



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

SA2024/035

LOCATION OF AFFECTED AREA

**29 LUKAARLIA DRIVE, BRIDGEWATER & 33 LUKAARLIA DRIVE,
BRIDGEWATER**

DESCRIPTION OF DEVELOPMENT PROPOSAL

BOUNDARY ADJUSTMENT

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **09/01/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
Chief Executive Officer



Brighton
going places



PLAN OF SUBDIVISION
Boundary Adjustment Only

Owners
DENISE SUTCLIFFE PTY LTD
SUTCLIFFE EARTHMOVING PTY LTD

Title References
FR 186224/22 & FR 186224/24

Address
Lot 1 Lukaarlia Drive, Bridgewater

Council
Brighton Council

Tasmania Planning scheme
Brighton Local Provisions Schedule

Zone
19 General Industrial Zone

Overlay
120.BPA,120.LDS,120.SCN

Point of interest
Lat/Lon : -42.72199, 147.22955

Schedule of Easements
Easements shown are existing and to be carried forward.

NOTES

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

The Balance of FR 186224/22 is to be added to FR 186224/24 to form a single cadastral parcel of 1.675ha±.

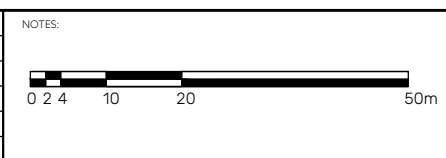
Entire site is subject to the Biodiversity Protection Area Overlay. This isn't shown for plan clarity

Digital Aerial Photo:
Brighton 10cm 2022
by State of Tasmania
<https://nre.tas.gov.au/land-tasmania/aerial-photography>
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- LEGEND**
- Title / Proposed Boundary
 - - - Easement
 - / - / - Fence
 - s — TasWater Sewer Main
 - - - s - - - TasWater Sewer Lateral line
 - s — TasWater Water Main

- Tasmanian Planning Scheme - Code Overlay
Electricity Transmission Infrastructure Protection Code
- ▨ Electricity transmission corridor
 - ▨ Inner protection area

D				
C				
B				
A				
0	PLAN OF SUBDIVISION	MK	30.07.24	SR
REV	AMENDMENTS	DRAWN	DATE	APPR.



SURVEYOR	SR	GEOCIVIL	53222CT
DRAWN	MK	CHECKED	SR
DATE	30 JULY 2024		

PLAN OF SUBDIVISION
LOT 22 LUKAARLIA DRIVE, BRIDGEWATER
for PAUL SUTCLIFFE

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SCALE	PAPER
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JOB NUMBER	DRAWING
53222CT-1	



Planning Report

29-33 Lukaarlia Drive, Bridgewater

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PDA Contributors

Planning	Allan Brooks	25/03/2024
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Revision History

Revision	Description	Date
01	First issue	25/03/2024

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EXECUTIVE SUMMARY

Council approval is sought for a boundary adjustment at 29 & 33 Lukaarlia Drive, Bridgewater (FR 186224/24 & FR 186224/22).

The proposal satisfies the *Tasmanian Planning Scheme - Brighton*.

A permit 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*.

Development Details:

Property Address	29 & 33 Lukaarlia Drive, Bridgewater
Proposal	Boundary Adjustment
Land Area	2.2ha±

C/T	186224/24 & 186224/22
PID	9638578 & 9638576
Planning Ordinance	Tasmanian Planning Scheme - Brighton
Land Zoning	General Industrial
Specific Area Plan	Brighton Industrial Hub Specific Area Plan
Code Overlays	Electricity Transmission Infrastructure Protection Code & Bushfire Prone Areas Code.

1. Introduction/Context

Council approval is sought for a boundary adjustment at 29 & 33 Lukaarlia Drive, Bridgewater (FR 186224/24 & FR 186224/22). In support of the proposal, the following associated documents have been provided in conjunction with this planning assessment:

- Subdivision Proposal Plan
- Completed Development Application Form
- The title plan and folio text and
- Bushfire Hazard Assessment

1.1. The Land



Figure 1. Existing aerial image of the subject land (LISTmap, 2024)

The subject land is 2.2ha in area. The land is a recently approved subdivision.

1.2. Existing Development

The site is currently vacant.

