



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

SA2024/017

LOCATION OF AFFECTED AREA

17 LUKAARLIA DRIVE, BRIDGEWATER

DESCRIPTION OF DEVELOPMENT PROPOSAL

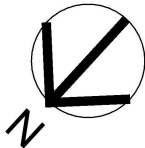
SUBDIVISION (1 LOT PLUS BALANCE)

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 IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **29/07/2024**. 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.

CALLUM PEARCE-RASMUSSEN
Acting General Manager



Brighton
going places



PLAN OF SUBDIVISION

PROPERTY DETAILS

Owners
Denise Sutcliffe PTY LTD & Sutcliffe Earthmoving PTY LTD

Title References
186224/104

Address
Lot 1 LUKAARLIA DR, BRIDGEWATER

Council
Brighton Council

Tas Planning scheme
Brighton Local Provisions Schedule

Zone
19 General Industrial

General Overlay
2 *Specific Area Plan*

Code Overlay
13 Bushfire Prone Area

Map reference
'New Norfolk 15' 5026-15

PID
9633391,
Point of Interest GDA94 MGA55
518650E, 5269840N

Schedule of Easements
Existing Easements to be carried forward.
Pipeline and Service Easements and Drainage easements as required.

NOTES

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.

LEGEND

Proposed boundary

Easement


























































































































Indicative building area 20 m x 40 m
(Avg slope <1:10)

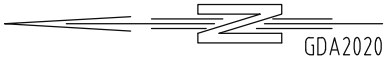
Frontage set back (10m)

Contour 1.0m interval

Property lot connections and services
as shown are all existing.

Sewer
Stormwater
Water

<div>OVERALL PLAN PROPOSED SUBDIVISION LOT 1 LUKAARLIA DR, BRIDGEWATER for PAUL SUTCLIFFE</div>										<div>PDA</div>										<div>SURVEYORS, ENGINEERS & PLANNERS</div>									
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LEGEND

- Title boundary
- Lot boundary
- Proposed building
- Stake
- SH nail

NOTES

Date of survey: 13th April 2023

Horizontal datum is GDA2020 per concurrent subdivision survey by PDA Surveyors, Engineers and Planners.

