

# Application for Planning Approval

# Land Use Planning and Approvals Act 1993

APPLICATION NO.

# SA2023/038

LOCATION OF AFFECTED AREA

# **5 GLEN LEA ROAD, PONTVILLE**

DESCRIPTION OF DEVELOPMENT PROPOSAL

# SUBDIVISION (1 LOT + 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 26/08/2024. 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









# 5 Glen Lea Road, Pontville - Proposed 2 Lot Subdivision Draft Bushfire Report and Hazard Management Plan

27<sup>th</sup> March 2024

(POT010)

For DJ Potter



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# **SUMMARY**

Survey and report details	
Surveyed by	Cameron Geeves
Survey date	19 <sup>th</sup> March 2024
Photos	Cameron Geeves
Report prepared by	Cameron Geeves BFP - P
Hazard management plan prepared by	Philip Barker
Client	D.G.J Potter
Ultimate client	Matthew Foster and Tamika Hales
	v0.1 report draft to client (28/03/2024)
Report version	V1.0 report to client (22/4/2024)
Mapping	Cameron Geeves and Will Tanner

Site details					
Address	5 Glen Lea Road, Po	5 Glen Lea Road, Pontville			
Planning scheme	Tasmanian Plannin	Tasmanian Planning Scheme - Brighton			
Planning scheme – zoning	Rural living zone A				
Planning scheme – code overlays	Bushfire Prone Areas Code				
PID	7763262				
Title reference	47028/14				
Proposal	2 lot subdivision				
Determined Bushfire Attack Level fo	r the site	BAL 19			



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# 1. INTRODUCTION

The following proposal is for the development of a 2 Lot subdivision at 5 Glen Lea Road, Pontville. The development site is on a title of 1.03 ha (Title Ref: 47028/14, PID: 7763262).

D.G.J Potter Land and Engineer Surveyors have engaged North Barker Ecosystem Services (NBES) on behalf of the owners of the land proposed for development, Matthew Foster and Tamika Hales, to complete a Bush Fire Hazard Management Plan (BHMP) as required by Brighton Council. This BHMP provides the required BAL for the proposal and the proposed mitigation in compliance with the AS3959 (2018).

The BHMP is required to be developed for the purposes of Tasmanian Planning Scheme – Bushfire-Prone Areas Code C13.0. This bushfire hazard management plan addresses the requirements for both lots in the subdivision.

This report has been prepared by Cameron Geeves BFP – P, Scope of accreditation – provisional.

# 2. SITE DESCRIPTION

The site is within the municipality of Brighton. The Tasmanian Planning Scheme - Brighton (2020) identifies the land as occurring within a bushfire prone area. The parcel of land is zoned Rural living (zone A) and is located adjacent to the Pontville Park on a title of approx. 1.03 ha.

The site, which is essentially flat, contains one existing class 1a building currently used for residential accommodation and consists of gardens and lawns. A row of exotic trees line most of the boundary of the site.

The site is subject to the following code overlays under the Tasmanian Planning Scheme 2020

• Bushfire Prone Areas Code

The site and surrounds were inspected on the 19<sup>th</sup> of March 2024. See Figure 1 for the context and locality of the proposal and figure 2 for the plan of subdivision.

Limitations: This report is based on site measurements at the time of inspection and from information provided by the proponent. The report is limited in scope to bushfire hazard assessment only. The assessment is based on this building proposal and its findings are for this site only. Future changes to the building proposal or changes in the vegetation that affect bushfire hazard have not been considered.

# 3. PROPOSED DEVELOPMENT

The proposal is for a two-lot subdivision to create two rural living lots. The balance lot has an existing class 1a building (with "stables" and carport within 6 m), and it is proposed that a class 1a dwelling will be constructed on Lot 1 for residential occupancy. A 275 m<sup>2</sup> building area has been provided on the proposed lot 1.

Both lots will be serviced by reticulated water. For firefighting purposes both lots will have independent access.





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Figure 2. Plan of subdivision for 5 Glen Lea Road, Pontville.

# 4. BUSHFIRE HAZARD ASSESSMENT

# VEGETATION AND EFFECTIVE SLOPE

The surrounding land is essentially flat, with a slight rise in the land to the south of the proposal (from 40 m to 50 m ASL beyond c. 200 m from the site). The site is situated at 40 m ASL. The site consists of managed gardens, lawns and exotic trees lining the rear and side boundaries of the site. Beyond the site the broader area consists of similar sized rural living lots with potential (if not maintained) to become grassland. Figure 3 depicts the vegetation classified within 100 m of the proposal. All classification of vegetation within 100 m of the site have been made in accordance with table 2.3 of AS3959: 2018.

**Northwest:** Beyond the site to the north is a rural living lot with managed garden surrounding the dwelling (Plate 1) and grassland at the rear of the lot (Plate 2).



Plate 1. Managed garden on rural living lot northwest of the proposal.



Plate 2. Grassland northwest of the proposal.

