



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

SA2024/020

LOCATION OF AFFECTED AREA

447 TEA TREE ROAD & 449 TEA TREE ROAD, TEA TREE

DESCRIPTION OF DEVELOPMENT PROPOSAL

SUBDIVISION (RE-ORGANISATION OF BOUNDARIES)

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 **07/10/2024**. 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



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This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.

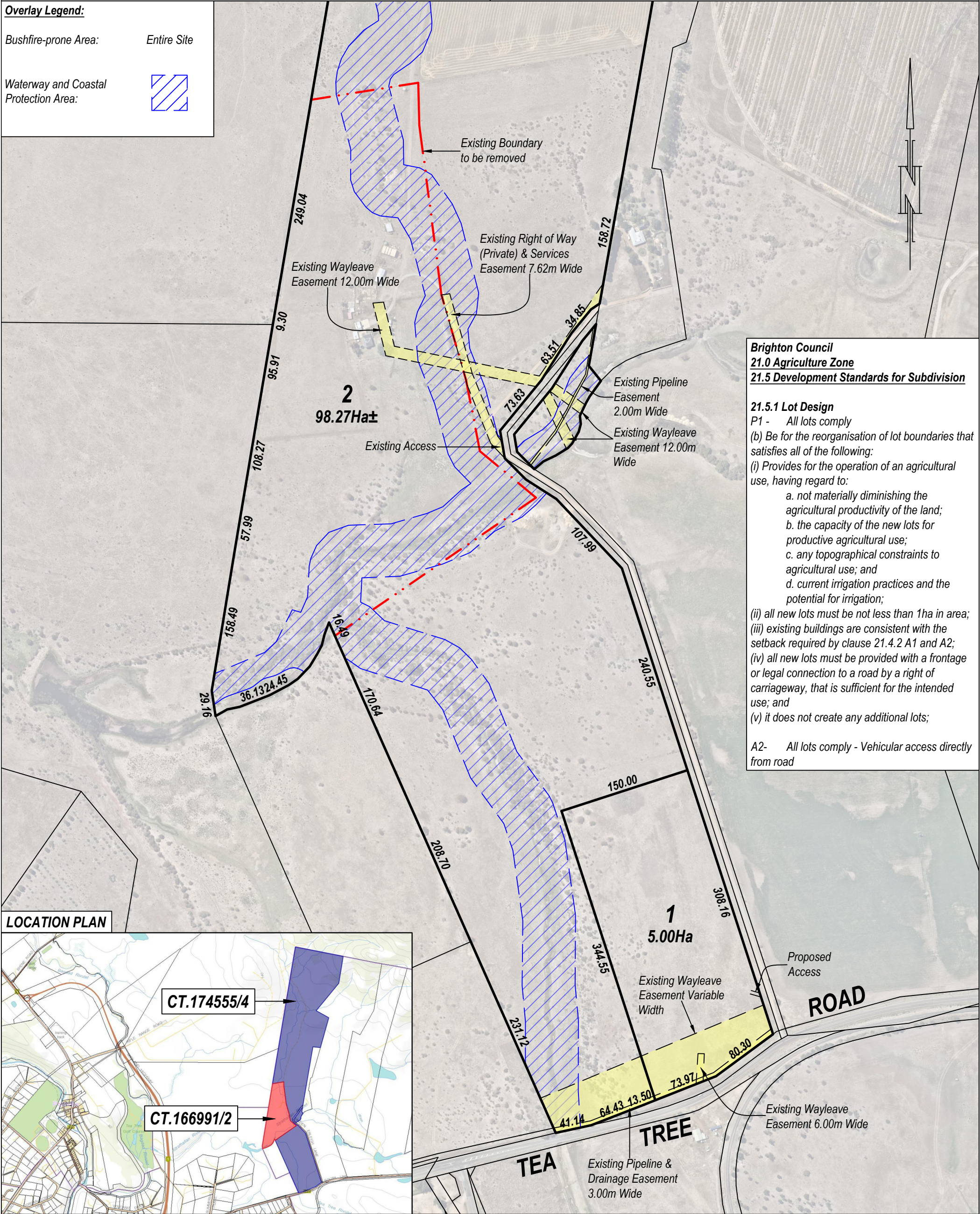
All measurements and areas are subject to the final survey.

Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

Overlay Legend:

Bushfire-prone Area: Entire Site

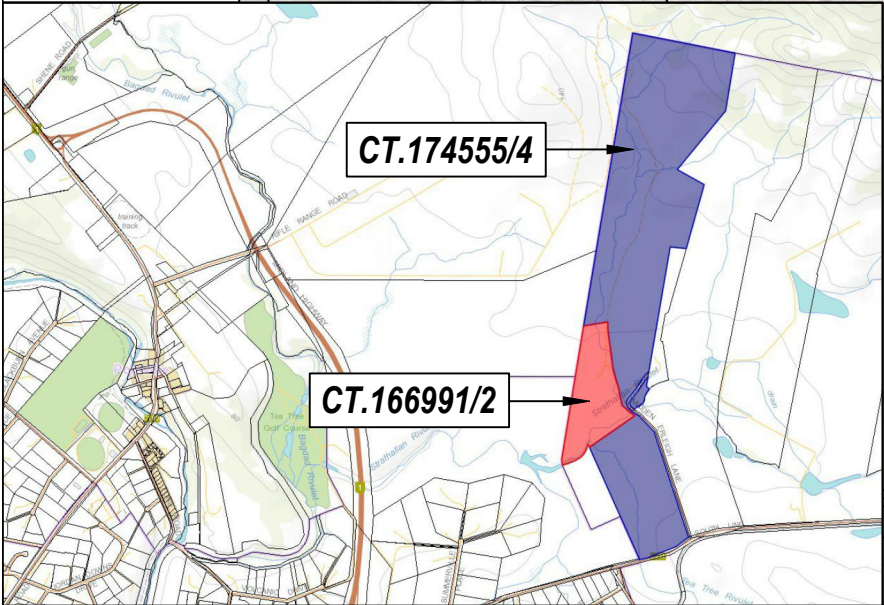
Waterway and Coastal Protection Area:



Brighton Council
21.0 Agriculture Zone
21.5 Development Standards for Subdivision

21.5.1 Lot Design
P1 - All lots comply
(b) Be for the reorganisation of lot boundaries that satisfies all of the following:
(i) Provides for the operation of an agricultural use, having regard to:
a. not materially diminishing the agricultural productivity of the land;
b. the capacity of the new lots for productive agricultural use;
c. any topographical constraints to agricultural use; and
d. current irrigation practices and the potential for irrigation;
(ii) all new lots must be not less than 1ha in area;
(iii) existing buildings are consistent with the setback required by clause 21.4.2 A1 and A2;
(iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use; and
(v) it does not create any additional lots;
A2- All lots comply - Vehicular access directly from road

LOCATION PLAN



REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

OWNER: MAX K. WILSON
TITLE REFERENCE: C.T.166991/2 & C.T.174555/4
LOCATION: 447 & 449 TEA TREE ROAD,
TEA TREE

Proposed Subdivision

Date: 21/05/2024	Reference: WIMAX01 15546-01
Scale: 1:4000 (A3)	Municipality: BRIGHTON



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BUSHFIRE HAZARD REPORT & BUSHFIRE HAZARD MANAGEMENT PLAN



BOUNDARY ADJUSTMENT BETWEEN TWO LOTS

**447 & 449 TEA TREE ROAD
TEA TREE 7017**

MARK WILSON

5 JUNE 2024 – VERSION 1.0

EXECUTIVE SUMMARY

The subject land is located at 447 & 449 Tea Tree Road, Tea Tree (C.T. 174555/4 & 16691/2). The development proposal includes a boundary adjustment between two lots. The proposed boundary adjustment is assessed and deemed to comply with the requirements of C13.0 Bushfire-Prone Areas Code of the Tasmania Planning Scheme.