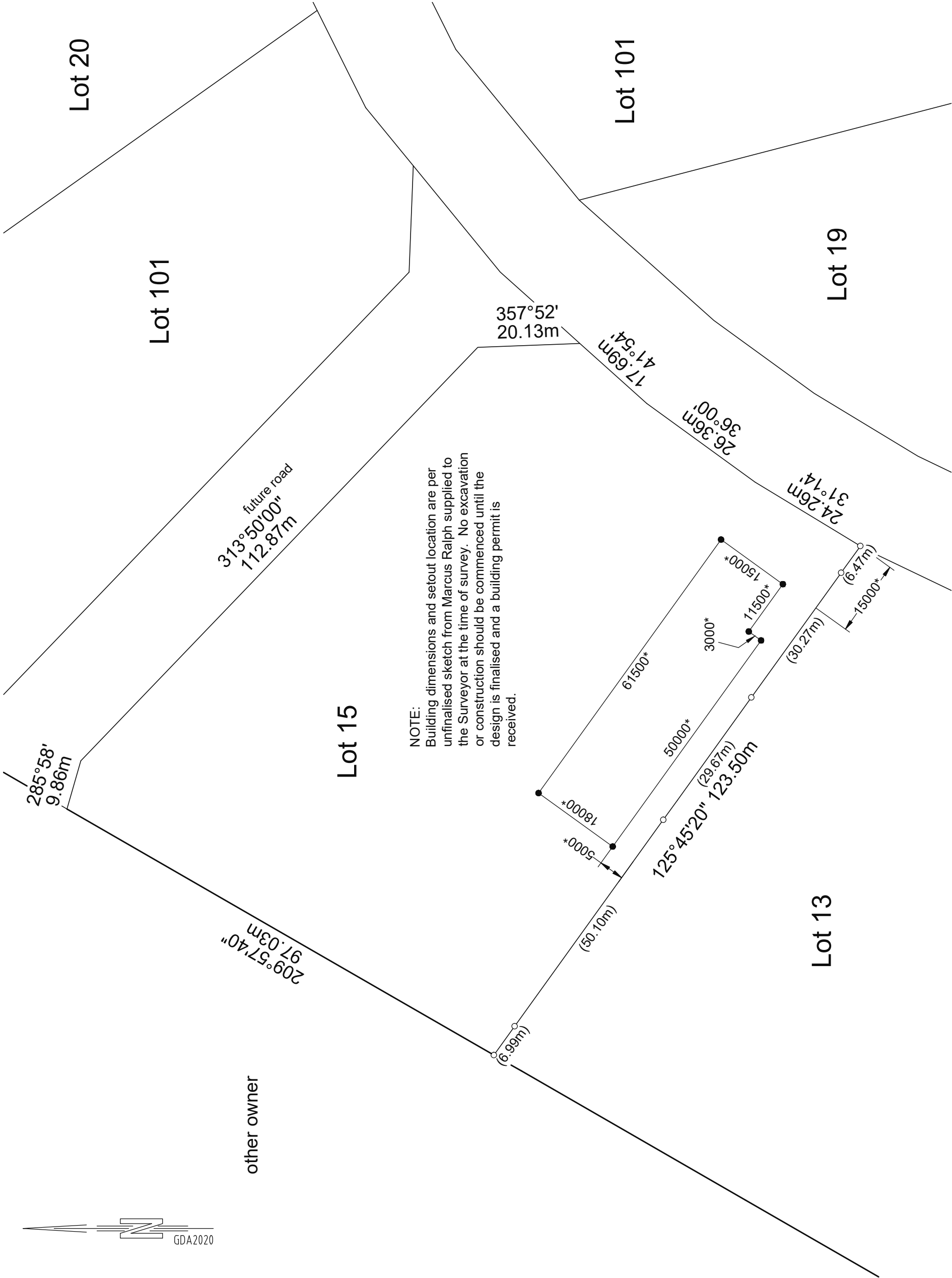
Dimensions shown thus * are per sketch plan setout.pdf supplied to the Surveyor by Marcus Ralph at the time of this survey for preliminary setout of the building only - see note on plan.


All boundary corner and line marks are stakes only and all building corners are SH nails - horizontal accuracy ±20mm. Further setout is required prior to any construction on site.

All building dimensions are in millimetres. All boundary dimensions are in metres.

These notes form an integral part of the plan/computer file. As such, the plan/computer file should not be copied unless these notes are included.

NOTE:
Building dimensions and setout location are per unfinalised sketch from Marcus Ralph supplied to the Surveyor at the time of survey. No excavation or construction should be commenced until the design is finalised and a building permit is received.



PRELIMINARY SETOUT OF BUILDING AND BOUNDARY STAKING LOT 15 - GREENBANKS ROAD SUBDIVISION FOR PAUL SUTCLIFFE										<div><div></div><div>PDA</div></div> <div>SURVEYORS, ENGINEERS & PLANNERS</div>										<div>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</div> <div>Also at: Kingston, Launceston & Burnie</div>										48794CT-6																																																																					
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Proposed Subdivision
Lot 1 Greenbanks Road, Bridgewater
Bushfire Hazard Report



Applicant: PDA Surveyors
May 2024, J10193v1

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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 proposed subdivision. The proposed subdivision occurs in a Bushfire-prone Area defined by the Tasmanian Planning Scheme – Brighton. 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

A subdivision of land resulting in two lots is proposed on the site described as per the proposed plan of subdivision in appendix A. Public access to new lots will be provided by existing public roadways, firefighting water supplies will be provided by an existing reticulated water supply system with associated fire hydrants. The development is proposed to occur in one stage. Proposed lot 15 has existing commercial development while lot 14 is undeveloped.