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Figure 3. Vegetation and contours in relation to the site.

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**Northeast:** Beyond Glen Lea Road to the northeast is Pontville Park which is managed by Brighton Council. The park is assessed as grassland (Plate 3).



Plate 3. Pontville Park to the northeast of the proposal.

**Southeast:** Beyond the site to the northeast are rural living lots with managed gardens around dwellings and grassland beyond (Plates 4 and 5).



Plate 4. Grassland vegetation southeast of the existing dwelling.



Plate 5. Grassland vegetation southeast of the proposed lot.

**Southwest:** Beyond the site to the southwest is a rural living lot with both managed lawns and an area classified as grassland (Plate 6).



Plate 6. Vegetation to the southwest of the proposal.

# **BUSHFIRE ATTACK LEVEL**

Bushfire Attack Level (BAL) assessment conducted in accordance with Clause 2.2 Simplified Procedure (Method 1) of AS 3959: 2018.

Tables 1 – 3, 4 – 6 and Figure 3 indicate the site characteristics for a 100 m radius that have been assessed to determine the BAL of the existing class 1A building and proposed building area respectively and provide the dimensions for the hazard management area for a BAL 19 solution as per Table 2.6 of AS 3959: 2018 (Tables 3 and 6). All aspects have been resolved to BAL 19 by the bushfire hazard management plan.

This BAL Assessment Report has been provided to determine the BAL (in accordance with AS3959: 2018) for the site and where necessary provide recommendations for BAL reduction methods to comply with the Tasmanian Planning Scheme – Brighton (2020) section C13.0 Bushfire-Prone Areas code. Requirements for water supply for firefighting and vehicle access and egress for firefighting have been included; and should part of the Building Surveyors Certificate of Likely Compliance assessment.

**NOTE:** All distances are based on the proposed design illustrated in appendix 2.

**Limitations:** All measurements have been made using standard practices and may contain small errors of precision.

Compliance with the AS3959: 2018 building standards referred to in this assessment does not mean that there is no risk to life or property as a result of bushfire. A primary limitation is that the BAL value is determined under an FDI of 50. The FDI can be higher under certain weather and fuel conditions and consequently the BAL may also be higher than determined here. The applicable bushfire attack level for existing and new dwellings and sheds within 6 m of them on the subdivision is BAL-19.

 Table 1. Vegetation in each cardinal direction with relation to the existing building on the balance lot – Class 1A.

 Vegetation has been classified as per table 2.3 of AS3959:2018<sup>1</sup>

Existing – Class 1A building					
Vegetation Classification	Northeast	Southeast	Southwest	Northwest	
Group A - Forest					
Group B – Woodland					
Group C – Shrubland					
Group D – Scrub					
Group E – Mallee/Mulga					
Group F – Rainforest					
Group G – Grassland	~	~	~	$\checkmark$	
Low threat (cl. 2.2.3.2)	~	~	~	~	

Table 2. Effective slope under classified vegetation within 100 m of the existing building on the balance lot as per
AS3959: 2018.

Vegetation Classification	Northeas	st	Southeas	st	Southwe	st	Northwe	st
Group G – Grassland	0 – 5°	~	Upslope/0°	~	Upslope/0°	~	0 – 5°	~
Low threat (cl. 2.2.3.2)	0 – 5°	~	Upslope/0°	✓	Upslope/0°	~	0 – 5°	~

 Table 3. Existing separation between the existing building on the balance lot and dimension for a proposed BAL-19

 hazard management area (HMA) as per table 2.6 of AS3959: 2018.

	Northeast	Southeast	Southwest	Northwest
Existing separation (m)	0 – 14 m LTV			
	14 – 34 m Grassland	0 – 9 m LTV	0 – 50 m LTV	0 – 30 m Grassland
	34 – 44 m LTV	9 – 100 m Grassland	50 – 100 m Grassland	30 – 100 m LTV
	44 – 100 m Grassland			
Proposed hazard management area minimum dimension (m)	11 m	10 m	10 m	11 m
BAL value for each quadrant	BAL-19	BAL-19	BAL-19	BAL-19

<sup>&</sup>lt;sup>1</sup> AS3959:2018

Proposed Lot 1 building area (900 m <sup>2</sup> )					
Vegetation Classification	Northeast	Southeast	Southwest	Northwest	
Group A - Forest					
Group B – Woodland					
Group C – Shrubland					
Group D – Scrub					
Group E – Mallee/Mulga					
Group F – Rainforest					
Group G – Grassland	~	~	~	~	
Low threat (cl. 2.2.3.2)	$\checkmark$	~	~	~	

# Table 4. Vegetation in each cardinal direction with relation to the proposed building area on lot 1. Vegetation hasbeen classified as per table 2.3 of AS3959:2018<sup>2</sup>

Table 5. Effective slope under classified vegetation within 100 m of the proposed building area on lot 1 as perAS3959: 2018.

