



Brighton Council

ATTACHMENTS

Planning Authority

14th March 2023



Our Ref: 48574CT

31 January 2023

Brighton Council
1 Tivoli Road
Old Beach
TAS, 7017

Via email: admin@brighton.tas.gov.au

Dear Planning Department,

**Development Application – 3 Lot and Balance Subdivision
173 & 177 Tea Tree Road, Brighton.**

This application for planning approval for a 3 Lot and Balance Subdivision at 173 & 177 Tea Tree Road, Brighton is submitted on behalf of our clients Roberto Carnevale and Patricia Carnevale.

The application documentation consists of:

- The Brighton Council application form – completed and signed
- The Title Plan and Folio – CT 128920/3, 141458/1
- The proposed Plan of Subdivision PDA-48574-1E
- Planning Compliance Assessment
- Bushfire Hazard Report and Management Plan provided by Jim Mulcahy of Enviro-Dynamics

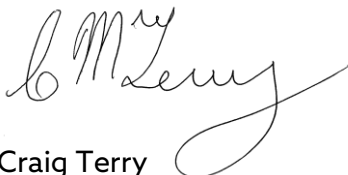
Please confirm receipt of this application & forward an invoice for the development application fee made out to Roberto and Patricia Carnevale, and it will be provided to the clients for prompt payment. At the same time, the land owner of CT141458/1, Grant William Muir will be notified of lodgement in accordance with Section 52(1) of the *Land Use and Approvals Act 1993*.

Please do not hesitate to contact me at your earliest convenience should you require additional information or further clarification.

Yours faithfully,

PDA Surveyors, Engineers & Planners

Per:



Craig Terry
MANAGING DIRECTOR and REGISTERED LAND SURVEYOR

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PLAN OF SUBDIVISION

Owner's
Roberto Carnevale
Patricia Ann Carnevale;
Grant William Muir

Title References
FR 128920/3;
FR 141458/1

Address
173 & 177 Tea Tree Road Brighton

Council
Brighton Council

Planning scheme
Brighton Local Provisions Schedule
Zone
11 Rural Living Zone
Zone Subgroup
Rural Living Zone A
Code Overlay
Bushfire-prone Areas Code
General Overlay
2 - Specific Area Plan
Urban Rural Interface Specific Area
Plan

Map reference
"Green ponds" TP08

PID
1863422

Point of interest GDA2020 MG455
526983E, 5229477N

Schedule of Easements
Existing Drainage Easement 20.12
Wide, Pipeline Easement 'Y' 2.00
Wide & various Existing Rights of
Way.

NOTES

1. This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

LEGEND

- Title / Proposed boundary
- Surrounding boundary
- - - Contours 1m interval
- Indicative Area of 15x20m to comply with clause 11.5.1 A1 (i)

E	REVISE LOT LAYOUTS ACCOUNTING FOR PENDING FR141458/1 SUBDIVISION	BM	15.07.22	CMT
D	ADDITION OF LOT 2 ACCESS STRIP	BM	13.07.22	CMT
C	CORRECT ANNOTATION	MK	24.05.22	CMT
B	REVISE LOT LAYOUTS	MK	19.05.22	CMT
0	FIRST CLIENT ISSUE	MK	09.12.21	CMT
REV	AMENDMENTS	DRAWN	DATE	APPR.

SCALE:



SUPERVISOR	GEOCIVIL
DRAWN	CHECKED
BM/MK	CMT
DATE	15 JULY 2022

PLAN OF SUBDIVISION
173 TEA TREE ROAD, BRIGHTON
for ROBERT AND PAT CARNEVALE

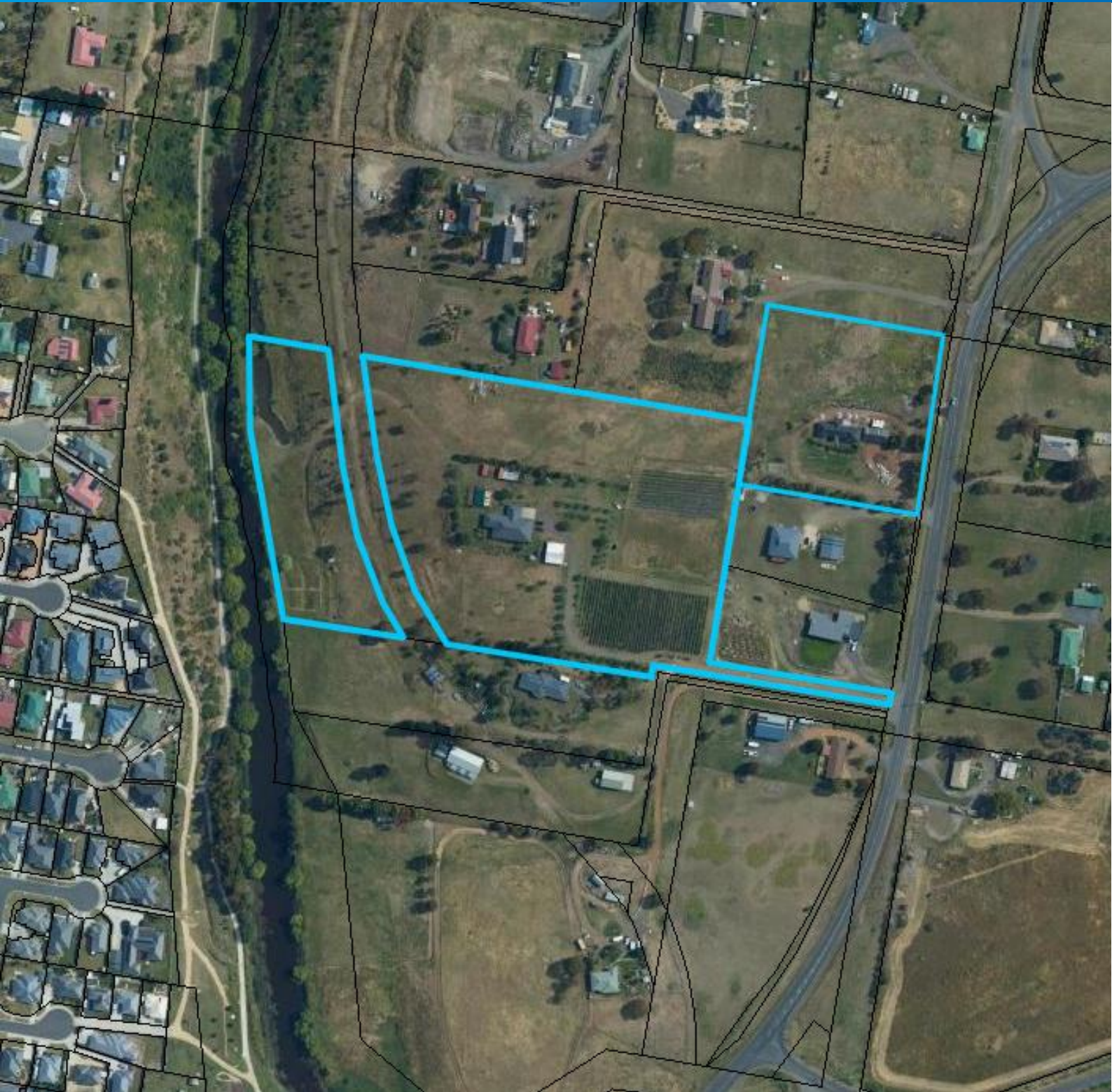


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SCALE	PAPER
1:1500	(A3)
ICB NUMBER	DRAWING
48574CT-1E	



Planning Compliance Report

173 Tea Tree Road, Brighton

3 Lot and Balance Subdivision

48574 | 24th of November 2022

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PDA Contributors

Planning	Holly Thurston-Doyle	31 January 2023
Review & Approval	Craig Terry	31 January 2023

Revision History

Revision	Description	Date
0	First Issue	

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EXECUTIVE SUMMARY

Council approval is sought for a 3 Lot and Balance Subdivision at 173 & 177 Tea Tree Road, Brighton. This Planning assessment has been provided in support of the proposed development.

Development Details:

Property Address	173 Tea Tree Road, Brighton 177 Tea Tree Road, Brighton
Proposal	3 Lot and Balance Subdivision
Land Area	4.25ha± (Total area of subject land - including lot 1 from SP177449)
Land Owner/s	Roberto Carnevale, Patricia Ann Carnevale, Grant William Muir
Client	Roberto Carnevale, Patricia Ann Carnevale

PID / CT	1863422, 2526380	128920/3, 141458/1
Planning Ordinance	<i>Tasmanian Planning Scheme - Brighton</i>	
Land Zoning	Rural Living Zone A	
Specific Areas Plans	<i>BRI-S8.0 Urban Rural Interface Specific Area Plan</i>	
Code Overlays	<i>Bushfire Prone Areas Code</i> <i>Natural Assets Code (Priority Vegetation Area)</i> <i>Natural Assets Code (Waterway and Coastal protection)</i> <i>Landslip Hazard Code (Low)</i> <i>Flood-prone Hazards Areas Code</i>	

Use Status	Residential
Application Status	Discretionary

1. Introduction/Context

Council approval is sought for a 3 Lot and Balance Subdivision at 173 & 177 Tea Tree Road, Brighton. In support of the proposal the following associated documents have been provided in conjunction with this planning assessment:

- The Title Plan and Folio: 128920/3, 141458/1
- Proposed Plan of Subdivision: PDA-48574CT-1E
- Bushfire Hazard Report and Management Plan and Natural Values Statement provided by Jim Mulcahy of Enviro-Dynamics

1.1. The Land



Figure 1. Existing aerial image of the subject land (LISTmap, 2022)

The subject land is located at 173 & 177 Tea Tree Road, Brighton (CT 128920/3, CT 141458/1). The subject land is irregular in shape and has a total land area of 4.25ha± as illustrated in figure 1. The land has a gentle slope that predominantly faces south-west. The subject land consists of pasture, established gardens and adjoins the Jordan River at the West Boundary. The surrounding Rural Living Zoned area consists of similar scale residential lots, ranging between 5000m²± to 5ha±.

1.2. Existing Development

The subject land at 173 Tea Tree Road contains an existing dwelling with associated outbuildings, with existing access and frontage to Tea Tree Road via a Right of Way. The subject land at 177 Tea Road contains an existing dwelling, access and frontage to Tea Tree Road.

1.3. Natural Values

The subject land contains a priority vegetation overlay of approximately 2.7ha± covering the northern portion of the land and a waterway overlay associated with the Jordan River covers approximately 6000m² in alignment with the west boundary. Figure 2.1 below, illustrates the areas overlayed with the Natural Assets Code, whilst figure 2.2 illustrates the vegetation community group - *Agricultural, urban and exotic vegetation* which covers the entirety of the subject land. It is clear that the subject land consists of established residential properties inclusive of both a mix of native and introduced species. The segment of the land west of the Crown Reserve 'Old Apsley Railway' remains untouched as is the area at the rear of the subject land. No development is proposed within this area aside from the proposed boundary between Lot 1 and the Balance Lot.

Further, please refer to Natural Values Statement provided by Jim Mulcahy of Enviro-Dynamics.



Figure 2.1. Priority Vegetation & Waterway and Coastal Protection Area (LISTmap, 2022)

Figure 2.2. Vegetation Community Group - Agricultural, Urban and Exotic vegetation (LISTmap, 2022)

2. The Proposal

A Planning Permit for a 3 lot and Balance Subdivision is sought, in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8.1 (b) of the *Tasmanian Planning Scheme - Brighton*.

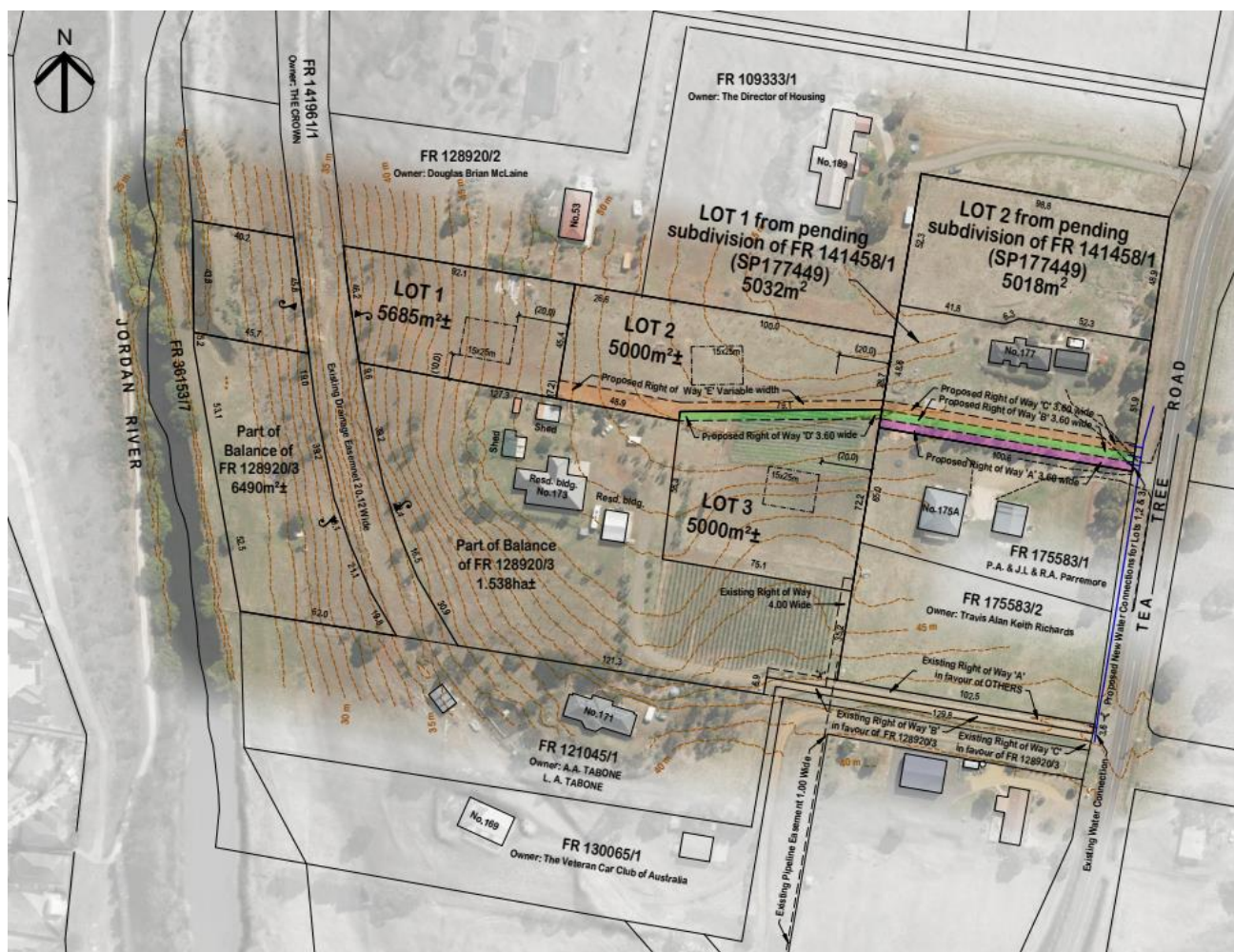


Figure 3. Proposed Plan of Subdivision: **PDA-48574CT-1E**

It is proposed that the land of title CT 128920/3 be subdivided to create 3 additional lots for future residential use. To facilitate this subdivision, it is proposed that the land of title CT 141458/1 (Lot 1 from pending subdivision SP177449 of CT141458/1) be utilised to provide a Right of Way in favour of all proposed vacant lots. Please refer to proposed Plan of Subdivision PDA-48574CT-1E, as illustrated in Figure 3 above.

It is proposed that the Balance lot is to have a total area of 2.18ha± and contain the existing dwelling, associated outbuildings, access and available services.

It is proposed that Lot 1 have an area of 5685m²±, Lot 2 have an area of 5000m²± and Lot 3 have an area of 5000m²±. Lots 1, 2 and 3 have capacity to contain an indicative building area of 20 x 15m that meet all relevant setback requirements and are to be provided with connection to the reticulated water system and electricity network.

It is proposed that a Right of Way be established to provide lots 1, 2 and 3 with legal access and frontage to Tea Tree Road. Lots 1, 2 and 3 are provided with a Right of Way that is 3.6m in width and is in alignment with the southern boundary of Title 14145/1. The proposed Right of Way is to connect to the road via the existing vehicular access strip servicing title 14145/1 (177 Tea Tree Road).

3. Planning Assessment

This current proposal for subdivision has been developed in accordance with *Tasmanian Planning Scheme – Brighton*.

3.1. Use Class

Existing use class – Residential.

3.2 Zoning

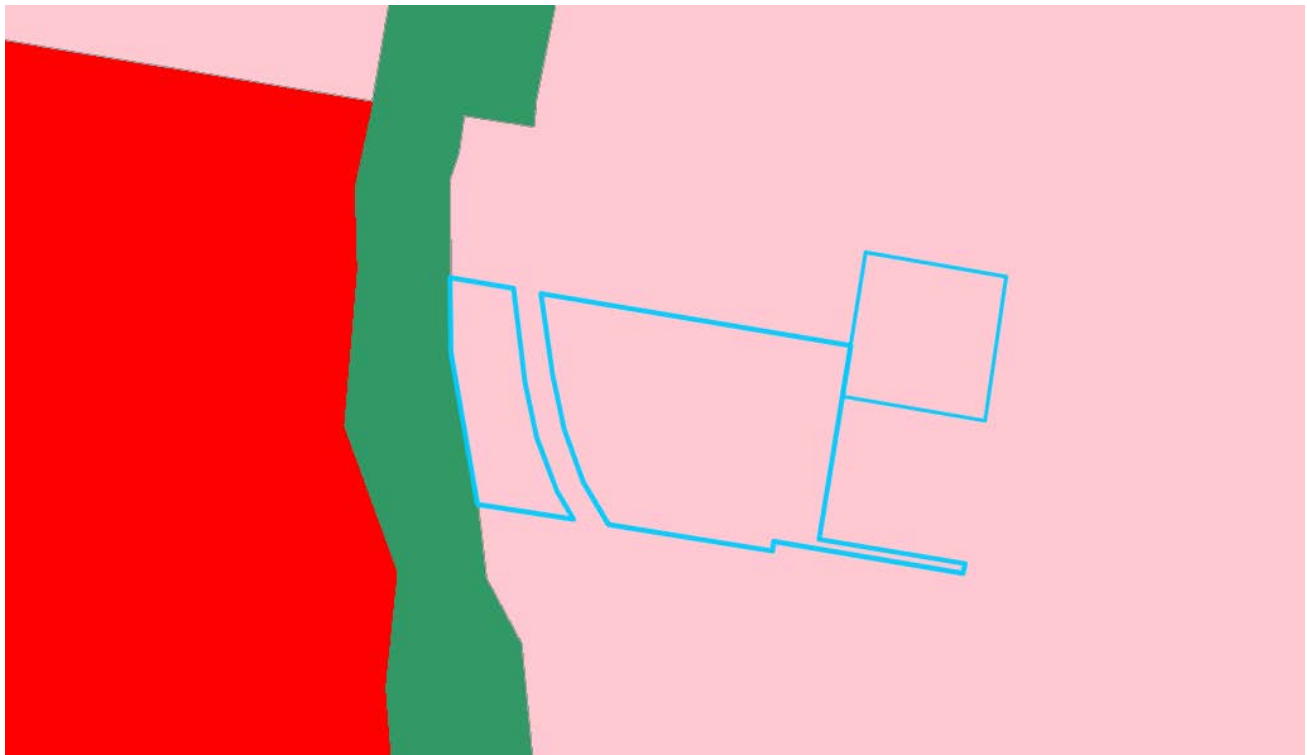


Figure 4. Zoning identification of the subject land and surrounds (LISTmap, 2022)

The subject land is located within Rural Living Zone (A), surrounding zones include the Open Space Zone and General Residential Zone, as shown in Figure 4 above.

3.3 Zone Standards

11.0 Rural Living Zone & BRI-S8.0 Urban-Rural Interface Specific Area Plan

11.5 Development Standards for Subdivision

11.5.1 Lot Design

BRI-S8.8.1 Lot Design

**This clause is in substitution for Rural Living Zone – clause 11.5.1 Lot design, A1 and P1.*

Objective:

That each lot:

- (a) has an area and dimensions appropriate for use and development in the zone;
- (b) is provided with appropriate access to a road; and
- (c) contains areas which are suitable for residential development.

Acceptable Solutions

Performance Criteria

A1

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

- (a) have an area not less than 5,000m²; and
- (b) comply with the lot design standards required by Rural Living Zone - clause 11.5.1 Lot design A1, excluding lot area specified in Table 11.1.

P1

Comment:

A1 is met: as proposed on the plan of subdivision both the Balance lot and Lot 1;

- (a) are no less than 5000m², and
- (b) comply with clause 11.5.1 A1, as demonstrated below.

11.5.1 Lot Design

Objective:

That each lot:

- (a) has an area and dimensions appropriate for use and development in the zone;
- (b) is provided with appropriate access to a road; and
- (c) contains areas which are suitable for residential development.

Acceptable Solutions

Performance Criteria

A1

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

- (a) have an area not less than specified in Table 11.1 and:
 - (i) be able to contain a minimum area of 15m x 20m clear of:
 - a. all setbacks required by clause 11.4.2 A2 and A3; and
 - b. easements or other title restrictions that limit or restrict development; and
 - (ii) existing buildings are consistent with the setback required by clause 11.4.2 A2 and A3;
- (b) be required for public use by the Crown, a council or a state authority;
- (c) be required for the provision of Utilities; or
- (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.

P1

Comment:

A1 is met: as each lot on the proposed plan of subdivision meets the following criterions.

- (a) The proposed plan of subdivision provides an area not less than 5000m² for each lot, as required by clause BRI-S8.8.1 which is applied in substitution for this clause.

- (i) All proposed vacant lots (lots 1, 2 & 3) are provided with an indicative building area of 15 x 20m, whilst the balance retains the existing dwelling and associated outbuildings.
 - a. The indicative building areas provided on Lots 1, 2 and 3 meet all applicable setbacks required by clause 11.4.2 A2 and A3. The indicative building areas are setback not less than 20m from a frontage and 10m from a side or rear boundary.
 - b. All indicative building areas are clear of easements and title restrictions.
- (ii) The existing dwelling and associated outbuildings contained on the balance lot are clear of all setbacks required by clause 11.4.2 A2 and A3, the dwelling is not less than 20m from the frontage and not less than 10m from a side or rear boundary.

Criteria (b), (c) & (d) are not applicable as criterion (a) is met.

A2

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 40m.

P2

Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:

- (a) the width of frontage proposed, if any;
 - (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;
 - (c) the topography of the site;
 - (d) the functionality and useability of the frontage;
 - (e) the ability to manoeuvre vehicles on the site; and
 - (f) the pattern of development existing on established properties in the area,
- and is not less than 3.6m wide.

Comment:

A2 is not met: as all lots are provided with a frontage which is less than 40m. All lots are provided with a frontage that is 3.6m in width, therefore the performance criteria are addressed below;

P2 is met: as it is proposed that lots 1,2 and 3 are each provided with a legal frontage to a road by a right of carriage way via 177 Tea Tree Road, as illustrated on the Plan of Subdivision. The balance lot is to retain the existing Right of Way 'A' connecting to Tea Tree Road.

A right of way is proposed in alignment with the southern boundary of 177 Tea Tree Road, please refer to the proposed plan of subdivision illustrating Right of Way A, B, C, D & E.

- (a) It is proposed that the width of the frontage for each lot is 3.6m.
- (b) Lots 1,2 and 3 require the proposed 'Right of Way' as their principle means of access. No other land requires access via the proposed right of way. The Balance lot is to retain the existing Right of Way.
- (c) The subject land has a gentle slope facing south-west and the topography of the land is sufficient for the intensification of the residential use.

- (d) The frontage proposed for all lots is less than 40m due to the existing restriction of the title. The existing title is accessed via a Right of Way inclusive of 3.6m of frontage. Due to this restriction, Title CT 141458/1 is utilised to provide Lots 1,2 and 3 each with frontage of 3.6m. The usability of the frontage is sufficient for the use and further is consistent with the surrounding pattern of development.
- (e) The ability to manoeuvre vehicles on the site is suitable for residential use.
- (f) The proposed frontage and access are suitable for the intended use and is comparable to a number of surrounding established residential properties.
Further, the frontage provided for all lots is no less than 3.6m.

A3

Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.

P3

Comment:

A3 is met: as each lot utilises an existing vehicular access from the boundary of the lot to Tea Tree Road, which has been established in accordance with the requirements of the road authority.

11.5.2 Roads

Objective:

That the arrangement of new roads with a subdivision provides:

- (a) safe, convenient and efficient connections to assist accessibility and mobility of the community;
- (b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and
- (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

Acceptable Solutions

Performance Criteria

A1

The subdivision includes no new roads.

P1

Comment:

A1 is met: The subdivision includes no new roads.

BRI-S8.8.2 Services

* This clause is in substitution for Rural Living Zone – clause 11.5.3 Services, A1 and P1.

Objective:

That each lot is connected to a full water supply service.

Acceptable Solutions

Performance Criteria

A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be connected to a full water supply service.	P1
Comment: A1 is met: as the existing lot is connected to a full water supply service and it is proposed that Lot 1, 2 and 3 are to be connected to a full water supply service.	

11.5.3 Services

Objective:	
That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must: (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.	P1
Comment: A1 is met: as it is proposed that each lot be connected to a full water supply service. Please refer to clause BRI-S8.8.2 Services , below.	

BRI-S8.8.2 Services

A2 Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must: (a) be connected to a reticulated sewerage system; or (b) be connected to a reticulated sewerage system if the frontage of each lot is within 30m of a reticulated sewerage system and can be connected by gravity feed.	P2 Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.
Comment: A2 is not met: as there is no reticulated sewer system available.	

P2 is met: The site has the capacity to contain on-site wastewater treatment systems adequate for the existing use and future development of the land. The existing dwelling is provided with an on-site wastewater system that is contained within the proposed Balance Lot. Proposed Lot 1, 2 and 3 are vacant, however each lot has the capacity to accommodate an on-site wastewater treatment system suitable for future residential use.

3.4 Codes



Figure 5. Scheme Overlay identification of the subject land and surrounds (LISTmap, 2022)

The subject land is overlaid with the *Bushfire Prone Areas Code*, *Natural Assets Code*, *Landslip Hazard Code (Low)* and *Flood-prone Hazards Areas Code*, as illustrated above in Figure 5. The proposed 3 lot and balance subdivision requires the assessment of the following codes, under the *Tasmanian Planning Scheme – Brighton*.

Code	Comments:
C1.0 Signs Code	N/A
C2.0 Parking and Sustainable Transport Code	<i>Applicable – please refer to planning compliance assessment below.</i>
C3.0 Road and Railway Assets Code	N/A
C4.0 Electricity Transmission Infrastructure Protection Code	N/A
C5.0 Telecommunications Code	N/A
C6.0 Local Historic Heritage Code	N/A
C7.0 Natural Assets Code	<i>Applicable – please refer to planning compliance assessment below and Natural</i>

	<i>Values Statement provided by Jim Mauchly of Enviro-Dynamics.</i>
C8.0 Scenic Protection Code	N/A
C9.0 Attenuation Code	N/A
C10.0 Coastal Erosion Hazard Code	N/A
C11.0 Coastal Inundation Hazard Code	N/A
C12.0 Flood-prone Areas Hazard Code	<i>Applicable – please refer to planning compliance assessment below.</i>
C13.0 Bushfire-prone Areas Code	<i>A Bushfire Hazard Report is provided by Jim Mulcahy of Enviro-Dynamics.</i>
C14.0 Potentially Contaminated Land Code	N/A
C15.0 Landslip Hazard Code	<i>Exempt from this code as per clause C15.4.1 (e) as this application is for the subdivision of land within a low landslip hazard band and does not involve significant works within the Landslide Hazard Area.</i>
C16.0 Safeguarding of Airports Code	N/A

3.5 Code Standards

C2.0 Parking and Sustainable Transport Code

C2.5.1 Car parking numbers

Objective:	
That an appropriate level of car parking spaces are provided to meet the needs of the use.	
Acceptable Solutions	Performance Criteria
A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if: <ul style="list-style-type: none"> (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: <ul style="list-style-type: none"> (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or 	P1

- (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:

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

N = Number of on-site car parking spaces required

A = Number of existing on-site car parking spaces

B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1

C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.

Comment:

A1 is met: as the proposal complies with criterion (d)(ii). The site relates to an intensification of an existing use. The balance lot contains an existing parking area that has capacity to contain more than the required parking specified in table C2.1. Proposed Lots 1, 2 and 3 are vacant, however there is sufficient area for a future residential development to meet the requirements for residential use of table C2.1.

C2.6.3 Number of accesses for vehicles

Objective:

That:

- (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;
- (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and
- (c) the number of accesses minimise impacts on the streetscape.

Acceptable Solutions

Performance Criteria

A1

The number of accesses provided for each frontage must:

- (a) be no more than 1; or
- (b) no more than the existing number of accesses, whichever is the greater.

P1

Comment:

A1 is met: as no more than the number of existing accesses is provided. It is proposed that lots 1,2 and 3 utilise the existing access strip of title 14145/1 and the Balance Lot is to retain the existing access to Tea Tree Road.

C7.0 Natural Assets Code

C7.7 Development Standards for Subdivision

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

Objective:	
<p>That:</p> <ul style="list-style-type: none"> (a) works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must:</p> <ul style="list-style-type: none"> (a) be for the creation of separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area. 	<p>P1</p>
<p>Comment:</p> <p>A1 is met: as there is no disturbance of the Waterway protection Area (Jordan River). The Bushfire Hazard Report does not require the removal of any vegetation and no works, services, vehicular access or building areas are proposed within the Waterway Protection Area located along the west boundary of proposed Lot 1 and the Balance Lot.</p>	

C7.7.2 Subdivision within a priority vegetation area

Objective:	
<p>That:</p> <ul style="list-style-type: none"> (a) works associated with subdivision will not have an unnecessary or unacceptable impact on priority vegetation; and (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:</p> <ul style="list-style-type: none"> (a) be for the purposes of creating separate lots for existing buildings; 	<p>P1.1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:</p> <ul style="list-style-type: none"> (a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person; (b) subdivision for the construction of a single dwelling or an associated outbuilding;

- (b) be required for public use by the Crown, a council, or a State authority;
- (c) be required for the provision of Utilities;
- (d) be for the consolidation of a lot; or
- (e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area.