LIMITATIONS

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

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

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

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

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

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1.0 INTRODUCTION

1.1 SCOPE

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

1.2 PROPOSAL

Boundary adjustment – (Lot 1 – 5.00ha & Lot 2 – 98.27ha±)

1.3 GENERAL INFORMATION

SITE ADDRESS

447 & 449 Tea Tree Road, Tea Tree

OWNER

Mark Wilson

TITLE REFERENCE

C.T. 174555/1 & 166991/2

PROPERTY ID NUMBER

3602664 & 3301853

CURRENT USE:

Proposed Lot 1 – Vacant lot

Proposed Lot 2 – Existing dwelling and outbuildings

MUNICIPALITY

Brighton Council

2.0 SITE DESCRIPTION

2.1 LOCALITY

The subject land is located at 447 & 449 Tea Tree Road, Tea Tree. The site is situated in mostly flat land with dominantly rural surrounds. The boundary adjustment will create two lots, Lot 1 (5.00ha) and Lot 2 (98.27ha±). Lot 1 and Lot 2 will have road frontage to Tea Tree Road and Maiden Erleigh Lane. Access to both properties will be from Maiden Erleigh Lane. A residential dwelling and outbuildings exist on proposed Lot 2. Tea Tree Road and Maiden Erleigh Lane is maintained by council. The proposed plan of subdivision is provided in the appendix of this report.

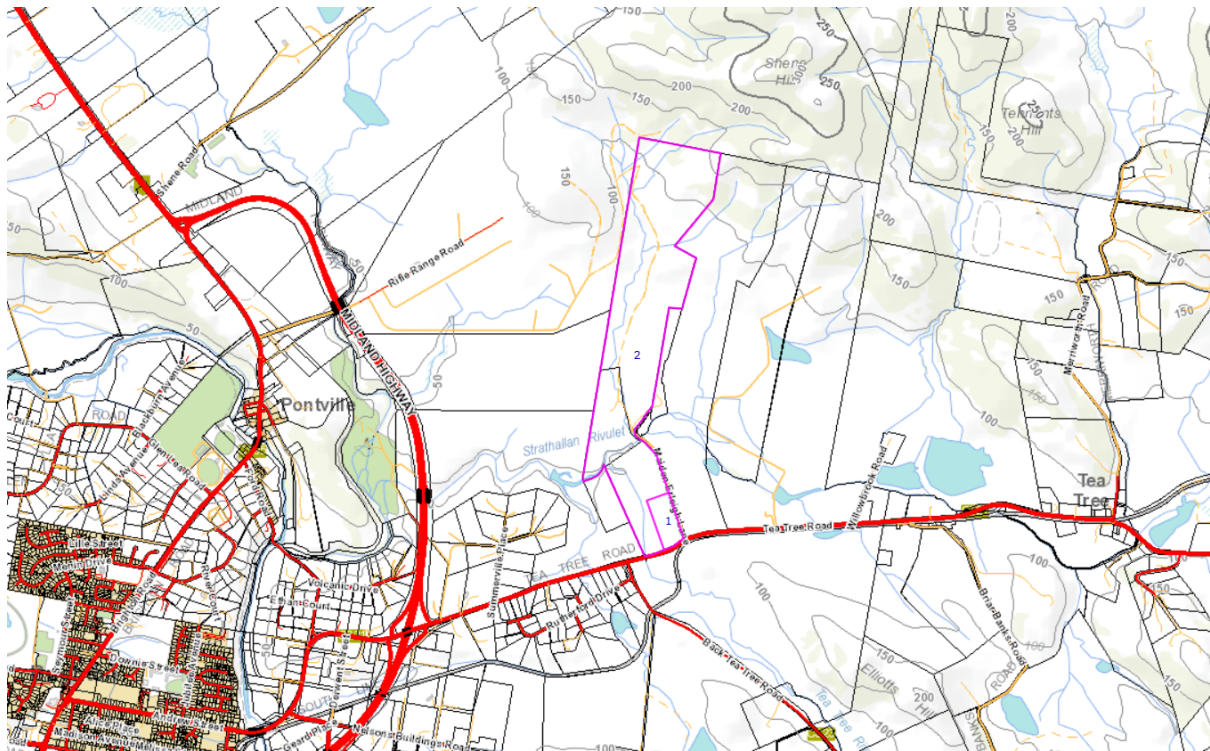


Figure 1: Locality map of the area with subject lot shown (pink outline). Source: Land Information System Tasmania, <http://www.thelist.tas.gov.au>

2.1.2 FIRE HISTORY

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

Ignition date	Fire / Planned burn name	Type	Size
25/2/2019	Midland Highway	Bushfire	209.9 ha
7/2/1967	1967 Fire	Bushfire	198781 ha

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

2.1.2 PLANNING – ZONING & TENURE

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

Direction	Zoning	Tenure
North	Agriculture	Private Freehold
East	Agriculture	Private Freehold
South	Agriculture, Utilities, Rural Living & Rural	Private Freehold
West	Agriculture & Rural Living	Private Freehold

2.1.3 PLANNING – OVERLAYS

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

2.1.4 PLANNING – THREATENED FLORA AND FAUNA

A threatened flora and fauna search² revealed no threatened flora and fauna identified on the site.

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

2.2 TOPOGRAPHY

Bushfire-prone vegetation and effective slope angle and directions are shown in figure below.

