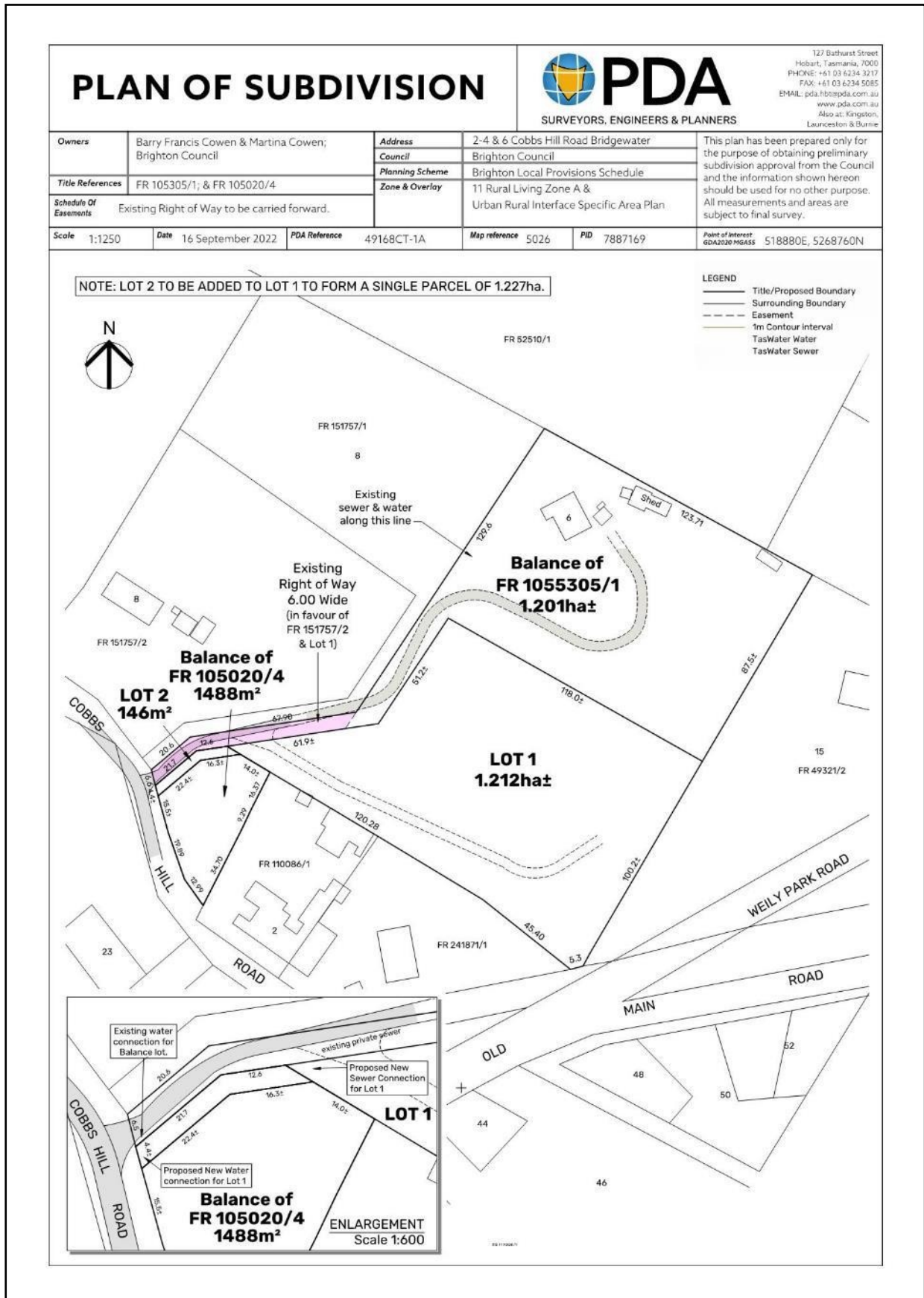
Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas, version 2.2, 6th February 2020. Consumer, Building and Occupational Services, Department of Justice, Tasmania

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

Tasmanian Planning Commission 2017, *Planning Directive No.5.1 – Bushfire prone Areas Code*. Tasmanian Planning Commission, Hobart. 20th July 2022.

Tasmanian Planning Scheme – Brighton.

Appendix A - Site Plan



Appendix B – Bushfire Attack Level assessment tables

Table 1. Bushfire Attack Level Assessment for Lot 1.

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North-east	Shrubland	upslope	0 to 34 metres	19 metres	BAL-12.5
	Grassland	upslope	34 to 100 metres		
	--	--	--		
	--	--	--		
South-east	Shrubland	>0 to 5° downslope	0 to 38 metres	22 metres	BAL-12.5
	Grassland [^]	>0 to 5° downslope	38 to 100 metres		
	--	--	--		
	--	--	--		
South-west	Shrubland	>5° to 10° downslope	0 to 42 metres	25 metres	BAL-12.5
	Exclusion 2.2.3.2 (e, f) [^]	>0 to 5° downslope	42 to 100 metres		
	--	--	--		
	--	--	--		
North-west	Shrubland	flat 0°	0 to 31 metres	19 metres	BAL-12.5
	Grassland [^]	flat 0°	31 to 100 metres		
	--	--	--		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 and Figures 2.4(A) to 2.4 (H).