- (c) subdivision in the General Residential Zone or Low-Density Residential Zone;
- (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;
- (e) subdivision involving clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or
- (f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

P1.2

Works associated with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

- (a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;
- (b) any particular requirements for the works and future development likely to be facilitated by the subdivision;
- (c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings;
- (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;
- (e) any on-site biodiversity offsets; and
- (f) any existing cleared areas on the site.

Comment:

A1 is not met: as the proposed new vehicular access for lots 1, 2 & 3 are within a priority vegetation area. Therefore, the performance criteria are addressed below;

P1.1 is met:

(a) as the subdivision is for the intensification of residential use, which is an existing use on the land and surrounding area. Clearance of vegetation is contained to the minimum required for bushfire hazard management as recommended. Please refer to the Bushfire Hazard Assessment & Natural Values Statement provided by Jim Mulcahy of Enviro-Dynamics.

(f) The subdivision involves clearance of vegetation to allow for the construction of the proposed vehicular access. The clearance of vegetation is of limited scale relative to the extent of priority vegetation overlay on the site, further the area required for clearance has minimal existing vegetation.

P1.2 is met: as adverse impacts are minimised with regard to the following criteria;

(a) The topography of the land is suitable for residential use and no land hazards are present within the area required for vehicular access or clearance of vegetation.

(b) The subdivision is likely to facilitate future residential development, any future development will need to meet applicable standards and recommendations/requirements of the Bushfire Hazard Assessment & Natural Values Statement.

(c) No buildings are proposed as part of this application for subdivision. Indicative building areas proposed are contained within the vegetation community group - *Agricultural, urban and exotic vegetation*.

(d) The proposed access and indicative building areas are within the priority vegetation overlay.

(e) No onsite biodiversity offsets are considered as part of this application for subdivision.

(f) The subject land is overlaid with the vegetation community group - *Agricultural, urban and exotic vegetation*. It is clear that the subject land consists of established residential properties inclusive of both a mix of native and introduced species that are part of residential gardens and pastoral land.

C12.0 Flood-prone Areas Hazard Code

C12.7 Development Standards for Subdivision

C12.7.1 Subdivision within a flood-prone hazard area

Objective:

That subdivision within a flood-prone hazard area does not create an opportunity for use or development that cannot achieve a tolerable risk from flood.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must:

- (a) be able to contain a building area, vehicle access, and services, that are wholly located outside a flood-prone hazard area;
- (b) be for the creation of separate lots for existing buildings;
- (c) be required for public use by the Crown, a council or a State authority; or
- (d) be required for the provision of Utilities.

Performance Criteria

P1

Comment:

A1 is met: as no vehicular access, services or building areas are proposed within the flood-prone hazard area located along the west boundary of proposed Lot 1 and the Balance Lot.

C13.0 Bushfire-prone Areas Code

A Bushfire Hazard Assessment has been prepared and supplied in support of the proposed subdivision. As seen below, Section 3.3 Bushfire Hazard Assessment by Jim Mulcahy of Enviro-Dynamics, provides a summary of planning compliance applicable to this current application. The BHA states that the proposed subdivision complies with the Bushfire Hazard requirements.

Compliance

- Tea Tree Road provides adequate road access to the site for firefighting purposes.
- There is insufficient increase in risk to the existing dwelling on the Balance because of the proposal to warrant mandating any specific measures in respect of property access, pursuant to the exemption provided under clause C13.6.2 A1 (a) of the Code (see section 3.1 above).
- The indicative property access provisions shown on the BHMP at Attachment 1 demonstrate the capacity of Lot 1, Lot 2 and Lot 3 to accommodate property access compliant with the acceptable solutions under the Code.
- The proposed shared access via Rights of Way must secure access corridors at least 5 m wide to each lot. The proposed Rights of Way must appear in the Schedule of Easements submitted with the final plans for sealing.
- Property access to Lot 1, Lot 2 and Lot 3 must be constructed at the time of building on the lots and must be completed to a compliant standard prior to occupancy of any habitable buildings. At the time of construction, the owners/developers must ensure that property access complies in all respects with the provisions of Table E2, as outlined above.

Figure 5. Extract from the Bushfire Hazard Report prepared by Jim Mulcahy of Enviro-Dynamics

Conclusion

The planning assessment and supporting documentation provided, demonstrates that the development proposal for the 3 Lot and Balance Subdivision at 173 & 177 Tea Tree Road, meets all requirements of the *Tasmanian Planning Scheme - Brighton*. We therefore request that Council support this application and recommend for approval.

Yours faithfully,



Holly Thurston-Doyle

**On behalf of
PDA Surveyors, Engineers and Planners**

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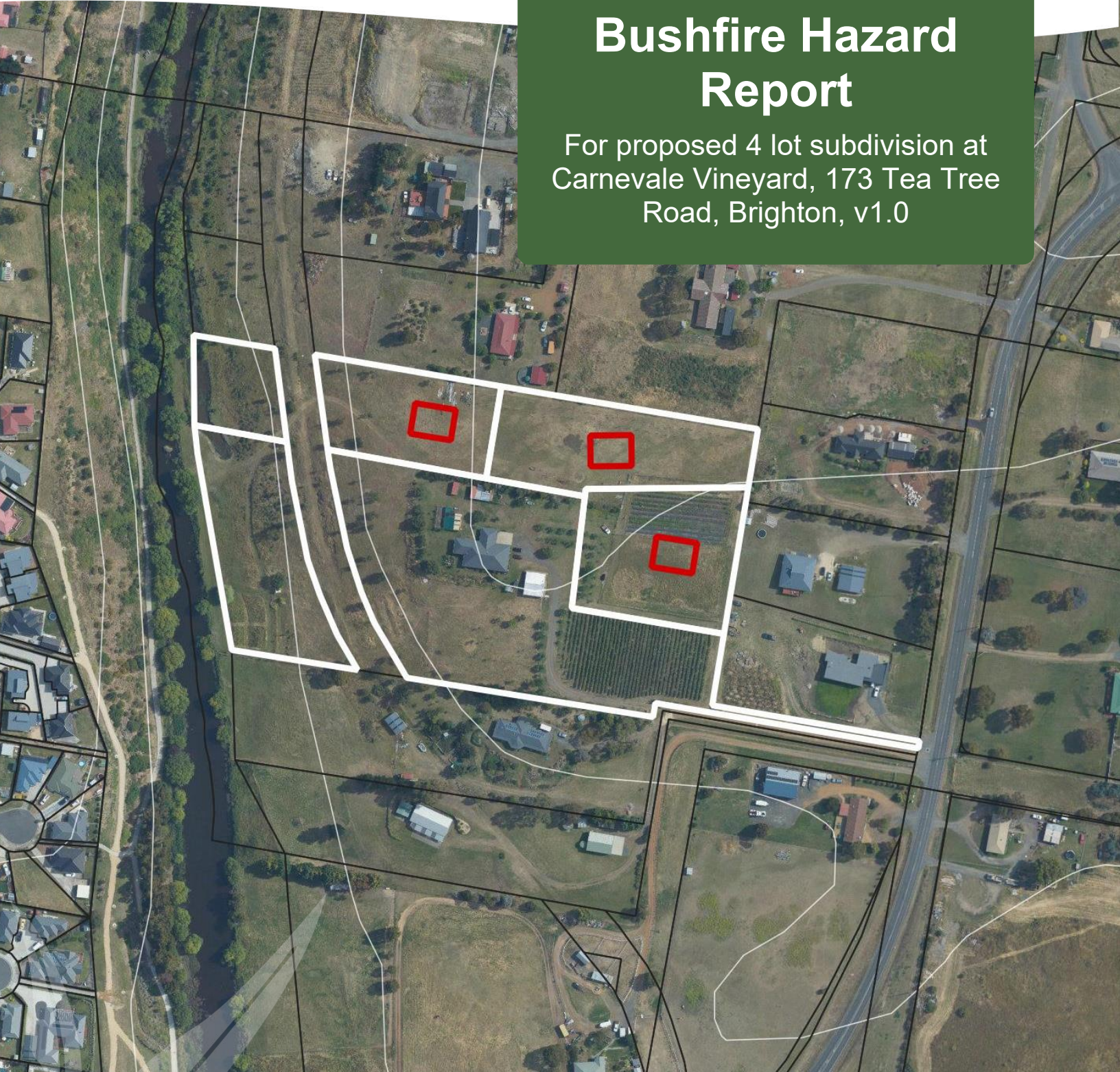
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Bushfire Hazard Report

For proposed 4 lot subdivision at
Carnevale Vineyard, 173 Tea Tree
Road, Brighton, v1.0



Clients: Rob and Pat Carnevale
Prepared by: Jim Mulcahy (BFP-159)
Date: JANUARY 2023

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Executive Summary

The following Bushfire Hazard Report has been prepared in support of a proposed four lot subdivision at Carnevale Vineyard, 173 Tea Tree Road, Brighton.

The proposed development is within the Bushfire-Prone Areas overlay of the Tasmanian Planning Scheme - Brighton (the Scheme). The Scheme requires that the bushfire risk to the development and appropriate hazard management responses to those risks be considered during the planning process.

The proposed subdivision has been assessed against the requirements of C13.0 Bushfire-Prone Areas Code (the Code) and AS 3959-2018 Construction of Buildings in Bushfire Prone Areas (AS 3959).

Pursuant to the exemptions provided under clause C13.6.2 A1 (a) and C13.6.3 A2 (a) of the Code, it is considered that there is insufficient increase in risk to the existing dwelling on the Balance to warrant the mandating of any specific bushfire protection measures in respect of access for firefighting and water supplies for firefighting.

A Bushfire Hazard Management Plan (BHMP) has been prepared, showing Hazard Management Areas (HMAs) which demonstrate:

- BAL-12.5 separation distances for the existing dwelling on the Balance, and
- the potential for future habitable buildings on Lot 1, Lot 2 and Lot 3 to achieve a Bushfire Attack Level (BAL) rating of BAL-19 under Table 2.4.4 of AS 3959.

The BHMP demonstrates compliance with the acceptable solutions for subdivision under the Code and has been certified. It will accompany the final version of this report and will be provided to Brighton Council as part of a development application for the proposed subdivision.

Jim Mulcahy – Enviro-dynamics Pty Ltd
ACCREDITED BUSHFIRE ASSESSOR (BFP-159)
CERTIFICATE No: ED0745
DATE: 25 January 2023
Signed



Disclaimers

Bushfire hazard management

All reasonable steps have been taken to ensure that the information and advice contained in this report is an accurate reflection of the fire hazard affecting the proposed development at the time of the assessment and the hazard management measures necessary to meet the standards prescribed in C13.0 Bushfire Prone Areas Code (the Code) of the Tasmanian Planning Scheme - Brighton (the Scheme) and Australian Standard AS 3959-2009 (AS3959).

The prescribed hazard management measures are designed to reduce bushfire risk to future habitable buildings on the site. The effectiveness of these measures relies on their implementation in full and their maintenance for the life of the development. No liability can be accepted for actions by landowners or third parties that undermine or compromise the integrity of prescriptions and recommendations contained in this report.

Due to the unpredictable nature of bushfires, particularly under extreme weather conditions, landowners should be aware that implementation and maintenance of the hazard management measures outlined in this report cannot guarantee that a building will survive a bushfire event.

Planning Scheme provisions

This report and the attached Bushfire Hazard Management Plan (BHMP) address the requirements of the Code. In so doing, they define potential building areas which demonstrate the capacity of the proposed subdivision to support habitable buildings which can meet the requirements of BAL-19. It is the owners' responsibility to address any other planning requirements relating to use and development of the subject land. Nothing in this report or the attached BHMP should be taken to suggest or imply that the potential building areas will:

- satisfy all relevant provisions of the Scheme in respect of the current application for a four-lot subdivision, or
- at the time of any future applications to build on lots arising from the subdivision, satisfy any relevant provisions of the planning scheme in force at that time.

1. Introduction

The following Bushfire Hazard Report has been developed to address the provisions of C13.0 Bushfire-Prone Areas Code (the Code) of the Tasmanian Planning Scheme - Brighton (the Scheme) in respect of a proposed four lot subdivision at 173 Tea Tree Road, Brighton. The report provides an assessment of the bushfire hazard affecting the development and identifies protective features to ensure compliance with the Code in respect of hazard management areas (HMAs), access for firefighting and water supplies for firefighting.

The analysis in this report has been used to prepare a Bushfire Hazard Management Plan (BHMP) which demonstrates the capacity of future habitable buildings on Lot 1, Lot 2 and Lot 3 to meet the requirements of BAL-19 under AS 3959-2018 Construction of Buildings in Bushfire-Prone Areas (AS3959).

1.1 Site Details

<u>Landowners:</u>	Rob and Pat Carnevale
<u>Location:</u>	Carnevale vineyard, 173 Tea Tree Road, Brighton (Figure 1)
<u>Title:</u>	FR 128920/3 and 141458/1
<u>Municipality:</u>	Brighton Council
<u>Zoning:</u>	Rural Living (A)
<u>Scheme Overlays:</u>	Bushfire Prone Areas (whole site), Priority Vegetation Area (northern two thirds of the site), Low Landslip Hazard Band (steep slopes), Flood-prone Areas (riparian zone along Jordan River), and Waterway & Coastal Protection Area (riparian zone along Jordan River).
<u>Type of Development:</u>	Four (4) lot subdivision
<u>Date of Assessment:</u>	10 th January 2023
<u>Reference Number:</u>	ED0745

1.2 Site Description

The subject land (Carnevale Vineyard) is +/- 3.68 ha in a single title located on the eastern bank of the Jordan River approximately 1.1 km east of the Brighton town centre (Figure 1). The property is bound to the west by a riparian reserve managed by the Department of Natural Resources and the Environment (NRE). Frontage to Tea Tree Road to the east is provided through an access strip 3.6 m wide and the title benefits from Rights of Way over two adjoining access strips to the south, providing a combined access corridor 10.8 m wide. The existing

dwelling is serviced by a gravel driveway +/- 3.5 m wide, the first section of which is located within this access corridor and shared by two other properties.

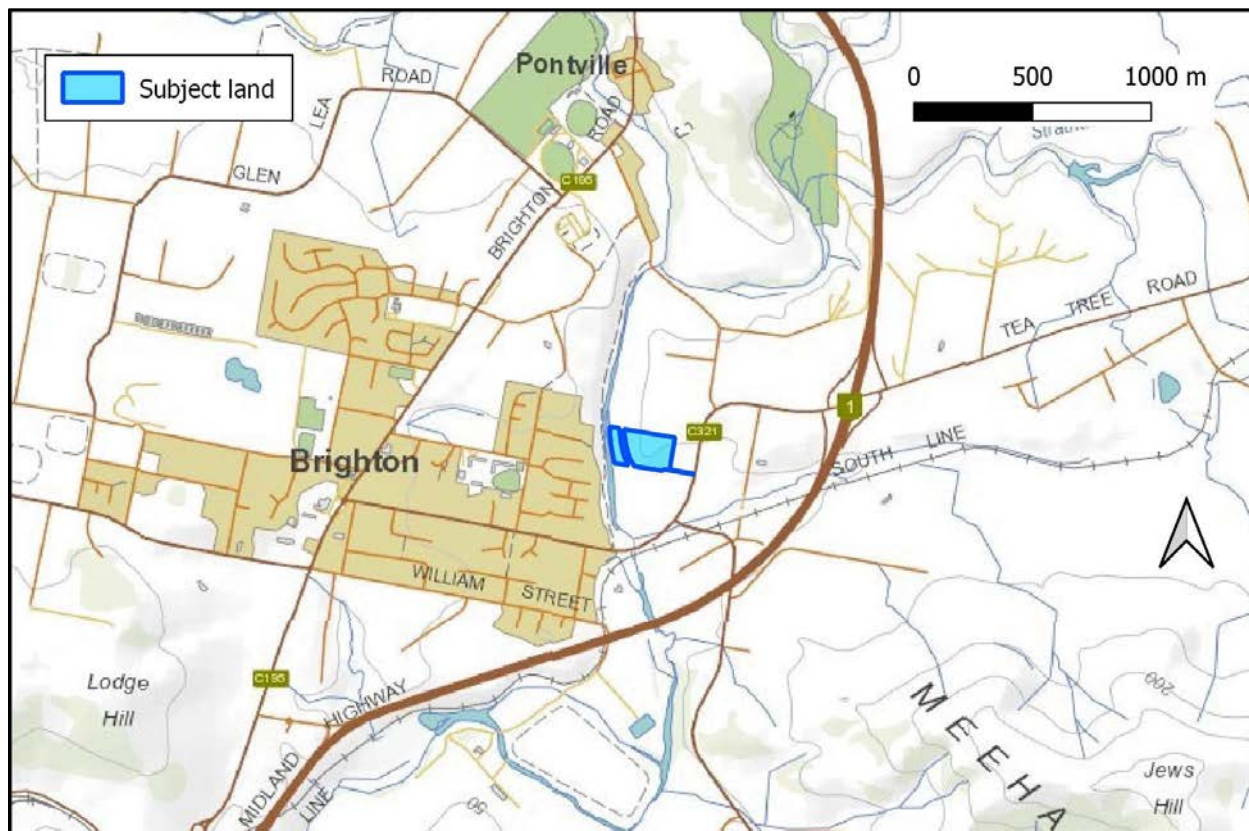


Figure 1 – Site Location (Source: theLIST 2023)

The existing dwelling is in the centre of the title at the western end of a broad spur and is surrounded by lawn and gardens. There is a vineyard occupying approximately 2500 m² to the southeast of the dwelling and a cultivated paddock occupying approximately 1500 m² to the northeast of the dwelling. The balance of the property is occupied by pasture comprising a mix of native and exotic species and corresponding to 'native grassland complex' (GCL) under the TASVEG4.0 classification system.

The site has a generally south-westerly aspect, with an altitudinal range of 25-55 m above sea level. Slopes vary from less than 5° on the spur in the northeast of the land to around 14° on the steep slopes west of the dwelling and running down to the floodplain of the Jordan River.

The property is serviced with power but not with reticulated water, and there are no fire hydrants nearby. The property is well serviced with water due to an entitlement to extract water from the river, but there is currently no dedicated firefighting water supply on site.

A context plan is provided at Figure 2. The property is bound to the west by a riparian reserve managed by the Department of Natural Resources and the Environment (NRE), beyond which lies developed residential land (General Residential zoning). It is surrounded in all other

directions by properties zoned Rural Living (A) that have all been developed for residential purposes. These properties vary in size from around 5000 m² (minimum lot size) to around 3.4 ha, and are typically occupied mainly by pasture/grassland.

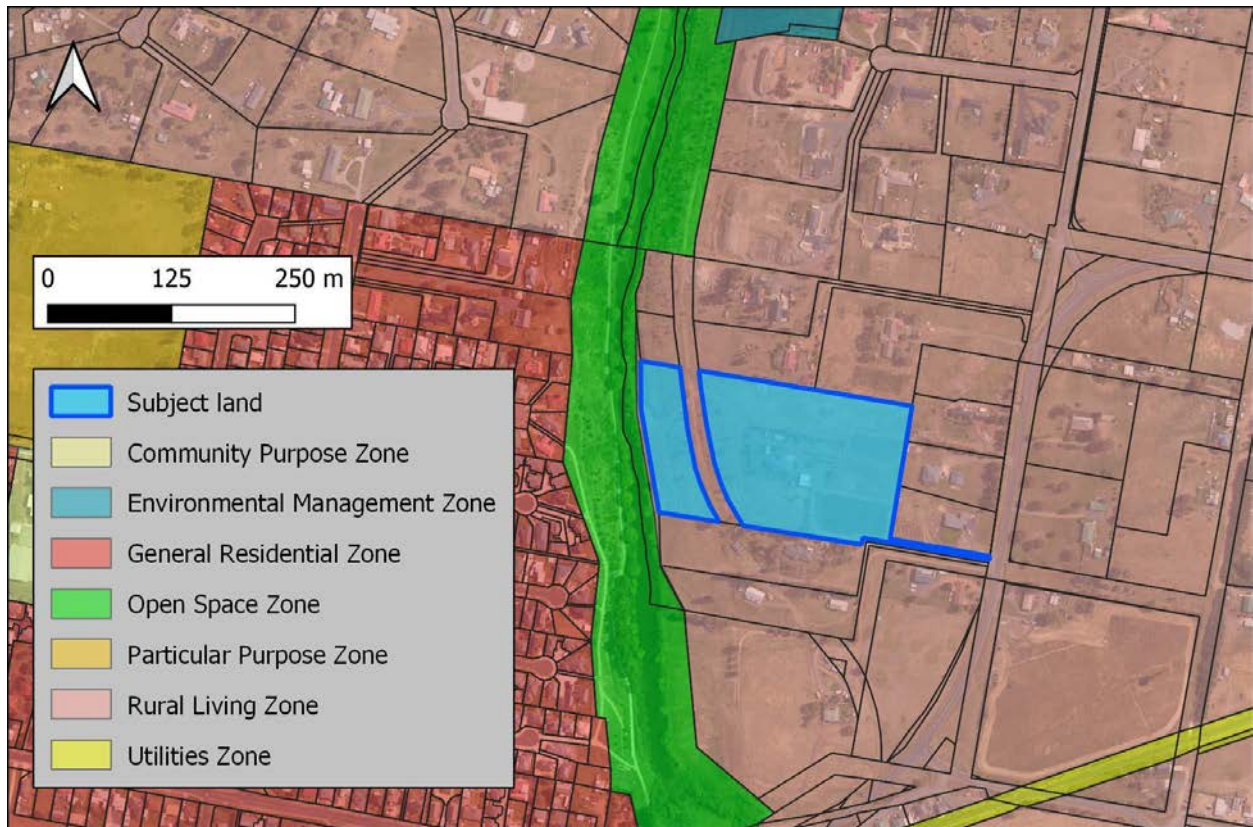


Figure 2 – Site Context Map (Source: theLIST 2023)

1.3 Development Proposal

The proposal plan from PDA Surveyors is included at Figure 3. The Balance lot will continue to be serviced by the existing driveway along the southern boundary. Access to Lot 1, Lot 2 and Lot 3 will be facilitated by Rights of Way through an adjoining property to the northeast. This adjoining property (CT 141458/1) is subject to a current permit for subdivision into two lots. The proposed Rights of Way will be along the southern boundary of Lot 1 on SP 177449 (Figure 3).

The proposed Rights of Way provide an across corridor to all lots at least 7.2 m wide (Figure 3):

- “Right of Way A’ is 3.6 m wide and passes across Lot 1 on SP 177449 to the benefit of Lot 1, Lot 2 and Lot 3,
- “Right of Way B’ is 3.6 m wide and passes across Lot 1 on SP 177449 and across Lot 3 to the benefit of Lot 1 and Lot 2, and
- “Right of Way C’ is 3.6 m wide and passes across Lot 1 on SP 177449 and across Lot 3 to the benefit of Lot 1.

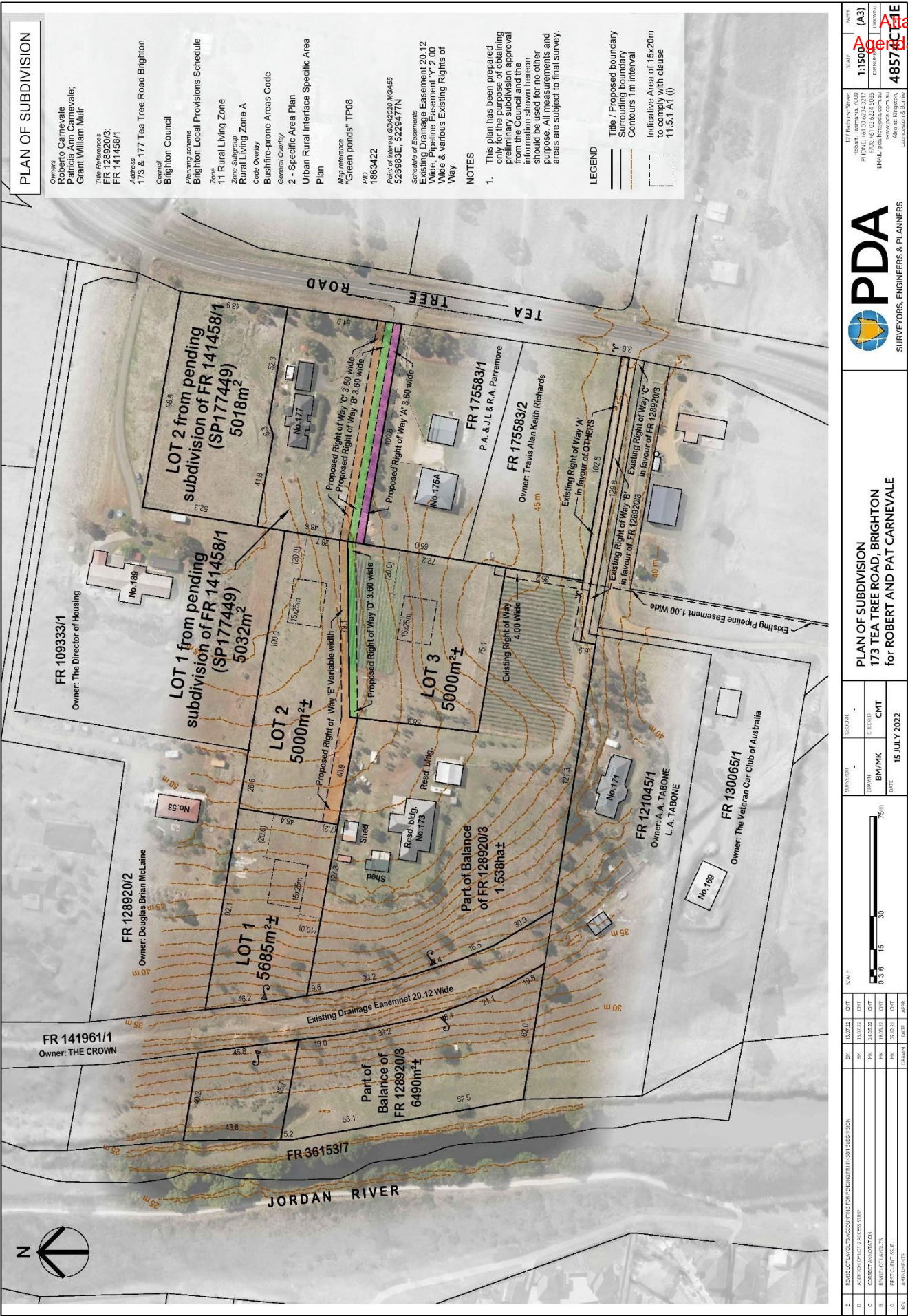


Figure 3 – Proposal Plan (PDA Surveyors, July 2022)

2. Bushfire Hazard Assessment

Bushfire Hazard

The bushfire hazard at the site is posed by fuel loads, slope and classified vegetation in the form of G(i) Grassland (actual and potential), C. Shrubland (actual and potential) and D. Scrub (potential).

Potential Bushfire Attack Mechanisms

Radiant heat, ember attack, wind, flame, and smoke are all potential mechanisms impacting the site.

Bushfire Threat

Most of the vegetation on and surrounding the site is pasture/grassland, which has the potential to be a bushfire hazard if not regularly managed. The most likely bushfire scenario for the site is probably a fire approaching from the north and running through grassland and scrub on the steep slopes east of the Jordan River. Under this scenario, the greatest bushfire threat to the site is from grassland and scrub downslope to the northwest and west, particularly if winds are north-westerly.

Fire History

The fire history layer on the LIST indicates no history of bushfire on the property or the immediate surrounds, but grassland and scrub on the steep slopes east of the Jordan River approximately 120 m north of the site was impacted by a bushfire in 2016 (Ethan Court Fire).

Fire Danger Index (FDI)

An FDI of 50 applies across Tasmania.

Classified Vegetation

Vegetation was assessed within 500 m of the existing habitable building and the indicative building areas for context, and in more detail within 100 m in all directions. For the purposes of this assessment and as per the classifications in Table 2.3 of AS 3959-2018:

- all pasture and grassland outside the immediate vicinity of existing habitable buildings has been classified as G(i) Grassland, and
- areas of shrubby weed infestation (e.g., gorse patches) and areas of regenerating cleared land dominated by shrubs have been variously classified as C. Shrubland (actual and potential) or D. Scrub (potential).

Significant Natural Values

The site is dominated by native grassland complex (GCL), which is a grassland induced by past management practices. It is a community typically dominated by spear grasses (*Austrostipa spp.*) and or wallaby grasses (*Rytidosperma spp.*) but containing a wide variety of exotic grasses and other exotic pasture species. The GCL at the site is in variable condition, with the more diverse grassland with a higher proportion of native species associated with the steep bank running down to the river on Lot 1 and the Balance lot.

There is a small area of native grassland dominated by kangaroo grass (*Themeda triandra*) at the western end of Lot 1 (GTL). Some GTL qualifies as a listed threatened community under Commonwealth legislation, but the GTL at this site does not meet the diversity thresholds required for it to be considered an example of the threatened community. The GTL at the site contains a small population of the grassland flax lily (*Dianella amoena*), which is listed as rare under Tasmanian legislation and as endangered under Commonwealth legislation.

The hazard management works required in support of the proposal do not intersect with the more diverse GCL, the GTL, or the grassland flax lily population. As a result, there should be no impact on any significant natural values because of bushfire hazard management works.

Hazard Assessment

The subject land and surrounds were surveyed by the author on 10th January 2023 with reference to the existing dwelling and indicative building areas. Information and images were collected which allowed assessment of Bushfire Attack Level (BAL) using Method 1 (Simplified Procedure) of AS3959 (see Figure 4 and Tables 1-4).

Note: The location of indicative building areas on Lot 1 and Lot 2 have been amended slightly from those shown on the proposal plan to ensure BAL-19 bushfire hazard management areas can be contained entirely within the lot boundaries.