Vegetation Classification	Northea	st	Southeas	st	Southwe	st	Northwe	st
Group G – Grassland	0 – 5°	~	Upslope/0°	~	Upslope/0°	~	0 – 5°	~
Low threat (cl. 2.2.3.2)	0 – 5°	~	Upslope/0°	~	Upslope/0°	~	0 – 5°	~

 Table 6. Existing separation between the proposed building area on lot 1 and dimension for a proposed BAL-19

 hazard management area (HMA) as per table 2.6 of AS3959: 2018.

	Northeast	Southeast	Southwest	Northwest
Existing separation (m)	0 – 100 m Grassland	0 – 21 m LTV 21 100 m Grassland	0 – 15 m LTV 15 – 100 m Grassland	0 – 100 m Grassland
Proposed hazard management area minimum dimension (m)	11 m	10 m	10 m	11 m
BAL value for each quadrant	BAL-19	BAL-19	BAL-19	BAL-19

<sup>&</sup>lt;sup>2</sup> AS3959:2018

Table 7. Building area size and location on lot 1 (distances measured from southern corner of building area).

Building Area (BA)	BA (m²)	Distance to northeastern title boundary (m)	Distance to Northwestern title boundary (m)
Lot 1 (proposed building area)	275 m <sup>2</sup> (13.5 x 20 m)	40 m	30 m

# FIRE HISTORY

The fire history layer from the LIST shows one bushfire has occurred in proximity of the site (Fire name: Broadmarsh-Bluff Rd). This fire occurred in the 2002/03 fire season and burned an extensive area of land west of the site (LIST accessed 18/03/2024) (Figure 4).



Figure 4. The extent of the Broadmarsh – Bluff Road bushfire from January 2003.

# 5. **REQUIRED BUSHFIRE PROTECTION MEASURES**

The proposed subdivision is required to comply with the *Tasmanian Planning Scheme – Brighton (2020) Bushfire-Prone Areas Code.* This Code has been developed to ensure that use and development is designed, located, serviced and constructed to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

Each required element of protection is discussed in this section of the report. The required protective features have been consolidated in a summary of compliance requirements (Table 10) the bushfire hazard management plan enclosed as Appendix 1.

# **REQUIREMENTS FOR HAZARD MANAGEMENT AREA**

A hazard management area (HMA) is a fuel-reduced area surrounding a dwelling which separates the dwelling from the bushfire hazard. This area provides a buffer zone that allows emergency services access and provides a relatively safe area for firefighters and homeowners to defend their property.

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Bush fire fuels should be minimised within the HMA. This is so that the vegetation within the area does not provide a path for the spread of fire to the building, either from the ground level or through the tree canopy. If maintained regularly a HMA will reduce the risk of:

- Direct flame contact on the building;
- Damage to the building from intense radiant heat; and
- Ember attack.



Figure 5. Example HMA (source: TFS building for bushfire)

The bushfire hazard management plan (Appendix 1) has resolved all aspects to BAL 19 for each building as per Tables 1 - 6 to meet the requirements of C13.6.1 of the Code. All vegetation within the HMA of the site (the entire property) will be managed in a low fuel state and the following recommendations are made.

The HMA should continue to be maintained as a low fuel environment prior to occupancy and is to be verified by a building surveyor at the sealing of titles. Subject to the ongoing maintenance of the BHMP, the proposal will comply with the requirements for the HMA.

The entire property is currently managed as a low fuel environment. The site must be maintained by the owner of the land in perpetuity as a low fuel environment. This can be achieved through regular mowing or brush cutting as required as well as following the HMA maintenance schedule below (Table 8).

Bushfire hazard management area establishment and maintenance	Timing	
Remove native trees that overhang the dwelling.	As a part of establishment of the HMA.	
Maintain ground cover vegetation (mow, slash, rake) including grasses to within 100 mm.	As a part of establishment of the HMA, and then as often as necessary.	
Prune low-hanging native tree branches (<2m from the ground) to provide vertical separation between fuel layers.	As a part of establishment of the HMA, and annually in spring.	

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Pruning larger native trees to maintain horizontal separation between canopies of at least 3 m.	As a part of establishment of the HMA, and then as necessary.
Remove fallen limbs, sticks, leaf litter and bark.	As a part of establishment of the HMA, and then as necessary.
Minimize the storage of flammable materials such as firewood and gas bottles.	As a part of establishment of the HMA, and then as necessary.
Maintaining vegetation clearances around access and water supply points.	As a part of establishment of the HMA, and then as necessary.
Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.	Annually in spring

# **CONSTRUCTION STANDARD**

Specified separation distances shown in the bushfire hazard management plan provide for BAL-19 solution. Any future habitable building on Lot 1 must be designed and constructed to BAL-19 standard. The relevant requirements for construction are as follows:

Building work in a bushfire-prone area must be designed and constructed in accordance with an Acceptable Construction Manual determined by the BCA, being either: -

AS 3959-2018; or

Standard for Steel Framed Construction in Bushfire Areas published by the National Association of Steel Framed Housing Inc. (NASH). As appropriate for a BAL determined for that site.