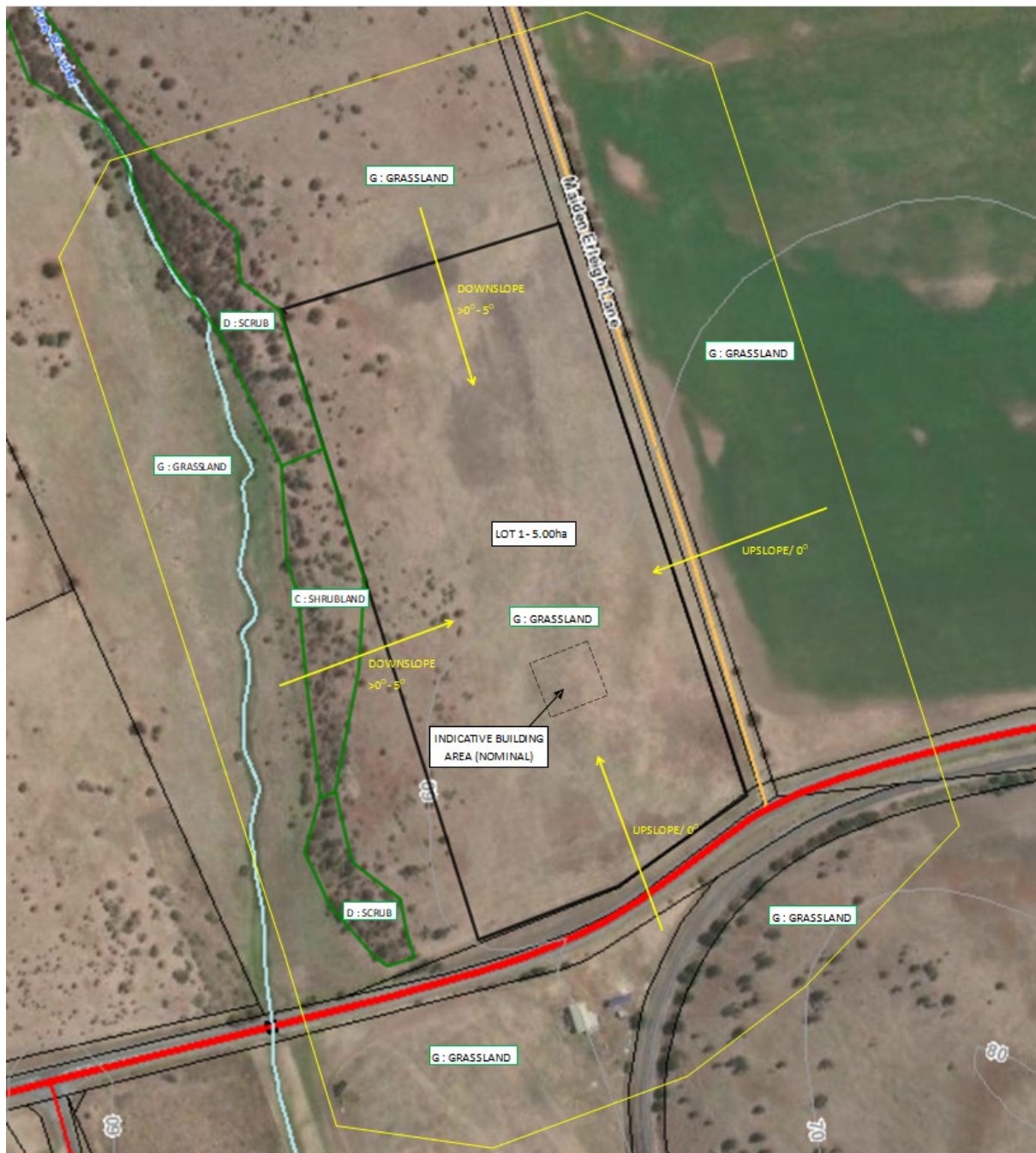


Figure 2: Aerial photo of the proposed Lot 1 area with indicative building area shown. The yellow boundary is a minimum 100m proposed property boundaries for Lot 1. Green line shows borders between classified vegetation. Source: Land Information System Tasmania, <http://www.thelist.tas.gov.au>.



Figure 3: Aerial photo of the proposed Lot 1 area with indicative building area shown. The yellow boundary is a minimum 100m proposed property boundaries for Lot 1. Green line shows borders between classified vegetation. Source: Land Information System Tasmania, <http://www.thelist.tas.gov.au>.

TASVEG 4.0 - FAG – Agricultural land is within 100m of the indicative building area for proposed lot 1 and existing buildings at lot 2.

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

Proposed Lot 1 (indicative building area):

Direction	Existing Vegetation Description
North	0-100m: Dense pasture with isolated shrubs (<2m height). Classified vegetation: G: Grassland
East	0-100m: Dense pasture. Classified vegetation: G: Grassland
South	0-90m: Dense pasture. Classified vegetation: G: Grassland 90-100m: Road reserve dominantly grass. Cured periodically. Classified vegetation: G: Grassland
West	0-95m: Dense pasture with isolated shrubs (<2m height). Classified vegetation: G: Grassland 95-100m: Shrubs (<2m height) with grassy under storey. Classified vegetation: C: Shrubland

Lot 2 (Existing dwelling and outbuilding):

Direction	Existing Vegetation Description
North - east	0-16m: Managed grassland and gardens surrounding the dwelling. Grass has been cut to height less than 100mm. Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018. 16-70m: Grazing paddock with grassland. Periodically cured. Classified vegetation: G: Grassland 70-80m: Riparian vegetation. Trees with height less than 8m. Classified vegetation: D: Scrub 80-100m: Over storey of eucalypts and wattle trees with height of 10-15m. Dominant grassy under storey. Foliage cover estimated to be between 10-30%.

	Classified vegetation: B: Woodland
South - east	<p>0-45: Managed grassland and gardens surrounding the buildings. Grass has been cut to height less than 100mm.</p> <p>Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018.</p> <p>45-100m: Grazing paddocks, periodically cured.</p> <p>Classified vegetation: G: Grassland</p>
South - west	<p>0-100m: Managed residential gardens and lawn and non – vegetated areas.</p> <p>Exclusion: Low threat vegetation as per clause 2.2.3.2 (e) & (f) of AS3959:2018.</p>
North - west	<p>0-22m: Managed grassland and gardens surrounding the buildings. Grass has been cut to height less than 100mm.</p> <p>Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018.</p> <p>22-67m: Grazing paddock with grass kept short by livestock.</p> <p>Classified vegetation: G: Grassland</p> <p>67-100m: Managed residential gardens and lawn and non – vegetated areas.</p> <p>Exclusion: Low threat vegetation as per clause 2.2.3.2 (e) & (f) of AS3959:2018.</p>

3.0 BUSHFIRE SITE ASSESSMENT

3.1 EXISTING BUSHFIRE HAZARD ASSESSMENT

3.2.1 CONSTRUCTION Proposed lot 1: No buildings exist on the proposed lot 1. Proposed lot 2: The existing dwelling is not constructed to current BAL requirements.
3.2.2 PROPERTY ACCESS Proposed lot 1: No formal access exists on this proposed lot. Proposed lot 2: The existing dwelling is serviced by a 250m length property access from Maiden Erleigh Lane (public road) and terminates at the existing turning area.
3.2.3 WATER SUPPLY Proposed lot 1: The lot currently has no water connection point or static water supply. Proposed lot 2: The lot has a reticulated water supply. The closest fire hydrant exists is >120m from the existing buildings.
3.2.4 HAZARD MANAGEMENT AREA Proposed lot 1: No Hazard Management Area (HMA) exists on this proposed lot. Proposed lot 2: At the time of inspection a HMA exists around the existing dwelling from owner maintenance with irrigated residential gardens and lawn.
3.2.5 EMERGENCY PLAN No emergency plan exists for either lot.