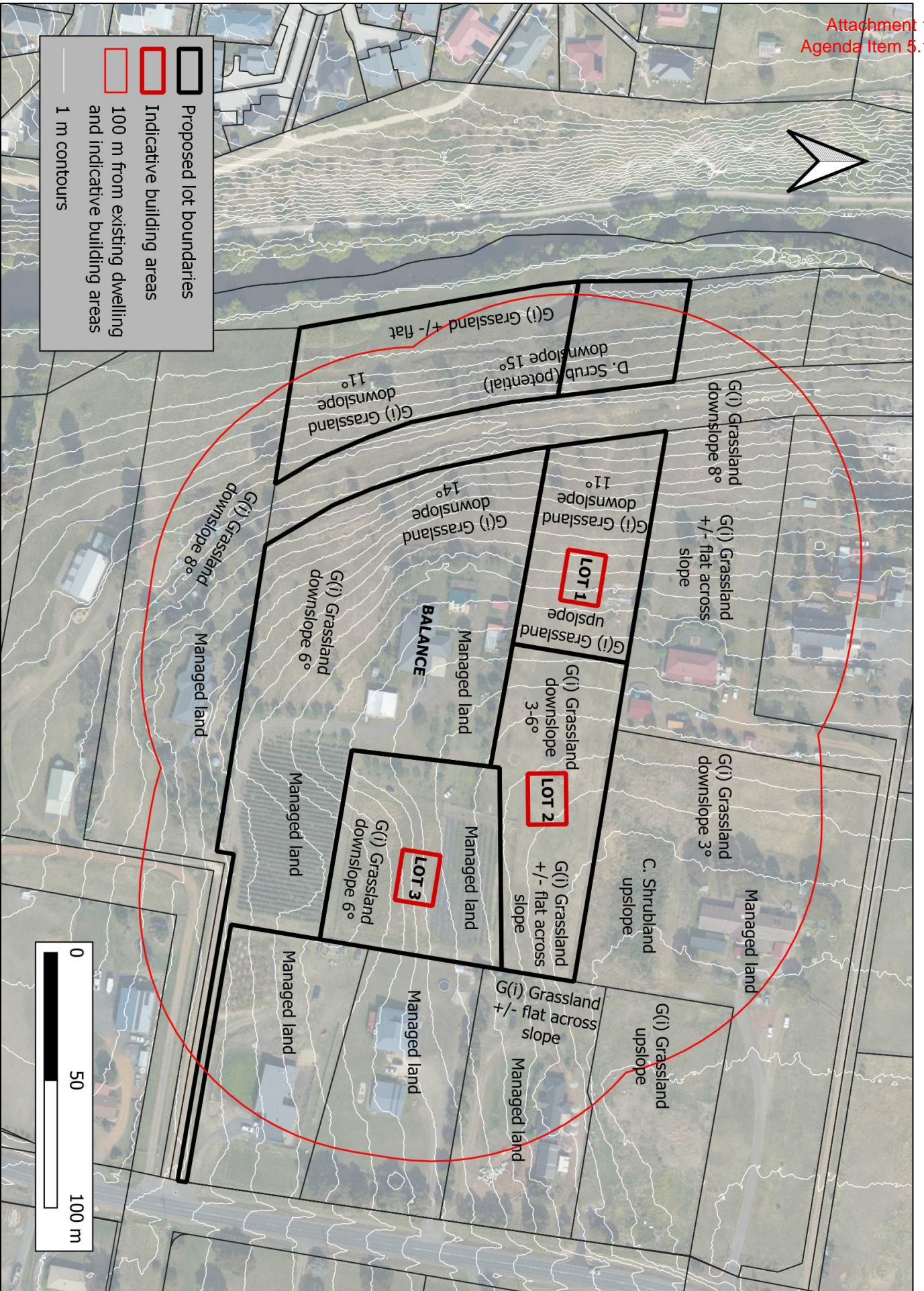


Figure 4 – Bushfire Hazard Assessment Map

Table 1 – Separation distance calculations for existing dwelling on the Balance

Direction	Vegetation Classification [#]	Effective Slope under vegetation	Approx. distance from dwelling (m)	Current BAL rating	Separation distance for BAL-12.5 (m)	Prescribed HMA separation distance
North	Low threat and non-veg. *	-	0-24	-	-	To boundary fence (24 m)
	G(i) Grassland	+/- flat across slope	24-100	BAL-12.5	-	
East	Low threat and non-veg. *	-	0-46	-	-	To boundary (23 m)
	G(i) Grassland	Downslope 4 ⁰	46-100	BAL-12.5	-	
South	Low threat and non-veg. *	-	0-9	-	-	22 m (for consistency)
	G(i) Grassland	Downslope 6 ⁰	9-100	BAL-29	19-<50	
Southwest	Low threat and non-veg. *	-	0-12	-	-	22 m
	G(i) Grassland	Downslope 11 ⁰	12-100	BAL-29	22-<50	
West	Low threat and non-veg. *	-	0-20	-	-	22 m
	G(i) Grassland	Downslope 14 ⁰	20-100	BAL-29	22-<50	
Northwest	Low threat and non-veg. *	-	0-20	-	-	22 m
	G(i) Grassland	Downslope 14 ⁰	20-80	BAL-29	22-<50	
	D. Scrub (potential)	Downslope 15 ⁰	80-100	BAL-12.5	-	

[#] Classification as per AS3959-2018 Figures 2.4(A)-2.4(G)

* Exclusion under AS3959-2009 2.2.3.2.

Table 2 - Separation distance calculations for indicative building area (IBA) on Lot 1

Direction	Vegetation Classification [#]	Effective Slope under vegetation	Approx. distance from IBA (m)	Current BAL rating	Separation distance for BAL-19 (m)	Prescribed HMA separation distance
North	G(i) Grassland	+/- flat across slope	0-100	BAL-FZ	10-<14	Minimum 10 m
	G(i) Grassland	Upslope	0-100	BAL-FZ	10-<14	Minimum 10 m
South	G(i) Grassland	+/- flat across slope	0-40	BAL-FZ	10-<14	Minimum 10 m
	G(i) Grassland	Downslope 6°	40-100	BAL-12.5	-	
Southwest	G(i) Grassland	Downslope 11°	0-63	BAL-FZ	15-<22	15 m
	D. Scrub (potential)	Downslope 12°	63-85	BAL-12.5	-	
	G(i) Grassland	+/- flat	85-100	-	-	
West	G(i) Grassland	Downslope 11°	0-60	BAL-FZ	15-<22	15 m
	D. Scrub (potential)	Downslope 12°	60-86	BAL-12.5	-	
	G(i) Grassland	+/- flat	86-100	-	-	
Northwest	G(i) Grassland	Downslope 8°	0-100	BAL-FZ	13-<19	15 m (for consistency)

[#] Classification as per AS3959-2018 Figures 2.4(A)-2.4(G)

* Exclusion under AS3959-2009 2.2.3.2 [#] Classification as per AS3959-2009 amendment 3, Table 2.3 and Figures 2.4(A)-2.4(G)

Table 3 – Separation distance calculations for indicative building area (IBA) on Lot 2

Direction	Vegetation Classification [#]	Effective Slope under vegetation	Approx. distance from IBA (m)	Current BAL rating	Separation distance for BAL-19 (m)	Prescribed HMA separation distance
North	G(i) Grassland	Upslope	0-13	BAL-FZ	10-<14	To boundary (minimum 13 m)
	C. Shrubland (actual and potential)	Upslope	13-40	BAL-19	13-<19	
	G(i) Grassland	+/- flat across slope	40-100	-	-	
East	G(i) Grassland	+/- flat across slope	0-100	BAL-FZ	10-<14	11 m (for consistency)
South	G(i) Grassland (actual & potential)	Downslope 5 ⁰	0-37	BAL-FZ	11-<16	To boundary (minimum 11 m)
	G(i) Grassland (actual & potential)	Downslope 8 ⁰	37-75	BAL-12.5	-	
	Low threat and non-veg. *	-	-	-	-	
West	G(i) Grassland	Downslope 3 ⁰	0-37	BAL-FZ	11-<16	11 m
	G(i) Grassland	Downslope 6-9 ⁰	37-100	BAL-12.5	-	

[#] Classification as per AS3959-2018 Figures 2.4(A)-2.4(G)

* Exclusion under AS3959-2009 2.2.3.2 [#] Classification as per AS3959-2009 amendment 3, Table 2.3 and Figures 2.4(A)-2.4(G)

Table 4 – Separation distance calculations for indicative building area (IBA) on Lot 3

Direction	Vegetation Classification [#]	Effective Slope under vegetation	Approx. distance from IBA (m)	Current BAL rating	Separation distance for BAL-19 (m)	Prescribed HMA separation distance
North	Low threat and non-veg. *	-	0-23	-	-	10 m
	G(i) Grassland	Upslope	23-69	BAL-12.5	-	(for consistency)
	D. Scrub (potential)	+/- flat across slope	69-89	BAL-12.5	19-<27	
	G(i) Grassland	+/- flat across slope	89-100	-	-	
East	G(i) Grassland	+/- flat across slope	0-20	BAL-FZ	10-<14	10 m
	Low threat and non-veg. *	-	20-100			
South	G(i) Grassland	Downslope 6°	0-26	BAL-FZ	13-<19	13 m
	Low threat and non-veg. *	-	26-71	-	-	
	G(i) Grassland	Downslope 6°	71-100			
West	G(i) Grassland	+/- flat to upslope	0-36	BAL-FZ	10-<14	10 m
	Low threat and non-veg. *	-	36-100	-	-	

[#] Classification as per AS3959-2018 Figures 2.4(A)-2.4(G)

* Exclusion under AS3959-2009 2.2.3.2 [#] Classification as per AS3959-2009 amendment 3, Table 2.3 and Figures 2.4(A)-2.4(G)

3. Bushfire Management Measures

The site is within the Bushfire-Prone Areas overlay of the Tasmanian Planning Scheme - Brighton (the Scheme). The existing habitable building and the indicative building areas are within 100 m of bushfire-prone vegetation as defined under AS3959, in the form of G(i) Grassland (actual and potential) and D. Scrub (potential).

The requirements for subdivision in a bushfire-prone area are set out under clause C13.6.1 of C13.0 Bushfire-Prone Areas Code (the Code) of the Scheme. They include:

- provision of hazard management areas (C13.6.1),
- access for firefighting (C13.6.2), and
- provision of water supply for firefighting purposes (C13.6.3).

The proposed subdivision must comply with the following clauses of the Code (shaded clauses in Table 5).

Table 5 – Compliance with C13.0

CLAUSE	ISSUE
C13.2	Application of Code
C13.3	Definition of Terms
C13.4	Use or Development Exempt from this Code
C13.5	Use Standards
C13.5.1	Vulnerable uses
C13.5.2	Hazardous uses
C13.6	Developments Standards for Subdivision
C13.6.1	Provision of hazard management areas (HMAs)
C13.6.2	Public and firefighting access
C13.6.3	Provision of water supply for firefighting purposes

3.1 Exemption (pursuant to existing dwelling on the Balance)

Pursuant to the exemptions provided under clause C13.6.2 A1 (a) and C13.6.3 A2 (a) of the Code, it is considered that there is insufficient increase in risk to the existing dwelling on the Balance because of the proposal to warrant the mandating of any specific bushfire protection measures in respect of access for firefighting and water supplies for firefighting.

The context is such that there should be no increase in risk to the existing dwelling:

- the only management boundaries being brought closer to the dwelling are to the north and east, resulting in separation distances from grassland vegetation (actual and potential) of 23 m and 33 m respectively,
- these separation distances correspond to BAL-12.5 for the prevailing slopes in each direction, and
- this report provides the opportunity to inform the owners about the bushfire risk to the existing dwelling, to require establishment and maintenance of BAL-12.5 hazard management areas, and to make recommendations in respect of construction standards, access for firefighting and water supplies for firefighting aimed at reducing bushfire risk (see section 3.2 and section 4 below).

3.2 Hazard Management Areas

The objectives of providing hazard management areas (HMAs) are:

- to facilitate an integrated approach between subdivision and subsequent building on a lot, and
- to 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.

HMAs provide cleared space between buildings and bushfire hazards. Any vegetation in these areas needs to be maintained in a low fuel state to protect buildings from direct flame contact, ember attack and intense radiant heat, thereby allowing them to be defended from lower intensity bushfires.

Further information on the maintenance of HMAs can be found at the Tasmania Fire Service (TFS) website:

<http://www.fire.tas.gov.au/Show?pagelD=colBuildingForBushfire>.

Requirements

In summary, the acceptable solutions under C13.6.1 A1 of the Code require that:

- 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:
 - (ii) shows the building area for each lot, and
 - (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 2.4.4 of AS3959.

Current conditions

- The existing dwelling is surrounded by lawn and gardens, beyond which lies pasture/grassland in all directions.
- The indicative building areas for Lot 1, Lot 2 and Lot 3 are surrounded by pasture/grassland (actual and potential) in all directions.
- There are small areas of weed infestation and regenerating cleared land (potential scrub) located to the west of the existing dwelling on the Balance, to the west of the indicative building area on Lot 1, and to the north of the indicative building area on Lot 2.

Compliance

- The bushfire hazard assessment indicates that existing and future habitable buildings require HMAs to provide separation distances from bushfire prone vegetation sufficient to meet the requirements of BAL-12.5 or BAL-19 under Table 2.4.4 of AS3959 (see Figure 4 and Tables 1-4).
- The Balance lot can accommodate an HMA meeting the requirements of BAL-12.5 entirely within the lot boundaries.
- Lot 1, Lot 2 and Lot 3 can all accommodate HMAs meeting the requirements of BAL-19 entirely within the lot boundaries.
- The BHMP at Attachment 1 defines HMAs with sufficient separation distances from bushfire prone vegetation to allow the existing habitable building on the Balance lot to meet the requirements of BAL-12.5 and for future habitable buildings on Lot 1, Lot 2 and Lot 3 to meet the requirements of BAL-19.

Maintenance of hazard management areas

- The HMA on the Balance lot must be established prior to sealing of the final plan.
- The HMAs for Lot 1, Lot 2 and Lot 3 must be established at the time of building on those lots.
- To minimise bushfire hazard to existing and future habitable buildings, HMAs must be maintained as low threat vegetation and/or non-vegetated land (as defined by Clause 2.2.3.2 of AS3959-2009) for the life of the development.
- The need to maintain effective HMAs into the future must be considered when planting gardens and landscaping. An annual inspection and maintenance of HMAs should be conducted prior to the bushfire season or any other identified period of high fire risk and any flammable material such as leaves, litter and wood piles should be removed.
- Establishment and maintenance of HMAs will require regular mowing, slashing or grazing of pasture/grassland such that it meets the definition of low-threat vegetation (eg less than 100 mm in height).

3.3 Public and Firefighting Access

The objectives for roads, property access and fire trails within a subdivision are:

- to allow safe access and egress for residents, fire fighters and emergency services personnel,
- to provide access to the bushfire-prone vegetation that allows both the property to be defended when under bushfire attack and for hazard management works to be undertaken,
- to provide access to water supplies for fire appliances,
- that design and construction allow for fire appliances to be manoeuvred, and
- that design allows connectivity, and where needed, offers multiple evacuation points.

Requirements

Property access is required to access a firefighting water point on all lots. The requirements for property access within a subdivision are detailed in C13.6.2 of the Code. In summary, the acceptable solutions are that:

- 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 firefighting, or
- b) A proposed plan of subdivision showing the location of property access to building areas is included in a bushfire hazard management plan that:

- (i) demonstrates proposed private accesses will comply with Table C13.2, and
- (ii) is certified by the TFS or an accredited person.

The following summarises the requirements for property access pursuant to Table C13.2 of the Code:

- o all- weather construction,
- o load capacity of at least 20 t, including for bridges and culverts,
- o minimum carriageway width of 4 m,
- o minimum vertical clearance of 4 m,
- o minimum horizontal clearance of 0.5 m from the edge of the carriageway,
- o cross falls of less than 3 degrees (1:20 or 5%),
- o dips less than 7 degrees (1:8 or 12.5%) entry and exit angle,
- o curves with a minimum inner radius of 10 m,
- o maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads, and
- o terminate with a turning area for fire appliances provided by one of the following:
 - a turning circle with a minimum outer radius of 10m, or
 - a property access encircling the building, or
 - a hammerhead “T” or “Y” turning head 4 m wide and 8 m long, and
- o where the property access is greater than 200 m in length (applicable to Lot 1):
 - passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

Current conditions

- Tea Tree Road is a sealed public road +/- 6.5 m wide along the frontage to the subject land.
- There is an existing gravel driveway servicing the existing dwelling on the Balance which is approximately 3 – 3.5 m wide.
- There is an existing sealed crossover at the proposed shared access point to service Lots 1, 2 and 3. This crossover currently services a dwelling on Lot 1 on SP177449 (currently part of CT 141458/1).

Compliance

- Tea Tree Road provides adequate road access to the site for firefighting purposes.

- There is insufficient increase in risk to the existing dwelling on the Balance because of the proposal to warrant mandating any specific measures in respect of property access, pursuant to the exemption provided under clause C13.6.2 A1 (a) of the Code (see section 3.1 above).
- The indicative property access provisions shown on the BHMP at Attachment 1 demonstrate the capacity of Lot 1, Lot 2 and Lot 3 to accommodate property access compliant with the acceptable solutions under the Code.
- The proposed shared access via Rights of Way must secure access corridors at least 5 m wide to each lot. The proposed Rights of Way must appear in the Schedule of Easements submitted with the final plans for sealing.
- Property access to Lot 1, Lot 2 and Lot 3 must be constructed at the time of building on the lots and must be completed to a compliant standard prior to occupancy of any habitable buildings. At the time of construction, the owners/developers must ensure that property access complies in all respects with the provisions of Table E2, as outlined above.

3.4 Firefighting Water Supply

The objective in provision of water supply for firefighting purposes is that:

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

Requirements

The development occurs in an area not serviced with reticulated water supply and static water supplies will be required for firefighting purposes. The requirements for provision of static water supplies for firefighting purposes are detailed in C13.6.3 A2.

In summary, the acceptable solutions are that:

- a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for firefighting purposes,
- b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to firefighting, will be provided and located compliant with Table E5.

The following summarises the requirements for static water supplies for firefighting pursuant to Table E5 of the Code.

Distance between building area to be protected and water supply:

- The building area to be protected must be located within 90 m of the firefighting water point of a static water supply, and
- The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.

Static water supply requirements:

- May have a remotely located off-take connected to the static water supply,
- May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times,
- Must be a minimum of 10,000 litres per building area to be protected; this volume of water must not be used for any other purpose including firefighting sprinkler or spray systems,
- Must be metal, concrete or lagged by non-combustible materials if above ground, and
- If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: metal, non-combustible material, or fibre-cement a minimum of 6 mm thickness.

Fittings and pipework and accessories requirements

Fittings and pipework associated with a water connection point for a static water supply must:

- Have a minimum nominal internal diameter of 50 mm,
- Be fitted with a valve with a minimum nominal internal diameter of 50 mm,
- Be metal or lagged by non-combustible materials if above ground,
- If buried, have a minimum depth of 300 mm (compliant with AS/NZS 3500.1-2003 Clause 5.23),
- Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment,
- Ensure the coupling is accessible and available for connection at all times,
- Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length),
- Ensure underground tanks have either an opening at the top of not less than 250 mm dia. or coupling compliant with Table 4.3B, and

- If a remote offtake is installed, ensure the offtake is in a position that is visible; accessible to allow connection by firefighting equipment; at working height of 450–600 mm above ground level; and protected from possible damage, including damage by vehicles.

Signage for static water connections requirements:

The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with:

- Water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems, or
- the Tasmania Fire Service Guideline –
 - be marked with the letter “W” contained within a circle with the letter in upper case of not less than 100 mm in height,
 - marked in fade-resistant material with white reflective lettering and circle on a red background,
 - be located within one metre of the water connection point in a situation which will not impede access or operation, and
 - be no less than 400 mm above the ground.

Hardstand area for fire appliances requirements must be:

- No more than 3 m from the firefighting water point, measured as a hose-lay (including the minimum water level in dams, swimming pools and the like),
- No closer than 6 m from the building area to be protected,
- A minimum width of 3 m constructed to the same standard as the carriageway, and
- Connected to the property access by a carriageway equivalent to the standard of the property access.

Current conditions

- The subject land is not currently serviced with a dedicated firefighting water supply.

Compliance

- There is insufficient increase in risk to the existing dwelling on the Balance because of the proposal to warrant mandating any specific measures in respect of firefighting water supplies, pursuant to the exemption provided under clause C13.6.3 A2 (a) of the Code (see section 3.1 above).

- The indicative locations of firefighting water tanks and indicative hardstand provisions shown on the BHMP at Attachment 1 demonstrate the capacity of Lot 1, Lot 2 and Lot 3 to support static water supplies compliant with the Code.
- Static water supplies for firefighting to service Lot 1, Lot 2 and Lot 3 must be provided at the time of building on the lots and must be completed to a compliant standard prior to occupancy of any habitable buildings. At the time of construction/installation, the owners/developers must ensure that new static water supplies for firefighting comply in all respects with the provisions of Table E5, as outlined above.

3.5 Construction Standards

The existing habitable building on the Balance was constructed prior to the current standards and is unlikely to comply with any BAL construction standards.

The attached BHMP only certifies that future habitable buildings constructed within the indicative building areas on Lot 1, Lot 2 and Lot 3 can achieve the separation distances required to allow construction to BAL-19 (Section 6 of AS3959).

Section 11F (2) (a) of the Tasmanian *Building Act 2016* provides that the attached BHMP can be utilised to satisfy the bushfire planning requirements of a subsequent application to build on lots arising from the subdivision for a period of six years from certification. To utilise the attached BHMP for a subsequent building application, construction would have to be within the designated building areas and construction standards would have to be at least BAL-19.

Should the owner of a lot arising from the subdivision wish to build at a different location to the designated building areas or to a different BAL construction standard then a new Bushfire Hazard Report and BHMP will be required.

4. Advice

The following recommendations do not form part of the bushfire hazard management requirements being certified under this report and the attached BHMP. They are provided as advice to the owners to reduce bushfire risk to the existing dwelling and to ensure effective bushfire hazard management planning for future dwellings on vacant lots.

Vacant lots

- Notwithstanding the provisions of Section 11F (2) (a) of the Tasmanian *Building Act 2016*, it is recommended that a new report and BHMP be commissioned at the time of constructing any new habitable buildings on lots arising from the subdivision. This will ensure that any vegetation changes in the intervening period can be taken into consideration and that the resulting BHMP is tailored to the actual building footprint and the circumstances prevailing at the time of the build.

Existing dwelling on the Balance

- a) During any periods of driveway construction or maintenance:
 - o ensure the drive provides a minimum 4 m carriageway width with an additional 0.5 m clearance to either side, and
 - o provide a compliant passing bay at a suitable location along the drive.
- b) Install a 10, 000 litre water tank dedicated for firefighting purposes meeting the requirements of Table E5 of the Code.
- c) Assess the existing dwelling in the light of construction standards for BAL-12.5 and consider upgrading elements if appropriate to make them compliant with BAL-12.5.

5. Conclusion

The Bushfire Hazard Management Plan (BHMP) at Attachment 1 demonstrates the capacity of the proposed subdivision to comply with the Code and AS3959 in respect of 'Hazard management areas', 'Public and firefighting access' and 'Provision of water supply for firefighting purposes' and has been certified.

6. Limitations of BHMP

The bushfire protection measures outlined in the BHMP at Attachment 1 are based on a Fire Danger Index of 50 (FDI 50) which relates to a fire danger rating of 'very high'. Defending the property or sheltering within a structure constructed to AS3959-2009 on days when the fire danger rating is greater than 50 (i.e., 'severe' or higher) is not recommended.

Due to the unpredictable nature of bushfire behaviour and the impacts of extreme weather no structure built in a bushfire-prone area can be guaranteed to survive a bushfire. The safest option in the event of a bushfire is to leave the area early and seek shelter in a safe location.

4. Glossary and Abbreviations

AS – Australian Standard

BAL – Bushfire Attack Level – means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire (AS3959-2009).

BFP – Bush Fire Practitioner – a suitably qualified person accredited by the Tasmania Fire Service to undertake assessments of bushfire hazard and certify Bushfire Hazard Management Plans.

BHMP – Bushfire Hazard Management Plan – plan for individual house or subdivision identifying separation distances required between a habitable building(s) and bushfire prone vegetation based on the BAL for the site. The BHMP also indicates requirements for construction, property access and firefighting water.

FDI – fire danger index – relates to the chance of a fire starting, its rate of spread, its intensity and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long- and short-term drought effects (AS3959-2009).

ha – hectares; m – meters

HMA – Hazard Management Area – the area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.

5. References

AS3959-2018. Australian Standard for Construction of buildings in bushfire-prone areas. SAI Global Limited Sydney, NSW Australia.

Tasmanian Planning Scheme - Brighton.

<https://iplan.tas.gov.au/pages/plan/book.aspx?exhibit=tpsbri>

Building Act 2016. The State of Tasmania Department of Premier and Cabinet.

<https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025>

Building Act 2016. Director's Determination – Bushfire Hazard Areas v1.1 (2021)

DOC/17/62962. Director of Building Control.

https://www.cbos.tas.gov.au/__data/assets/pdf_file/0019/607006/Directors-Determination-Bushfire-Hazard-Areas-v1_1-2021.pdf

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet.

<https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110>.

LISTmap 2023. Land Information System Tasmania, Tasmania Government.

<https://maps.theLIST.tas.gov.au/listmap/app/list/map> .

APPENDIX 1 - Illustrative photos of access and vegetation

A. Access



Photo 1: Tea tree road on approach to the existing access



Photo 2: Junction of Tea Tree Road with the existing access (to the dwelling on Balance lot)



Photo 3: Existing access (to the dwelling on Balance lot)



Photo 4: Parking/turning area in the vicinity of the existing dwelling on the Balance



Photo 5: Tea Tree Road on approach to the proposed shared access for Lots 1-3



Photo 6: Junction of Tea Tree Road with proposed shared access to Lots 1-3 (facilitated through Rights of Way)



Photo 7: Alignment of proposed shared access to Lots 1-3 through Lot 1 on SP177449 (currently CT 141458/1)



Photo 8: Alignment of proposed shared access along the boundary between Lot 2 and Lot 3

B. Vegetation



Photo 9: Lawn and garden north of the existing dwelling on the Balance



Photo 10: Drive, lawn and garden east of the existing dwelling on the Balance



Photo 11: Grassland south of the existing dwelling on the Balance



Photo 12: Lawn and garden west of the existing dwelling on the Balance



Photo 13: Grassland beyond the garden west of the existing dwelling on the Balance



Photo 14: Grassland north of the indicative building area on Lot 1



Photo 15: Grassland east of the indicative building area on Lot 1 and north of the existing dwelling on the Balance



Photo 16: Grassland south of the indicative building area on Lot 1 and northwest of the existing dwelling on the Balance



Photo 17: Grassland west of the indicative building area on Lot 1

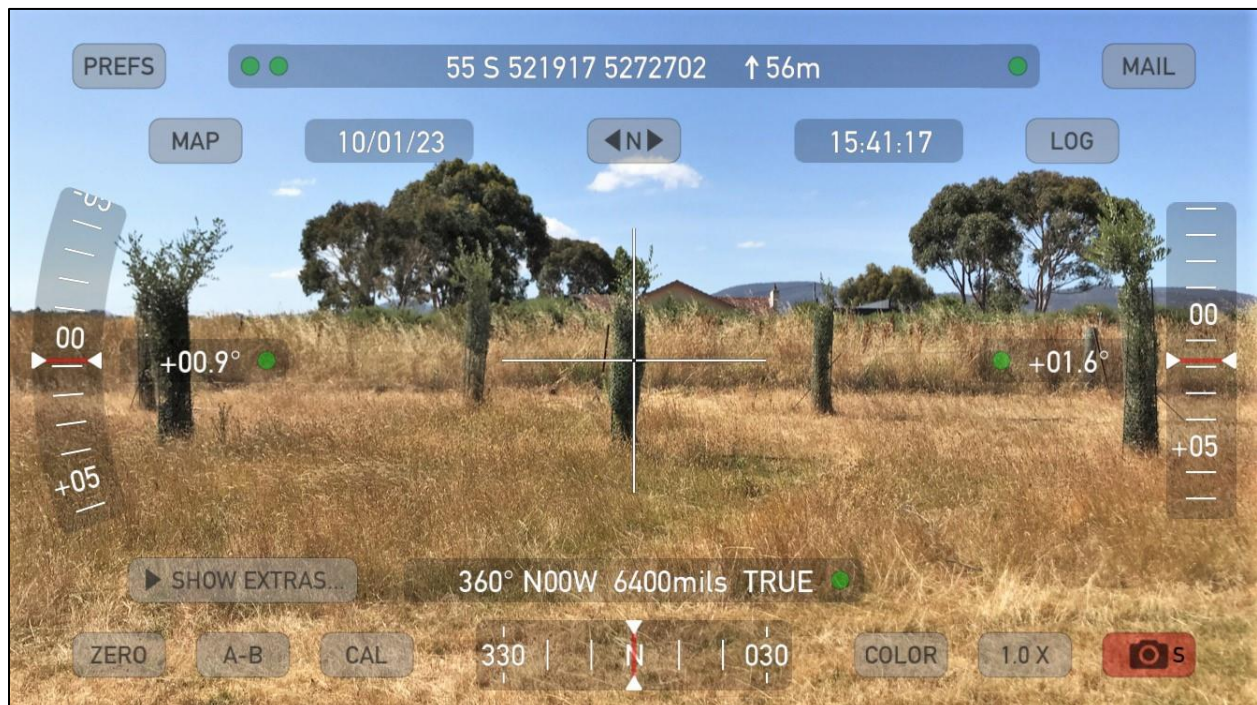


Photo 18: Grassland and shrubland north of the indicative building area on Lot 2



Photo 19: Grassland east of the indicative building area on Lot 2



Photo 20: Grassland and cultivated land (low threat) south of the indicative building area on Lot 2



Photo 21: Grassland west of the indicative building area on Lot 2



Photo 22: Grassland and cultivated land (low threat) north of the indicative building area on Lot 3