1.3. Natural Values

There are no known natural values on the site.

2. The Proposal

The proposal is to adjust boundaries between two titles; there is an existing fence to which the new boundary will align. All existing services and access are to remain and no changes are required.

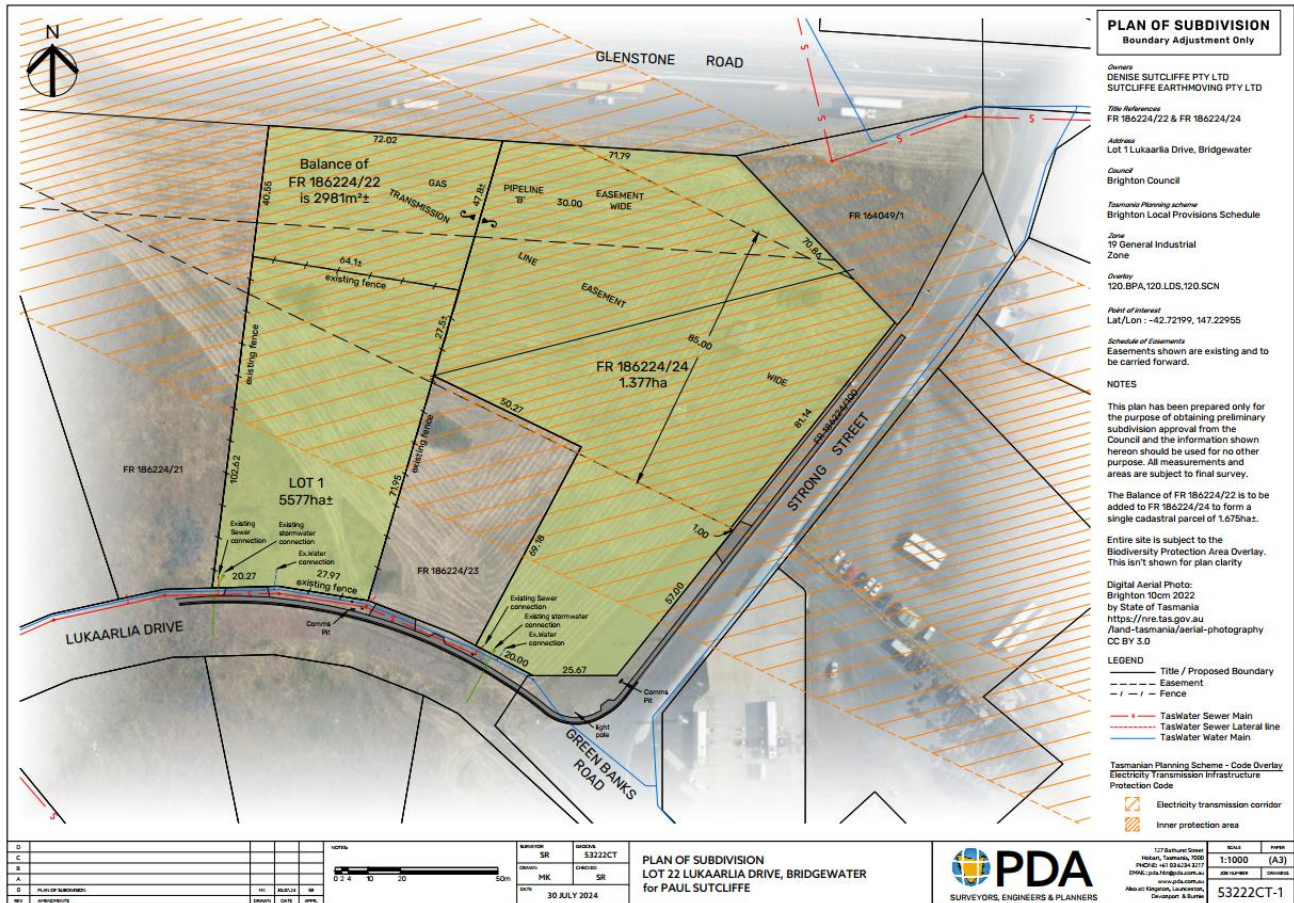


Figure 2. Proposed Plan of Subdivision

3. Planning Assessment

This current proposal for a boundary adjustment has been developed in accordance with the *Tasmanian Planning Scheme - Brighton*.