3.2 BUSHFIRE ATTACK LEVEL ASSESSMENT

Proposed Lot 1 (from indicative building area):

	North	East	South	West
Vegetation classification as per AS3959:2018	Grassland	Grassland	Grassland	Grassland & Shrubland
Exclusions (where applicable from clause 2.2.3.2 of AS3959 - 2018)				
Distance to classified vegetation (m) from proposed / existing edge of building.	0	0	0	Grassland – 0 Shrubland – 95
Classified vegetation	Grassland	Grassland	Grassland	Grassland
Effective slope under the classified vegetation	Down slope >0° to 5°	Upslope / 0°	Upslope / 0°	Down slope >0° to 5°
Bushfire Attack Level	FZ	FZ	FZ	FZ
Minimum separation distance to achieve BAL – 12.5.	16m	14m	14m	16m

Lot 2 (existing buildings)

	North	East	South	West
Vegetation classification as per AS3959:2018	Grassland	Grassland	Grassland	Grassland
Exclusions (where applicable from clause 2.2.3.2 of AS3959 - 2018)				
Distance to classified vegetation (m) from proposed / existing edge of building.	20	26	14	8
Classified vegetation	Grassland	Grassland	Grassland	Grassland
Effective slope under the classified vegetation	Upslope / 0°	Down slope >0° to 5°	Down slope >0° to 5°	Upslope / 0°
Minimum separation distance to achieve BAL – 12.5.	14m	16m	16m	14m

If the minimum setback distance between the indicative building area on proposed lot 1 and existing buildings on proposed lot 2 and the classified vegetation are maintained the bushfire attack level for the is assessed as BAL – 12.5. The assessment is based on a FDI of 50. The FDI will exceed 50 when the AFDRS is Extreme or Catastrophic

4.0 PLANNING SCHEME COMPLIANCE

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

C13.6 Development Standards for Subdivision

C13.6.1 Subdivision: Provision of hazard management areas

Objective:
<p>That subdivision provides for hazard management areas that:</p> <ul style="list-style-type: none">(a) facilitate an integrated approach between subdivision and subsequent buildings on a lot;(b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce radiant heat levels, direct flame attack and ember attack at the building area; and(c) provide protection for lots at any stage of a staged subdivision.
Acceptable Solutions A1 <ul style="list-style-type: none">(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or(b) The proposed plan of subdivision:<ul style="list-style-type: none">(i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a stage subdivision.(ii) shows the building area for each lot;(iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas</i>; and(iv) is accompanied by a bushfire hazard management plan that address all the individual lots that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas</i>; and(c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.
Performance Criteria A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to: <ul style="list-style-type: none">(a) the dimensions of hazard management areas;(b) a bushfire risk assessment of each lot at any stage of staged subdivision;(c) the nature of the bushfire-prone vegetation including type, fuel load, structure and flammability;(d) the topography, including site slope;(e) any other potential forms of fuel and ignition source;

- (f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development;
- (g) an instrument that will facilitate management of fuels located on land external to the subdivision;
- (h) any advice from the TFS.

Development response

The Bushfire Hazard Report and BHMP satisfies the requirements of A1(b) for proposed lot 1. Hazard Management Area is to be implemented when future building works are undertaken for proposed lot 1.

The Bushfire Hazard Report and BHMP satisfies the requirements of A1(b) for the existing dwellings on proposed lot 2. Hazard Management Area to be extended to comply with BAL – 12.5 minimum separation distance requirements as per the BHMP and be installed prior to sealing of final plan.

E1.6.2 Subdivision: Public and fire fighting access

Objective:
<p>That access roads to, and the layout of roads, tracks and trails, in a subdivision:</p> <ul style="list-style-type: none">(a) allow safe access and egress for residents, fire fighters and emergency service personnel;(b) provide access to the bushfire-prone vegetation that enables both property to defend when under bushfire attack and for hazard management works to be undertaken;(c) are designed and constructed to allow for fire appliances to be manoeuvred;(d) provide access to water supplies for fire appliances; and(e) are designed to allow connectivity, and where needed, offering multiple evacuation points.
Acceptable Solutions
<p>A1</p> <ul style="list-style-type: none">(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that:<ul style="list-style-type: none">(i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3; and(ii) is certified by the TFS or an accredited person.
Performance Criteria
<p>P1</p> <p>A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:</p> <ul style="list-style-type: none">(a) appropriate design measures, including<ul style="list-style-type: none">(i) two – way traffic;(ii) all weather construction;(iii) height and width of any vegetation clearances;(iv) load capacity(v) provision of passing bays;(vi) traffic and control devices;(vii) geometry, alignment and slope of roads, tracks and trails;(viii) use of through roads to provide for connectivity;(ix) limits on the length of cul-de-sacs and dead-end roads;(x) provision of turning areas;(xi) provision of parking areas;(xii) perimeter access; and(xiii) fire trails;(b) the provision of access to:<ul style="list-style-type: none">(i) bushfire-prone vegetation to permit the undertaking of hazard management works; and(ii) fire fighting water supplies; and(c) any advice from the TFS.

Development response

The Bushfire Hazard Report and BHMP satisfies the requirements of A1(b) for proposed lot 1 and lot 2.

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

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

The existing property access complies with Element B of Table C13.2. A passing bay shall be installed to comply with Element C. These works will satisfy the requirements of A1(b) of the proposed lot 2.

Table C13.2 Standards for Property Access

Element		Requirement
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a firefighting water point	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) all – weather construction (b) load capacity of at least 20t, including bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (13.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (j) terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (j) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead 'T' or 'Y' turning head 4m wide and 8m long.

C.	Property access length is 200m or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m, and access is provided to 3 or more properties	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 100m.
<p>Development response</p> <p>Property access for proposed lot 1 shall comply with the requirements of Table C13.2. Property access and design shall be constructed when future building works are undertaken. Minimum 4m wide crossover to be installed prior to sealing of final plan.</p> <p>Lot 2 property access complies with Element B of Table C13.2. A passing bay shall be installed to comply with Element C. Element A and D are not applicable.</p>		

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

Objective: That an adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for protection of life and property associated with the subsequent use and development of bushfire-prone areas.	
Acceptable Solutions	Performance Criteria
A1 In areas serviced with reticulated water by the water corporation: <ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; (b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by TFS or accredited person as being compliant with Table E4; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire 	P1 No Performance Criterion.
A2 In areas that are not serviced by reticulated water by the water corporation: <ul style="list-style-type: none"> (a) The TFS or an accredited person certifies that there is insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; (b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire. 	P2 No Performance Criterion.
Development response A reticulated water supply exists and shall service both lots for domestic water supply. The location of the existing fire hydrants do not comply with Table 4 due to exceeding maximum length of hose lay between the hydrant and the indicative building area on proposed lot 1 and existing protected buildings on proposed lot 2 and thus cannot comply with A1. The firefighting water supply shall and shall be assessed against the requirements of A2.	

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

A static water supply shall be installed for the proposed lot 2 to comply with Table C13.5. Static water supply to be installed prior to sealing of final plan.

Table C13.4 Reticulated water supply for fire fighting

Element		Requirement
A.	Distance between building area to be protected and water supply.	<p>The following requirements apply:</p> <ul style="list-style-type: none"> (a) the building area to be protected must be located within 120m of a fire hydrant; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Design criteria for fire hydrants	<p>A following requirements apply:</p> <ul style="list-style-type: none"> (a) fire hydrant system must be designed and constructed in accordance with <i>TASWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2nd Edition</i>; and (b) fire hydrants are not installed in parking areas
C.	Hardstand	<p>A hardstand area for a fire appliances must be:</p> <ul style="list-style-type: none"> (a) no more than 3m from the hydrant, measured as a hose lay; (including the minimum water level in dams, swimming pools and the like); (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.
<p>Development response</p> <p>The location of the existing hydrants do not comply with Element A of this table.</p> <p>A static supply for fire fighting purposes will be required.</p> <p>See Table C13.5 below.</p>		

Table C13.5 Static water supply for fire fighting

Element		Requirement
A.	Distance between building area to be protected and water supply.	<p>The following requirements apply:</p> <ul style="list-style-type: none"> (c) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and (d) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> (c) may have a remotely located offtake connected to the static water supply; (d) may be supplied for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (e) must be a minimum 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (f) must be metal, concrete or lagged by non-combustible material if above ground; and (g) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> (a) have a minimum nominal internal diameter of 50mm; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground

		<p>(d) if buried, have a minimum depth of 300mm;</p> <p>(e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;</p> <p>(f) ensure the coupling is accessible and available for connection at all times;</p> <p>(g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);</p> <p>(h) ensure underground tanks have either an opening at the top of no less than 250mm diameter or a coupling compliant with this Table; and</p> <p>(i) if a remote offtake is installed, ensure the offtake is in a position that is:</p> <p>(i) visible;</p> <p>(ii) accessible to allow connection by fire fighting equipment;</p> <p>(iii) at a working height of 450 – 600mm above ground level; and</p> <p>(iv) protected from possible damage, including damage by vehicles</p>
D.	Signage for static water connections.	<p>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:</p> <p>(a) comply with water tank signage requirements with Australian Standard AS 2304-2019 Water Storage tanks for fire protection systems; or</p> <p>(b) comply with the Tasmanian Fire Service Water Supply Guideline published by the Tasmania Fire Service.</p>
E.	Hardstand	<p>A hardstand area for a fire appliance must be:</p> <p>(e) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</p> <p>(f) no closer than 6m from the building area to be protected;</p> <p>(g) a minimum width of 3m constructed to the same standard as the carriageway; and</p> <p>(h) connected to the property access by a carriageway equivalent to the standard of the property access.</p>

Development response

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

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

5.0 CONCLUSION

A Bushfire Hazard Report has been completed for the proposed boundary adjustment between two lots. This will create two lots – proposed lot 1 (5.00ha) and proposed balance lot (98.27ha±).

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

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

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

Proposed lot 1 requires the following works prior to sealing of final plan.

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

Proposed Lot 2 requires to following works prior to sealing of final plan.

- Hazard Management Area to be installed as per the minimum separation distances shown on the BHMP.
- Static water supply for fire fighting purposes to be installed and comply with Table C13.5 of the Tasmanian Planning Scheme.
- Passing bay to be installed and comply with Element B & C of Table C13.2 of the Tasmanian Planning Scheme.

The BHMP is valid for a period of six years.

6.0 REFERENCES

AS3959 – 2018 - Construction of Buildings in Bushfire Prone Areas

Bushfire Information Publications - Tasmania Fire Service.

The LIST - Department of Primary Industries Parks Water & Environment

Tasmanian Planning Scheme 2015

7.0 APPENDIX

7.1 PHOTOS



Photo 1: Field photo taken facing north from the indicative building area for proposed lot 1. Classified vegetation: G: Grassland.



Photo 2: Field photo taken facing east from the indicative building area for proposed lot 1. Classified vegetation: G: Grassland.

Date & Time: Fri, 31 May 2024 at 08:51:00 AEST
Position: -042.690125° / +147.297681° (±4.7m)
Altitude: 65m (±3.4m)
Datum: AUSTRALIAN GEOCENTRIC 2020 (GDA2020)
Azimuth/Bearing: 160° S20E 2844mils True (±12°)
Elevation Angle: +03.4°
Horizon Angle: -00.8°
Zoom: 0.5X



Photo 3: Field photo taken facing south from the indicative building area for proposed lot 1. Classified vegetation: G: Grassland.

Date & Time: Fri, 31 May 2024 at 08:50:57 AEST
Position: -042.690120° / +147.297673° (±4.7m)
Altitude: 65m (±3.4m)
Datum: AUSTRALIAN GEOCENTRIC 2020 (GDA2020)
Azimuth/Bearing: 264° S84W 4693mils True (±12°)
Elevation Angle: +00.7°
Horizon Angle: -01.5°
Zoom: 0.5X



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



Photo 5: Field photo showing example of Classified vegetation: C: Shrubland.



Photo 6: Field photo showing example of Classified vegetation: D: Scrub.

Date & Time: Fri, 31 May 2024 at 09:10:53 AEST
Position: -042.683576° / +147.292674° ($\pm 4.7\text{m}$)
Altitude: 61m ($\pm 3.4\text{m}$)
Datum: AUSTRALIAN GEOCENTRIC 2020 (GDA2020)
Azimuth/Bearing: 336° N24W 5973mils True ($\pm 11^\circ$)
Elevation Angle: +03.5°
Horizon Angle: +00.4°
Zoom: 0.5X



Photo 7: Field photo taken facing north from the existing building area on proposed Lot 2. Managed 'low threat vegetation' shown on the right side of fence and Classified vegetation: G: Grassland on the left side of fence.

Date & Time: Fri, 31 May 2024 at 09:06:47 AEST
Position: -042.683941° / +147.292934° ($\pm 4.7\text{m}$)
Altitude: 61m ($\pm 3.4\text{m}$)
Datum: AUSTRALIAN GEOCENTRIC 2020 (GDA2020)
Azimuth/Bearing: 078° N78E 1387mils True ($\pm 11^\circ$)
Elevation Angle: -00.8°
Horizon Angle: +00.0°
Zoom: 0.5X



Photo 8: Field photo taken facing east from the existing building area on proposed Lot 2. Managed 'low threat vegetation' in the foreground and Classified vegetation: G: Grassland in the background.

Date & Time: Fri, 31 May 2024 at 09:07:00 AEST
 Position: -042.684033° / +147.292873° (±4.7m)
 Altitude: 59m (±3.4m)
 Datum: AUSTRALIAN GEOCENTRIC 2020 (GDA2020)
 Azimuth/Bearing: 168° S12E 2987mils True (±11°)
 Elevation Angle: +02.9°
 Horizon Angle: +02.0°
 Zoom: 0.5X



Photo 9: Field photo taken facing south from the existing building area on proposed Lot 2. Managed 'low threat vegetation' in the foreground and Classified vegetation: G: Grassland in the background.