Regarding timing – the design plans must be verified as compliant by the building surveyor prior to the issue of a certificate of likely compliance. The completed work must be verified by the building surveyor prior to occupancy.

Subject to implementation of the BHMP the proposal will comply with the requirement.

# PROPERTY ACCESS

Public access to the site is via Glen Lea Road, which is a sealed two-way road 7 m in width.

Access to both the existing dwelling and proposed building area are both between 30 – 200 m in length. Design and construction requirements must comply with Table C13.2: Standards for Property Access (Table 9 element B below).

- Subject to implementation of the BHMP, the project will comply with requirements for access.
- Regarding timing the design plans must be verified as compliant by the building surveyor prior to the issue of a certificate of likely compliance. The completed work must be verified by the building surveyor prior to occupancy.

Element		Requirement
A.	Property access length is less than 30 metres; or access is not required for a fire appliance to access a firefighting water point.	There are no specified design and construction requirements.

#### Table 9. Requirements for Property Access.

В.	Property access 30 metres or greater, or access is required for a fire appliance to access a firefighting water point.	<ul> <li>The following design and construction requirements apply to property access:</li> <li>(a) All-weather construction;</li> <li>(b) Load capacity of at least 20 tonnes, including for bridges and culverts;</li> <li>(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;</li> <li>(f) Cross falls of less than 3° (1:20 or 5%);</li> <li>(g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;</li> <li>(h) Curves with a minimum inner radius of 10 metres;</li> <li>(i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and</li> <li>(j) Terminate with a turning area for fire appliances</li> </ul>
		<ul> <li>provided by one of the following:</li> <li>(i) A turning circle with a minimum outer radius of 10 metres;</li> <li>(ii) A property access encircling the building; or</li> <li>(iii) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.</li> </ul>
с.	Property access length is 200 metres or greater.	The following design and construction requirements apply to property access:
		<ul> <li>(a) The Requirements for B above; and</li> <li>(b) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.</li> </ul>
D.	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access:
		(a) Complies with Requirements for B above; and
		(b) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

# WATER SUPPLY FOR FIRE FIGHTING

The water supply for lot 1 will be provided from static water supply. All parts of the building area will be within 90 m of the static water point as measured by hose lay. The current water supply for the balance lot is from reticulated water and is compliant.

- Compliance is subject to the newly created lot 1 installing a dedicated 10,000 L water supply for firefighting purposes as per the requirements of table 8 below.
- The water supply should be implemented on lot 1 prior to occupancy and should be verified by a building surveyor.
- Subject to implementation of the BHMP, the project will comply with the requirements for water supply for firefighting.

Compliance is subject to the installation of the water supply on lot 1 as per the requirements of Table 10 below. The water supply should be implemented prior to occupancy and should be verified by a building surveyor.

Element		Requirement
Α.	A. Distance between T building area to be protected and water supply.	The following requirements apply:
		(a) the building area to be protected must be located within 90 m of 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.
В.	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 10,000l per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
		(d) must be metal, concrete or lagged by non-combustible materials if above ground; and
		(e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of <i>Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas</i> , the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
		(i) metal;
		(ii) non-combustible material; or
		(iii) fibre cement a minimum of 6mm thickness.
С.	Fittings, pipework and accessories (including	Fittings and pipework associated with a fire fighting water point for a static water supply must:
	stands and tank	(a) have a minimum nominal internal diameter of 50mm;
	supports)	(b) be fitted with a valve with a minimum nominal internal diameter of 50mm;
		(c) be metal or lagged by non-combustible materials if above ground;
		(d) if buried, have a minimum depth of 300mm2 <i>;</i>
		(e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to firefighting equipment;
		(f) ensure the coupling is accessible and available for connection at all times;

Table 10.	Requirements	for Static Water	Supply for	Firefighting.
	requirements	ioi blatte mater	bapping ron	· · · · · · · · · · · · · · · · · · ·

		(g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);	
		(h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and	
		(i) if a remote offtake is installed, ensure the offtake is in a position that is:	
		(i) visible;	
		(ii) accessible to allow connection by 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 fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:	
		(a) comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or	
		(b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.	
E.	Hardstand	A hardstand area for fire appliances must be:	
		(a) no more than 3m from the hydrant, measured as a hose lay;	
		(b )no closer than 6m from the building area to be protected;	
		(c) a minimum width of 3m constructed to the same standard as the carriageway; and	
		(d) connected to the property access by a carriageway equivalent to the standard of the property access.	

# SUMMARY OF COMPLIANCE REQUIREMENTS

Table 11. Compliance of the proposal with *Tasmanian Planning Scheme Section 13.0 Bushfire-Prone Areas Code*.