3.1 Zoning



Figure 3. Zoning identification of the subject land and surrounds (LISTmap, 2024)

The subject land is located within the General Industrial Zone . The surrounding zone is consistent with the site apart from the road being zoned utilities to the north.

3.2 Zone Standards

BRI-S10.0 – Brighton Industrial Hub Specific Area Plan

MEA-S11.8 Development Standards for Subdivision

This clause is not used in this specific area plan.

19.0 – General Industrial Zone

19.5 Development Standards for Subdivision

19.5.1 Lot Design

<p>Objective: That each lot:</p> <ul style="list-style-type: none"> a) Has an area and dimensions appropriate for use and development in the zone; and b) Is provided with appropriate access to a road 	
Acceptable Solutions	Performance Criteria
<p>A1 Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> a) Have an area no less than 2000m² and: <ul style="list-style-type: none"> i. Be able to contain a minimum area of 20x40m clear of <ul style="list-style-type: none"> a. All setback required by clause 19.4.2 A1; and b. Easements of other title restrictions that limit or restrict development; and ii. Existing buildings are consistent with the setback required by clause 19.4.2 A1; b) be required for public use by the Crown, a council or state authority; c) be required for the provisions of Utilities; or d) be for the consolidation of a lot with another lot provided each lot is within the same zone 	<p>P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> a) the relevant requirements for development of buildings on the lot; b) existing buildings and the intended location of new buildings on the lot; c) the topography of the site; d) the presence of any natural hazards; and e) the pattern of development existing on established properties in the area.
<p>Comment: A1 is met. All lots are larger than 2000m² and are able to contain a area of 20x40m and meet all setbacks required by the clause 19.4.2</p>	

Acceptable Solutions	Performance Criteria
<p>A2 Each lot, or a lot proposed in a plan of subdivision must have a frontage not less than 20m.</p>	<p>P2 Each lot, or proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> a) the number of other lots which have the land subject to the right of carriageway as their sole or principal mean of access; b) the topography of the site; c) the functionality and useability of the frontage d) the anticipated nature of vehicles likely to access the site e) the ability to manoeuvre vehicles on the site f) the ability for emergency services to access the site; and g) the pattern of development existing on established properties in the area,
<p>Comment: A2 is met Each lot has a frontage greater than 20m.</p>	
Acceptable Solutions	Performance Criteria
<p>A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P3 Each lot, or proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any having regard to:</p> <ul style="list-style-type: none"> a) the topography of the site b) the distance between the lot or building area and the carriageway; c) the nature of the road and the traffic, including pedestrians and;

	d) the pattern of development existing on established properties in the area
<p>Comment:</p> <p>A3 is met: Each lot will have a vehicular access from a boundary in accordance with the requirements of the road authority.</p>	

19.5.2 Services

<p>Objective: That the subdivision of land provides services for the future use and development of the land.</p>	
Acceptable Solutions	Performance Criteria
<p>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:</p> <ul style="list-style-type: none"> 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 connection to a limited water supply services, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service. 	<p>P1 No Performance Criterion.</p>
<p>Comment:</p> <p>A1 is met.</p> <p>Each lot has an existing water connection.</p>	
Acceptable Solutions	Performance Criteria
<p>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 be capable of connection to a reticulated sewerage system.</p>	<p>P2 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 capable of accommodating an on-site waste-water treatment system for the future use and development of the land.</p>
<p>Comment:</p>	

A2 is met.

Each lot has an existing sewer connection.

Acceptable Solutions

Performance Criteria

A3

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 capable of connecting to a public stormwater system.

P2

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 capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:

- (a) the size of the lot;
- (b) the topography of the site;
- (c) soil conditions;
- (d) any existing buildings on the site;
- (e) any area of the site covered by impervious surfaces; and
- (f) any watercourse on the land.

Comment:

A3 is met.

Each lot has an existing stormwater connection.