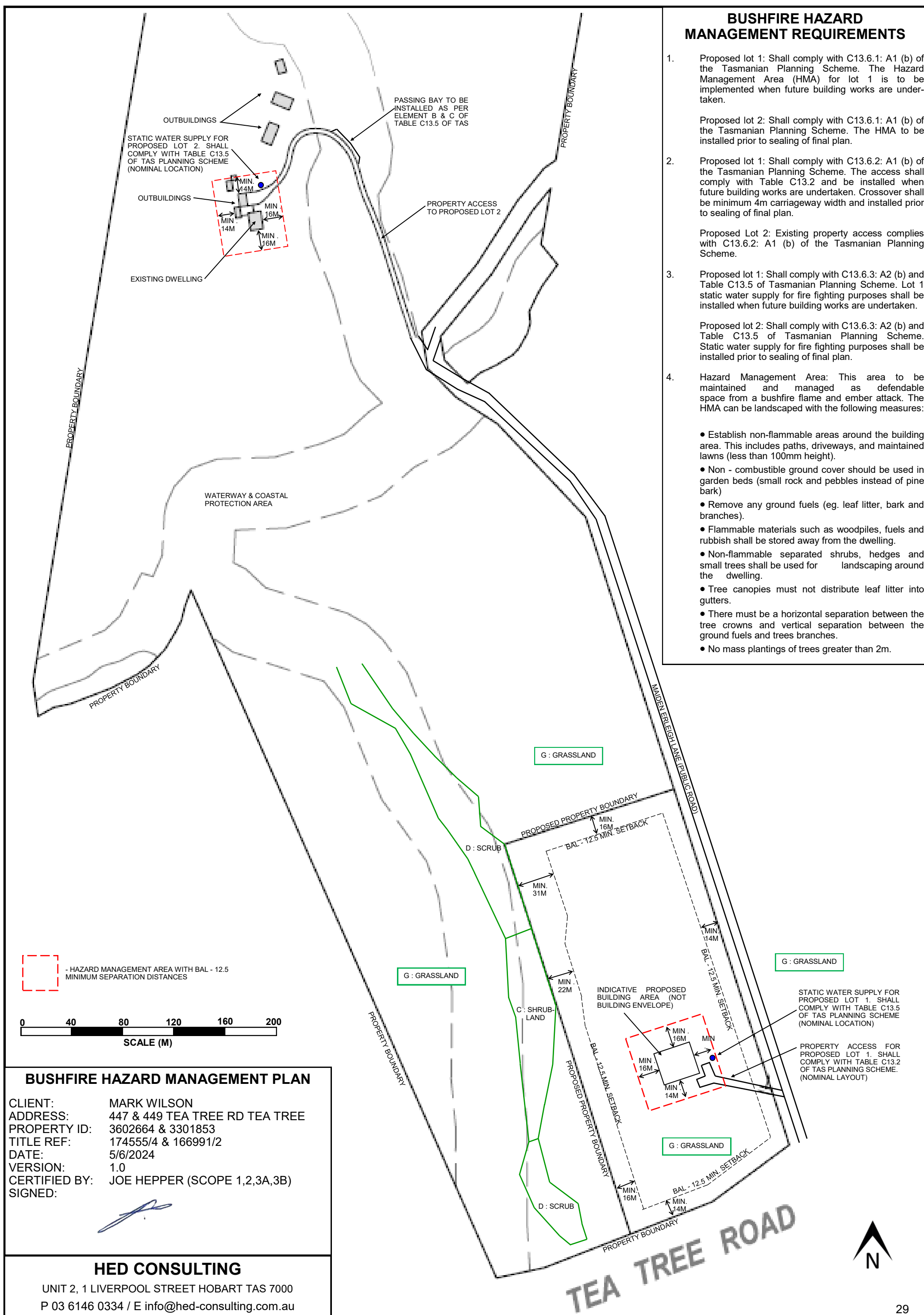
Date & Time: Fri, 31 May 2024 at 09:08:26 AEST
 Position: -042.683962° / +147.292662° (±4.7m)
 Altitude: 62m (±3.4m)
 Datum: AUSTRALIAN GEOCENTRIC 2020 (GDA2020)
 Azimuth/Bearing: 264° S84W 4693mils True (±11°)
 Elevation Angle: +03.7°
 Horizon Angle: +00.4°
 Zoom: 0.5X

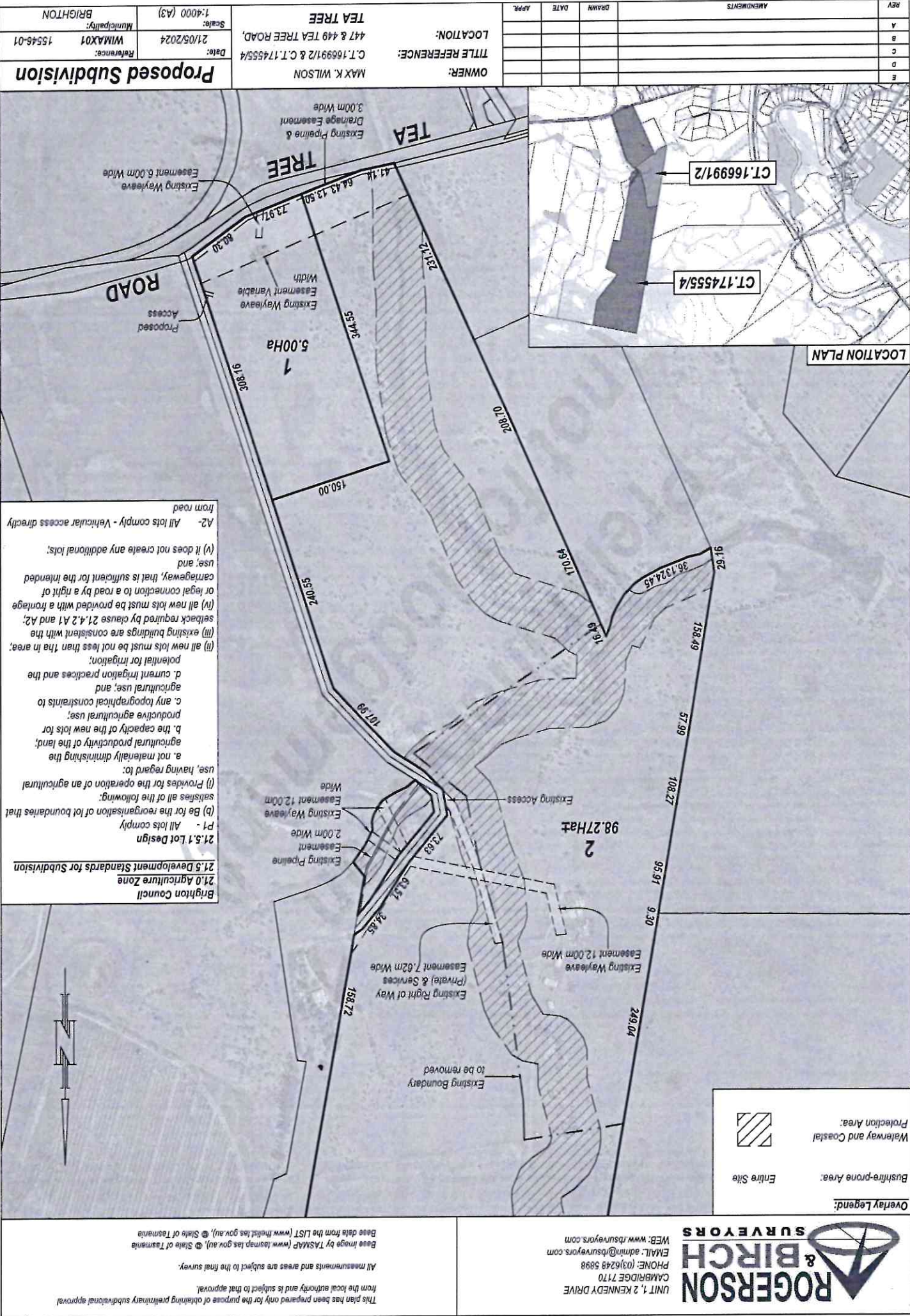


Photo 10: Field photo taken facing west from the existing building area on proposed Lot 2. Managed 'low threat vegetation' in the foreground and Classified vegetation: G: Grassland in the background.



Photo 11: Field photo taken showing existing property access on proposed Lot 2.