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

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

Appendix B – Bushfire Attack Level assessment tables

Table 2. Bushfire Attack Level Assessment for Balance Lot

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North-east	Exclusion 2.2.3.2 (e, f) [^]	upslope	0 to 16 metres	16 metres	BAL-19
	Woodland [^]	upslope	16 to 55 metres		
	Forest [^]	upslope	55 to 90 metres		
	Exclusion 2.2.3.2 (e, f) [^]	upslope	90 to 100 metres		
South-east	Exclusion 2.2.3.2 (e, f) [^]	>0 to 5° downslope	0 to 45 metres	20 metres	BAL-12.5
	Grassland [^]	>0 to 5° downslope	45 to 90 metres		
	--	--	--		
	--	--	--		
South-west	Exclusion 2.2.3.2 (e, f) [^]	>0 to 5° downslope	0 to 36 metres	25 metres	BAL-12.5
	Shrubland	>5° to 10° downslope	36 to 100 metres		
	--	--	--		
	--	--	--		
North-west	Exclusion 2.2.3.2 (e, f) [^]	flat 0°	0 to 16 metres	16 metres	BAL-12.5
	Grassland [^]	flat 0°	16 to 100 metres		
	--	--	--		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 and Figures 2.4(A) to 2.4 (H).

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

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

Appendix C

Bushfire Hazard Management Plan



BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan, 2-4 & 6 Cobbs Hill Road, Bridgewater. October 2023. J9480v1.

Tasmanian Planning Scheme - Brighton



GEO-ENVIRONMENTAL

SOLUTIONS

29 Kirkway Place, Battery Point.
T| 62231839 E| office@geosolutions.net.au

Compliance Requirements

Property Access

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

The following design and construction requirements apply to Lot 1 property access only:

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

Water Supplies for Firefighting

A dedicated, static firefighting water supply will be provided in accordance with the following for lot 1 only;

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

B) Static Water Supplies

A static water supply:

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

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

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

D) Signage for static water connections

The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service

Do not scale from these drawings. Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations.

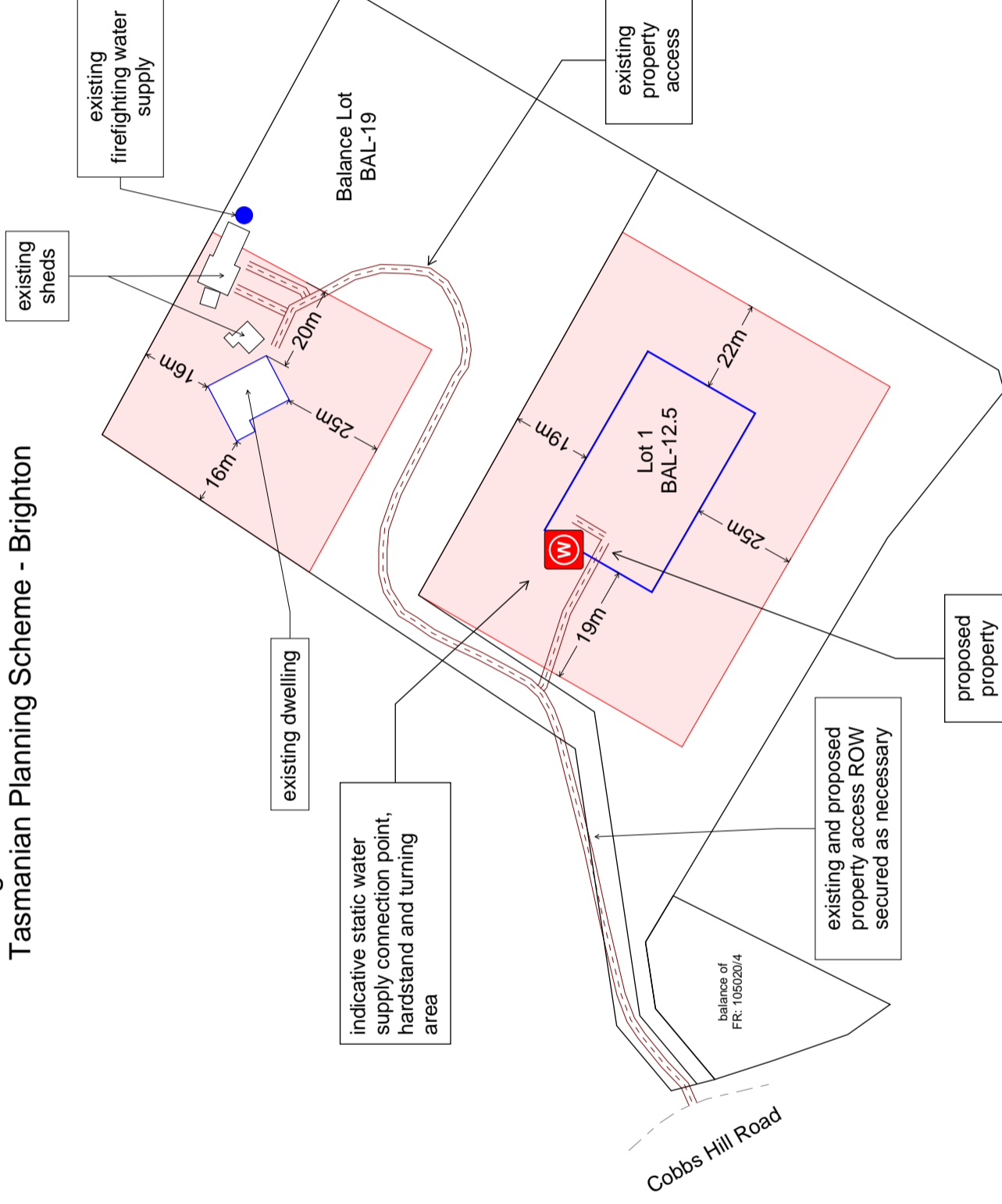
B & M Cowen
6 Cobbs Hill Road,
Bridgewater, Tas., 7030