3.3 Codes

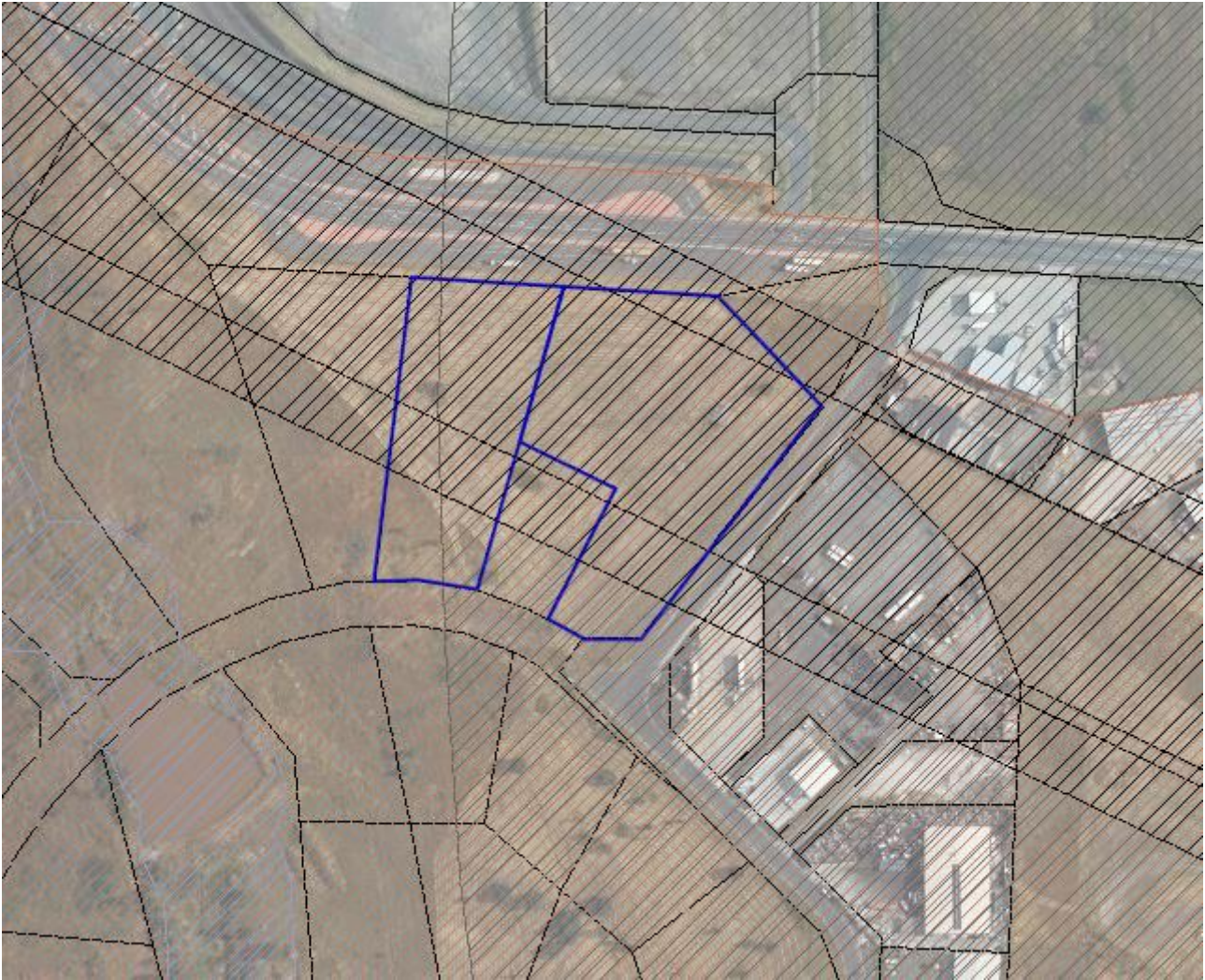


Figure 4. Scheme Overlay identification of the subject land and surrounds (LISTmap, 2024)

Code	Comments:
C1.0 Signs Code	N/A
C2.0 Parking and Sustainable Transport Code	As this Code is relevant to this proposal, an assessment is provided below
C3.0 Road and Railway Assets Code	N/A
C4.0 Electricity Transmission Infrastructure Protection Code	As this Code is relevant to this proposal, an assessment is provided below
C5.0 Telecommunications Code	N/A
C6.0 Local Historic Heritage Code	N/A
C7.0 Natural Assets Code	N/A
C8.0 Scenic Protection Code	N/A
C9.0 Attenuation Code	N/A
C10.0 Coastal Erosion Hazard Code	N/A
C11.0 Coastal Inundation Hazard Code	[N/A
C12.0 Flood-Prone Areas Hazard Code	N/A
C13.0 Bushfire-Prone Areas Code	Please find attached Bushfire Hazard Management Report
C14.0 Potentially Contaminated Land Code	N/A
C15.0 Landslip Hazard Code	N/A
C16.0 Safeguarding of Airports Code	N/A