3.0 Site Description

The subject site comprises private land on one title at Lot 1 Greenbanks Road, Bridgewater 186224/104, (figure 1). The site occurs in the municipality of Brighton, this application is administered through the Tasmanian Planning Scheming - Brighton which makes provision for subdivision. The proposed development occurs within the General Industrial zone.

The site is located north north-west of the Bridgewater settled area approximately 1.4 km east of Genappe Spur (figure 1). The sites and adjacent lands are dominated by grassland vegetation. The lots have gentle slopes with a generally easterly aspect, which in this circumstance is unlikely to significantly influence bushfire attack at the sites (figure 2).

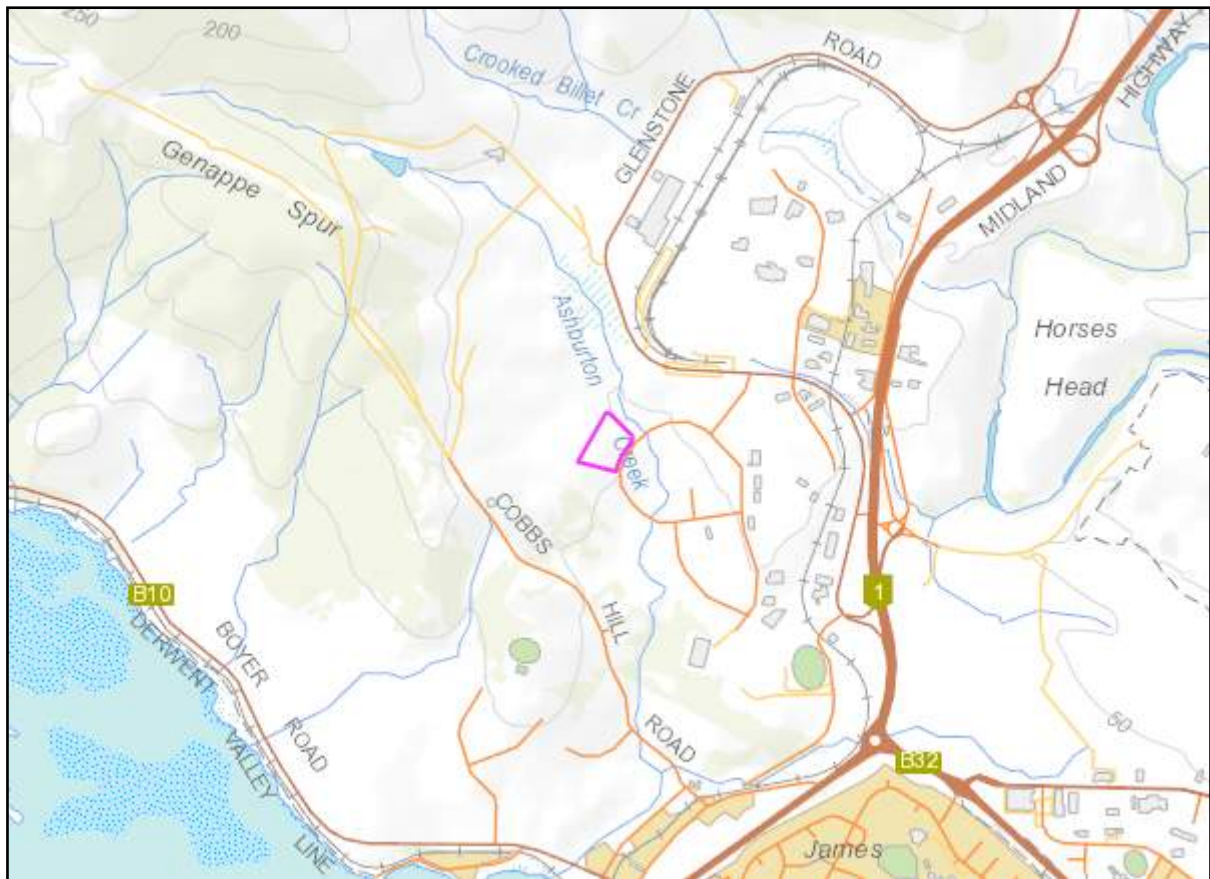


Figure 1. The site in a topographical context, pink line defines the subdivision boundary (approximate).