C.T.: 105305/1 & 105020/4
PID: 7887169 & 7834374

Date: 06/10/2023

Bushfire Hazard Management Plan 2-4 & 6 Cobbs Hill Road, Bridgewater. October 2023. J9480v1.
Bushfire Management Report 2-4 & 6 Cobbs Hill Road, Bridgewater. October 2023. J9480v1.

Sheet 1 of 1
Drawing Number:
A01
Prepared by:
MvdB



Building Area 50m x 30m



Static Water Supply Point

Hazard Management Area

Hazard Management Area

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

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

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

Certification No. J9480

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

Appendix D

Planning Certificate

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

2-4 & 6 Cobbs Hill Road, Bridgewater

Certificate of Title / PID:

FR: 105020/4 & FR: 105305/1

2. Proposed Use or Development

Description of proposed Use and Development:

One lot plus two balance lot subdivision.

Applicable Planning Scheme:

Tasmanian Planning Scheme – Clarence

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision	PDA surveyors	16/09/2022	49168CT-1A
Bushfire Hazard Report 2-4 & 6 Cobbs Hill Road, Bridgewater. October 2023. J9480v1.	Mark Van den Berg	06/10/2023	1
Bushfire Hazard Management Plan 2-4 & 6 Cobbs Hill Road, Bridgewater. October 2023. J9480v1.	Mark Van den Berg	06/10/2023	1

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

4. Nature of Certificate

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

<input checked="" 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 checked="" type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk (Balance Lot)
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables (lot 1)

<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 type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant table.
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input checked="" type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk (Balance Lot)
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table (Lot 1)
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:

Mark Van den Berg

Phone No:

03 62231839

Postal Address:

29 Kirksway Place
Battery Point Tas. 7004

Email Address:

mvandenberg@geosolutions.net.au

Accreditation No:

BFP – 108

Scope:

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

6. Certification

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

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

Signed:
certifier



Name:

Mark Van den Berg

06/10/2023

Certificate
Number:

J9480

(for Practitioner Use only)

Submission to Planning Authority Notice

Council Planning Permit No.	SA2023/37	Council notice date	28/11/2023
TasWater details			
TasWater Reference No.	TWDA 2023/01653-BTN	Date of response	22/12/2023
TasWater Contact	Huong Pham	Phone No.	0427 471 748
Response issued to			
Council name	BRIGHTON COUNCIL		
Contact details	development@brighton.tas.gov.au		
Development details			
Address	6 COBBS HILL RD, BRIDGEWATER	Property ID (PID)	7887169
Description of development	Subdivision - 2 Lots		
Schedule of drawings/documents			
	Prepared by	Drawing/document No.	Revision No.
	PDA	49168CT-1	N/A
			Date of Issue
			07/4/2022
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>			
CONNECTIONS, METERING & BACKFLOW			
<ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. 			
ASSET CREATION & INFRASTRUCTURE WORKS			
<ol style="list-style-type: none"> 4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. <i>Note: The existing DN63mm water main must be upgraded to DN100mm from the existing DN100mm water main A199907 to the existing water property connection of the balance lot.</i> 5. Prior to applying for a Permit to Construct to construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction. 6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction. 			

7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
8. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
9. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
10. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made.
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.
 - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

11. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.
12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
14. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

15. 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.

16. 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.
17. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:
 - a. the exact location of the existing water infrastructure,
 - b. the easement protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

DEVELOPER CHARGES

18. Prior to TasWater issuing a Consent to Register a Legal Document, 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 1.00 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

19. 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