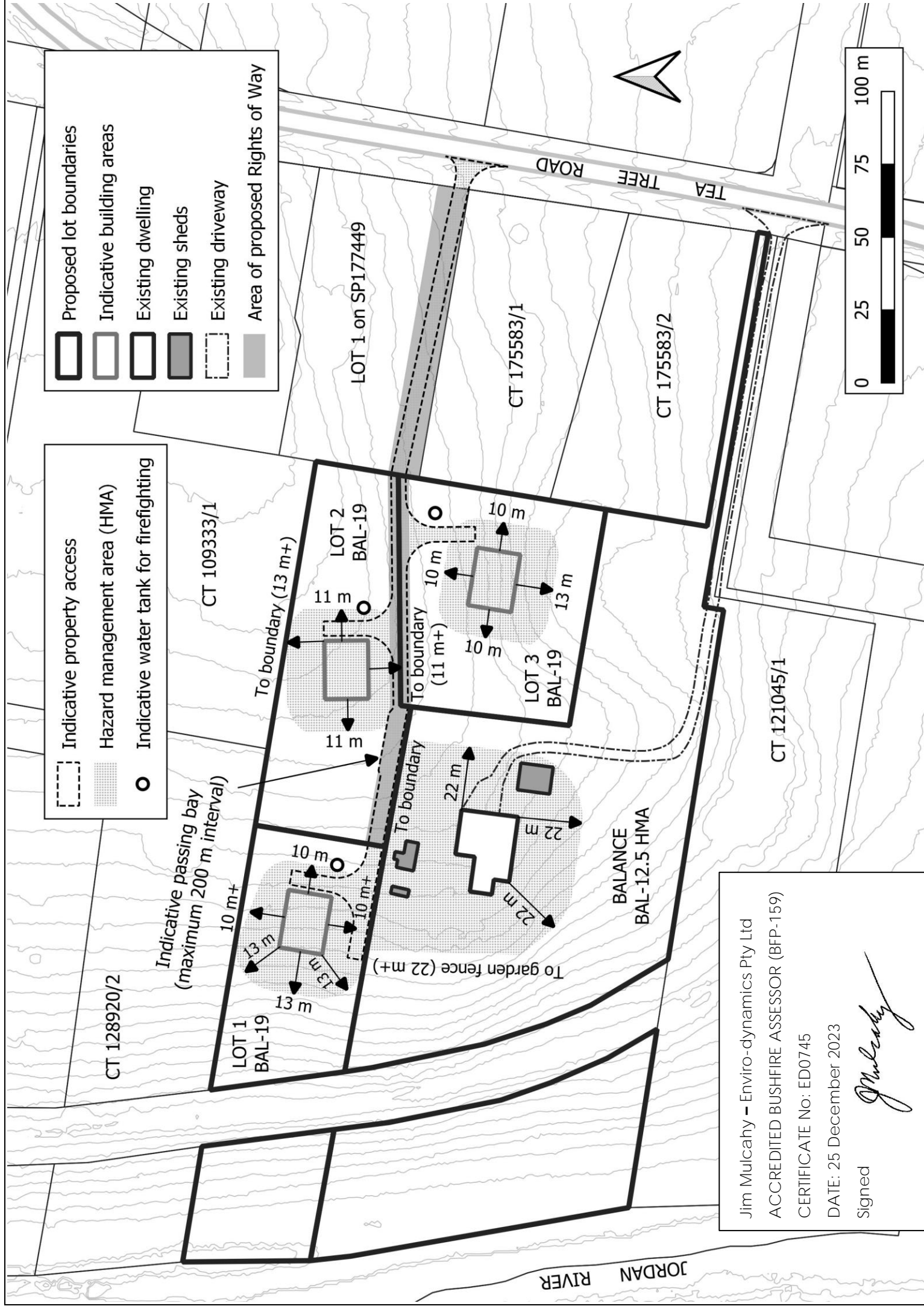
Photo 23: Grassland and managed land east of the indicative building area on Lot 3



Photo 24: Grassland and cultivated land (low threat) south of the indicative building area on Lot 3



Photo 25: Grassland and managed land west of the indicative building area on Lot 3



1. Exemptions
 - a) Pursuant to the exemptions provided under clause E1.6.2 A1 (a) and E1.6.3 A2 (a) of the Code, there is insufficient increase in risk to the existing dwelling because of the proposal to warrant mandating any specific bushfire protection measures in respect of access for firefighting and water supplies for firefighting.
2. Hazard Management Areas (HMAs)
 - a) The HMA on the Balance must be established prior to sealing of the final plans.
 - b) The prescribed HMAs on Lots 1-3 must be established at the time of building on the lots and completed prior to occupancy of any habitable buildings.
 - c) To be effective, HMAs must be maintained as 'low threat vegetation' or 'non-vegetated land' (as defined by Clause 2.2.3.2 of AS3959) for the life of the development.
 - d) No tree branches should overhang habitable buildings.
 - e) Trees & shrubs should be separated to create discontinuous 'clumps' and a minimum 10 m separation should be maintained between clumps of shrubs.
 - f) Horizontal separation of at least 5 m should be maintained between tree canopies and low branches should be removed to create at least 2 m vertical separation between tree canopy and underlying shrubs or ground cover.
 - g) Grassland, pasture & lawn must be kept short (< 100 mm).
 - h) Fine fuels such as leaves, bark and twigs should be removed from the ground periodically, particularly leading into summer or any other identified period of high fire risk.
 - i) Flammable vegetation should not be retained or planted under or directly adjacent to habitable buildings (particularly decks, flammable cladding and glazed elements) or in corridors which can act as a 'wick' to channel fire to habitable buildings.
 - j) Flammable material such as firewood, building materials, organic mulch and fuel should not be stored under nor directly adjacent to decks or habitable buildings.
3. Public and Firefighting Access
 - a) This plan shows indicative property access corridors to service Lots 1-3 which are 5 m wide and provide compliant turning areas.
 - b) Proposed Rights of Way to facilitate shared access must secure a minimum 5 m wide access corridor to each lot and must appear in the Schedule of Easements.
 - c) Property access to Lots 1-3 must be constructed at the time of building on the lots and must be compliant with Table E2 of the Code prior to occupancy of any habitable buildings.
4. Water Supply for Firefighting
 - a) This plan shows indicative water tanks for firefighting to service Lots 1-3 located within 3 m of a hardstand, more than 6 m from the indicative building areas and within 90 m hose lay of the furthest parts of indicative building areas.
 - b) Water supplies for firefighting to service Lots 1-3 must be provided at the time of building on the lots and must be compliant with Table E5 of the Code prior to occupancy of any habitable buildings.
5. Construction Standards
 - a) This plan only certifies that future habitable buildings constructed within the indicative building areas on Lots 3 can achieve the separation distances required to allow construction to BAL-19.

For: Rob and Pat Carnevale
Address: 173 Tea Tree Road, Brighton
Title: CT 128920/3
Assessment #: ED0745 January 2023



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environmental solutions for a changing world

This plan is to be printed at A3 and read in conjunction with Bushfire Hazard Report for proposed 4 lot subdivision at 173 Tea Tree Road, Brighton (v1.0, January 2023)

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:

173 Tea Tree Road, Brighton 7030

Certificate of Title / PID:

CT 128920/3

2. Proposed Use or Development

Description of proposed Use and Development:

Four (4) lot subdivision

Applicable Planning Scheme:

Tasmanian Planning Scheme - Brighton

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision, 173 Tea Tree Road, Brighton	PDA Surveyors	15 July 2022	1E
Bushfire Hazard Report for proposed 4 lot subdivision at 173 Tea Tree Road, Brighton	Enviro-dynamics	January 2023	1.0
Bushfire Hazard Management Plan – for proposed 4 lot subdivision at 173 Tea Tree Road, Brighton	Enviro-dynamics	17 January 2023	1.0

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

<input type="checkbox"/>	E1.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.1 P1	
<input type="checkbox"/>	E1.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3	Bushfire hazard management plan

<input type="checkbox"/>	E1.5.2 – Hazardous Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.2 P1	
<input type="checkbox"/>	E1.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3	Bushfire hazard management plan

<input checked="" type="checkbox"/>	C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	C13.6.1 P1	
<input type="checkbox"/>	C13.6.1 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	C13.6.1 A1 (b)	Provides BAL 12.5 for the existing dwelling on the Balance and BAL-19 for Lots 1, 2 and 3
<input type="checkbox"/>	C13.6.1 A1(c)	Consent for mechanism on title

<input checked="" type="checkbox"/>	C13.6.2 Subdivision: Public and firefighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	C13.6.2 P1	
<input checked="" type="checkbox"/>	C13.6.2 A1 (a)	Insufficient increase in risk (pursuant to existing dwelling on the Balance)
<input checked="" type="checkbox"/>	C13.6.2 A1 (b)	Access to for Lot 1, Lot 2 and Lot 3 complies with relevant Table

<input checked="" type="checkbox"/>	C13.6.3 Subdivision: Provision of water supply for firefighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	C13.6.3 A1 (c)	Water supply consistent with the objective
<input checked="" type="checkbox"/>	C13.6.3 A2 (a)	Insufficient increase in risk (pursuant to existing dwelling on the Balance)
<input checked="" type="checkbox"/>	C13.6.3 A2 (b)	Static water supply for Lot 1, Lot 2 and Lot 3 complies with relevant Table
<input type="checkbox"/>	C13.6.3 A2 (c)	Static water supplies consistent with the objective

5. Bushfire Hazard Practitioner

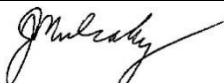
Name:	Jim Mulcahy	Phone No:	0424 505 184
Postal Address:	16 Collins Street Hobart 7001	Email Address:	jim.mulcahy@enviro-dynamics.com.au
Accreditation No:	BFP – 159	Scope:	1 & 3B, provisional 3C

6. Certification

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

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

Signed:
certifier



Name:

Jim Mulcahy

Date: 25/01/2023

Certificate Number: ED0745

(For Practitioner Use only)

31 January 2023

David Allingham
Manager Development Services
Brighton Council
1 Tivoli Road
Old Beach TAS 7017

RE: Proposed four lot subdivision at 173 Tea Tree Road, Brighton

Dear Mr Allingham,

The following letter provides a brief assessment of the natural values present on a property at 173 Tea Tree Road, Brighton (CT 128920/3), which is subject to a proposed four lot subdivision (PDA Surveyors, January 2023). The property is zoned Rural Living (A) and is subject to several overlays (see Figure 1):

- Bushfire Prone Areas (whole site),
- Priority Vegetation Area (northern two thirds of the site),
- Low Landslip Hazard Band (steep slopes),
- Flood-prone Areas (riparian zone along Jordan River), and
- Waterway & Coastal Protection Area (riparian zone along Jordan River).

The site was surveyed on the 10th of January 2023 with reference to the proposed subdivision boundaries. Some significant natural values were identified in the form of lowland *Themeda* grassland (GTL) and a small population of the threatened grassland flax lily (*Dianella amoena*). The proposed subdivision does not require nor invite any disturbance to the area of GTL, to grassland flax lily habitat, or to land within the Landslip Hazard (Low) overlay, the Flood-prone Areas overlay or the Waterway & Coastal Protection Area overlay.

Given that the proposed subdivision does not require nor invite disturbance to any significant natural values, only a brief assessment is provided in this letter. Should Council require more detailed information in respect of any natural values, these can be provided on request.

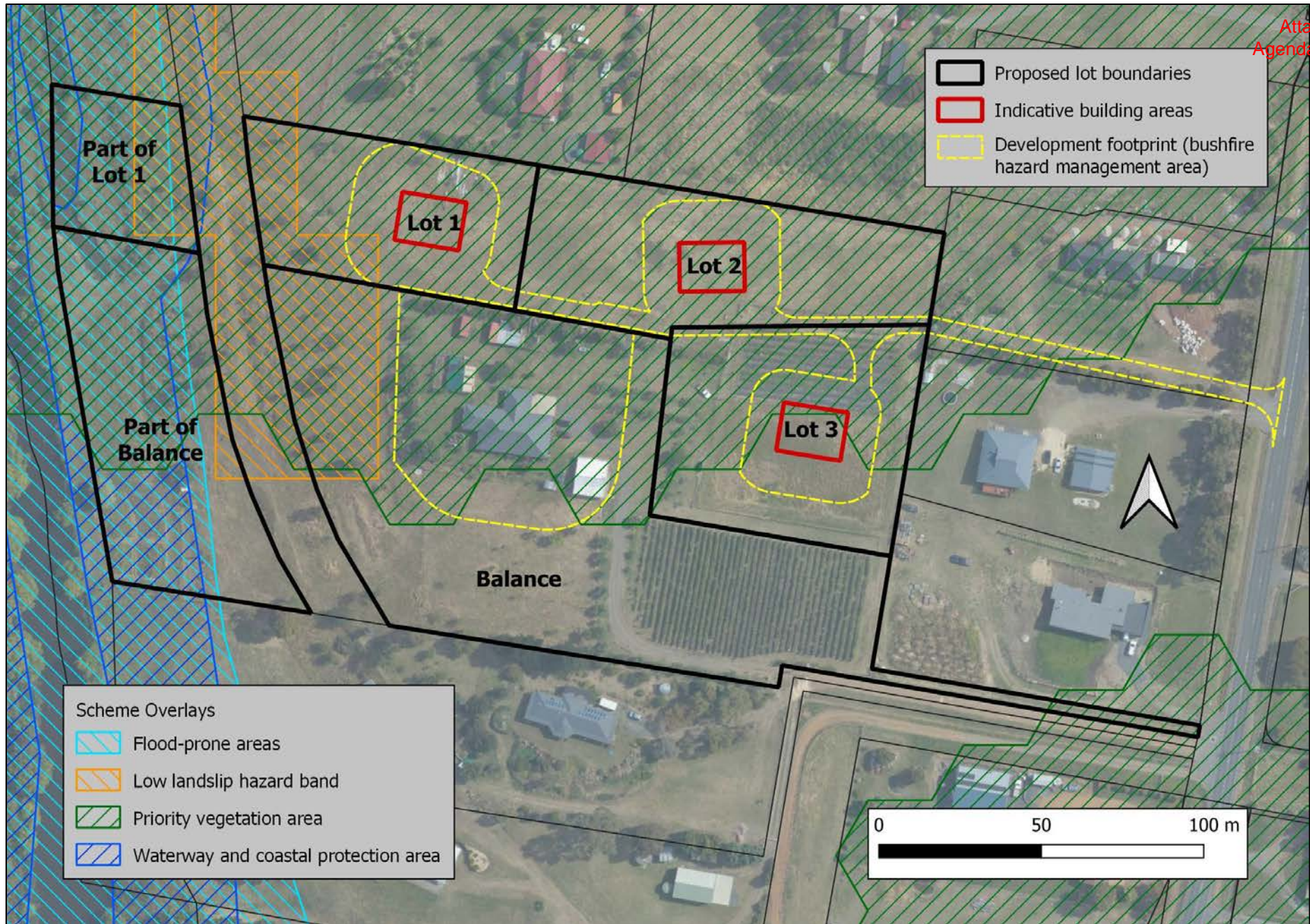


Figure 1. Scheme overlays affecting the site relative to proposed subdivision (Bushfire Prone Areas overlay covers the whole site)



Figure 2. Vegetation on the subject land relative to proposed subdivision

Natural Values

Vegetation

The entire site is mapped under TASVEG4.0 as urban area (FUR). The site survey revealed that most of the vegetation on the property is lowland native grassland complex (GCL), with significant areas of agricultural land (FAG) in the east of the property, some large weed infestations (FWU) in the west of the property, and some small areas of other native vegetation communities in the west of the property (see Figure 2).

Lowland native grassland complex GCL

The site is dominated by lowland native grassland complex (GCL), which is a grassland induced by past management practices. It is a community typically dominated by spear grasses (*Austrostipa spp.*) and or wallaby grasses (*Rytidosperma spp.*) but containing a wide variety of exotic grasses and other exotic pasture species. The GCL at this site is in variable condition, with the more diverse grassland with a higher proportion of native species associated with the steep bank running down to the river on Lot 1 and the Balance lot.

The better quality GCL associated with the steep bank running down to the river contains occasional emergent native box (*Bursaria spinosa*) and woody weeds in the form of gorse (*Ulex europaeus*), hawthorn (*Craetagus monogyna*), briar rose (*Rosa rubiginosa*), African boxthorn (*Lycium ferocissimum*) and blackberry (*Rubus fruticosus* complex). The dominant grasses within the community are Tasmanian spear grass (*Austrostipa stuposa*) and bristly wallaby grass (*Rytidosperma setaceum*).

GCL in the east of Lot 1 and on Lot 2 has a much lower diversity of native species and a higher proportion of exotic grasses and pasture weeds.



Figure 3. GCL with emergent native box west of the existing dwelling on the Balance lot



Figure 4. Typical low diversity GCL at the eastern end of Lot 1 and on Lot 2

***Themeda triandra* grassland GTL**

There is a small area of native grassland dominated by kangaroo grass (*Themeda triandra*) at the western end of Lot 1 (GTL). The community is dominated by a dense sward of kangaroo grass tussocks, although a range of other native and exotic grasses are also present. The community contains occasional briar roses (*Rosa rubiginosa*).

Healthy and diverse examples of GTL are listed as Critically Endangered under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* (Tasmanian Lowland Grasslands). The grassland at this site has relatively low diversity. It is notable that very few flowering plants were evident within the grassland at the time of the site assessment, which highlights the absence of the summer flowering species that would be expected in a healthy and diverse example of GTL (eg various native daisies).

At the time of assessment and in its current condition, the GTL at this site does not meet the diversity threshold to qualify as an example of the listed threatened community: - when *Themeda triandra* is the dominant native perennial tussock species the grassland has ≥ 10 native wildflower species per 0.25 ha during September to March (EPBCA, Lowland Native Grasslands of Tasmania Listing Advice – Condition Thresholds).

The GTL at the site does contain a small population of the grassland flax lily (*Dianella amoena*), which is listed as rare under Tasmanian legislation and as endangered under Commonwealth legislation (see below). Given an appropriate management regime, it is possible that the GTL at this site could display or develop the diversity of native wildflower species required to meet the definition of a threatened grassland community in future.



Figure 5. The small patch of GTL at the western end of Lot 1 (at centre), with GCL beyond and to the south, weed infestation in the middle ground (mostly gorse) and native sedgeland/rushland fringing the waterbody in the foreground



Figure 6. The small patch of GTL at the western end of Lot 1 (foreground)

Freshwater aquatic sedgeland and rushland ASF

Small areas of vegetation matching this community description occur in the floodplain of the Jordan River at the western end of the site in a mosaic with grassland dominated by exotic species (FAG). The largest patch of ASF, which is the only one that has been mapped, is dominated by common reed (*Phragmites australis*).



Figure 7. Area of ASF in the northeast of the site dominated by Phragmites australis

There are small, unmapped areas of ASF fringing the water body in the northwest of the site. This water body is probably a small ox-bow lake that may have been deepened and/or lengthened through excavation. The waterbody contains aquatic vegetation dominated by water ribbons (*Triclochin procera*). The introduced fish Tench (*Tinca tinca*) was observed foraging around the shallow margins of the waterbody.



Figure 8. Waterbody in the northwest of the site with fringing ASF

Threatened flora habitat

There are numerous threatened flora records within 1 km of the site to the north, located mostly within the remnant native grassland and woodland in the Jordan Nature Reserve (DNRE Natural Values Atlas, 2023). The presence of these threatened species records nearby is the likely reason for application of the Priority Vegetation Area overlay at this site.

The only threatened flora species recorded in the site survey was the grassland flax lily (*Dianella amoena*). A small population was recorded in the GTL and extending into the GCL in the northwest of the site - at the western end of Lot 1 and within the old Apsley Railway Reserve cutting through Lot 1 (Figure 10). This species is listed as rare under the Tasmanian *Threatened Species Protection Act 1995* (TTSPA) and as endangered under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA).

Several of the flax lilies were recorded growing within the protection of briar rose (*Rosa rubiginosa*) bushes, suggesting that grazing pressure may be limiting the distribution of the species at this site. The balance of the plants recorded were within a very dense sward of kangaroo grass (*Themeda triandra*), which would also have provided protection from grazing pressure.



Figure 9. Grassland flax lily growing within dense grassy sward in GTL

It is possible that other threatened flora species could be recorded from the site with further survey effort, although the degraded state of the native grassland at the site probably makes this unlikely. The most likely species to occur based on the nature, condition and management of the site and records in similar habitat within 500 m to the north of the site are:

- basalt guinea flower (*Hibbertia basaltica* – endangered * / ENDANGERED #),
- grass cushion (*Isoetopsis graminifolia* – vulnerable*),
- silky bushpea (*Pultenaea prostrata* - vulnerable *),
- tufted knawel (*Scleranthus diander* - vulnerable *), and
- new holland daisies (*Vittadinia spp.* – rare *).

(* TTSPA, # EPBCA)

These candidate species are only likely to occur in the more diverse areas of GCL and in the GTL on the steeper slopes at the western end of Lot 1 and the Balance lot (as well as in the old Apsley Railway Reserve cutting through the site). In this context, any unrecorded threatened flora habitat is unlikely to be directly affected by the subdivision proposal.

Threatened fauna habitat

As well as providing foraging habitat for wide ranging threatened fauna species such as the endangered Tasmanian wedge tailed eagle (*Aquila audax fleayi*), Tasmanian devil (*Sarcophilus harrisi*) and Tasmanian masked owl (*Tyto novaehollandiae castanops*), the site provides habitat for several other threatened fauna species that have been recorded within 500 m:

- green and gold frog (*Litoria raniformis* – vulnerable * / VULNERABLE #),
- tussock skink (*Pseudemoia pagenstecheri* – vulnerable *),
- eastern barred bandicoot (*Perameles gunnii* – VULNERABLE#), and
- eastern quoll (*Dasyurus viverrinus* – ENDANGERED).

(* TTSPA, # EPBCA)

Once again, these candidate species are most likely to occur in the more diverse areas of GCL and in the GTL on the steeper slopes at the western end of Lot 1 and the Balance lot (as well as in the old Apsley Railway Reserve cutting through Lot 1). In this context, threatened fauna habitat is unlikely to be directly affected by the subdivision proposal.

Weeds and feral species

Most of the subject land is well-managed and only subject to occasional pasture weeds such as thistles. The steep slopes running down to the river are subject to less management, including the old Apsley Railway Reserve cutting through the site which is under the management of DNRE. These slopes are affected by a range of declared and environmental weeds (Figure 10).

An incidental record was also made of the introduced fish Tench (*Tinca tinca*) foraging in the shallows of the waterbody in the northwest of the site (Figure 10).

As the area of the property materially affected by the subdivision proposal is largely free of weeds there are unlikely to be any direct impacts on weed occurrence or distribution as a result of the proposal.

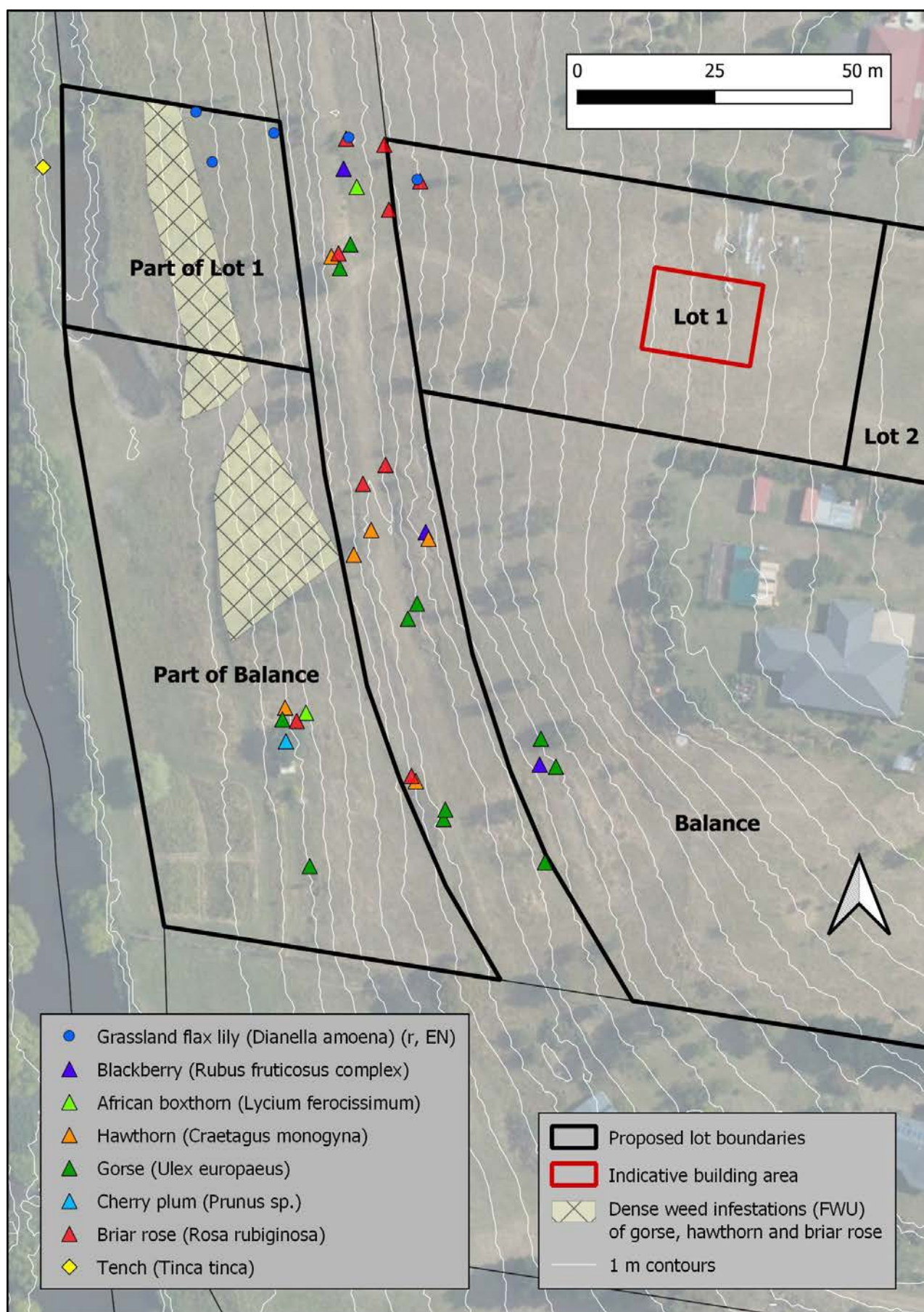


Figure 10. Threatened species, weeds and feral species recorded on and around the site

C 7.0 Natural Assets Code

C7.7.2 Subdivision within a priority vegetation area (P1.1 and P1.2)

The clauses in the Code presuppose that there is priority vegetation in the areas covered by the overlay. Priority vegetation is defined as native vegetation where any of the following apply:

- (a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*,
- (b) is a threatened flora species,
- (c) it forms a significant habitat for a threatened fauna species, or
- (d) it has been identified as native vegetation of local importance.

The lowland grassland complex (GCL) impacted by future development on lots arising from the subdivision is not a threatened community, is not a threatened flora species and does not form significant habitat for a threatened fauna species.

It is not immediately clear why the areas of GCL in the east of the property have been included in the overlay, particularly given the mapping under both TASVEG3.0 and TASVEG4.0 as urban areas (FUR). If they have been included as native vegetation of local importance based on the modelling underlying generation of the overlay the reason is most likely to be 'potential habitat for threatened species.' The site survey indicates that the area impacted by subdivision works and future development of the site does not support threatened species habitat.

Disclaimer

The advice and conclusions in this letter rely upon the location of proposed infrastructure relative to property boundaries and Scheme overlays. Locations of existing and proposed infrastructure relative to boundaries rely upon the plans provided by the client, and to some extent upon rectified aerial imagery. The accuracy of these reference sources cannot be guaranteed by this author.

Please do not hesitate to contact me directly if you require any further information regarding this matter.

Yours sincerely,



Jim Mulcahy

Environmental Consultant

jim.mulcahy@enviro-dynamics.com.au

0424 505 184

Submission to Planning Authority Notice

Council Planning Permit No.	SA 2023 / 00003	Council notice date	8/02/2023
TasWater details			
TasWater Reference No.	TWDA 2023/00161-BTN	Date of response	15/02/2023
TasWater Contact	Phil Papps	Phone No.	0474 931 272
Response issued to			
Council name	BRIGHTON COUNCIL		
Contact details	development@brighton.tas.gov.au		
Development details			
Address	173 TEA TREE RD, BRIGHTON	Property ID (PID)	1863422
Description of development	Subdivision 3 Lot and Balance - CT141458/1		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
PDA	Plan of Subdivision / 48574CT-1E	E	15/07/2022
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections 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. Water property connections and meters servicing lots without road frontage must be located just inside the boundary of the lot providing road frontage and contained within private services easement benefitting the lots they service. 3. 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. 4. Prior to commencing use of the development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>PROTECTION OF TASWATER ASSETS</p> <ol style="list-style-type: none"> 5. In the event a new vehicle crossover is required to be constructed within the road reservation which results in a reduction in the protective soil cover over TasWater's DN63 water main (Asset A3484514) plans must be submitted to TasWater which demonstrates a minimum cover of 450mm can be maintained otherwise an engineered solution must be provided to ensure the TasWater asset is protected. <p>ASSET CREATION & INFRASTRUCTURE WORKS</p> <ol style="list-style-type: none"> 6. In the event condition 5 cannot be met without deepening or realigning TasWater's DN63 water main (Asset A3484514) the following asset creation conditions 7 to 14 will apply. 7. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for 			

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15. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.
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on Lots 2, 3 and CT 141458/1 (where applicable) servicing Lots 1, 2 & 3. The easements must benefit Lots 1, 2 & 3 and burden Lots 2, 3 and CT 141458/1 (where applicable).

DEVELOPMENT ASSESSMENT FEES

17. The applicant or landowner as the case may be, must pay a development assessment fee of \$376.68 and a Consent to Register a Legal Document fee of \$239.90 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

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Water Network Capacity

Modelling indicates there is capacity available in the existing network to supply the proposed development without impacting adversely on the existing infrastructure or customers. Total boundary heads (HGL, not pressures) at the proposed connection point(s) are:

	HGL (m) A3467065 DN 63 HDPE
Peak Hour	110

It should be noted that these are the boundary heads in the water main itself at the proposed connection point and do not include losses through the actual connection(s) or associated pipework.