C2.0 Parking and Sustainable Transport Code

C2.6.3 Number of accesses for vehicles

<p>Objective: That:</p> <ul style="list-style-type: none"> (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
<p>A1 The number of accesses provided for each frontage must:</p> <ul style="list-style-type: none"> (a) be no more than 1; or (b) no more than the existing number of accesses, <p>whichever is the greater.</p>	
<p>Response: A1 is met: Each lot has no more than one vehicle access point per road frontage</p>	

C4.0 Electricity Transmission Infrastructure Protection Code

C4.7.1 Subdivision

<p>Objective: To provide for subdivision:</p> <ul style="list-style-type: none"> c) that allows for development to be suitability located to avoid hazards from electricity transmission infrastructure and enable appropriate levels of amenity; and d) so that future development does not compromise safety, security, access to and operation of, existing and future electricity transmission infrastructure. 	
Acceptable Solutions	Performance Criteria
<p>A1 A lot, or a lot proposed in a plan of subdivision, within an electricity transmission corridor must,</p> <ul style="list-style-type: none"> a) be for the creation of separate lots for existing buildings where buildings are located wholly outside an inner protection area or registered electricity easement; b) be required for public use by the Crown, a council or state authority; c) be required for the provisions of Utilities; or d) be for the creation of a lot that contains a building area not less than 10m x 15m entirely located outside an 	<p>P1 A lot, or a lot proposed in a plan of subdivision, within an electricity transmission corridor must not cause an unreasonable impact on the safety, security, operation of, or access to, existing or future electricity transmission infrastructure, having regard to:</p> <ul style="list-style-type: none"> a) the intended use of the proposed lots; b) the location of any proposed building areas and c) any advice from electricity entity.

inner protection area or registered electricity easement.	
<p>Comment:</p> <p>A1(d) is met. Each lot can contain a building area of no less than 10x15 m outside of the protection area.</p>	

A2 and P2 is not applicable as the development is not within a substation facility buffer area.

C13.0 Bushfire-Prone Areas Code

A Bushfire Hazard Assessment and Hazard Management Plan has been prepared and supplied to support the proposed subdivision. Please see the bushfire report for recommendations.

Conclusion

The planning assessment and supporting documentation provided demonstrate that the development proposal for a boundary adjustment at 29 & 33 Lukaarlia Drive, Bridgewater meets all applicable requirements of the Tasmanian Planning Scheme – Brighton

Yours faithfully,

Allan Brooks



On behalf of
PDA Surveyors, Engineers and Planners

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GEO-ENVIRONMENTAL

S O L U T I O N S

Proposed Subdivision
29 and 33 Lukaarlia Drive, Bridgewater
Bushfire Hazard Report



Applicant: PDA Surveyors
September 2024, J10752v1

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1.0 Introduction

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

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

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

2.0 Proposal

An adjustment of boundaries is proposed which results in no new lots being created, as described by the proposed plan of subdivision in appendix A. Public access to the lots will be provided by existing public roadways, firefighting water supplies will be provided by an existing reticulated water supply system with associated fire hydrants. The development is proposed to occur in one stage. Both lots are vacant undeveloped land.

3.0 Site Description

The subject site comprises private land on two titles at 29 and 33 Lukaarlia Drive, Bridgewater, FR 186224/22 and FR 186224/24 (figure 1). The site occurs in the municipality of Brighton, this application is administered through the Tasmanian Planning Scheming - Brighton which makes provision for subdivision. The proposed development occurs within the General Industrial zone.

The site is located north north-west of the Bridgewater settled area approximately 1.65 km east south-east of Genappe Spur (figure 1). The sites and adjacent lands are dominated by grassland vegetation. The lots have gentle slopes with a generally south westerly aspect, which in this circumstance is unlikely to significantly influence the bushfire attack at the sites (figure 2).