	Deemed to satisfy requirements (Elements)	Requirement	Compliance
C13.0	Construction requirements	AS 3959: 2018 BAL-19 or <i>NASH Standard –</i> <i>Steel Framed</i> <i>Construction in</i> <i>Bushfire Areas</i>	Specified separation distances shown in the bushfire hazard management plan provide for BAL-19 solution. Construction specifications of all habitable buildings must comply with AS 3959: 2018 – section 3 for general requirements and section 6 for BAL-19 requirements. All building design and construction must be verified by a building surveyor.

C13.6.1	Hazard management	C13.6.1 A1 (b)	The entirety of both lots will be managed as a hazard management area.
	alea		Subject to the hazard management area (entire lot) being established and maintained in accordance with the certified bushfire hazard management plan.
			The hazard management area on balance lot should be verified by a building surveyor at the sealing of titles.
			The hazard management area on Lot 1 is to be implemented prior to occupancy and is to be verified by a building surveyor.
			Both hazard management areas must be maintained in perpetuity.
C13.6.2	Private access	Table C13.2 (B)	Private access to both lots is between 30 m and 200 m in length and therefore design and construction requirements must comply with table C13.2 (b) which includes the following:
			Access must terminate with a turning area for fire appliances provided by one of the following:
			(i) a turning circle with a minimum outer radius of 10m; or
			(ii) a property access encircling the building; or
			(iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.
			Access to Balance lot is existing and terminates with a tuning area with a minimum outer radius of 10 m.
			Access to the building area on Lot 1 must be implemented before occupancy and verified by a building surveyor.
C13.6.3	Static water supply for fire fighting	Table C13.5 (A-E)	Compliance is subject to the installation of a 10,000 L static water supply for the building as per the requirements of Table 13.5 of the Code -corresponding Table 10 above. The water supply should be implemented prior to the sealing of titles and should be verified by council.
			All parts of the building will be within 90 m of the static water supply as measured by hose lay.

# REFERENCES

Australian Standard AS 3959 (2018) Construction of Buildings in Bushfire Prone Areas.

Tasmanian Planning Scheme – Bushfire-Prone Areas Code.





# **APPENDIX 2. PLANNING CERTIFICATE**

# **BUSHFIRE-PRONE AREAS CODE**

# CERTIFICATE<sup>3</sup> 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:

5 Glen Lea Road, Pontville

Certificate of Title / PID:

PID: 7763262

Certificate of title / number: CT: 47028/14

# 2. Proposed Use or Development

**Description of proposed Use** 

and Development:

2 lot subdivision

Applicable Planning Scheme:

Tasmanian Planning Scheme – Brighton

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Proposed subdivision – Glen Lea Road	D.G.J. Potter	7/11/2023	1

<sup>&</sup>lt;sup>3</sup> This document is the approved form of certification for this purpose and must not be altered from its original form.

# 4. Nature of Certificate

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

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

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

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

E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas					
Acceptable Solution	Compliance Requirement				
E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>				
E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk				

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$\boxtimes$	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

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

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

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# 5. Bushfire Hazard Practitioner Name: Philip Barker Philip Barker Phone No: 0438250713 Postal Address: 313 Macquarie St Hobart Address: gbarker@northbarker.com.au Accreditation No: BFP- 147 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	Cr3e			
Name:	Philip Barker	Date:	22/04/2024	
		Certificate Number:	POT010	
		(for Practitio	ner Use only)	

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**ON-SITE WASTEWATER ASSESSMENT** 

Proposed Subdivision 5 Glen Lea Road Pontville July 2024



# GEO-ENVIRONMENTAL

# S O L U T I O N S

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

# Introduction

Client:	DG Potter Land Surveys			
Date of inspection:	04/07/24			
Location:	5 Glen Lea Road, Pontville			
Land description:	1ha block, zoned rural living			
<b>Building type:</b>	Existing dwelling + proposed new lot			
Investigation:	70mm auger			
Inspected by:	A Plummer			

# **Background information**

Map:	Mineral Resources Tasmania – Tea Tree Sheet 1:25 000					
Rock type:	Triassic sediments					
Soil depth:	2m+					
<b>Planning Overlay:</b>	No planning scheme limitations					
Local meteorology:	Annual rainfall approx 550 mm					
Local services:	Mains water with on-site wastewater disposal required					

# Site conditions

Slope and aspect:	Gentle fall at 1-3% to the North East
Site drainage:	Poor surface drainage
Vegetation:	Pasture grasses with some weed species and ornamentals.
Weather conditions:	Fine, approx. 5mm rainfall received in preceding 7 days.
Ground surface:	Moist surface conditions

# Investigation

A number of auger holes were completed to identify the distribution of, and variation in soil materials on the site. Representative auger holes at the approximate location indicated on the site plan were chosen for testing and classification according to AS1547-2012 (see profile summary 1).

# Site Summary

The current development application is for the subdivision of the property into two new lots each with an area at least 5000m<sup>2</sup>. The site is currently relatively flat open pasture with an existing dwelling close to the road. There are no signs of significant previous development or disturbance of the site in the area of the proposed new lot.