Figure 2. Aerial photo of the site, pink line denotes the subdivision boundary (approximate).

4.0 Bushfire Hazard Assessment

4.1 Vegetation

The site and adjacent lands within 100 metres of the proposed building areas carry grassland vegetation (figures 3 to 5). Surrounding lands carry grassland vegetation grading into woodland vegetation types to the west and south of the sites, lands to the north and east of the sites support the Brighton transport and Industrial Hub.

4.2 slopes

The effective slopes in relation to the proposed building areas are gentle (less than 5° downslope) and are uniform throughout the subdivision area. Whilst the site is large, both building areas have an easterly aspect, (figures 3 to 4).



Figure 3. Grassland vegetation to the north-east of lots 14 and 15.



Figure 4. Grassland vegetation looking south from the vicinity of the building area on lot 14, woodland and forest vegetation in the middle ground is greater than 200 metres from the sites.

4.3 Bushfire Attack Level

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

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 will be required to be established for the building area on each lot, they provide an area around the building within which fuels are managed to reduce the impacts of direct flame contact, radiant heat and ember attack on the site, requirements for hazard management areas are detailed in s5.1.3. The Bushfire Hazard Management Plan (BHMP) shows building areas and the associated Hazard Management Areas (HMA) for each lot, guidance for establishment and maintenance of HMA's is provided below. Hazard management areas on lots 14 and 15 will be established prior to the sealing of titles, establishment is the responsibility of the developer, ongoing maintenance will be the responsibility of each lot owner. A suitable instrument to ensure the ongoing maintenance of hazard management areas on lots 14 and 15 should be included as part of the sealing of titles.

5.1.1 Hazard Management areas for Stages

The subdivision is to occur in a single stage, each lot has a building area and associated hazard management area which is contained within the lots proposed title boundaries. In this circumstance there are no requirements for staged bushfire management provisions.

5.1.2 Building areas

Building areas 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 hazard management area the buildings may be constructed to the bushfire attack level assigned to that building area. If associated structures like sheds are proposed, they do not need to conform to a BAL unless they are within 6 metres of the building to be protected.

5.1.3 Hazard Management Area requirements

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

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Avoid the use of flammable mulches (especially against buildings);
- Prune low-hanging tree branches (<2m from the ground) to maintain vertical separation between fuel layers;
- Prune larger trees to 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 and Fire Trails

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 minimum standards required to achieve compliance with code C13.

5.2.2 Property access (for building compliance)

Property access to the building areas is not required to access a firefighting water connection point, in this circumstance there are no minimum standards required to achieve compliance with the code C13.

5.3 Water supplies for firefighting

The subdivision area is serviced by a reticulated water supply system owned and managed by TasWater which includes fire hydrants. In this circumstance there is an insufficient increase in risk from bushfire to warrant any additional firefighting water supply requirements.

5.3.1 Water supplies for firefighting (building compliance) Lots 14 to 15

Dedicated water supplies for firefighting will be provided by an existing fire hydrant connected to a reticulated water supply system managed by TasWater. The existing hydrant will be required to conform with the following specifications;

- The building area to be protected must be located within 120 metres of a fire hydrant; and
- The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.

6.0 Compliance

6.1 Planning Compliance

Table 3 summarises the compliance requirements for subdivisions in bushfire prone areas against Code C13 of the planning scheme as they apply to this proposal. A planning certificate has been issued for the associated BHMP as being compliant with the relevant standards and is located in appendix D.