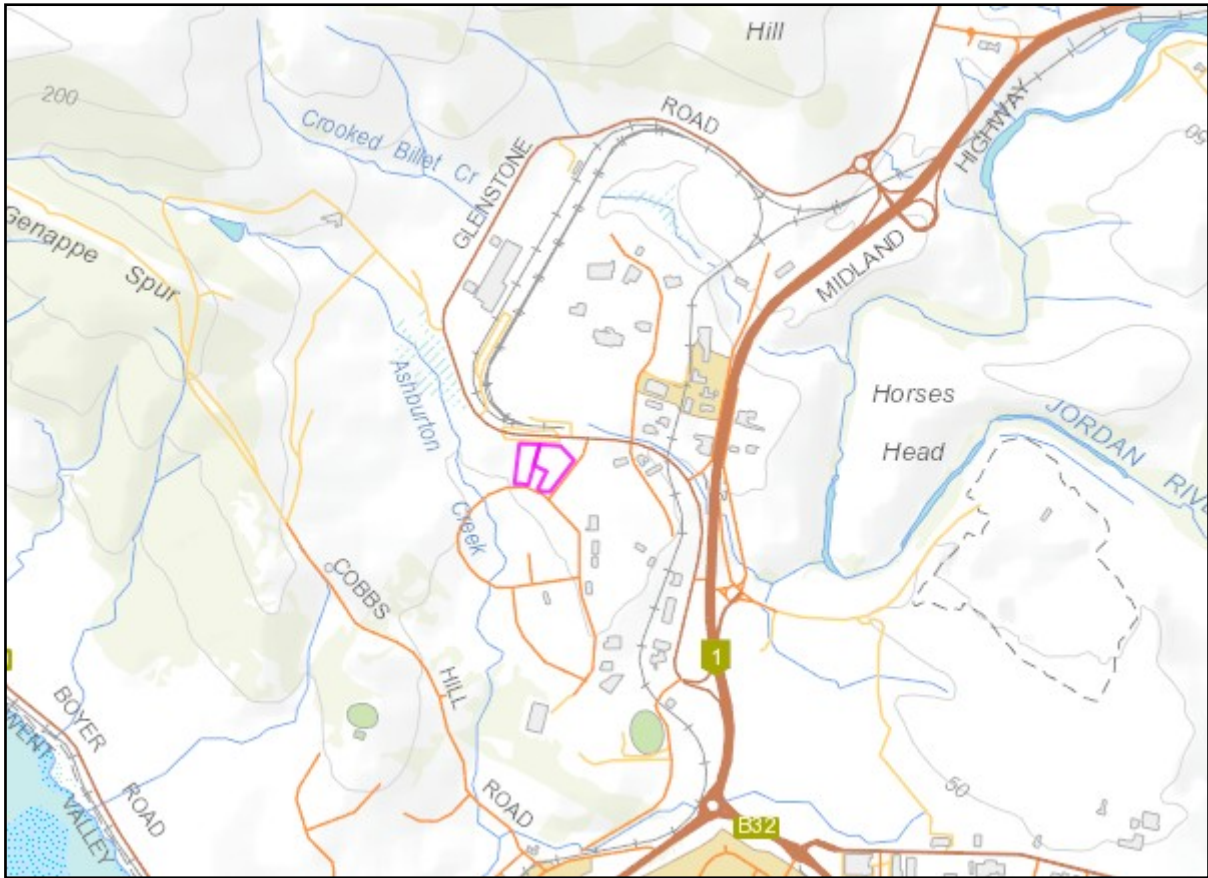


Figure 1. The site in a topographical context, pink line defines the subdivision boundary (approximate).



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

4.0 Bushfire Hazard Assessment

4.1 Vegetation

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

4.2 slopes

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



Figure 3. Low threat vegetation within Lot 1 looking south, grassland vegetation to the rear of frame.



Figure 4. Low threat vegetation within lot 1 looking north with adjacent grassland vegetation.