# Investigation

A number of excavations were completed to identify the distribution of, and variation in soil materials on the site. Representative excavations from each of the proposed lots indicated on the site plan were chosen for testing and classification according to AS1547-2012 (see profile summaries).

Hole 1	Hole 2	Horizon	Description
Depth (m)	Depth (m)		
0-0.20	0 – 0.50	A1	Dark brownish grey <b>SAND (SP)</b> , weak polyhedral structure, moist loose consistency, few roots, abrupt boundary to
0.20 - 0.60	0.50 - 1.0	B21	Mottled orange and grey <b>Sandy Silty CLAY (CH)</b> , strong polyhedral structure, moist stiff consistency, clear boundary to
0.60 - 2.0+	1.0 - 2.0+	B22	Mottled grey/yellow/orange Silty Sandy CLAY (CI) with lenses of Clayey SAND (SC) lenses, moderate polyhedral structure, moist very stiff consistency, medium sand grains, lower boundary undefined

# **Profile Summary**

# Soil Profile Notes

The soil profiles above have been taken from each of the proposed lots. The soils on the site feature clayey sand topsoils, overlying clay subsoils. The soil is well structured and permeability is estimated to be low to moderate. A high cation exchange capacity (CEC) for the retention of nutrients is expected.

# Nutrient Balance and Sustainable Wastewater Application

The soils across the site have developed from Triassic sediments and have a high estimated Cation Exchange Capacity (CEC). The soils returned negative results to all Emerson dispersion tests. Therefore, the soils have a good capacity to retain nutrients in applied wastewater.

# Hydrological Balance and Wastewater Disposal

The capability of the proposed new lots to support a typical residential dwelling and on-site wastewater disposal must be evaluated to ensure environmental values are maintained. Modelling of wastewater application on the proposed lot was undertaken utilising the Trench program, long term weather average for Brighton, and estimated flows from an average three-bedroom home.

The soils are well structured, have a moderate permeability and high CEC for retention of nutrients. The soils across the site area classified according to AS/NZS1547-2012 as **Category 5 – Light Clay.** The topsoils are well drained; however, the subsoils have a moderately low permeability in the range of 0.24-0.36m/day.

The current dwelling is serviced by an AWTS with irrigation which appears to all in working order (GES assessment report dated 2017 for new system installation with 250m<sup>2</sup> of subsurface irrigation). Using the setbacks calculated below there is enough space between the current wastewater system and the proposed new lot boundaries. The closest boundary will be to the proposed new access strip to the west the existing irrigation area (see plan). This required a setback of 9.5m from the existing boundary for compliance (1.5m from the proposed new boundary plus 8m for the new access strip). This was measured on site for compliance and confirmed.

Assuming the construction of a typical three-bedroom dwelling with mains water supply on the new lot, the expected loading under AS/NZS1547-2012 and the Directors Guidelines for On-site Wastewater 2016 is 750L/day (5 persons @150L/day). Due to the limited space available and the clay subsoils it is expected that secondary treatment of effluent would be

utilised on the lot. Based upon secondary treatment and irrigation with a DIR of 3mm/day, an irrigation area of 250m<sup>2</sup> would be required.

A 100% reserve area is required, and the area excluded from traffic and future building works. Therefore, a total area of 500m<sup>2</sup> would be required (i.e.250m<sup>2</sup> primary and 250m<sup>2</sup> reserve).

If this area is combined with a typical dwelling size of  $200-250m^2$ , and the setbacks calculated below, then there is more than sufficient room for access, parking, and private open space on a lot with an area of  $5000m^2$ .

It is recommended the final decision of wastewater system approval rest with the permit authority at the time of site specific design to ensure the most compatible environmental and economic outcomes. Therefore, it is not warranted to restrict the lot to a single wastewater system type at the subdivision approvals stage, as each dwelling will have individual nuances which may be more suited to any one of a range of designs allowable within AS1547-2012. The assessment a concludes that the proposed lots would be more than sufficient to accommodate wastewater from future residential development.

# **Setbacks Distances to Boundaries and Sensitive Features**

A number of indicative minimum boundary setbacks applicable to future development on the new low (lot 1) have been modelled utilising the Trench program and with reference to the Building Act 2016 wastewater guidelines.

- Boundaries (upslope/across slope) 1.5m
- Boundaries down slope secondary effluent 2.25m (slope 1°)
- Down slope surface water secondary effluent– 17m (slope 1°)
- Buildings secondary effluent 3m

Note -there is no permanent surface water on the lots and the nearest surface water identified on hydrology layer of the listmap is a small dam approximately 120m to the West of the property.

# Conclusions

The current subdivision proposal allows for sufficient space on the proposed lots to be created for the installation and successful operation of a wastewater treatment system from a typical residential dwelling, with adequate setbacks in regards boundaries, buildings, and sensitive features.