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:

447 & 449 Tea Tree Road Tea Tree

Certificate of Title / PID:

CT 174555/4 & , 166991/2 &
PID 3602664 & 3301853

2. Proposed Use or Development

Description of proposed Use and Development:

Boundary adjustment

Applicable Planning Scheme:

Tasmanian Planning Scheme

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report	HED Consulting	5/6/2024	1.0
Bushfire Hazard Management Plan	HED Consulting	5/6/2024	1.0
Proposed Subdivision – WIMAX01	Rogerson & Birch Surveyors	21/5/2024	15546 - 01

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

5. Bushfire Hazard Practitioner

Name: Joe Hepper

Phone No: 03 6146 0334

Postal Address: 1 Liverpool Street, Hobart 7000

Email Address: info@hed-consulting.com.au

Accreditation No: BFP – 148

Scope: 1,2,3A,3B

6. Certification

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

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

Signed:
certifier



Name:

JOE HEPER

Date: 5/6/2024

Certificate
Number: H2835

(for Practitioner Use only)

Complete Agricultural Consulting Services

Agricultural Assessment
Relating
To
Proposed Boundary Reorganisation
Within
Agricultural Zone
449 TeaTree Road
Brighton
Tasmania

Prepared for Max Wilson

By

Complete Agricultural Consulting Services

September, 2024

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Report Purpose

The focus of the report is on the agricultural environment of the subject property to provide information for the Brighton Council in making a determination on a proposed Boundary Reorganisation. The report is not available for other purposes.

Introduction

This report, prepared by Mr Frank W Walker, Manager, Complete Agricultural Consulting Services, was commissioned to provide expert comment to accompany a Boundary Reorganisation proposal to the Brighton Council.

An assessment has been made of the Land Classes and Capability of the property. Guidelines for the Classification of Agricultural Land in Tasmania, as prescribed in the Land Capability Handbook (Ref. 1) have been followed in the assessment process. Land Classes have been identified as per the guidelines.

The report reviews the present land use and that which may apply to the proposed allotments.

Matters are addressed relating to the Brighton Council Planning Scheme 2024, specifically to land use/agricultural production within the Agricultural Zone.

The report summarises the assessment findings following a site visit made in the company of Mr M Wilson ,joint property owner, who confirmed the land boundaries and farming operations.

Disclaimer: Complete Agricultural Consulting Services, in drawing on data from various sources to develop the report, does not accept responsibility for the final outcomes as detailed.

Summary

The Agricultural Assessment reveals a constrained agricultural environment for most sections of the property within the Agricultural Zone, notably the land within the proposed 5 hectare (ha) Lot 1.

Providing for the proposed 5 ha Lot does not adversely impact on productivity of the 98 ha balance of the property.

The sections of the arable Class 4/5 land form across the Lot 2 are suited to a limited range of enterprises.

The proposed subdivision format can facilitate optimum land use, especially providing for more effective use of the land resource.

It is recommended Council endorse the proposed Boundary Reorganisation.

**Agricultural Assessment
Of
Rural Property at 449 Tea Tree Road.**

1. Background

An agricultural assessment has been undertaken to ascertain the impact of reorganising titles to create a primary Lot of 98.27 and a secondary Lot of 5 ha as depicted in Appendix 1.

2. Property Location

The subject land is located at 449 Tea Tree Road, east of Brighton.

3. Property Environment

3.1 Climate

3.1.1 Rainfall

The land is in a low rainfall area of approximately 480 mm per annum, with a relatively even distribution throughout the year. However, summer rainfall is seldom effective as falls need to be in the order of 20mm.

3.1.2 Temperatures

Severe frosts are experienced throughout the region from early winter to late spring. Crop damaging frosts can occur as late as early November, severely restricting the selection of profitable enterprises.

The low lying nature of much of the property limits air drainage increasing frost severity.

3.1.3 Prevailing Winds

The property is very exposed to prevailing west to north west winds.

3.2 Soil Type

The property straddles two Land Systems (Ref 1): the Brighton (LS 282132) with clay loams over a medium heavy clay, and the Jordan River Flats (LS 298114) with alluvial deposits with clays and sands. While the soil type varies greatly over the property from heavy black clays in the flow lines to clay loams and loams, most of the soils are within the Brighton Land System with areas of stony ground as shown in Photo 1.

3.3. Topography

The land form is predominately flat to gently undulating with broad flow lines and moderate slopes across part of the North east sector.

The winter flowing Stathallan Rivulet passes through the mid part of the property,

4. Water Supply

Domestic and some stock water is sourced from the TasWater Regional Supply.

The South East Irrigation supply main passes through the NE sector of Lot 2. While the owner currently has no access to irrigation water the future intensive farming plan provide for connection to the scheme.

5. Land Capability and Classification

Land capability assessment takes into account the physical nature of the land (eg. geology, soils, slope, stoniness) and other factors such as climate, erosion hazard, drainage and the land management practices required for sustainable operations.

Land capability assessment should not be confused with a suitability assessment which takes into account economic and social issues in reviewing the best use options.

Under the Tasmanian Land Capability Classification System (Ref.2) the land across the allotments is primarily Class 4/5.

The subject land areas are not considered within the Classification System to be prime agricultural land (i.e. Class 1, 2, or 3, well suited to intensive agriculture) as there are limitations, notably the soils and climatic environment.

6. Overlays

A Waterway and Coastal Protection overlay extends over a significant area of the property. However, as much of the land is under cultivation, being in pasture, it remains productive.

7. Impact of proposed Boundary Reorganisation on Farming Land

The proposal can enhance the potential agricultural production of the land under review, notably by facilitating the owner to engage in more intensive operations on the primary 98.27 ha Lot.

The configuration of the proposal provides for better land use within the constrained agricultural environment. The owners Whole Farm Plan, presented in Appendix 3, is endorsed as an effective, sustainable farming program.

8. Council Planning Scheme

8.1 Brighton Planning Scheme 2024

Agricultural matters relating to the Development Application and pertinent to the State Planning Provisions of the Council Planning Scheme are addressed as follows:

21.0 Agricultural Zone

Clause 21.5 Development Standards for the Reorganisation of Boundaries.

4

21.5.1 Lot Design

Performance Criteria

P1 Each lot, or a lot proposed in a plan of must:

- (b) be for the reorganisation of lot boundaries that satisfy all of the following:
(1) provides for the operation of an agricultural use, having regard to the following;

a. not materially diminishing the agricultural productivity of the land;

The land to form the primary 98.27 ha allotment at least maintains the existing production capacity and potential for increased utilisation. There is no diminishing impact on production capacity of the land within the proposed 5 ha holding.

b. the capacity of the new lots for productive agricultural use.

The agricultural capacity of the mainly Class 4/5 ha Lot 1 while not diminished, remains minimal while the Class 5/4, 98.27 ha Lot 2 production and potential is maintained with scope for more intensive use.

c. any topographical constraints to agricultural use

Topographical constraints within both of the proposed Lots remains minimal.

d. current irrigation practices and the potential for irrigation.

The South East Irrigation Scheme provides an opportunity for an increased land irrigation area on the mid to lower slopes on Lot 2.

The Whole Farm Plan provides for better utilisation of the land resource.

8. State Policy on the Protection of Agricultural Land

Purpose: To protect prime agricultural land from development which would reduce potential production value.

The Land Capability Assessment shows the subject land to be mainly Class 5 and Class 6, whereas prime agricultural land is regarded as Class 1 to Class 3 inclusive.

9. Conclusion

From an agricultural perspective the proposed boundary reorganisation meets the Performance Criteria applying to the Agricultural Zone.

10. Recommendation

The proposed boundary reorganisation as proposed in Appendix 1 be approved.