Declaration

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

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

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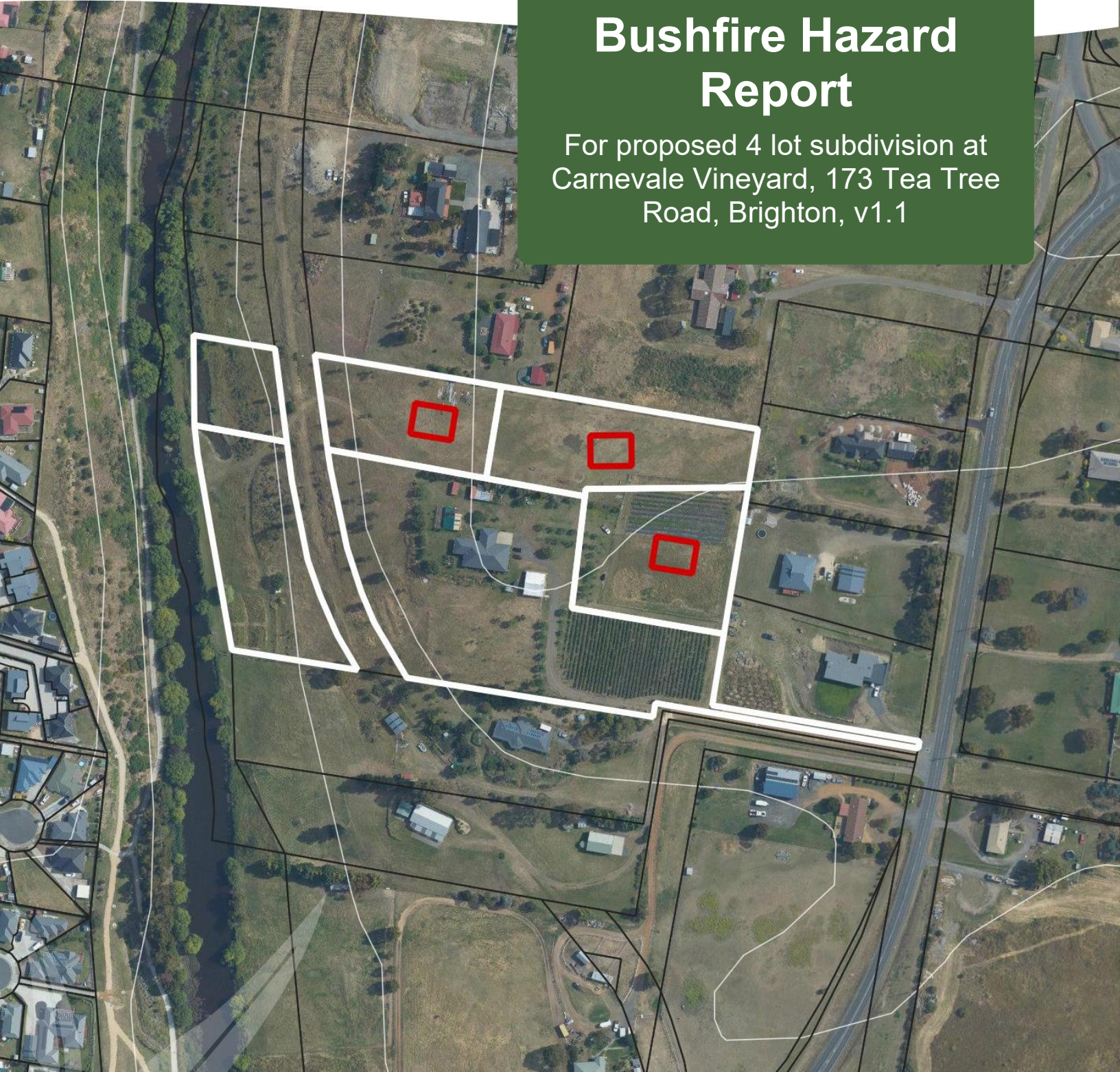
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TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Bushfire Hazard Report

For proposed 4 lot subdivision at
Carnevale Vineyard, 173 Tea Tree
Road, Brighton, v1.1



Clients: Rob and Pat Carnevale
Prepared by: Jim Mulcahy (BFP-159)
Date: MARCH 2023

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Executive Summary

The following Bushfire Hazard Report has been prepared in support of a proposed four lot subdivision at Carnevale Vineyard, 173 Tea Tree Road, Brighton.

The proposed development is within the Bushfire-Prone Areas overlay of the Tasmanian Planning Scheme - Brighton (the Scheme). The Scheme requires that the bushfire risk to the development and appropriate hazard management responses to those risks be considered during the planning process.

The proposed subdivision has been assessed against the requirements of C13.0 Bushfire-Prone Areas Code (the Code) and AS 3959-2018 Construction of Buildings in Bushfire Prone Areas (AS 3959).

Pursuant to the exemptions provided under clause C13.6.3 A2 (a) of the Code, it is considered that there is insufficient increase in risk to the existing dwelling on the Balance to warrant the mandating of any specific bushfire protection measures in respect of access for firefighting.

A Bushfire Hazard Management Plan (BHMP) has been prepared, showing Hazard Management Areas (HMAs) which demonstrate:

- BAL-12.5 separation distances for the existing dwelling on the Balance, and
- the potential for future habitable buildings on Lot 1, Lot 2 and Lot 3 to achieve a Bushfire Attack Level (BAL) rating of BAL-19 under Table 2.4.4 of AS 3959.

The BHMP demonstrates compliance with the acceptable solutions for subdivision under the Code and has been certified. It will accompany the final version of this report and will be provided to Brighton Council as part of a development application for the proposed subdivision.

Jim Mulcahy – Enviro-dynamics Pty Ltd
ACCREDITED BUSHFIRE ASSESSOR (BFP-159)
CERTIFICATE No: ED0745
DATE: 7 March 2023
Signed



Disclaimers

Bushfire hazard management

All reasonable steps have been taken to ensure that the information and advice contained in this report is an accurate reflection of the fire hazard affecting the proposed development at the time of the assessment and the hazard management measures necessary to meet the standards prescribed in C13.0 Bushfire Prone Areas Code (the Code) of the Tasmanian Planning Scheme - Brighton (the Scheme) and Australian Standard AS 3959-2018 (AS3959).

The prescribed hazard management measures are designed to reduce bushfire risk to future habitable buildings on the site. The effectiveness of these measures relies on their implementation in full and their maintenance for the life of the development. No liability can be accepted for actions by landowners or third parties that undermine or compromise the integrity of prescriptions and recommendations contained in this report.

Due to the unpredictable nature of bushfires, particularly under extreme weather conditions, landowners should be aware that implementation and maintenance of the hazard management measures outlined in this report cannot guarantee that a building will survive a bushfire event.

Planning Scheme provisions

This report and the attached Bushfire Hazard Management Plan (BHMP) address the requirements of the Code. In so doing, they define potential building areas which demonstrate the capacity of the proposed subdivision to support habitable buildings which can meet the requirements of BAL-19. It is the owners' responsibility to address any other planning requirements relating to use and development of the subject land. Nothing in this report or the attached BHMP should be taken to suggest or imply that the potential building areas will:

- satisfy all relevant provisions of the Scheme in respect of the current application for a four-lot subdivision, or
- at the time of any future applications to build on lots arising from the subdivision, satisfy any relevant provisions of the planning scheme in force at that time.

1. Introduction

The following Bushfire Hazard Report has been developed to address the provisions of C13.0 Bushfire-Prone Areas Code (the Code) of the Tasmanian Planning Scheme - Brighton (the Scheme) in respect of a proposed four lot subdivision at 173 Tea Tree Road, Brighton. The report provides an assessment of the bushfire hazard affecting the development and identifies protective features to ensure compliance with the Code in respect of hazard management areas (HMAs), access for firefighting and water supplies for firefighting.

The analysis in this report has been used to prepare a Bushfire Hazard Management Plan (BHMP) which demonstrates the capacity of future habitable buildings on Lot 1, Lot 2 and Lot 3 to meet the requirements of BAL-19 under AS 3959-2018 Construction of Buildings in Bushfire-Prone Areas (AS3959).

1.1 Site Details

<u>Landowners:</u>	Rob and Pat Carnevale
<u>Location:</u>	Carnevale vineyard, 173 Tea Tree Road, Brighton (Figure 1)
<u>Title:</u>	FR 128920/3 and 141458/1
<u>Municipality:</u>	Brighton Council
<u>Zoning:</u>	Rural Living (A)
<u>Scheme Overlays:</u>	Bushfire Prone Areas (whole site), Priority Vegetation Area (northern two thirds of the site), Low Landslip Hazard Band (steep slopes), Flood-prone Areas (riparian zone along Jordan River), and Waterway & Coastal Protection Area (riparian zone along Jordan River).
<u>Type of Development:</u>	Four (4) lot subdivision
<u>Date of Assessment:</u>	10 th January 2023
<u>Reference Number:</u>	ED0745

1.2 Site Description

The subject land (Carnevale Vineyard) is +/- 3.68 ha in a single title located on the eastern bank of the Jordan River approximately 1.1 km east of the Brighton town centre (Figure 1). The property is bound to the west by a riparian reserve managed by the Department of Natural Resources and the Environment (NRE). Frontage to Tea Tree Road to the east is provided through an access strip 3.6 m wide and the title benefits from Rights of Way over two adjoining access strips to the south, providing a combined access corridor 10.8 m wide. The existing

dwelling is serviced by a gravel driveway +/- 3.5 m wide, the first section of which is located within this access corridor and shared by two other properties.

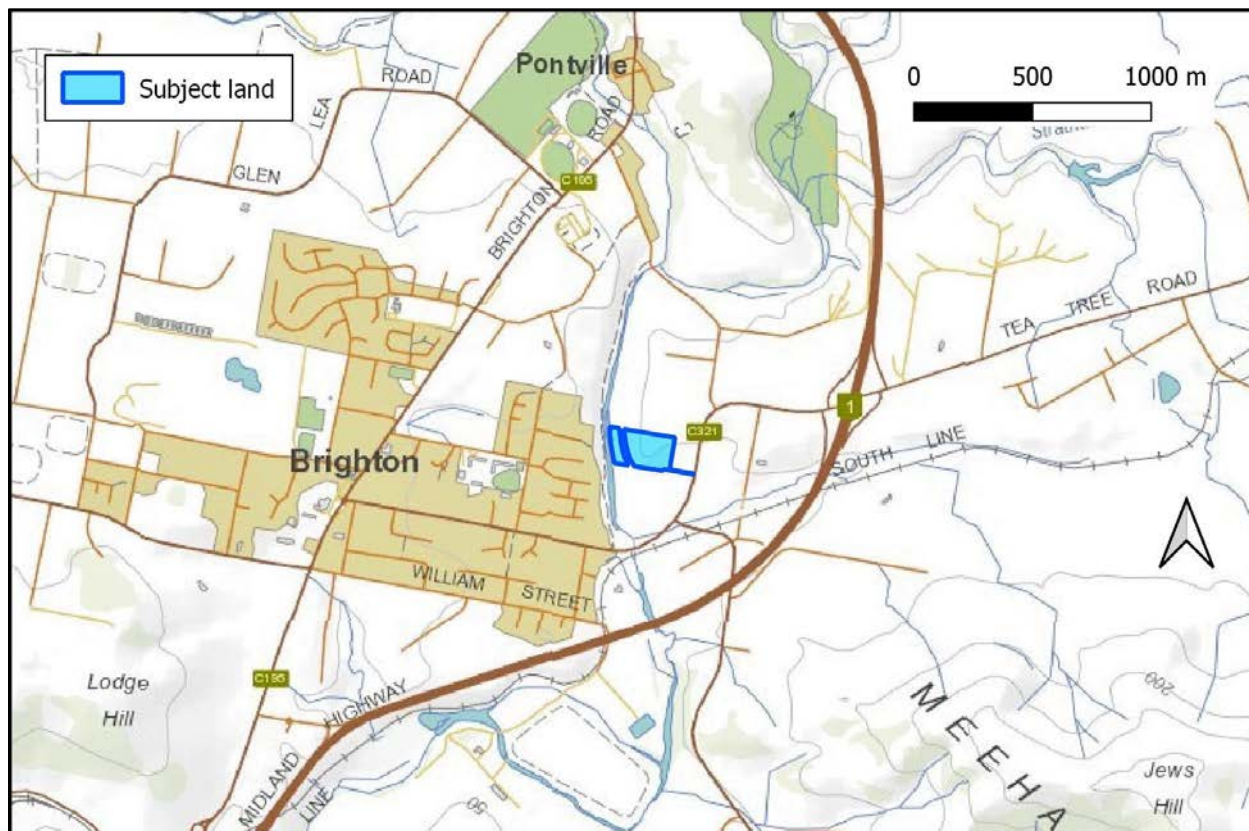


Figure 1 – Site Location (Source: theLIST 2023)

The existing dwelling is in the centre of the title at the western end of a broad spur and is surrounded by lawn and gardens. There is a vineyard occupying approximately 2500 m² to the southeast of the dwelling and a cultivated paddock occupying approximately 1500 m² to the northeast of the dwelling. The balance of the property is occupied by pasture comprising a mix of native and exotic species and corresponding to 'native grassland complex' (GCL) under the TASVEG4.0 classification system.

The site has a generally south-westerly aspect, with an altitudinal range of 25-55 m above sea level. Slopes vary from less than 5° on the spur in the northeast of the land to around 14° on the steep slopes west of the dwelling and running down to the floodplain of the Jordan River.

The property is serviced with power but not with reticulated water, and there are no fire hydrants nearby. The property is well serviced with water due to an entitlement to extract water from the river, but there is currently no dedicated firefighting water supply on site.

A context plan is provided at Figure 2. The property is bound to the west by a riparian reserve managed by the Department of Natural Resources and the Environment (NRE), beyond which lies developed residential land (General Residential zoning). It is surrounded in all other

directions by properties zoned Rural Living (A) that have all been developed for residential purposes. These properties vary in size from around 5000 m² (minimum lot size) to around 3.4 ha, and are typically occupied mainly by pasture/grassland.

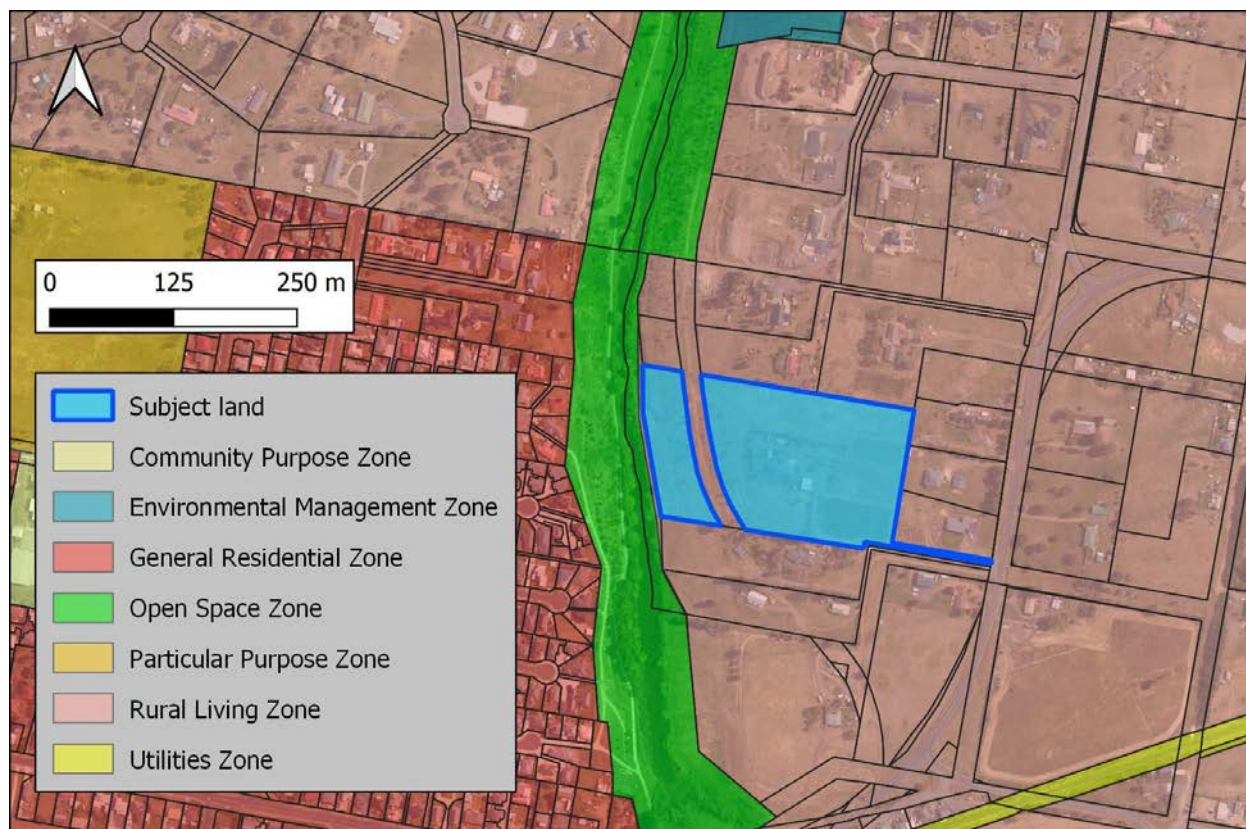


Figure 2 – Site Context Map (Source: theLIST 2023)

1.3 Development Proposal

The proposal plan from PDA Surveyors is included at Figure 3. The Balance lot will continue to be serviced by the existing driveway along the southern boundary. Access to Lot 1, Lot 2 and Lot 3 will be via a shared property access through an adjoining property to the northeast facilitated through Rights of Way. This adjoining property (CT 141458/1) is subject to a current permit for subdivision into two lots. The proposed Rights of Way will be along the southern boundary of Lot 1 on SP 177449 (Figure 3).

The proposed Rights of Way provide an across corridor to all lots at least 7.2 m wide (Figure 3):

- “Right of Way A’ is 3.6 m wide and passes across Lot 1 on SP 177449 to the benefit of Lot 1, Lot 2 and Lot 3,
- “Right of Way B’ is 3.6 m wide and passes across Lot 1 on SP 177449 and across Lot 3 to the benefit of Lot 1 and Lot 2, and
- “Right of Way C’ is 3.6 m wide and passes across Lot 1 on SP 177449 and across Lot 3 to the benefit of Lot 1.

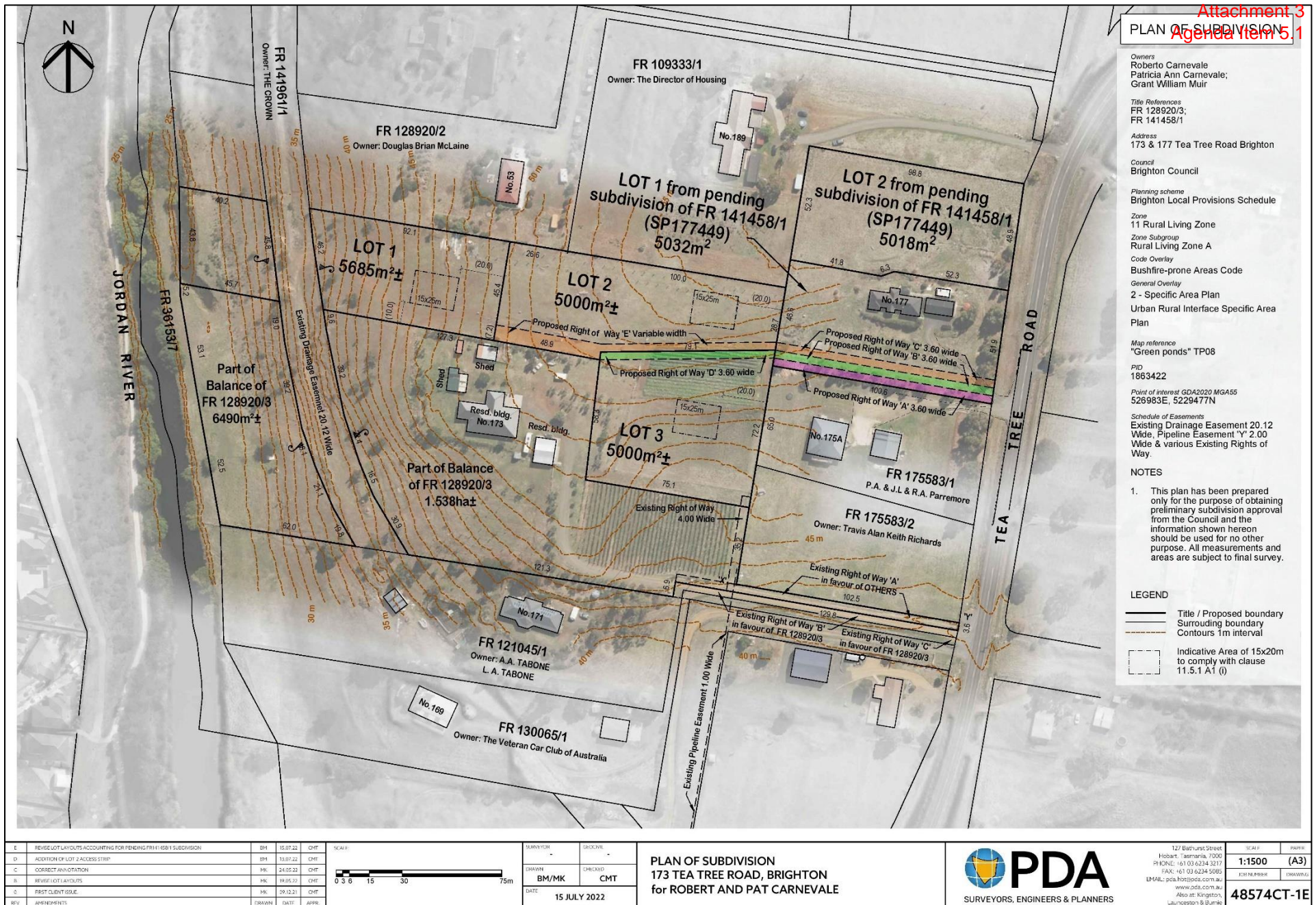


Figure 3 – Proposal Plan (PDA Surveyors, July 2022)

2. Bushfire Hazard Assessment

Bushfire Hazard

The bushfire hazard at the site is posed by fuel loads, slope and classified vegetation in the form of G(i) Grassland (actual and potential), C. Shrubland (actual and potential) and D. Scrub (potential).

Potential Bushfire Attack Mechanisms

Radiant heat, ember attack, wind, flame, and smoke are all potential mechanisms impacting the site.

Bushfire Threat

Most of the vegetation on and surrounding the site is pasture/grassland, which has the potential to be a bushfire hazard if not regularly managed. The most likely bushfire scenario for the site is probably a fire approaching from the north and running through grassland and scrub on the steep slopes east of the Jordan River. Under this scenario, the greatest bushfire threat to the site is from grassland and scrub downslope to the northwest and west, particularly if winds are north-westerly.

Fire History

The fire history layer on the LIST indicates no history of bushfire on the property or the immediate surrounds, but grassland and scrub on the steep slopes east of the Jordan River approximately 120 m north of the site was impacted by a bushfire in 2016 (Ethan Court Fire).

Fire Danger Index (FDI)

An FDI of 50 applies across Tasmania.

Classified Vegetation

Vegetation was assessed within 500 m of the existing habitable building and the indicative building areas for context, and in more detail within 100 m in all directions. For the purposes of this assessment and as per the classifications in Table 2.3 of AS 3959-2018:

- all pasture and grassland outside the immediate vicinity of existing habitable buildings has been classified as G(i) Grassland, and
- areas of shrubby weed infestation (e.g., gorse patches) and areas of regenerating cleared land dominated by shrubs have been variously classified as C. Shrubland (actual and potential) or D. Scrub (potential).

Significant Natural Values

The site is dominated by native grassland complex (GCL), which is a grassland induced by past management practices. It is a community typically dominated by spear grasses (*Austrostipa spp.*) and or wallaby grasses (*Rytidosperma spp.*) but containing a wide variety of exotic grasses and other exotic pasture species. The GCL at the site is in variable condition, with the more diverse grassland with a higher proportion of native species associated with the steep bank running down to the river on Lot 1 and the Balance lot.

There is a small area of native grassland dominated by kangaroo grass (*Themeda triandra*) at the western end of Lot 1 (GTL). Some GTL qualifies as a listed threatened community under Commonwealth legislation, but the GTL at this site does not meet the diversity thresholds required for it to be considered an example of the threatened community. The GTL at the site contains a small population of the grassland flax lily (*Dianella amoena*), which is listed as rare under Tasmanian legislation and as endangered under Commonwealth legislation.

The hazard management works required in support of the proposal do not intersect with the more diverse GCL, the GTL, or the grassland flax lily population. As a result, there should be no impact on any significant natural values because of bushfire hazard management works.

Hazard Assessment

The subject land and surrounds were surveyed by the author on 10th January 2023 with reference to the existing dwelling and indicative building areas. Information and images were collected which allowed assessment of Bushfire Attack Level (BAL) using Method 1 (Simplified Procedure) of AS3959 (see Figure 4 and Tables 1-4).

Note: The location of indicative building areas on Lot 1 and Lot 2 have been amended slightly from those shown on the proposal plan to ensure BAL-19 bushfire hazard management areas can be contained entirely within the lot boundaries.

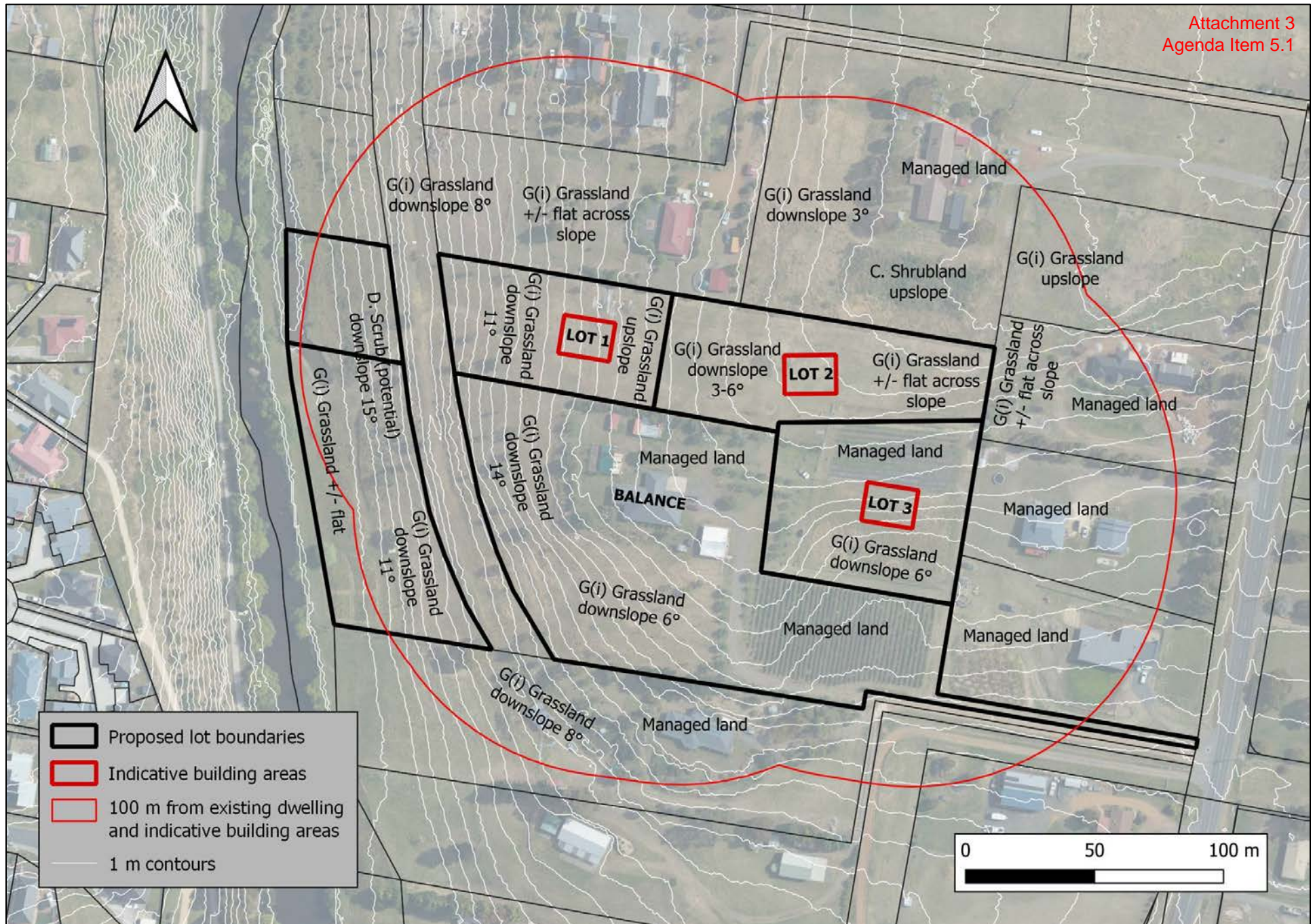


Figure 4 – Bushfire Hazard Assessment Map

Table 1 – Separation distance calculations for existing dwelling on the Balance

Direction	Vegetation Classification [#]	Effective Slope under vegetation	Approx. distance from dwelling (m)	Current BAL rating	Separation distance for BAL-12.5 (m)	Prescribed HMA separation distance
North	Low threat and non-veg. *	-	0-24	-	-	To boundary fence (24 m)
	G(i) Grassland	+/- flat across slope	24-100	BAL-12.5	14-<50	
East	Low threat and non-veg. *	-	0-46	-	-	22 m (for consistency)
	G(i) Grassland	Downslope 4 ⁰	46-100	BAL-12.5	16-<50	
South	Low threat and non-veg. *	-	0-9	-	-	22 m (for consistency)
	G(i) Grassland	Downslope 6 ⁰	9-100	BAL-29	19-<50	
Southwest	Low threat and non-veg. *	-	0-12	-	-	22 m
	G(i) Grassland	Downslope 11 ⁰	12-100	BAL-29	22-<50	
West	Low threat and non-veg. *	-	0-20	-	-	22 m
	G(i) Grassland	Downslope 14 ⁰	20-100	BAL-29	22-<50	
Northwest	Low threat and non-veg. *	-	0-20	-	-	22 m
	G(i) Grassland	Downslope 14 ⁰	20-80	BAL-29	22-<50	
	D. Scrub (potential)	Downslope 15 ⁰	80-100	BAL-12.5	-	

[#] Classification as per AS3959-2018 Figures 2.4(A)-2.4(G)

* Exclusion under AS3959-2009 2.2.3.2.