No serious geotechnical impediments were identified for future residential use on the lots and as such the land is suitable for the proposed subdivision.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD Environmental and Engineering Soil Scientist





#### **Appendix 2 – Trench Report**

#### **GES P/L**

Land suitability and system sizing for on-site wastewater management Trench 3.0 (Australian Institute of Environmental Health)

#### **Assessment Report**

#### Site assessment for on-site waste water disposal

18-Jul-24	Assess. Date	DG Potter Surveys	Assessment for
	Ref. No.	-	
4-Jul-24	Site(s) inspected	5 Glen Lea Road, Pontville	Assessed site(s)
John Paul Cumming	Assessed by	Brighton Council	Local authority

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

#### Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 750

- Septic tank wastewater volume (L/day) = 250
  - Sullage volume (L/day) = 500
- Total nitrogen (kg/year) generated by wastewater = 2.3
- Total phosphorus (kg/year) generated by wastewater = 1.8

#### Climatic assumptions for site

(Evapotranspiration calculated using the crop factor method)

		( <u>-</u> po				aonig are	, o. o. b. o. b						
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Mean rainfall (mm)	42	39	39	44	38	44	42	42	44	53	47	51	
Adopted rainfall (R, mm)	42	39	39	44	38	44	42	42	44	53	47	51	
Retained rain (Rr, mm)	38	35	35	40	34	40	38	38	40	48	42	46	
Max. daily temp. (deg. C)													
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126	
Evapotr. less rain (mm)	92	75	56	23	8	-10	-6	4	23	36	63	80	
					Annual	evapotran	spiration	less reta	ined rain	(mm) =	4	45	ï

#### Soil characterisitics

Texture = light clay Adopted permeability (m/day) = 0.12

Adopted LTAR (L/sq m/day) = 3

#### Proposed disposal and treatment methods

Proportion of wastewater to be retained on site: The preferred method of on-site primary treatment: The preferred method of on-site secondary treatment: The preferred type of in-ground secondary treatment: The preferred type of above-ground secondary treatment: Site modifications or specific designs:

All wastewater will be disposed of on the site In a package treatment plant In-ground None Trickle irrigation Not needed

Category = 5

(using the 'No. of bedrooms in a dwelling' method)

#### Suggested dimensions for on-site secondary treatment system

Total length (m) =	25
Width (m) =	10
Depth (m) =	0.3
Total disposal area (sq m) required =	250
comprising a Primary Area (sg m) of	250

comprising a Primary Area (sq m) of

and a Secondary (backup) Area (sq m) of:

Sufficient area is available on site

Thick. (m) = 3

Min depth (m) to water = 7

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

#### Comments

Due to the permeability of the observed soil a DIR of 3mm/day with an irrigation area of at least 250 sq m will be required. Therefore the system should have the capacity to cope with predicted climatic and loading events.

#### GES P/L

Land suitability and system sizing for on-site wastewater management Trench 3.0 (Australian Institute of Environmental Health)

#### Site Capability Report Site assessment for on-site waste water disposal

e 18-Jul-24	Assess. Date	DG Potter Surveys	Assessment for
	Ref. No.		
4-Jul-24	Site(s) inspected	5 Glen Lea Road, Pontville	Assessed site(s)
/ John Paul Cumming	Assessed by	Brighton Council	Local authority

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

				Confid	Lim	itation	
Alert	Factor	Units	Value	level	Trench	Amended	Remarks
	Expected design area	sq m	5,000	V. high	Very low		
AA	Density of disposal systems	/sq km	50	Mod.	Very high		
	Slope angle	degrees	1	High	Very low		
	Slope form	Straight si	imple	High	Low		
	Surface drainage		Good	High	Very low		
	Flood potential Site	floods <1:10	00 yrs	High	Very low		
	Heavy rain events	Infre	quent	High	Moderate		
	Aspect (Southern hemi.)	Faces NE c	or NW	V. high	Low		
	Frequency of strong winds	Con	nmon	High	Low		
	Wastewater volume	L/day	750	High	Moderate	No change	
	SAR of septic tank effluent		1.7	High	Low		
	SAR of sullage		2.6	High	Moderate		
	Soil thickness	m	3.0	V. high	Very low		
	Depth to bedrock	m	3.0	V. high	Very low		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		6.0	High	Low		
	Soil bulk density gr	n/cub. cm	1.4	High	Very low		
	Soil dispersion Em	erson No.	7	V. high	Very low		
	Adopted permeability	m/day	0.12	Mod.	Very low		
	Long Term Accept. Rate L	/day/sq m	3	High	Low		

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The site has good capability to accept wastewater onsite.