F W Walker HDA, GDE, FAIAST.
Manager
Complete Agricultural Consulting Services

Reference 1: Land Capability Handbook, Guidelines for Classes of Agricultural Land in Tasmania, second edition, DPIWE 1999.

Reference 2: Land Systems South, East and Midlands (region 6) DPIWE. A Resource Classification Survey, Dept. Agriculture, 1988.

Reference 3: Musk R and DeRose R (2000) Land Capability Survey of Tasmania Derwent Report. Department of Primary Industries, Water and Environment, Tasmania, Australia.



UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03) 6249 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.

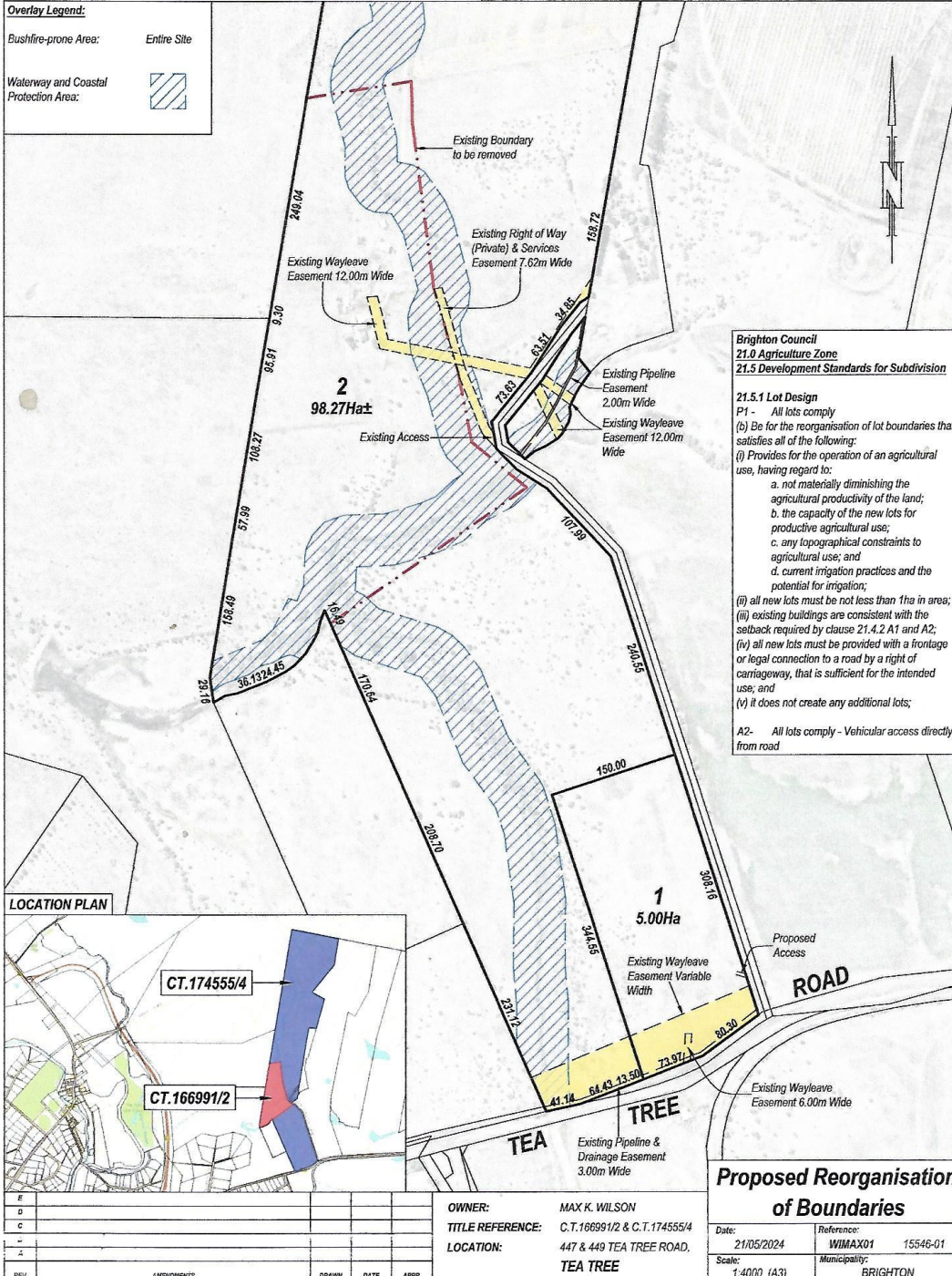
All measurements and areas are subject to the final survey.

Base image by TASMAR (www.tasmap.tas.gov.au), © State of Tasmania
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

Overlay Legend:

Bushfire-prone Area: Entire Site

Waterway and Coastal Protection Area:

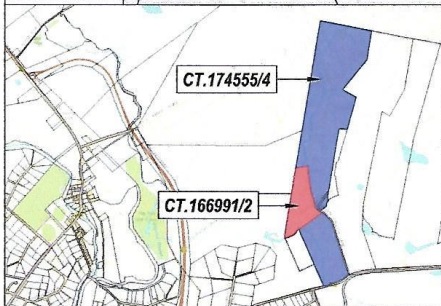


Brighton Council
21.0 Agriculture Zone
21.5 Development Standards for Subdivision

- 21.5.1 Lot Design
P1 - All lots comply
(b) Be for the reorganisation of lot boundaries that satisfies all of the following:
(i) Provides for the operation of an agricultural use, having regard to:
a. not materially diminishing the agricultural productivity of the land;
b. the capacity of the new lots for productive agricultural use;
c. any topographical constraints to agricultural use; and
d. current irrigation practices and the potential for irrigation;
(ii) all new lots must be not less than 1ha in area;
(iii) existing buildings are consistent with the setback required by clause 21.4.2 A1 and A2;
(iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriage, that is sufficient for the intended use; and
(v) it does not create any additional lots;

A2- All lots comply - Vehicular access directly from road

LOCATION PLAN



REV	AMENDMENTS	DRAWN	DATE	APPR
E				
D				
C				
B				
A				

OWNER: MAX K. WILSON
TITLE REFERENCE: C.T.166991/2 & C.T.174555/4
LOCATION: 447 & 449 TEA TREE ROAD, TEA TREE

Proposed Reorganisation of Boundaries

Date:	21/05/2024	Reference:	WIMAX01 15546-01
Scale:	1:4000 (A3)	Municipality:	BRIGHTON



Photo No.1
Overview of property, from Tea Tree Road.



Photo No. 2
Typical stone outcrops mid sector of property.

Whole Farm Plan

Land use

In recent years the property has been deployed as a grazing base for merino sheep and cattle.

With some 50 ha of readily arable land the balance is used as “run – off country.”

Due to low returns from the sheep enterprise it is propose only cattle will be carried for the time being.

A small breeding herd of some 20 Murray Grey breeders and followers will be carried in the short term.

Lavender for oil production is currently being investigated with a trial planting planned.

With the limitations of land area, soils and climatic environment containing production the property is regarded as a significant hobby unit.

Lavender Enterprise

A small adjacent property plans to establish an essential oils distillation facility which can be contracted to undertake the production of oil from the planned enterprise.

Farm Management

All on-farm work is completed by the owner.

The improved pasture areas have recently been top dressed with single super fertiliser.

Hay is harvested in favourable seasons.

Max Wilson