Table #. Compliance with Code 13 of the Tasmanian Planning Scheme - Glenorchy

Clause	Compliance
C13.4 Use or development exempt from this code	Not applicable.
C13.5 1 Vulnerable Uses	Not applicable.
C13.5.2 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 the requirements for 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 proposal. Property access to building areas is not required to access firefighting waters supplies, no minimum standards for property access required to achieve compliance. The Bushfire Hazard Management Plan is certified by an accredited person.</p> <p>The proposal is compliant with the acceptable solution at A1, (b).</p>
C13.6.3 Subdivision: Provision of water supply for firefighting purposes	<p>The subdivision area is serviced by a reticulated water supply system owned and managed by TasWater which includes fire hydrants. In this circumstance there is an insufficient increase in risk from bushfire to warrant any additional firefighting water supply requirements.</p> <p>The proposal is compliant with the acceptable solution A1, (a).</p>

6.2 Building Compliance (for future development)

Future 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 – Bushfire Hazard Areas. If future development is undertaken in compliance with the Bushfire Hazard Management Plan associated with this report, a building surveyor may rely upon it for building compliance purposes if it is not more than 6 years old.

7.0 Summary

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

A bushfire hazard management plan has been developed and shows hazard management areas and building areas with construction standards, indicative locations of property access to building areas and the location of existing fire hydrants.

Hazard management areas on lots 14 to 15 inclusive will be established prior to the sealing of titles, establishment is the responsibility of the developer, ongoing maintenance will be the responsibility of each lot owner. A suitable instrument to ensure the ongoing maintenance of hazard management areas on lots 14 and 15 should be included as part of the sealing of titles.

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

8.0 Limitations Statement

This Bushfire Hazard Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the applicant. To the best of GES's knowledge, the information presented herein represents the Client's requirements at the time of printing of the report.

However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that described in this report. In preparing this report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

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

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

9.0 References

Building Amendment (Bushfire-Prone Areas) Regulations 2014

Directors Determination, Bushfire Hazard Areas. Version 1.1, 8th April 2021. Consumer, Building and Occupational Services, Department of Justice, Tasmania

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

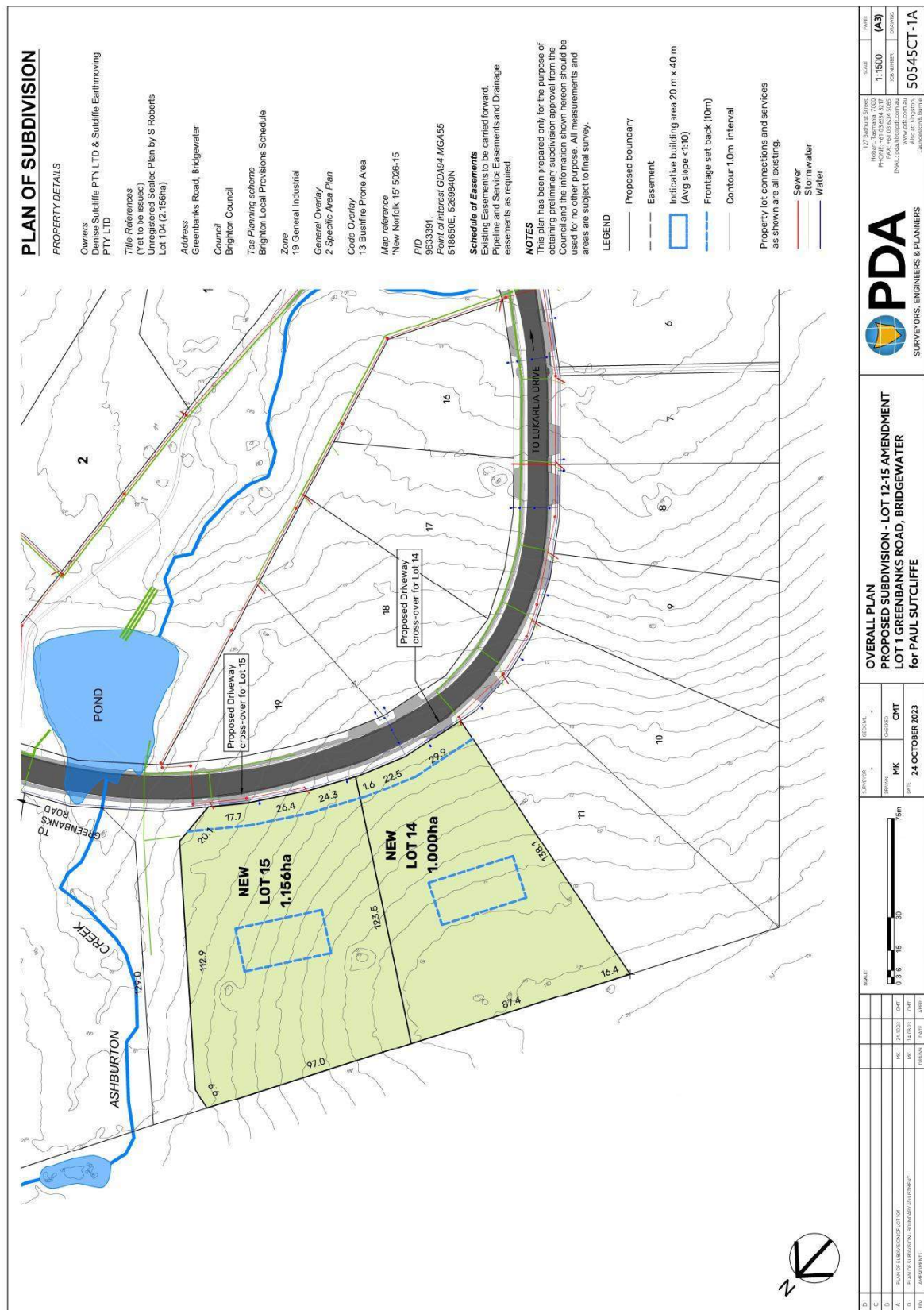
Tasmanian Planning Commission 2017, *Planning Directive No.5.1 – Bushfire prone Areas Code*.