Table 2 - Separation distance calculations for indicative building area (IBA) on Lot 1

Direction	Vegetation Classification [#]	Effective Slope under vegetation	Approx. distance from IBA (m)	Current BAL rating	Separation distance for BAL-19 (m)	Prescribed HMA separation distance
North	G(i) Grassland	+/- flat across slope	0-100	BAL-FZ	10-<14	Minimum 10 m
East	G(i) Grassland	Upslope	0-100	BAL-FZ	10-<14	Minimum 10 m
South	G(i) Grassland	+/- flat across slope	0-40	BAL-FZ	10-<14	Minimum 10 m
	G(i) Grassland	Downslope 6 ⁰	40-100	BAL-12.5	-	
Southwest	G(i) Grassland	Downslope 11 ⁰	0-63	BAL-FZ	15-<22	15 m
	D. Scrub (potential)	Downslope 12 ⁰	63-85	BAL-12.5	-	
	G(i) Grassland	+/- flat	85-100	-	-	
West	G(i) Grassland	Downslope 11 ⁰	0-60	BAL-FZ	15-<22	15 m
	D. Scrub (potential)	Downslope 12 ⁰	60-86	BAL-12.5	-	
	G(i) Grassland	+/- flat	86-100	-	-	
Northwest	G(i) Grassland	Downslope 8 ⁰	0-100	BAL-FZ	13-<19	15 m (for consistency)

[#] Classification as per AS3959-2018 Figures 2.4(A)-2.4(G)* Exclusion under AS3959-2009 2.2.3.2 [#] Classification as per AS3959-2009 amendment 3, Table 2.3 and Figures 2.4(A)-2.4(G)

Table 3 – Separation distance calculations for indicative building area (IBA) on Lot 2

Direction	Vegetation Classification [#]	Effective Slope under vegetation	Approx. distance from IBA (m)	Current BAL rating	Separation distance for BAL-19 (m)	Prescribed HMA separation distance
North	G(i) Grassland	Upslope	0-13	BAL-FZ	10-<14	To boundary (minimum 13 m)
	C. Shrubland (actual and potential)	Upslope	13-40	BAL-19	13-<19	
	G(i) Grassland	+/- flat across slope	40-100	-	-	
East	G(i) Grassland	+/- flat across slope	0-100	BAL-FZ	10-<14	11 m (for consistency)
South	G(i) Grassland (actual & potential)	Downslope 5 ⁰	0-37	BAL-FZ	11-<16	To boundary (minimum 11 m)
	G(i) Grassland (actual & potential)	Downslope 8 ⁰	37-75	BAL-12.5	-	
	Low threat and non-veg. *	-	-	-	-	
West	G(i) Grassland	Downslope 3 ⁰	0-37	BAL-FZ	11-<16	11 m
	G(i) Grassland	Downslope 6-9 ⁰	37-100	BAL-12.5	-	

[#] Classification as per AS3959-2018 Figures 2.4(A)-2.4(G)* Exclusion under AS3959-2009 2.2.3.2 [#] Classification as per AS3959-2009 amendment 3, Table 2.3 and Figures 2.4(A)-2.4(G)

Table 4 – Separation distance calculations for indicative building area (IBA) on Lot 3

Direction	Vegetation Classification [#]	Effective Slope under vegetation	Approx. distance from IBA (m)	Current BAL rating	Separation distance for BAL-19 (m)	Prescribed HMA separation distance
North	Low threat and non-veg. *	-	0-23	-	-	10 m (for consistency)
	G(i) Grassland	Upslope	23-69	BAL-12.5	-	
	D. Scrub (potential)	+/- flat across slope	69-89	BAL-12.5	19-<27	
	G(i) Grassland	+/- flat across slope	89-100	-	-	
East	G(i) Grassland	+/- flat across slope	0-20	BAL-FZ	10-<14	10 m
	Low threat and non-veg. *	-	20-100			
South	G(i) Grassland	Downslope 6 ⁰	0-26	BAL-FZ	13-<19	13 m
	Low threat and non-veg. *	-	26-71	-	-	
	G(i) Grassland	Downslope 6 ⁰	71-100			
West	G(i) Grassland	+/- flat to upslope	0-36	BAL-FZ	10-<14	10 m
	Low threat and non-veg. *	-	36-100	-	-	

[#] Classification as per AS3959-2018 Figures 2.4(A)-2.4(G)* Exclusion under AS3959-2009 2.2.3.2 [#] Classification as per AS3959-2009 amendment 3, Table 2.3 and Figures 2.4(A)-2.4(G)

3. Bushfire Management Measures

The site is within the Bushfire-Prone Areas overlay of the Tasmanian Planning Scheme - Brighton (the Scheme). The existing habitable building and the indicative building areas are within 100 m of bushfire-prone vegetation as defined under AS3959, in the form of G(i) Grassland (actual and potential), C. Shrubland (actual and potential) and D. Scrub (potential).

The requirements for subdivision in a bushfire-prone area are set out under clause C13.6.1 of C13.0 Bushfire-Prone Areas Code (the Code) of the Scheme. They include:

- provision of hazard management areas (C13.6.1),
- access for firefighting (C13.6.2), and
- provision of water supply for firefighting purposes (C13.6.3).

The proposed subdivision must comply with the following clauses of the Code (shaded clauses in Table 5).

Table 5 – Compliance with C13.0

CLAUSE	ISSUE
C13.2	Application of Code
C13.3	Definition of Terms
C13.4	Use or Development Exempt from this Code
C13.5	Use Standards
C13.5.1	Vulnerable uses
C13.5.2	Hazardous uses
C13.6	Developments Standards for Subdivision
C13.6.1	Provision of hazard management areas (HMAs)
C13.6.2	Public and firefighting access
C13.6.3	Provision of water supply for firefighting purposes

3.1 Exemption (pursuant to existing dwelling on the Balance)

The context is such that there should be no increase in risk to the existing dwelling because of the proposed subdivision:

- the only management boundaries being brought closer to the dwelling are to the north and east, resulting in separation distances from grassland vegetation (actual and potential) of 23 m and 33 m respectively,
- these separation distances correspond to BAL-12.5 for the prevailing slopes in each direction, and
- this report provides the opportunity to inform the owners about the bushfire risk to the existing dwelling, to formalise hazard management areas, to improve water supplies for firefighting and to make recommendations in respect of construction standards and access for firefighting aimed at reducing bushfire risk (see section 3.2 and section 4 below).

Notwithstanding the fact that there is probably no increase in risk to the existing dwelling, the opportunity will be taken to prescribe a BAL-12.5 hazard management area and to deliver a compliant static water supply for firefighting.

In respect of property access, the existing driveway has been assessed as providing adequate access for firefighting purposes and pursuant to the exemptions provided under clause C13.6.3 A2 (a) of the Code, it is considered that there is insufficient increase in risk to the existing dwelling because of the proposal to warrant the mandating of any upgrades to the access.

3.2 Hazard Management Areas

The objectives of providing hazard management areas (HMAs) are:

- to facilitate an integrated approach between subdivision and subsequent building on a lot, and
- to 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.

HMAs provide cleared space between buildings and bushfire hazards. Any vegetation in these areas needs to be maintained in a low fuel state to protect buildings from direct flame contact, ember attack and intense radiant heat, thereby allowing them to be defended from lower intensity bushfires.

Further information on the maintenance of HMAs can be found at the Tasmania Fire Service (TFS) website:

<http://www.fire.tas.gov.au/Show?pagelId=colBuildingForBushfire>.

Requirements

In summary, the acceptable solutions under C13.6.1 A1 of the Code require that:

- 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:
 - (ii) shows the building area for each lot, and
 - (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 2.4.4 of AS3959.

Current conditions

- The existing dwelling is surrounded by lawn and gardens, beyond which lies pasture/grassland in all directions.
- The indicative building areas for Lot 1, Lot 2 and Lot 3 are surrounded by pasture/grassland (actual and potential) in all directions.
- There are small areas of weed infestation and regenerating cleared land (potential scrub) located to the west of the existing dwelling on the Balance, to the west of the indicative building area on Lot 1, and to the north of the indicative building area on Lot 2.

Compliance

- The bushfire hazard assessment indicates that existing and future habitable buildings require HMAs to provide separation distances from bushfire prone vegetation sufficient to meet the requirements of BAL-12.5 or BAL-19 under Table 2.4.4 of AS3959 (see Figure 4 and Tables 1-4).
- The Balance lot can accommodate an HMA meeting the requirements of BAL-12.5 entirely within the lot boundaries.
- Lot 1, Lot 2 and Lot 3 can all accommodate HMAs meeting the requirements of BAL-19 entirely within the lot boundaries.
- The BHMP at Attachment 1 defines HMAs with sufficient separation distances from bushfire prone vegetation to allow the existing habitable building on the Balance lot to meet the requirements of BAL-12.5 and for future habitable buildings on Lot 1, Lot 2 and Lot 3 to meet the requirements of BAL-19.

Maintenance of hazard management areas

- The HMA on the Balance lot must be established prior to sealing of the final plan.
- The HMAs for Lot 1, Lot 2 and Lot 3 must be established at the time of building on those lots.
- To minimise bushfire hazard to existing and future habitable buildings, HMAs must be maintained as low threat vegetation and/or non-vegetated land (as defined by Clause 2.2.3.2 of AS3959-2009) for the life of the development.
- The need to maintain effective HMAs into the future must be considered when planting gardens and landscaping. An annual inspection and maintenance of HMAs should be conducted prior to the bushfire season or any other identified period of high fire risk and any flammable material such as leaves, litter and wood piles should be removed.
- Establishment and maintenance of HMAs will require regular mowing, slashing or grazing of pasture/grassland such that it meets the definition of low-threat vegetation (eg less than 100 mm in height).

3.3 Public and Firefighting Access

The objectives for roads, property access and fire trails within a subdivision are:

- to allow safe access and egress for residents, fire fighters and emergency services personnel,
- to provide access to the bushfire-prone vegetation that allows both the property to be defended when under bushfire attack and for hazard management works to be undertaken,
- to provide access to water supplies for fire appliances,
- that design and construction allow for fire appliances to be manoeuvred, and
- that design allows connectivity, and where needed, offers multiple evacuation points.

Requirements

Property access is required to access a firefighting water point on all lots. The requirements for property access within a subdivision are detailed in C13.6.2 of the Code. In summary, the acceptable solutions are that:

- 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 firefighting, or
- b) A proposed plan of subdivision showing the location of property access to building areas is included in a bushfire hazard management plan that:

- (i) demonstrates proposed private accesses will comply with Table C13.2, and
- (ii) is certified by the TFS or an accredited person.

The following summarises the requirements for property access pursuant to Table C13.2 of the Code:

- o all- weather construction,
- o load capacity of at least 20 t, including for bridges and culverts,
- o minimum carriageway width of 4 m,
- o minimum vertical clearance of 4 m,
- o minimum horizontal clearance of 0.5 m from the edge of the carriageway,
- o cross falls of less than 3 degrees (1:20 or 5%),
- o dips less than 7 degrees (1:8 or 12.5%) entry and exit angle,
- o curves with a minimum inner radius of 10 m,
- o maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads, and
- o terminate with a turning area for fire appliances provided by one of the following:
 - a turning circle with a minimum outer radius of 10m, or
 - a property access encircling the building, or
 - a hammerhead “T” or “Y” turning head 4 m wide and 8 m long, and
- o where the property access is greater than 200 m in length (applicable to Lot 1):
 - passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

Current conditions

- Tea Tree Road is a sealed public road +/- 6.5 m wide along the frontage to the subject land.
- There is an existing gravel driveway servicing the existing dwelling on the Balance which is approximately 3 – 3.5 m wide.
- There is an existing sealed crossover at the proposed shared access point to service Lots 1, 2 and 3. This crossover currently services a dwelling on Lot 1 on SP177449 (currently part of CT 141458/1).

Compliance

- Tea Tree Road provides adequate road access to the site for firefighting purposes.

- The existing driveway has been assessed as providing adequate access for firefighting purposes and pursuant to the exemptions provided under clause C13.6.3 A2 (a) of the Code, it is considered that there is insufficient increase in risk to the existing dwelling because of the proposal to warrant the mandating of any upgrades to the access (see section 3.1 above).
- The indicative property access provisions shown on the BHMP at Attachment 1 demonstrate the capacity of Lot 1, Lot 2 and Lot 3 to accommodate property access compliant with the acceptable solutions under the Code.
- The proposed shared access via Rights of Way must secure access corridors at least 5 m wide to each lot. The proposed Rights of Way must appear in the Schedule of Easements submitted with the final plans for sealing.
- Property access to Lot 1, Lot 2 and Lot 3 must be constructed at the time of building on the lots and must be completed to a compliant standard prior to occupancy of any habitable buildings. At the time of construction, the owners/developers must ensure that property access complies in all respects with the provisions of Table C13.2, as outlined above.

3.4 Firefighting Water Supply

The objective in provision of water supply for firefighting purposes is that:

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

Requirements

The development occurs in an area not serviced with reticulated water supply and static water supplies will be required for firefighting purposes. The requirements for provision of static water supplies for firefighting purposes are detailed in C13.6.3 A2.

In summary, the acceptable solutions are that:

- a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for firefighting purposes,
- b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to firefighting, will be provided and located compliant with Table E5.

The following summarises the requirements for static water supplies for firefighting pursuant to Table E5 of the Code.

Distance between building area to be protected and water supply:

- The building area to be protected must be located within 90 m of the firefighting water point of a static water supply, and
- The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.

Static water supply requirements:

- May have a remotely located off-take connected to the static water supply,
- May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times,
- Must be a minimum of 10,000 litres per building area to be protected; this volume of water must not be used for any other purpose including firefighting sprinkler or spray systems,
- Must be metal, concrete or lagged by non-combustible materials if above ground, and
- If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: metal, non-combustible material, or fibre-cement a minimum of 6 mm thickness.

Fittings and pipework and accessories requirements

Fittings and pipework associated with a water connection point for a static water supply must:

- Have a minimum nominal internal diameter of 50 mm,
- Be fitted with a valve with a minimum nominal internal diameter of 50 mm,
- Be metal or lagged by non-combustible materials if above ground,
- If buried, have a minimum depth of 300 mm (compliant with AS/NZS 3500.1-2003 Clause 5.23),
- Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment,
- Ensure the coupling is accessible and available for connection at all times,
- Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length),
- Ensure underground tanks have either an opening at the top of not less than 250 mm dia. or coupling compliant with Table 4.3B, and

- If a remote offtake is installed, ensure the offtake is in a position that is visible; accessible to allow connection by firefighting equipment; at working height of 450–600 mm above ground level; and protected from possible damage, including damage by vehicles.

Signage for static water connections requirements:

The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with:

- Water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems, or
- the Tasmania Fire Service Guideline –
 - be marked with the letter “W” contained within a circle with the letter in upper case of not less than 100 mm in height,
 - marked in fade-resistant material with white reflective lettering and circle on a red background,
 - be located within one metre of the water connection point in a situation which will not impede access or operation, and
 - be no less than 400 mm above the ground.

Hardstand area for fire appliances requirements must be:

- No more than 3 m from the firefighting water point, measured as a hose-lay (including the minimum water level in dams, swimming pools and the like),
- No closer than 6 m from the building area to be protected,
- A minimum width of 3 m constructed to the same standard as the carriageway, and
- Connected to the property access by a carriageway equivalent to the standard of the property access.

Current conditions

- The subject land is not currently serviced with a dedicated firefighting water supply.

Compliance

- The indicative locations of firefighting water tanks and indicative hardstand provisions shown on the BHMP at Attachment 1 demonstrate the capacity of all lots to support static water supplies compliant with the Code.

- Static water supplies for firefighting to service the existing dwelling on the Balance lot must be provided prior to sealing of the final plans.
- Static water supplies for firefighting to service Lot 1, Lot 2 and Lot 3 must be provided at the time of building on the lots and must be completed to a compliant standard prior to occupancy of any habitable buildings. At the time of construction/installation, the owners/developers must ensure that new static water supplies for firefighting comply in all respects with the provisions of Table C13.5, as outlined above.

3.5 Construction Standards

The existing habitable building on the Balance was constructed prior to the current standards and is unlikely to comply with any BAL construction standards.

The attached BHMP only certifies that future habitable buildings constructed within the indicative building areas on Lot 1, Lot 2 and Lot 3 can achieve the separation distances required to allow construction to BAL-19 (Section 6 of AS3959).

Section 11F (2) (a) of the Tasmanian *Building Act 2016* provides that the attached BHMP can be utilised to satisfy the bushfire planning requirements of a subsequent application to build on lots arising from the subdivision for a period of six years from certification. To utilise the attached BHMP for a subsequent building application, construction would have to be within the designated building areas and construction standards would have to be at least BAL-19.

Should the owner of a lot arising from the subdivision wish to build at a different location to the designated building areas or to a different BAL construction standard then a new Bushfire Hazard Report and BHMP will be required.

4. Advice

The following recommendations do not form part of the bushfire hazard management requirements being certified under this report and the attached BHMP. They are provided as advice to the owners to reduce bushfire risk to the existing dwelling and to ensure effective bushfire hazard management planning for future dwellings on vacant lots.

Vacant lots

- a) Notwithstanding the provisions of Section 11F (2) (a) of the Tasmanian *Building Act 2016*, it is recommended that a new report and BHMP be commissioned at the time of constructing any new habitable buildings on lots arising from the subdivision. This will ensure that any vegetation changes in the intervening period can be taken into consideration and that the resulting BHMP is tailored to the actual building footprint and the circumstances prevailing at the time of the build.

Existing dwelling on the Balance

- a) During any periods of driveway construction or maintenance:
 - o ensure the drive provides a minimum 4 m carriageway width with an additional 0.5 m clearance to either side,
 - o ensure that a compliant hardstand area is provided within 3 m of the firefighting water point that does not impede traffic movement on the driveway proper, and
 - o provide a compliant passing bay at a suitable location along the drive.
- b) Assess the existing dwelling in the light of construction standards for BAL-12.5 and consider upgrading elements if appropriate to make them compliant with BAL-12.5.

5. Conclusion

The Bushfire Hazard Management Plan (BHMP) at Attachment 1 demonstrates the capacity of the proposed subdivision to comply with the Code and AS3959 in respect of 'Hazard management areas', 'Public and firefighting access' and 'Provision of water supply for firefighting purposes' and has been certified.

6. Limitations of BHMP

The bushfire protection measures outlined in the BHMP at Attachment 1 are based on a Fire Danger Index of 50 (FDI 50) which relates to a fire danger rating of 'very high'. Defending the property or sheltering within a structure constructed to AS3959-2009 on days when the fire danger rating is greater than 50 (i.e., 'severe' or higher) is not recommended.

Due to the unpredictable nature of bushfire behaviour and the impacts of extreme weather no structure built in a bushfire-prone area can be guaranteed to survive a bushfire. The safest option in the event of a bushfire is to leave the area early and seek shelter in a safe location.

4. Glossary and Abbreviations

AS – Australian Standard

BAL – Bushfire Attack Level – means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire (AS3959-2009).

BFP – Bush Fire Practitioner – a suitably qualified person accredited by the Tasmania Fire Service to undertake assessments of bushfire hazard and certify Bushfire Hazard Management Plans.

BHMP – Bushfire Hazard Management Plan – plan for individual house or subdivision identifying separation distances required between a habitable building(s) and bushfire prone vegetation based on the BAL for the site. The BHMP also indicates requirements for construction, property access and firefighting water.

FDI – fire danger index – relates to the chance of a fire starting, its rate of spread, its intensity and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long- and short-term drought effects (AS3959-2009).

ha – hectares; m – meters

HMA – Hazard Management Area – the area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.

5. References

AS3959-2018. Australian Standard for Construction of buildings in bushfire-prone areas. SAI Global Limited Sydney, NSW Australia.

Tasmanian Planning Scheme - Brighton.

<https://iplan.tas.gov.au/pages/plan/book.aspx?exhibit=tpsbri>

Building Act 2016. The State of Tasmania Department of Premier and Cabinet.

<https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025>

Building Act 2016. Director's Determination – Bushfire Hazard Areas v1.1 (2021)

DOC/17/62962. Director of Building Control.

https://www.cbos.tas.gov.au/__data/assets/pdf_file/0019/607006/Directors-Determination-Bushfire-Hazard-Areas-v1_1-2021.pdf

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet.

<https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110>.

LISTmap 2023. Land Information System Tasmania, Tasmania Government.

<https://maps.theLIST.tas.gov.au/listmap/app/list/map> .

APPENDIX 1 - Illustrative photos of access and vegetation

A. Access



Photo 1: Tea tree road on approach to the existing access



Photo 2: Junction of Tea Tree Road with the existing access (to the dwelling on Balance lot)



Photo 3: Existing access (to the dwelling on Balance lot)



Photo 4: Parking/turning area in the vicinity of the existing dwelling on the Balance



Photo 5: Tea Tree Road on approach to the proposed shared access for Lots 1-3



Photo 6: Junction of Tea Tree Road with proposed shared access to Lots 1-3 (facilitated through Rights of Way)



Photo 7: Alignment of proposed shared access to Lots 1-3 through Lot 1 on SP177449 (currently CT 141458/1)



Photo 8: Alignment of proposed shared access along the boundary between Lot 2 and Lot 3

B. Vegetation



Photo 9: Lawn and garden north of the existing dwelling on the Balance



Photo 10: Drive, lawn and garden east of the existing dwelling on the Balance



Photo 11: Grassland south of the existing dwelling on the Balance



Photo 12: Lawn and garden west of the existing dwelling on the Balance



Photo 13: Grassland beyond the garden west of the existing dwelling on the Balance



Photo 14: Grassland north of the indicative building area on Lot 1



Photo 15: Grassland east of the indicative building area on Lot 1 and north of the existing dwelling on the Balance



Photo 16: Grassland south of the indicative building area on Lot 1 and northwest of the existing dwelling on the Balance



Photo 17: Grassland west of the indicative building area on Lot 1

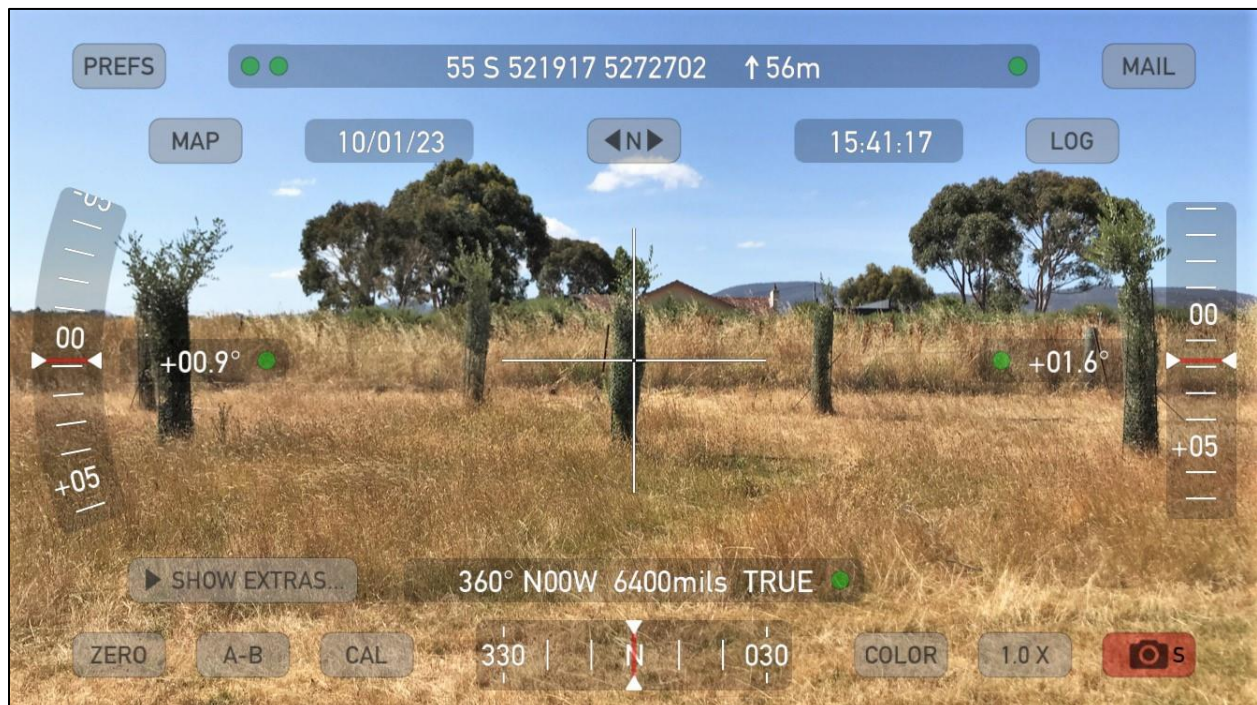


Photo 18: Grassland and shrubland north of the indicative building area on Lot 2



Photo 19: Grassland east of the indicative building area on Lot 2



Photo 20: Grassland and cultivated land (low threat) south of the indicative building area on Lot 2



Photo 21: Grassland west of the indicative building area on Lot 2



Photo 22: Grassland and cultivated land (low threat) north of the indicative building area on Lot 3



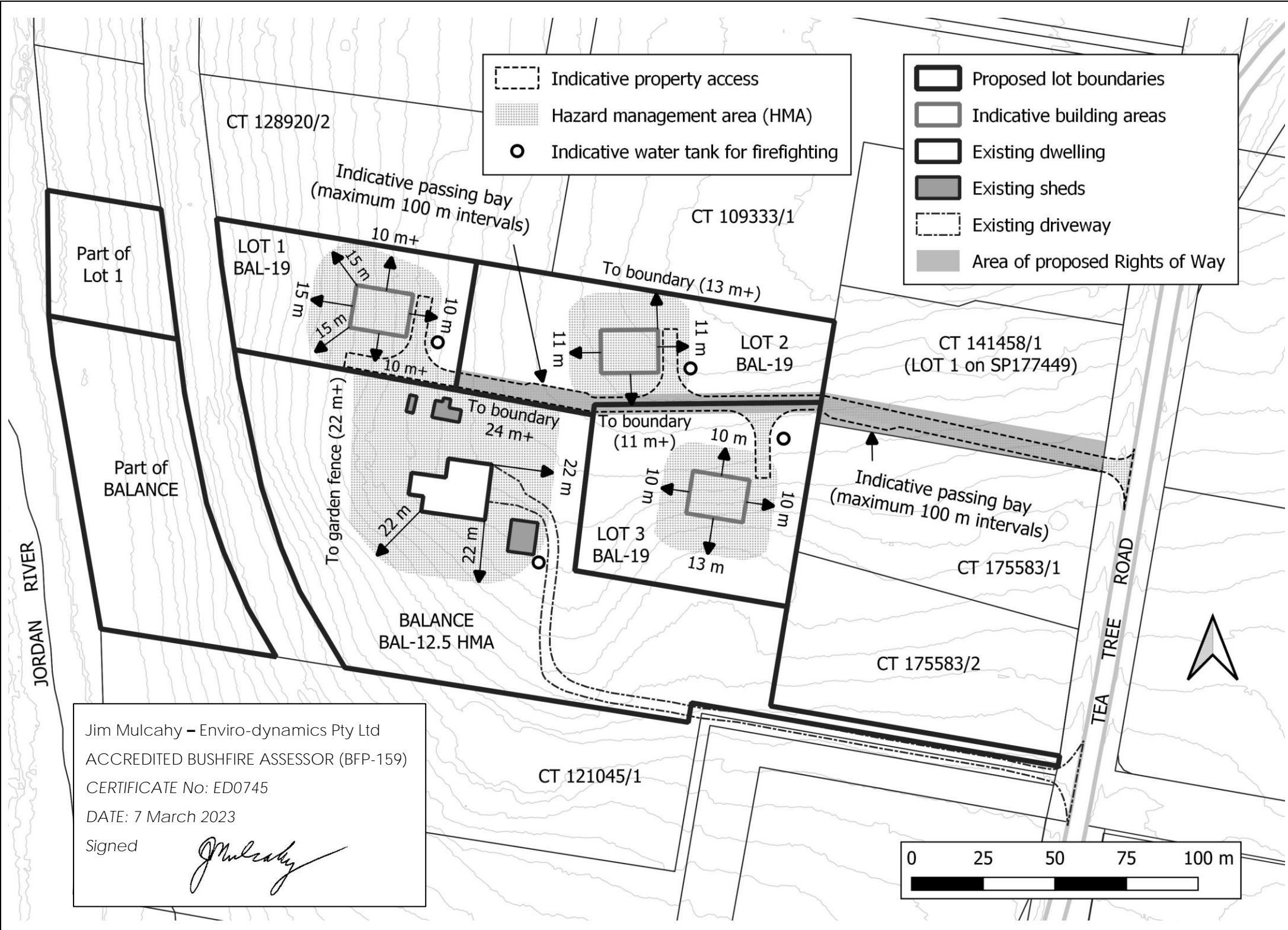
Photo 23: Grassland and managed land east of the indicative building area on Lot 3



Photo 24: Grassland and cultivated land (low threat) south of the indicative building area on Lot 3



Photo 25: Grassland and managed land west of the indicative building area on Lot 3



- 1. Exemptions**
- The existing driveway has been assessed as providing adequate access for firefighting purposes and pursuant to the exemptions provided under clause C13.6.3 A2 (a) of the Code, it is considered that there is insufficient increase in risk to the existing dwelling because of the proposal to warrant the mandating of any upgrades to the access.
- 2. Hazard Management Areas (HMAs)**
- The prescribed HMA on the Balance must be established prior to sealing of the final plans.
 - The prescribed HMAs on Lots 1-3 must be established at the time of building on the lots and completed prior to occupancy of any habitable buildings.
 - To be effective, HMAs must be maintained as 'low threat vegetation' or 'non-vegetated land' (as defined by Clause 2.2.3.2 of AS3959) for the life of the development.
 - No tree branches should overhang habitable buildings.
 - Trees & shrubs should be separated to create discontinuous 'clumps'.
 - Horizontal separation of at least 5 m should be maintained between tree canopies and low branches should be removed to create at least 2 m vertical separation between tree canopy and underlying shrubs or ground cover.
 - Grassland, pasture & lawn must be kept short (< 100 mm).
 - Fine fuels such as leaves, bark and twigs should be removed from the ground periodically, particularly leading into summer or any other identified period of high fire risk.
 - Flammable vegetation should not be retained or planted under or adjacent to habitable buildings (particularly decks, flammable cladding and glazed elements) or in corridors which can channel fire to habitable buildings.
 - Flammable material such as firewood, building materials, organic mulch and fuel should not be stored under nor adjacent to decks or habitable buildings.
- 3. Public and Firefighting Access**
- This plan shows indicative property access corridors to service Lots 1-3 which are 5 m wide and provide compliant turning areas.
 - Proposed Rights of Way to facilitate shared access must secure a minimum 5 m wide access corridor to each lot and must appear in the Schedule of Easements.
 - Property access to Lots 1-3 must be constructed at the time of building and must be compliant with Table C13.2 of the Code prior to occupancy of any habitable buildings.
- 4. Water Supply for Firefighting**
- This plan shows indicative water tanks for firefighting to service all lots located within 3 m of a hardstand, more than 6 m from building areas and within 90 m hose lay of the furthest parts of building areas.
 - Water supplies for firefighting to service the existing dwelling on the Balance must be provided prior to the sealing of final plans.
 - Water supplies for firefighting to service Lots 1-3 must be provided at the time of building and must be compliant with Table C13.5 of the Code prior to occupancy of any habitable buildings.
- 5. Construction Standards**
- This plan only certifies that future habitable buildings constructed within the indicative building areas on Lots 1-3 can achieve the separation distances required for BAL-19.