#### GES P/L

Land suitability and system sizing for on-site wastewater management Trench 3.0 (Australian Institute of Environmental Health)

#### Environmental Sensitivity Report Site assessment for on-site waste water disposal

Assessment for	DG Potter Surveys	Assess. Date	18-Jul-24
		Ref. No.	
Assessed site(s)	5 Glen Lea Road, Pontville	Site(s) inspected	4-Jul-24
Local authority	Brighton Council	Assessed by	John Paul Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

				Confid	Limi	tation	
Alert	Factor	Units	Value	level	Trench	Amended	Remarks
	Cation exchange capacity	mmol/100g	75	High	Moderate		
	Phos. adsorp. capacity	kg/cub m	0.7	High	Moderate		
	Annual rainfall excess	mm	-445	High	Very low		
	Min. depth to water table	m	7	High	Very low		
	Annual nutrient load	kg	4.1	High	Very low		
	G'water environ. value	Agric non-s	sensit	V. high	Low		
	Min. separation dist. requir	red m	5	High	Very low		
	Risk to adjacent bores	Ve	rylow	V. high	Very low		
	Surf. water env. value Agri	c sensit/dom	drink	V. high	Moderate		
	Dist. to nearest surface wa	ater m	125	V. high	High	Moderate	Other factors lessen impact
	Dist. to nearest other featu	re m	30	V. high	Moderate		
	Risk of slope instability	Ve	rylow	V. high	Very low		
	Distance to landslip	m	1000	V. high	Very low		

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments:

There are minimal envinronmental limitations to was tewater disposal on site.

t 4 – Building Act Compliance Table Able Solutions	Performance Criteria	Compliance
ion distance from a building to area must comply with one of	<ul><li>a) The land application area is located so that</li></ul>	Complies with A1 (b) (i) Land application area can be located with minimum separation distance to proposed building of 3m.
n 6m; or	(i) the risk of wastewater reducing the bearing capacity of a building's foundations is accentably low - and	)
an upslope building or level	(ii) is setback a sufficient distance from a downslope excavation around or under	
ary treated effluent to be no less than	a building to prevent inadequately treated wastewater seeping out of that	
m for every degree of average rom a downslope building; ary treated effluent and e application, no less than 2m	excavation	
n for every degree of average om a downslope building.		
	P2	
tion distance from downslope land application area must comply	Horizontal separation distance from downslope surface water to a land application area must comply with all of the following:	Complies with A2 (a) No permanent surface water within 100m
a 100m; or	a) Setbacks must be consistent with AS/NZS 1547 Appendix R;	
ury treated effluent 15m plus 7m y degree of average gradient to pe surface water; or	b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is accentable	
idary treated effluent and ion, 15m plus 2m for every degree ge gradient to down slope surface		

Geo-Environmental Solutions Pty Ltd – Site Assessment - 5 Glen lea Road

A5	P5	
Vertical separation distance between	Vertical separation distance between	Complies with A5 (b)
groundwater and a land application area must be no less than:	groundwater and a land application area must comply with the following:	No groundwater encountered
<ul><li>(a) 1.5m if primary treated effluent; or</li><li>(b) 0.6m if secondary treated effluent</li></ul>	<ul><li>(a) Setback must be consistent with AS/NZS</li><li>1547 Appendix R; and</li></ul>	
	<ul><li>(b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable</li></ul>	
A6	P6	
Vertical separation distance between a limiting layer and a land application area must be no less than:	Vertical setback must be consistent with AS/NZS1547 Appendix R.	Complies with A6 (b) No limiting layer identified
(a) 1.5m if primary treated effluent; or		
(b) 0.5m if secondary treated effluent		
A7	P7	
lin	A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties	Complies

Geo-Environmental Solutions Pty Ltd – Site Assessment - 5 Glen lea Road



# Submission to Planning Authority Notice

Council Planning Permit No.	SA 20	23 / 00038		Со	uncil notice date	23/11/2023
TasWater details						
TasWater Reference No.	TWDA	4 2023/01631-BTN			te of response	29/11/2023
TasWater Contact	Timot	hy Carr Phone No.		04	)419 306 130	
Response issued to						
Council name	BRIGHTON COUNCIL					
Contact details	development@brighton.tas.gov.au					
Development deta	opment details					
Address	5 GLE	5 GLEN LEA RD, PONTVILLE			operty ID (PID)	7763262
Description of development	Subdivision (2 Lots)					
Schedule of drawings/documents						
Prepared by		Drawing/docum	ent No.		<b>Revision No.</b>	Date of Issue
D.G.J Potter		Site Subdivision Plan – She	eet No.1		-	07/11/2023
Conditions						

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

#### **CONNECTIONS, METERING & BACKFLOW**

- 1. A suitably sized water supply with metered 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.

#### **FINAL PLANS, EASEMENTS & ENDORSEMENTS**

3. 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.

<u>Advice:</u> 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.

#### **DEVELOPER CHARGES**

4. Prior to TasWater issuing a Consent to Register a Legal Document, the applicant or landowner as the case may be, must pay a developer charge totalling \$1,757.00 to TasWater for water infrastructure for 1.0 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

#### **DEVELOPMENT ASSESSMENT FEES**

5. 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 <u>https://www.taswater.com.au/building-and-development/technical-standards</u>

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

#### **Developer Charges**

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

#### Declaration

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

<b>TasWater Co</b>	ntact Details		
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au