Tasmanian Planning Commission, Hobart. 1st September 2017.

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

Tasmanian Planning Scheme – Brighton.

Bushfire Hazard Report - Lot 1 Greenbanks Road, Bridgewater, May 2024, J10193v1.



Appendix B – Bushfire Attack Level Assessment

The following assessment tables represent lots and /or building areas which are within 100 metres of bushfire-prone vegetation.

Lots 15

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North-east	Grassland [^]	>0 to 5° downslope	0 to 100 metres	11 metres	BAL-19
	--	--	--		
	--	--	--		
	--	--	--		
South-east	Exclusion 2.2.3.2 (e, f) [^]	>0 to 5° downslope	0 to 20 metres	Title boundary	BAL-12.5
	Grassland [^]	>0 to 5° downslope	20 to 100 metres		
	--	--	--		
	--	--	--		
South-west	Exclusion 2.2.3.2 (e, f) [^]	>0 to 5° downslope	0 to 55 metres	Title boundary	BAL-LOW
	Grassland [^]	>0 to 5° downslope	55 to 100 metres		
	--	--	--		
	--	--	--		
North-west	Grassland [^]	upslope	0 to >100 metres	10 metres	BAL-19
	--	--	--		
	--	--	--		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 Table 2.3 and Figures 2.4(A) to 2.4 (G).

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

Lot 14

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) [^]	>0 to 5° downslope	0 to 88 metres	Title boundary	BAL-LOW
	Grassland [^]	>0 to 5° downslope	88 to 100 metres		
	--	--	--		
	--	--	--		
South-east	Exclusion 2.2.3.2 (e, f) [^]	>0 to 5° downslope	0 to 20 metres	Title boundary	BAL-12.5
	Grassland [^]	>0 to 5° downslope	20 to 100 metres		
	--	--	--		
	--	--	--		
South-west	Grassland [^]	>0 to 5° downslope	0 to 100 metres	11 metres	BAL-19
	--	--	--		
	--	--	--		
	--	--	--		
North-west	Grassland [^]	upslope	0 to >100 metres	10 metres	BAL-19
	--	--	--		
	--	--	--		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 Table 2.3 and Figures 2.4(A) to 2.4 (G).