For: Rob and Pat Carnevale
Address: 173 Tea Tree Road, Brighton
Title: CT 128920/3
Assessment #: ED0745 March 2023



This plan is to be printed at A3 and read in conjunction with Bushfire Hazard Report for proposed 4 lot subdivision at 173 Tea Tree Road, Brighton (v1.1, March 2023)

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:

173 Tea Tree Road, Brighton 7030

Certificate of Title / PID:

CT 128920/3 (subdivision) and CT 141458/1 (access)

2. Proposed Use or Development**Description of proposed Use and Development:**

Four (4) lot subdivision

Applicable Planning Scheme:

Tasmanian Planning Scheme - Brighton

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision, 173 Tea Tree Road, Brighton	PDA Surveyors	15 July 2022	1E
Bushfire Hazard Report for proposed 4 lot subdivision at 173 Tea Tree Road, Brighton	Enviro-dynamics	March 2023	1.1
Bushfire Hazard Management Plan – for proposed 4 lot subdivision at 173 Tea Tree Road, Brighton	Enviro-dynamics	7 March 2023	1.1

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

4. Nature of Certificate

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

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

<input type="checkbox"/>	C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	C13.5.1 P1	
<input type="checkbox"/>	C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	C13.5.1 A3	Bushfire hazard management plan

<input type="checkbox"/>	C13.5.2 – Hazardous Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	C13.5.2 P1	
<input type="checkbox"/>	C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	C13.5.2 A3	Bushfire hazard management plan

<input checked="" type="checkbox"/>	C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	C13.6.1 P1	
<input type="checkbox"/>	C13.6.1 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	C13.6.1 A1 (b)	Provides BAL 12.5 for the existing dwelling on the Balance and BAL-19 for Lots 1, 2 and 3
<input type="checkbox"/>	C13.6.1 A1(c)	Consent for mechanism on title

<input checked="" type="checkbox"/>	C13.6.2 Subdivision: Public and firefighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	C13.6.2 P1	
<input checked="" type="checkbox"/>	C13.6.2 A1 (a)	Insufficient increase in risk (pursuant to existing dwelling on the Balance)
<input checked="" type="checkbox"/>	C13.6.2 A1 (b)	Access to for Lot 1, Lot 2 and Lot 3 complies with relevant Table

<input checked="" type="checkbox"/>	C13.6.3 Subdivision: Provision of water supply for firefighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	C13.6.3 A1 (c)	Water supply consistent with the objective
<input checked="" type="checkbox"/>	C13.6.3 A2 (a)	Insufficient increase in risk (pursuant to existing dwelling on the Balance)
<input checked="" type="checkbox"/>	C13.6.3 A2 (b)	Static water supply for Lot 1, Lot 2 and Lot 3 complies with relevant Table
<input type="checkbox"/>	C13.6.3 A2 (c)	Static water supplies consistent with the objective

5. Bushfire Hazard Practitioner


Name:	Jim Mulcahy	Phone No:	0424 505 184
Postal Address:	16 Collins Street Hobart 7001	Email Address:	jim.mulcahy@enviro-dynamics.com.au
Accreditation No:	BFP – 159	Scope:	1 & 3B, provisional 3C

6. Certification

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

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

Signed:
certifier



Name:

Jim Mulcahy

Date: 7/03/2023

Certificate Number: ED0745

(For Practitioner Use only)



Bushfire Hazard Report



Cover photo: view to north from the eastern part of the site.

Rezoning and Subdivision, 131 Cove Hill Road, Bridgewater

13 December 2022

Bushfire Hazard Report

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Overview

Project Detail

Project: Rezoning and Subdivision

Site Address: 131 Cove Hill Road, Bridgewater

PID: 7497734 and 9885252

CT Reference: 31616/1697 and 177664/105

Client: Brighton Council

Author: Adam Smee, Bushfire Hazard Practitioner

Accreditation No.: BFP-120

Scope of Accreditation: 1, 2, 3a, and 3b

Email: adam@southernplanning.com.au

Phone: 0404 439 402

Date: 13 December 2022

Version: v1.2

Executive Summary

This report considers the bushfire hazard posed to a proposed rezoning and subdivision of the above property. The report concludes that this hazard is acceptable provided that the development proceeds in accordance with the attached recommendations.

Introduction

Purpose

The purpose of this report is to consider the bushfire hazard posed to a subdivision proposed on a site within a bushfire prone area.

Scope

This Report has been prepared in accordance with the Tasmania Fire Service (TFS) Chief Officer's Bushfire Hazard Advisory Note no.4 (version 4.0). This Advisory Note prescribes the Chief Officer's Approved Form for a Bushfire Hazard Management Plan and the required content for a Bushfire Hazard Report. The Advisory Note states that a Bushfire Hazard Report is:

An investigation and assessment of bushfire risk to establish the level of hazard exposure, vulnerability, and the required mitigation to achieve an acceptable level of residual risk.

The scope of the report therefore includes identification of the level of bushfire threat that would be posed to future development upon the lots in accordance with the Australian Standard for *Construction of Buildings in Bushfire Prone Areas AS3959:2018* (the Standard). The report considers the vulnerability to bushfires of the proposed development and options for mitigation measures to reduce this risk. These options include identification of the appropriate construction requirements for future development upon the lots within the Standard. The report identifies the appropriate bushfire hazard mitigation measures provided within the *Bushfire-Prone Areas Code* (the Code) of the relevant planning scheme. The report provides a conclusion regarding the residual risk that would remain to development from the bushfire if these mitigation measures are implemented.

Limitations

The report is limited to an assessment of the bushfire hazard posed to the proposed development as prescribed in the Standard and as required by the Code. The report is also limited to an assessment of the bushfire hazard posed to the development at the time of writing and does not allow for factors that may subsequently increase this hazard, such as significant vegetation regrowth. The report does not offer comment on the environmental impact of the proposed development, including that of any vegetation management required to implement any recommended bushfire hazard mitigation measures.

Disclaimer

Given the above scope and limitations, no responsibility is taken by the author for any loss arising as a result of any matter not considered in the Standard or the Code. Neither is any responsibility taken by the author for any loss arising as result of failure to comply with the recommendations made in this report. Attention is drawn to the Standard's foreword which states that it is:

Primarily concerned with improving the ability of buildings in designated bushfire-prone areas to better withstand attack from bushfire thus giving a measure or protection to the building occupants (until the fire front passes) as well to the building itself.

Compliance with the Standard does not guarantee that no loss of life or property will occur as a result of bushfire, as further stated in the Standard:

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.

Attention is also drawn to current TFS advice which states that In Catastrophic Fire Danger Rating conditions:

Even very well-prepared buildings may not be safe. Residents in bushland areas should not plan to defend any building, regardless of any preparations they have made.

It should also be noted that the Fire Danger Index (FDI) prescribed for the design of buildings within bushfire prone areas in Tasmania is FDI50. However, please note that in extreme conditions the actual FDI may significantly exceed this figure and the bushfire protection measures identified in this report should not be relied upon in these situations.

The Author

The author is a qualified land use planner with over fifteen years' experience in local government; the majority spent working in planning in a rural context. The author has successfully completed the University of Technology Sydney's *Development and Building in Bushfire Prone Areas Short Course* and is accredited by the TFS to assess bushfire hazard and to certify Bushfire Hazard Management Plans for buildings or extensions and for subdivisions involving less than 10 lots.

Site Visit

A site visit was conducted on 27 November 2022.

Proposal

The proposal is to adjust the boundaries between the subject lots and to rezone the larger of the lots to be within the Light Industrial Zone. The proposal would effectively transfer a narrow strip of land (2763m² in area) contiguous with the northern boundary of the smaller lot (CT177664/105) to the larger lot (CT31616/1697). The proposal would result in a lot with an area of 2.43ha that has frontage and access to Cove Hill Road (lot 2). The proposal would also create a narrow lot on the southern boundary of the larger lot with an area of 3865m² (lot 1). The smaller lot would have frontage to Taylor Crescent. The larger lot would be rezoned to be within the Light Industrial Zone. The existing waste transfer station within the northern part of this lot would cease to operate. The land within the smaller lot would remain within the Open Space Zone.

The proposed development is not identified as a Vulnerable Use or a Hazardous Use by the Bushfire Prone Areas Code. However, given the proposed zoning of the larger lot, there is potential for the land to be used for hazardous uses. The potential for these uses to occur on the site has been taken into account in this assessment.

Site Description

The site is a parcel of land within the Bridgewater area that is owned by Brighton Council. The site is comprised of two titles. The larger of the subject titles (CT31616/1697) includes the Brighton Waste Transfer station. There is a building close to the frontage of this lot with Cove Hill Road. Another building containing a waste compactor is within the centre of the northern part of the lot. The lot is otherwise vacant save for the driveway and storage areas associated with the waste transfer station. The smaller of the subject lots is entirely vacant and appears intended solely to provide a connection between Taylor Crescent and the area of public open space to the east of the site.

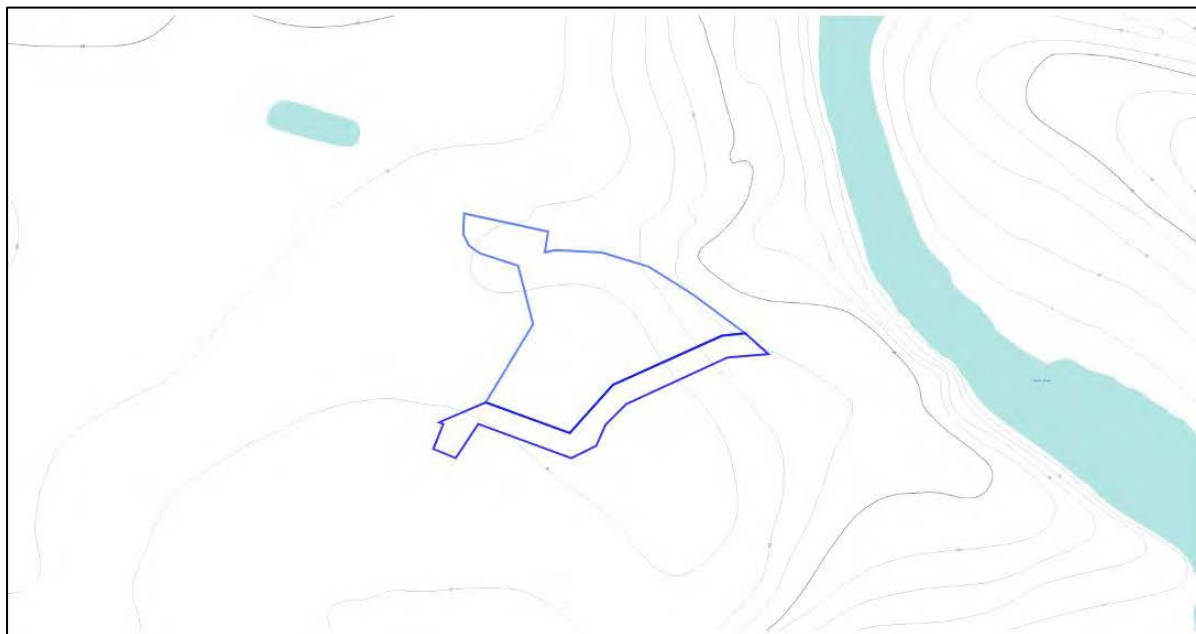
Industrial uses occur to the north of the site on the opposite side of Cove Hill Road. These uses include a metal recycling facility and a vehicle storage yard. The adjacent land to the west is vacant but industrial uses also occur further to the west. There is a residential area to the south of the site. There is public open space to the east of the site, between it and the Jordan River. The site is mapped within the Bushfire Prone Areas Overlay of the *Tasmanian Planning Scheme – Brighton*.



Aerial view of subject property (outlined in blue) and surrounding land (source: State Aerial Photo accessed via LISTmap 28/11/2022).

Topography

The site is relatively close to the Jordan River. The river is approximately 120m to the north-east of the site at its closest point. The river also extends to the east and south-east of the site. The site is generally above the level of the land between it and the river. The land to the west and north-west of the site rises away from the river. The site is at a similar level as the nearby land to the north and south.



Topographical relief (5m contours) of subject property (outlined in blue) and surrounding land (source: LISTmap accessed 28/11/2022).



Hillshade relief of subject property (outlined in blue) and surrounding land (source: LISTmap accessed 28/11/2022).

Site Assessment

Vegetation

There is limited vegetation on the industrial land to the north of the site. What vegetation there is in this direction is limited to maintained grassland and a roadside verge. Therefore, the vegetation to the north of the site is classified as low-threat in accordance with clause 2.2.3.2(f) of the Australian Standard. There are also non-vegetated areas in this direction including hardstand and storage areas that may also be classified as low-threat in accordance with clause 2.2.3.2(e).

The vacant land to the west of the site as well as the vacant parts of the site itself have been cleared of native vegetation. While some maintenance appears to occur upon this land it is classified within the Group G Grassland classification in accordance with Table 2.3 of the Australian Standard, as the extent of this maintenance is unknown. Similarly, while some maintenance appears to occur upon the public open space to the east, not all of the land between the site and the Jordan River is maintained, and the extent of what maintenance does occur is unknown. There is a band of remnant vegetation along the banks of the River in this direction but the majority of the land to the east of the site has been cleared. Therefore, the vegetation in this direction is also classified within the Group G Grassland classification.

Slope

The effective slope to the east of the site is downslope and between 5° and 10°. The site is level with the nearby land to the north and south so the effective slope in these directions is 0°. The effective slope to the west of the site is upslope and also 0°.

Distances

The proposal allows for adequate separation distances between the proposed building area and bushfire prone vegetation.

Bushfire Attack Level

Table 2.4.4 within the Standard prescribes Bushfire Attack Levels for buildings in bushfire prone areas based upon the relevant Fire Danger Index, the distance from unmanaged vegetation, the type of bushfire prone vegetation, and the gradient beneath the vegetation. A BAL assessment must be based upon the highest BAL posed to a site. As demonstrated in the attached Hazard Management Areas Table, the Bushfire Attack Level posed to the proposed building area would be BAL12.5.

Bushfire-Prone Areas Code

Provision of Hazard Management Areas

C13.6.1 Subdivision: Provision of hazard management areas

The proposal complies with acceptable solutions A1(a) and A1(b)(i) for the above clause. The proposal complies with acceptable solution A1(a) as an accredited person has certified that there is insufficient increase in risk from bushfire to warrant the provision of hazard management areas (HMA) for the proposed smaller lot (lot 1). As noted earlier in the report, this lot will remain within the Open Space Zone of the *Tasmanian Planning Scheme – Brighton* (the planning scheme). A review of the use table provided for the Open Space Zone at clause 29.2 of the planning scheme confirms that it generally does not allow habitable, vulnerable, or hazardous uses to occur within the zone. The narrow dimensions of the proposed smaller lot are considered to preclude any of the limited number of

habitable, vulnerable, or hazardous uses that are potentially allowed for in the Open Space Zone from occurring upon this land. Therefore, there is considered to be insufficient increase in risk from bushfire as a result of the proposal to warrant the provision of HMA upon the proposed smaller lot. The proposal complies with acceptable solution A1(b) as the attached proposed plan of subdivision shows all of the lots that are proposed within a bushfire prone area. The proposal complies with A1(b)(ii) and (iii) as the plan of subdivision shows a building area for the proposed larger lot (lot 2). The plans also shows hazard management areas between the building area and bushfire prone vegetation equal to or greater than the separation distances required for BAL19 in AS3959:2018. Acceptable solution A1(b)(iv) is met as the attached BHMP also shows hazard management areas between the building areas and bushfire prone vegetation equal to or greater than the separation distances required for BAL19 in AS3959:2018 and is certified by an accredited person. A1(c) is not relevant as HMA upon land external to the subdivision is not required.

Public and Fire Fighting Access

C13.6.2 Subdivision: Public and fire fighting access

The proposal complies with the acceptable solution A1(b) for this clause. Table C13.1 is not relevant as a new road is not proposed. The proposed property accesses are not required to provide access to a fire fighting water point so there are no specified design and construction requirements prescribed within Table 13.2 within the Code. Table 13.3 is not relevant as a fire trail is not proposed.

Provision of Water Supply for Fire Fighting Purposes

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

The proposal complies with acceptable solutions A1(a) and A1(b) for the above clause. The proposal complies with acceptable solution A1(a) as an accredited person has certified that there is insufficient increase in risk from bushfire to warrant the provision of water supply for fire fighting purposes for lot 1. As discussed above, there is considered to be limited potential for habitable, vulnerable, or hazardous uses to occur upon this lot. The proposal complies with acceptable solution A1(b) because the attached proposed plan of subdivision shows the layout of fire hydrants and building areas and is included in the attached BHMP as being compliant with the standards contained within Table C13.4.

Recommendations

The following bushfire hazard management and mitigation measures are required to achieve a tolerable level of residual risk for the proposed use and development.

Construction Requirements

Future habitable, vulnerable, or hazardous development upon lot 2 must comply with the general construction requirements prescribed within Section 3 and the specific requirements prescribed for a Bushfire Attack Level of BAL12.5 within Section 5 of the Australian Standard for the *Construction of Buildings in Bushfire Prone Areas AS3959:2018*.

Hazard Management Areas

- (a) The Hazard Management Areas (HMA) shown on the attached BHMP for lot 2 must be established and verified prior to occupancy of any future habitable, vulnerable, or hazardous development on the respective lot.

- (b) Hazard Management Areas (HMA) must be established substantially in accordance with the attached BHMP such that fuels are reduced sufficiently and other hazards are removed such that the fuels and other hazards do not significantly contribute to bushfire attack. The HMA must be maintained in such condition throughout the life of habitable development upon the lots.

Access

No recommendations regarding access.

Water Supply for Fire Fighting

A water supply for fire fighting must be provided for lot 2 in accordance with the requirements prescribed in Table C13.4 of the Bushfire Prone Areas Code. Specifically, the following requirements apply:

- (a) The building area must be located within 120m of the existing fire hydrants within the Cove Hill Road reservation, measured as a hose lay between the fire fighting water point and the furthest part of the building area.
- (b) The above fire hydrants should be checked by the developer to ensure that it complies with the *TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2nd Edition*. TasWater should be contacted if the hydrants are found not to comply.

Conclusion

The proposed use and development of the site would achieve and is likely to maintain a tolerable level of residual bushfire risk, for the future occupants of the lots and assets on the site and adjacent land, provided that the recommendations made above are implemented. Given the nature of the proposed development, it is considered unlikely to cause or contribute to the occurrence or intensification of bushfire on the site or on adjacent land. This conclusion is based upon:

- i) the nature, intensity, and duration of the proposed use,
- ii) the type, form, and duration of the proposed development,
- iii) the above Bushfire Attack Level assessment, and,
- iv) the nature of the above bushfire hazard mitigation measures recommended above.

In accordance with clause 3(5) of the Director's Determination - Bushfire Hazard Areas, a building surveyor may rely upon a BAL assessment that formed part of a BHMP prepared at the time of subdivision. Therefore, the attached BHMP may be relied upon for building compliance purposes for up to six years from the date of this report. A copy of the plan should be provided to any future owners of the proposed lots.



ADAM SMEE
ACCREDITED BUSHFIRE HAZARD PRACTITIONER (BFP-120)

Appendix (1) Site Folio plan



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



ANNEXURE SHEET No. 4 as attached to plan by Surveyor	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate above, and that certificate extends to the detail shown on this sheet.	Registered Number: S.P31616
Signed for the purpose of identification: Council Clerk	Surveyor: P. J. BOLAND Owner: DIRECTOR GENERAL OF HOUSING & INFRASTRUCTURE Title Reference:	Scale 1: 500 Measurements in Metres

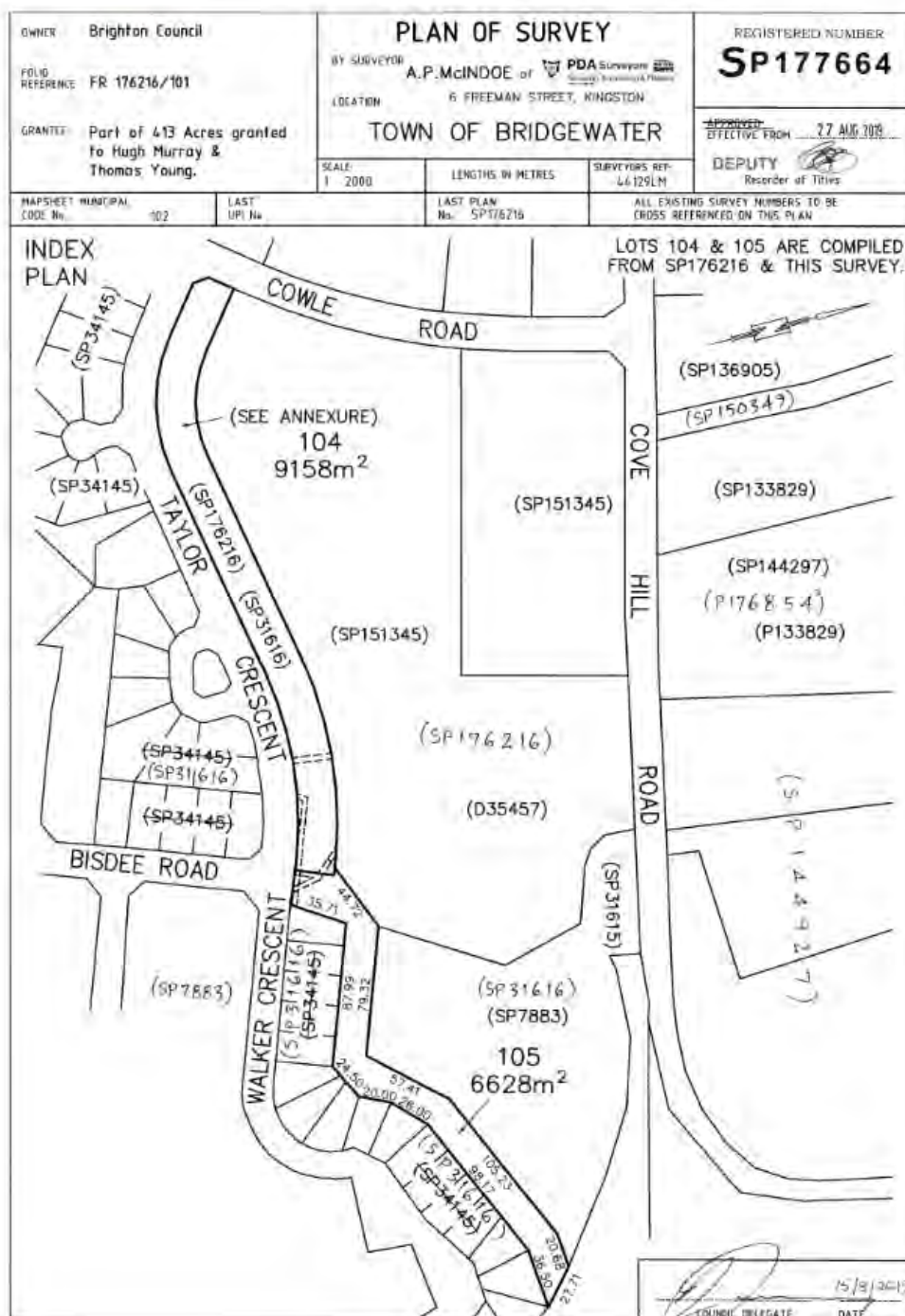


Note: subject property is lot 1697 on the above plan.

**FOLIO PLAN**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Search Date: 29 Nov 2022

Search Time: 07:15 AM

Volume Number: 177664

Revision Number: 03

Page 1 of 2

Department of Natural Resources and Environment Tasmania

www.thelist.tas.gov.au*Note: subject property is lot 105 on the above plan.*

Appendix (2) Hazard Management Areas Table*Building Area for Lot 2*

	North	East	South	West
Vegetation Type:	Low-threat	Group G Grassland		
Relationship to site:	Level/Upslope	Downslope	Level	Upslope
Effective slope:	0°	>5° to 10°	0°	0°
Separation distance available:	>100m	19m	14m	14m
Assessed BAL:	BAL-LOW	BAL12.5	BAL-LOW	BAL12.5
Proposed BAL:	BAL12.5			
HMA required:	14m*	19m	14m	14m

Notes: *including Cove Hill Road reservation.

Appendix (3) Site Photos



Photo 1: view to SSE from the section of Cove Hill Road to the north-east of the site.



Photo 2: view to south-east from the section of Cove Hill Road to the north-east of the site.



Photo 3: view to north-east from the section of Cove Hill Road to the north-east of the site.



Photo 4: view to north-east from access to site from Cove Hill Road.



Photo 5: view to north from opposite the access to the site from Cove Hill Road.



Photo 6: view to north-west from access to the site from Cove Hill Road.



Photo 7: view to west from site.



Photo 8: view to south-west from site.



Photo 9: view to SSW from site.



Photo 10: further Photo 9: view to SSW from eastern corner of site.



Photo 11: view to south-east from eastern corner of site.


Appendix (4) Proposed Subdivision Plans

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.

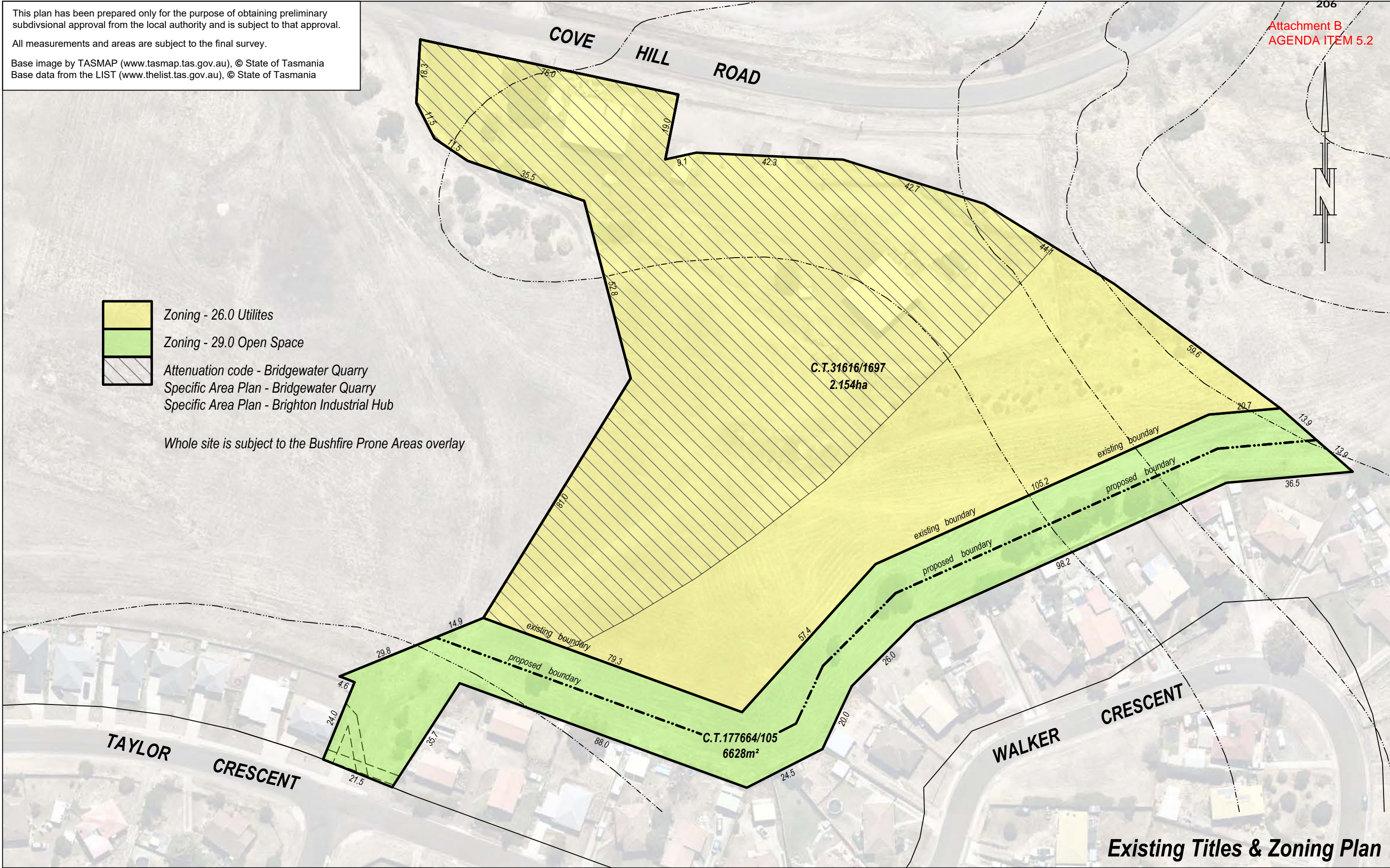
Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

Attachment B
AGENDA ITEM 5.2



- Zoning - 26.0 Utilites
- Zoning - 29.0 Open Space
- Attenuation code - Bridgewater Quarry
Specific Area Plan - Bridgewater Quarry
Specific Area Plan - Brighton Industrial Hub

Whole site is subject to the Bushfire Prone Areas overlay



Existing Titles & Zoning Plan

E				
D				
C				
B				
A	minor plan & notation changes	AB	7-11-22	AB
REV	AMENDMENTS	DRAWN	DATE	APPR.



UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

OWNER: Brighton Council
TITLE REFERENCE: C.T.177664/105 & C.T.31616/1697
LOCATION: Lot 105 Taylor Crescent & 131 Cove Hill Road
BRIDGEWATER

Proposed Subdivision

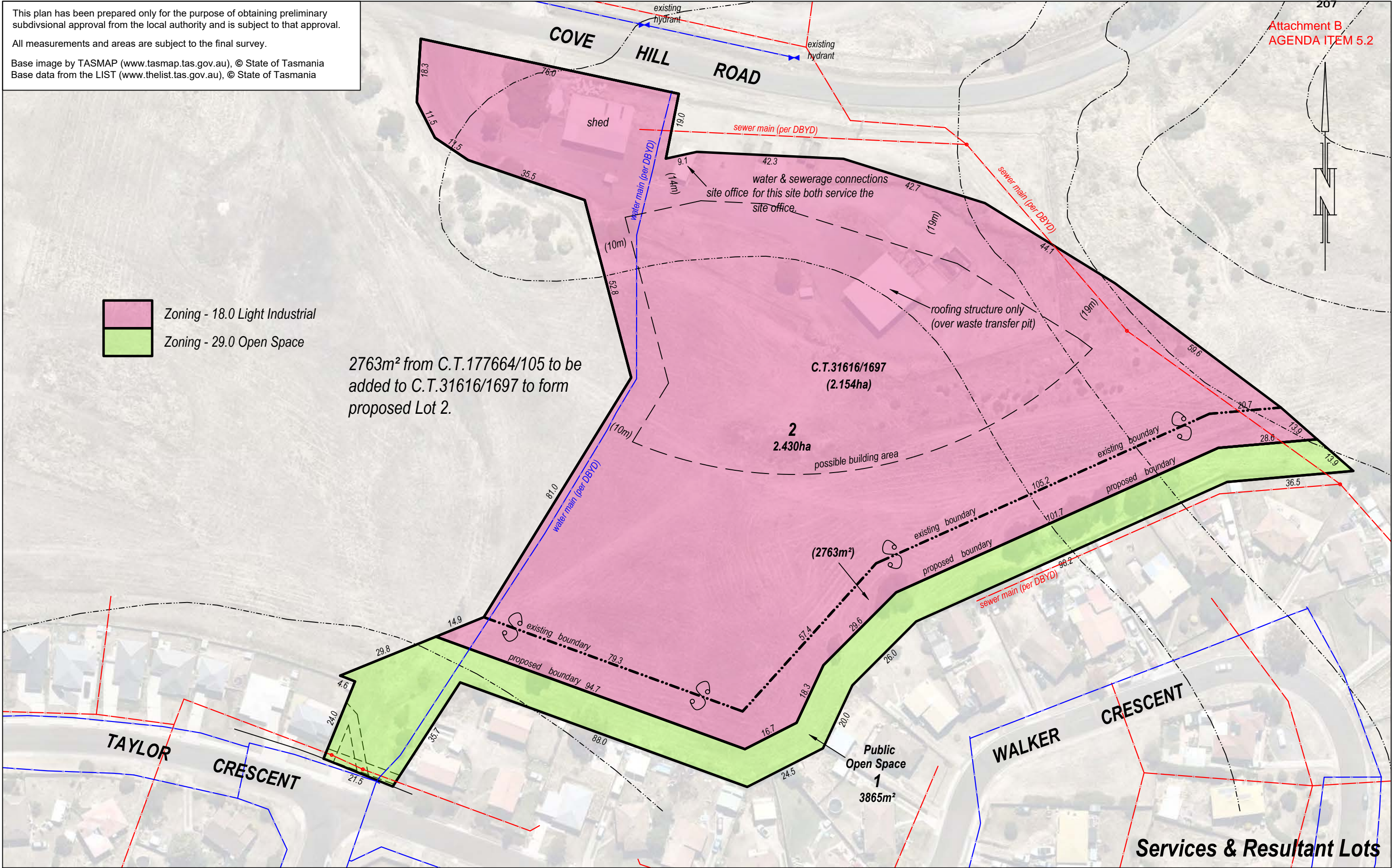
Date:	9-11-2022	Reference:	BRIGH22 14630-00
Scale:	1:1000 (A3)	Municipality:	BRIGHTON

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

Attachment B
AGENDA ITEM 5.2



E				
D	possible building area added (as per BHMP)	AB	14-11-22	AB
C	zoning changed, hydrants added	AB	9-11-22	AB
B	servie information added	AB	8-11-22	AB
A	minor plan & notation changes	AB	7-11-22	AB
REV	AMENDMENTS	DRAWN	DATE	APPR.



UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
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OWNER: Brighton Council
TITLE REFERENCE: C.T.177664/105 & C.T.31616/1697
LOCATION: Lot 105 Taylor Crescent & 131 Cove Hill Road
BRIDGEWATER

Proposed Subdivision		
Date:	14-11-2022	Reference: BRIGH22 14630-00
Scale:	1:1000 (A3)	Municipality: BRIGHTON

Appendix (5) Bushfire Hazard Management Plan



BHMP Endorsement

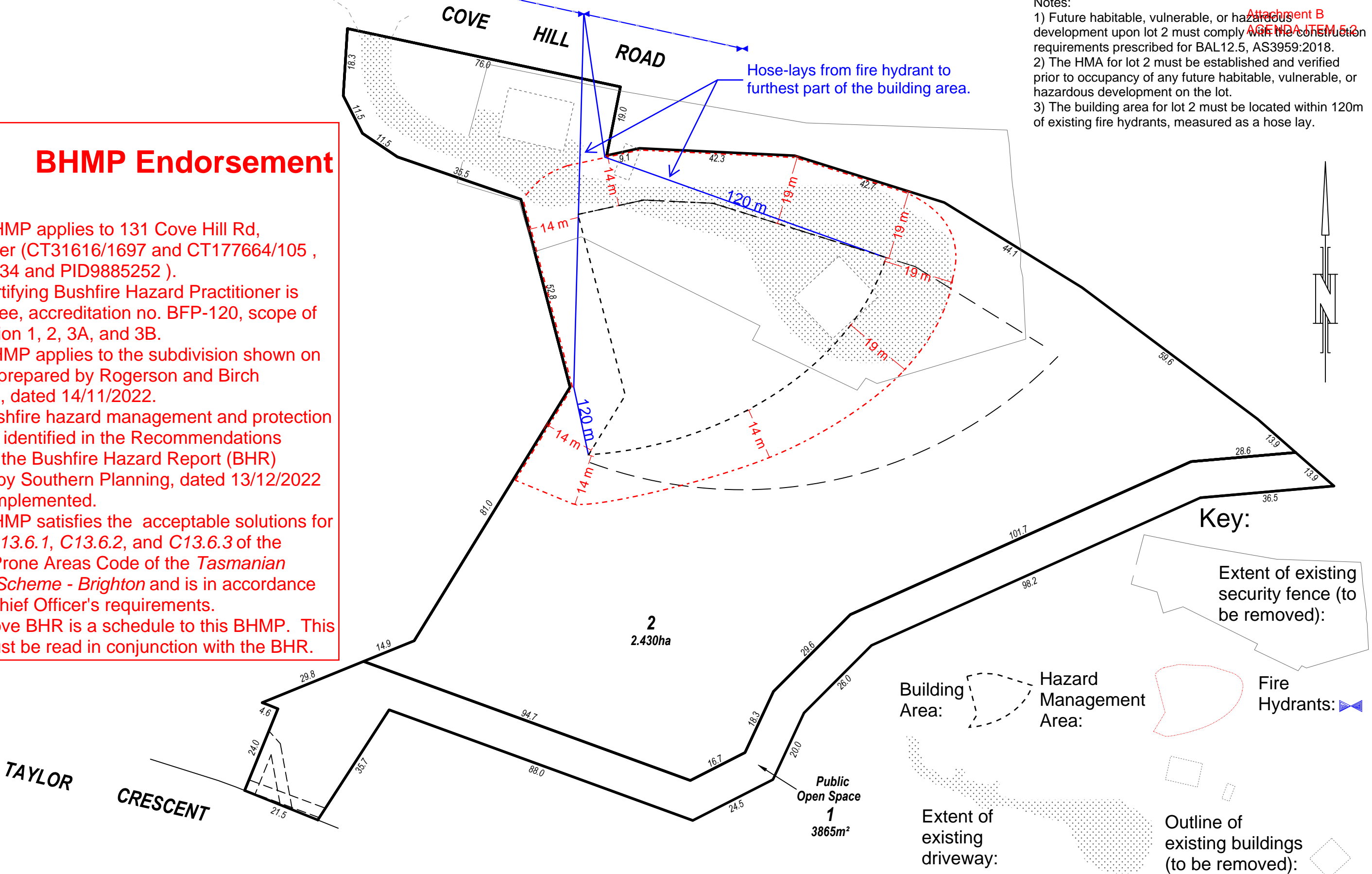
- a) This BHMP applies to 131 Cove Hill Rd, Bridgewater (CT31616/1697 and CT177664/105, PID7497734 and PID9885252).
- b) The certifying Bushfire Hazard Practitioner is Adam Smee, accreditation no. BFP-120, scope of accreditation 1, 2, 3A, and 3B.
- c) This BHMP applies to the subdivision shown on the plans prepared by Rogerson and Birch Surveyors, dated 14/11/2022.
- d) The bushfire hazard management and protection measures identified in the Recommendations section of the Bushfire Hazard Report (BHR) prepared by Southern Planning, dated 13/12/2022 must be implemented.
- e) This BHMP satisfies the acceptable solutions for clauses C13.6.1, C13.6.2, and C13.6.3 of the Bushfire Prone Areas Code of the *Tasmanian Planning Scheme - Brighton* and is in accordance with the Chief Officer's requirements.
- f) The above BHR is a schedule to this BHMP. This BHMP must be read in conjunction with the BHR.

Notes:

- 1) Future habitable, vulnerable, or hazardous development upon lot 2 must comply with the construction requirements prescribed for BAL12.5, AS3959:2018.
- 2) The HMA for lot 2 must be established and verified prior to occupancy of any future habitable, vulnerable, or hazardous development on the lot.
- 3) The building area for lot 2 must be located within 120m of existing fire hydrants, measured as a hose lay.

Attachment B
AGENDA ITEM 5.2

Hose-lays from fire hydrant to furthest part of the building area.



Key:

Extent of existing security fence (to be removed):

Building Area:

Hazard Management Area:

Fire Hydrants:

Extent of existing driveway:

Outline of existing buildings (to be removed):

2.0	Building area lot 2 reduced	AS	13/12/22	AS
1.0	Original	AS	30/11/22	AS
VER	AMENDMENTS	DRAWN	DATE	APPR



UNIT 1, 2 KENNEDY DRIVE
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PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

OWNER: Brighton Council
TITLE REFERENCE: C.T.177664/105 & C.T.31616/1697
LOCATION: Lot 105 Taylor Crescent & 131 Cove Hill Road
BRIDGEWATER

BHMP

Date:	13-12-2022	Reference:	BRIGH22 14630-00
Scale:	1:1000 (A3)	Municipality:	BRIGHTON

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:

131 Cove Hill Road

Certificate of Title / PID:CT 31616/1697 and CT 177664/105, PID 7497734
and PID 9885252**2. Proposed Use or Development****Description of proposed Use
and Development:**

Rezoning and Subdivision of One Lot and Balance

Applicable Planning Scheme:*Tasmanian Planning Scheme – Brighton***3. Documents relied upon**

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report	Adam Smee Southern Planning	13/12/2022	v1.2
Existing Titles & Zoning Plan – Proposed Subdivision	Rogerson and Birch Surveyors	9/11/2022	Rev A
Services & Resultant Lots – Proposed Subdivision	Rogerson and Birch Surveyors	14/11/2022	Rev D

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

4. Nature of Certificate

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

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

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

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

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

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

<input checked="" type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input checked="" type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input checked="" 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 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:**

Adam Smee

Phone No:

0404 439 402

Postal Address:

22 Jerrim Place, Kingston Beach

Email Address:

adam@southernplanning.com.au

Accreditation No:

BFP – 120


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:

Adam Smee

Date:

13/12/2022

Certificate Number:

PC SP2022-3A

(for Practitioner Use only)

Brighton Local Provisions Schedule

Amendment RZ 2023-004

The Brighton Local Provisions Schedule is amended as follows:

1. to insert the Burrows Avenue Specific Area Plan over the properties shown in Annexure 1.
2. to amend the Planning Scheme Ordinance to introduce the Burrows Avenue Specific Area Plan at clause BRI-S12.0 as shown in Annexure 2.

Instrument of Certification

The Brighton Council Planning Authority resolved at its meeting held on 14th March 2023 that Amendment RZ 2023-004 of the Tasmanian Planning Scheme including the Brighton Local Provisions Schedule meets the requirements specified in Section 32 of the Land Use Planning and Approvals Act 1993.

The Common Seal of the Brighton Council is affixed below, pursuant to the Council resolution of 16th May 2006, in the presence of:

General Manager

Annexure 1



Annexure 2

BRI-S12.0 Burrows Avenue Specific Area Plan**BRI-S12.1 Plan Purpose**

The purpose of the Burrows Avenue Specific Area Plan is:

BRI-S12.1.1	To provide for infrastructure required for subdivision or multiple dwelling developments.
BRI-S12.1.2	To provide for greater lot and housing diversity and residential amenity which respond to the constraints of the existing land-use pattern.
BRI-S12.1.3	To provide improved road and pedestrian network connectivity.
BRI-S12.1.4	To provide for landscaping that contributes to and improves the character of the area.
BRI-S12.5.1	To provide for the construction of the undeveloped road reserve and encourage subdivision in Precinct A.

BRI-S12.2 Application of this Plan

BRI-S12.2.1	The specific area plan applies to the area of land designated as Burrows Avenue Specific Area Plan on the overlay maps.
BRI-S12.2.2	In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, or in addition to, the provisions of: (a) 8.0 General Residential zone as specified in the relevant provision.

BRI-S12.3 Local Area Objectives**BRI-S12.3.1 Local Area Objectives – Precinct A**

Sub-clause	Area Description	Local Area Objectives
BRI-S12.3.1	Precinct A, shown on overlay map as BRI-12.1.	The local area objectives for the Precinct A are to: (a) facilitate the development of the road reserve as a public

		access for vehicle and pedestrian thoroughfare. (b) facilitate new residential development with lots fronting the road reserve.
--	--	--

BRI-S12.4 Definition of Terms

Precinct A	means the area of land shown in Figure BRI-S12.2 as Precinct A
------------	--

BRI-S12.5 Use Table

This sub-clause is not used in this specific area plan.

BRI-S12.6 Use Standards

This sub-clause is not used in this specific area plan.

BRI-S12.7 Development Standards for Buildings and Works

BRI-S12.7.1 Frontage Infrastructure

This clause is in addition to General Residential Zone – Clause 8.4 Development Standards for Dwellings

Objective:	To provide for: (a) full infrastructure services in an urbanised environment that contributes to the orderly development of the area and improves road and pedestrian network connectivity. (b) landscaping of lots, roads and public open spaces that improves amenity. (c) stormwater management.	
Acceptable Solutions		Performance Criteria
A1 Multiple dwelling developments must provide public infrastructure for the length of the frontage including:		P1 (a) Multiple dwelling developments must provide a reasonable level of public infrastructure for the length of the frontage, having regard to:

<ul style="list-style-type: none"> a) kerb & gutter; b) footpaths 1.5m wide or to complement existing footpaths; c) parking bays; and d) landscaping in the nature strip. 	<ul style="list-style-type: none"> (i) provision of safe and convenient pedestrian, cycling, parking and vehicle movements to and from the site and nearby roads; (ii) any land constraints that restricts the provision of infrastructure; (iii) existing landscaping and infrastructure along the frontage; (iv) any traffic impact assessment; (v) any advice from the relevant road authority; <p>or</p> <p>(b) If Council has adopted an Infrastructure Policy for this area, an agreement under Part 5 – Section 71 of the Act is entered into and registered on the title providing for the schedule of costs and developer contributions towards infrastructure.</p>
---	---

BRI-S12.7.2 Landscaping

This clause is in addition to General Residential Zone – Clause 8.4 Development Standards for Dwellings

<p>Objective:</p> <p>To :</p> <ul style="list-style-type: none"> a) encourage attractive landscaping on multiple dwelling lots. b) improve stormwater management. 	
<p>A1</p> <p>Multiple dwelling developments must provide landscaping for each dwelling which includes a minimum of:</p> <ul style="list-style-type: none"> a) 1 tree per unit which is able to provide shade at maturity; 	<p>P1</p> <p>Multiple dwelling development must provide a reasonable level of landscaping, having regard to:</p> <ul style="list-style-type: none"> (a) Existing vegetation on site; (b) Areas to be landscaped; (c) The topography of the site

b) not less than 25% of the site to be free from impervious surfaces; and c) not less than 5% of the car parking areas to be landscaped	(d) Surface finishes of paths and driveways; and (e) Fencing; (f) Proposed planting (g) Location of infrastructure
--	---

BRI-S12.7.3 Housing diversity

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings

Objective:	To provide a range and mix of dwelling and household types.	
Acceptable Solutions	Performance Criteria	
A1 Multiple dwelling development consisting of 5 or more dwellings must have not less than 20% of dwellings, (rounded to the nearest whole number), containing a different number of bedrooms.	P1 Multiple dwelling development consisting of 5 or more dwellings must have a diverse mix of dwelling types, having regard to the <ul style="list-style-type: none"> (a) existing housing types in the surrounding area; (b) topography; and (c) lot size. 	

BRI-S12.7.4 Development and works in Precinct A

This clause is in addition to General Residential Zone – Clause 8.4 Development Standards for Dwellings

Objective:	That buildings and works do not prejudice the future utilisation of land for urban development.	
A1 Building and works must be: <ul style="list-style-type: none"> (a) for alterations or an addition to an existing dwelling; or (b) be on a lot that has been created in accordance with the development framework in Figure BRI-S12.2, 	P1 Building and works must not preclude or hinder the effective implementation of the development framework having regard to: <ul style="list-style-type: none"> a) Streetscape character and amenity b) Existing use and development c) opportunities for passive surveillance d) local area objective 	

BRI-S12.8 Development standards for Subdivision

BRI-S12.8.1 Subdivision - Precinct A

This clause is in addition to General Residential Zone – Clause 8.6 Development Standards for Subdivision

Objective:	<p>In Precinct A to provide :</p> <ul style="list-style-type: none"> a) for development of a road in the road reserve b) for improved road and pedestrian connections. c) promoting lots that have frontage to the Precinct A road reserve. d) encouraging the orderly and efficient subdivision of land.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Subdivision must be consistent with the Precinct A development framework.</p>	<p>P1</p> <p>(a) The layout of lots, roads and pedestrian connections must be compatible with the development framework in Figure BRI-S12.3 having regard to:</p> <ul style="list-style-type: none"> (i) demonstrated site constraints; (ii) local area objectives; (iii) topography; (iv) provision of necessary road and service infrastructure; (v) any relevant codes; and (vi) any advice received from the road authority. <p>or</p> <p>(b) If Council has adopted an Infrastructure Policy for this area, an agreement under Part 5 – Section 71 of the Act is entered into and registered on the title providing for the schedule of costs and developer contributions towards infrastructure.</p>

Figure BRI-S12.1 – The Burrows Avenue Specific Area Plan Area



Figure Bri-S12.2 – Precinct A Area

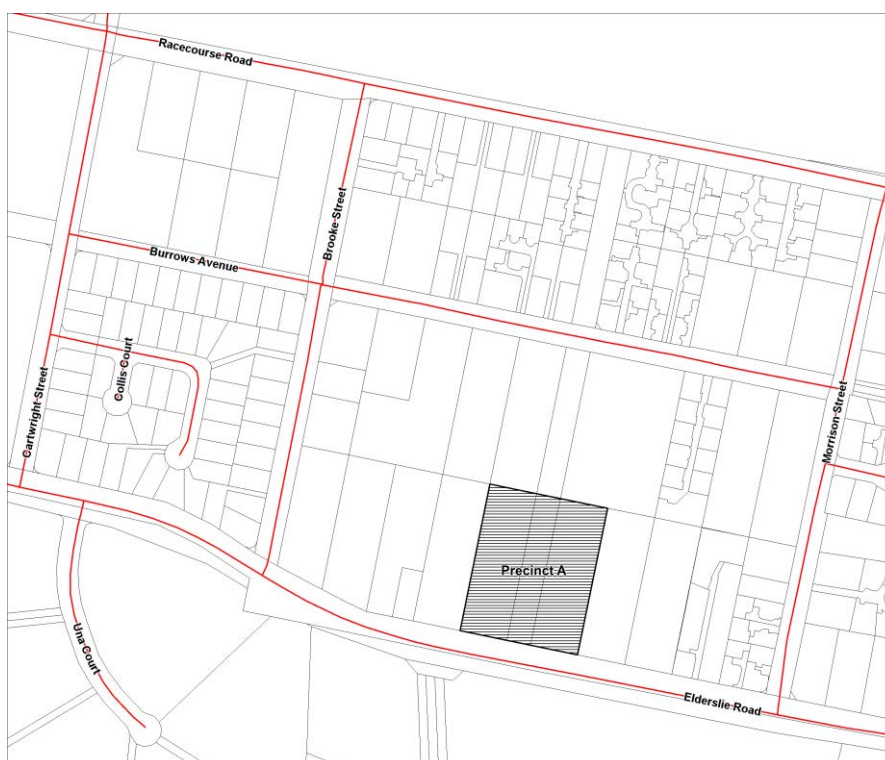


Figure BRI – S12.3 – The Burrows Avenue Specific Area Plan Precinct A Development Framework



Property List

Street Address, Brighton	Certificate of Title Vol/Folio reference
38 Racecourse Road, Brighton	110617/1
40 Racecourse Road, Brighton	16591/0
1/40 Racecourse Road, Brighton	169591/1
2/40 Racecourse Road, Brighton	169591/2
3/40 Racecourse Road, Brighton	169591/3
4/40 Racecourse Road, Brighton	169591/4
5/40 Racecourse Road, Brighton	169591/5
42 Racecourse Road, Brighton	149650/
1/42 Racecourse Road, Brighton	149650/1
2/42 Racecourse Road, Brighton	149650/2
3/42 Racecourse Road, Brighton	149650/3
4/42 Racecourse Road, Brighton	149650/4
5/42 Racecourse Road, Brighton	149650/5
6/42 Racecourse Road, Brighton	149650/6
7/42 Racecourse Road, Brighton	149650/7
8/42 Racecourse Road, Brighton	149650/8
9/42 Racecourse Road, Brighton	149650/9
44 Racecourse Road, Brighton	157517/0
1/44 Racecourse Road, Brighton	157517/1
2/44 Racecourse Road, Brighton	157517/2
44A Racecourse Road, Brighton	158551/0
1/44A Racecourse Road, Brighton	158551/1
2/44A Racecourse Road, Brighton	158551/2
3/44A Racecourse Road, Brighton	158551/3
4/44A Racecourse Road, Brighton	158551/4
46 Racecourse Road, Brighton	157695/0
1/46 Racecourse Road, Brighton	157695/1
2/46 Racecourse Road, Brighton	157695/2
48 Racecourse Road, Brighton	159143/0
1/48 Racecourse Road, Brighton	159143/1
2/48 Racecourse Road, Brighton	159143/2
3/48 Racecourse Road, Brighton	159143/3

Property List

Attachment B
AGENDA ITEM 5.3

4/48 Racecourse Road, Brighton	159143/4
5/48 Racecourse Road, Brighton	159143/5
6/48 Racecourse Road, Brighton	159143/6
7/48 Racecourse Road, Brighton	159143/7
48A Racecourse Road, Brighton	16843/8
48B Racecourse Road, Brighton	183968/0
1/48B Racecourse Road, Brighton	183968/1
2/48B Racecourse Road, Brighton	183968/2
3/48B Racecourse Road, Brighton	183968/3
4/48B Racecourse Road, Brighton	183968/4
5/48B Racecourse Road, Brighton	183968/5
6/48B Racecourse Road, Brighton	183968/6
7/48B Racecourse Road, Brighton	183968/7
48D Racecourse Road, Brighton	164843/5
50 Racecourse Road, Brighton	146124/8
52 Racecourse Road, Brighton	146124/7
54 Racecourse Road, Brighton	146124/6
56 Racecourse Road, Brighton	146124/5
58 Racecourse Road, Brighton	146124/4
60 Racecourse Road, Brighton	146124/3
60A Racecourse Road, Brighton	146124/2
62 Racecourse Road, Brighton	146124/1
62A Racecourse Road, Brighton	174664/8
62B Racecourse Road, Brighton	176322/0
1/62B Racecourse Road, Brighton	176322/1
2/62B Racecourse Road, Brighton	176322/2
62C Racecourse Road, Brighton	174664/6
62D Racecourse Road, Brighton	174664/5
62E Racecourse Road, Brighton	174664/4
64 Racecourse Road, Brighton	105330/1
66 Racecourse Road, Brighton	241416/3
68 Racecourse Road, Brighton	239948/5
70 Racecourse Road, Brighton	239948/7
72 Racecourse Road, Brighton	150382/102

Property List

Attachment B
AGENDA ITEM 5.3

10 Burrows Avenue, Brighton	130608/22
11 Burrows Avenue, Brighton	130608/15
12 Burrows Avenue, Brighton	130608/21
13 Burrows Avenue, Brighton	168209/0
1/13 Burrows Avenue, Brighton	168209/1
2/13 Burrows Avenue, Brighton	168209/2
3/13 Burrows Avenue, Brighton	168209/3
4/13 Burrows Avenue, Brighton	168209/4
5/13 Burrows Avenue, Brighton	168209/5
6/13 Burrows Avenue, Brighton	168209/6
7/13 Burrows Avenue, Brighton	168209/7
8/13 Burrows Avenue, Brighton	168209/8
9/13 Burrows Avenue, Brighton	168209/9
10/13 Burrows Avenue, Brighton	168209/10
11/13 Burrows Avenue, Brighton	168209/11
14 Burrows Avenue, Brighton	130608/20
14A Burrows Avenue, Brighton	162247/0
1/14A Burrows Avenue, Brighton	162247/1
2/14A Burrows Avenue, Brighton	162247/2
14B Burrows Avenue, Brighton	163244/0
1/14B Burrows Avenue, Brighton	163244/1
2/14B Burrows Avenue, Brighton	163244/2
15 Burrows Avenue, Brighton	130608/12
16 Burrows Avenue, Brighton	156434/7
16A Burrows Avenue, Brighton	165681/0
1/16A Burrows Avenue, Brighton	165681/1
2/16A Burrows Avenue, Brighton	165681/2
16B Burrows Avenue, Brighton	156890/0
1/16B Burrows Avenue, Brighton	156890/1
2/16B Burrows Avenue, Brighton	156890/2
18A Burrows Avenue, Brighton	156899/0
1/18A Burrows Avenue, Brighton	156899/1
2/18A Burrows Avenue, Brighton	156899/2

Property List

Attachment B
AGENDA ITEM 5.3

18B Burrows Avenue, Brighton	159496/0
1/18B Burrows Avenue, Brighton	159496/1
2/18B Burrows Avenue, Brighton	159496/2
3/18B Burrows Avenue, Brighton	159496/3
4/18B Burrows Avenue, Brighton	159496/4
18C Burrows Avenue, Brighton	167243/4
18D Burrows Avenue, Brighton	167243/3
18E Burrows Avenue, Brighton	167243/2
18F Burrows Avenue, Brighton	167243/1
19 Burrows Avenue, Brighton	130608/10
20 Burrows Avenue, Brighton	175787/1
20A Burrows Avenue, Brighton	178001/0
1/20A Burrows Avenue, Brighton	178001/1
2/20A Burrows Avenue, Brighton	178001/2
20B Burrows Avenue, Brighton	178301/0
1/20B Burrows Avenue, Brighton	178301/1
2/20B Burrows Avenue, Brighton	178301/2
3/20B Burrows Avenue, Brighton	178301/3
21 Burrows Avenue, Brighton	130608/8
22 Burrows Avenue, Brighton	146124/9
23 Burrows Avenue, Brighton	165603/2
24 Burrows Avenue, Brighton	146124/10
25 Burrows Avenue, Brighton	165603/1
26 Burrows Avenue, Brighton	146124/11
26A Burrows Avenue, Brighton	146124/12
28 Burrows Avenue, Brighton	182278/1
30 Burrows Avenue, Brighton	245423/6
2 Brooke Street, Brighton	235570/10
6 Brooke Street, Brighton	161260/3
8 Brooke Street, Brighton	161260/2
8A Brooke Street, Brighton	161260/1
10 Brooke Street, Brighton	26731/8 & 10
14 Brooke Street, Brighton	174664/1

Property List

Attachment B
AGENDA ITEM 5.3

16 Brooke Street, Brighton	176463/0
1/16 Brooke Street, Brighton	176463/1
2/16 Brooke Street, Brighton	176463/2
3/16 Brooke Street, Brighton	176463/3
18 Brooke Street, Brighton	174664/3
3 Morrison Street, Brighton	112566/1
5 Morrison Street, Brighton	112567/1
15 Morrison Street, Brighton	130608/16
17 Morrison Street, Brighton	157121/1
19 Morrison Street, Brighton	157121/2
21 Morrison Street, Brighton	159587/0
1/21 Morrison Street, Brighton	159587/1
2/21 Morrison Street, Brighton	159587/2
23 Morrison Street, Brighton	159831/0
1/23 Morrison Street, Brighton	159831/1
2/23 Morrison Street, Brighton	159831/2
25 Morrison Street, Brighton	170768/0
1/25 Morrison Street, Brighton	170768/1
2/25 Morrison Street, Brighton	170768/2
40 Elderslie Road, Brighton	163359/0
1/40 Elderslie Road, Brighton	163359/1
2/40 Elderslie Road, Brighton	163359/2
42 Elderslie Road, Brighton (Staged SDS)	183016/0
10/42 Elderslie Road, Brighton	183016/10
6/42 Elderslie Road, Brighton	183016/6
100/42 Elderslie Road, Brighton	183016/100
44 Elderslie Road, Brighton	120247/6
52 Elderslie Road, Brighton	130608/13
54 Elderslie Road, Brighton	130608/11
60 Elderslie Road, Brighton	130608/9
64 Elderslie Road, Brighton	130608/7
70 Elderslie Road, Brighton	179756/1

Property List

Attachment B
AGENDA ITEM 5.3

72 Elderslie Road, Brighton	179756/2
74 Elderslie Road, Brighton	235976/8
Subdivision Road (cnr Racecourse Road and Cartwright Street)	150382/2