^{^^} 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, Lot 1 Greenbanks Road,
Bridgewater. May 2024. J10193v1.
Tasmanian Planning Scheme - Brighton



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

Building Area

Approx. existing hydrant location

Hazard Management Area

Compliance Requirements

Standards for Property Access

Property access is not required for a fire appliance to access a firefighting water point. In this circumstance there are no specific design or construction requirements for property access.

Water Supplies for Firefighting

Dedicated water supplies for firefighting are provided by fire hydrants connected to a reticulated water supply system managed by Tas Water. The hydrants will conform with the following specifications;

- The building area to be protected must be located within 120 metres of a fire hydrant; and
- The distance must be measured as a hose lay, between the firefighting water connection point and the furthest part of the building area.

In this circumstance there are no further requirements for the provision of firefighting water supplies.

Hazard Management Areas

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



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. J10193

Mark Van den Berg
Acc. No. BFP-108

Scope 1, 2, 3A, 3B, 3C.

Do not scale from these drawings. Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations.	PDA Surveyors 127 Bathurst Street, Hobart, Tas., 7000	C.T.: 186224/104 PID: 9621638	Date: 07/05/2024	Bushfire Hazard Management Plan Lot 1 Greenbanks Road, Bridgewater. May 2024. J10193v1. Bushfire Hazard Report Lot 1 Greenbanks Road, Bridgewater. May 2024. J10193v1.	Drawing Number: A01	Sheet 1 of 1 Prepared by: MvdB
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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:

Lot 1 Greenbanks Road, Bridgewater

Certificate of Title / PID:

186224/104

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision resulting in two lots.

Applicable Planning Scheme:

Tasmanian Planning Scheme – Brighton

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision	PDA Surveyors	24/10/2023	50545CT-1A
Bushfire Hazard Report Lot 1 Greenbanks Road, Bridgewater. May 2024. J10193v1.	Geo-Environmental Solutions. M. Van den Berg	07/05/2024	V1
Bushfire Hazard Management Plan Lot 1 Greenbanks Road, Bridgewater. May 2024. J10193v1.	Geo-Environmental Solutions. M. Van den Berg	07/05/2024	V1

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

4. Nature of Certificate

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

<input type="checkbox"/>	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

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

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

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

<input checked="" type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input checked="" type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input checked="" 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 (Lots 1 to 14)
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table (Balance Lot)
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name: Mark Van den Berg

Phone No: 03 62231839

Postal Address: 29 Kirksway Place,
Battery Point.
Tas. 7004

Email Address: mvandenberg@geosolutions.net.au

Accreditation No: BFP – 108

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

6. Certification

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

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

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

Signed:
certifier



Name: Mark Van den Berg

Date: 07/05/2024

Certificate
Number: J10193v1

(for Practitioner Use only)

Submission to Planning Authority Notice

Council Planning Permit No.	SA 2024 / 00017	Council notice date	13/06/2024
TasWater details			
TasWater Reference No.	TWDA 2024/00694-BTN	Date of response	21/06/2024
TasWater Contact	Phil Papps	Phone No.	0474 931 272
Response issued to			
Council name	BRIGHTON COUNCIL		
Contact details	development@brighton.tas.gov.au		
Development details			
Address	17 LUKAARLIA DR, BRIDGEWATER	Property ID (PID)	9638586
Description of development	Subdivision - 2 lots		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
PDA	Plan of Subdivision / 50545CT-1B	A	24/10/2023
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections 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 use of the development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>FINAL PLANS, EASEMENTS & ENDORSEMENTS</p> <ol style="list-style-type: none"> 4. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made. <i>Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.</i> <p>DEVELOPER CHARGES</p> <ol style="list-style-type: none"> 5. Prior to TasWater issuing a Consent to Register a Legal Document the applicant or landowner as the case may be, must pay a developer charge totalling \$1,757.00 to TasWater for water and sewerage infrastructure for 1.0 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 6. The applicant or landowner as the case may be, must pay a development assessment fee of \$234.64 			

and a Consent to Register a Legal Document fee of \$248.30 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

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

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

Developer Charges

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

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.

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