4.3 Bushfire Attack Level

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

5.0 Bushfire Prone Areas Code

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

5.1 Hazard Management Areas

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

5.1.1 Hazard Management areas for Stages

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

5.1.2 Building areas

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

5.1.3 Hazard Management Area requirements

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation which provides access to a fire front for firefighting, is maintained in a minimal fuel

condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following strategies;

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

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

5.2 Public and firefighting Access

5.2.1 Public Roads and Fire Trails

There is no proposal for the construction of new public roadways or fire trails as part of this proposal. In this circumstance there are no minimum standards required to achieve compliance with code C13.

5.2.2 Property access (for building compliance)

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

5.3 Water supplies for firefighting

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

5.3.1 Water supplies for firefighting (building compliance)

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

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

6.0 Compliance

6.1 Planning Compliance

Table 1 summarises the compliance requirements for subdivisions in bushfire prone areas against Code C13 of the planning scheme as they apply to this proposal. A planning certificate has been issued for the associated BHMP as being compliant with the relevant standards and is located in appendix D.

Table 1. Compliance with Code 13 of the Tasmanian Planning Scheme - Bridgewater

Clause	Compliance
C13.4 Use or development exempt from this code	Not applicable.
C13.5 1 Vulnerable Uses	Not applicable.
C13.5.2 Hazardous Uses	Not applicable
C13.6.1 Subdivision: Provision of hazard management areas	<p>The Bushfire Hazard Management Plan is certified by an accredited person. Each lot within the subdivision has a building area and associated hazard management area shown which does not exceed the requirements for BAL-19 construction standards.</p> <p>The proposal is compliant with the acceptable solution at A1, (b).</p>
C13.6.2 Subdivision: Public and firefighting access	<p>There is no proposal for the construction of new public roadways or fire trails as part of this development. Property access to building areas is not required to access firefighting waters supplies, no minimum standards for property access required to achieve compliance. The Bushfire Hazard Management Plan is certified by an accredited person.</p> <p>The proposal is compliant with the acceptable solution at A1, (b).</p>
C13.6.3 Subdivision: Provision of water supply for firefighting purposes	<p>The subdivision area is serviced by a reticulated water supply system owned and managed by TasWater which includes fire hydrants. In this circumstance there is an insufficient increase in risk from bushfire to warrant any additional firefighting water supply requirements.</p> <p>The proposal is compliant with the acceptable solution A1, (a).</p>

6.2 Building Compliance (for future development)

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

7.0 Summary

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

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

Hazard management areas on both will be established prior to the sealing of titles, establishment is the responsibility of the developer, ongoing maintenance will be the responsibility of each lot owner. A suitable instrument to ensure the ongoing maintenance of hazard management areas on both lots must be included as part of the sealing of titles, such that each lot is managed so that bushfire fuels are prevented from developing and lots are maintained in a minimum fuel condition.

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

8.0 Limitations Statement

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

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

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

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

9.0 References

Building Amendment (Bushfire-Prone Areas) Regulations 2014.

Directors Determination, Bushfire Hazard Areas. Version 1.2, 16th July 2024. Consumer, Building and Occupational Services, Department of Justice, Tasmania

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

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

Tasmanian Planning Commission, Hobart. 1st September 2017.

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

Tasmanian Planning Scheme – Brighton.

Appendix A – Plan of Subdivision



Appendix B – Bushfire Attack Level Assessment

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

Lot 1

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland [^]	flat 0°	0 to 47 metres	10 metres	BAL-19
	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	47 to 100 metres		
	--	--	--		
	--	--	--		
East	Grassland [^]	flat 0°	0 to 50 metres	10 metres	BAL-19
	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	50 to 100 metres		
	--	--	--		
	--	--	--		
South	Exclusion 2.2.3.2 (e, f) ^{^^}	>0 to 5° downslope	0 to 20 metres	Title boundary	BAL-12.5
	Grassland [^]	>0 to 5° downslope	20to 100 metres		
	--	--	--		
	--	--	--		
West	Grassland [^]	flat 0°	0 to >100 metres	10 metres	BAL-19
	--	--	--		
	--	--	--		
	--	--	--		

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

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

FR:186224/24

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North-east	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	0 to 100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
South-east	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	0 to 100 metres	Title boundary	BAL-LOW
	--	--	--		
	--	--	--		
	--	--	--		
South-west	Exclusion 2.2.3.2 (e, f) ^{^^}	>0 to 5° downslope	0 to 20 metres	Title boundary	BAL-12.5
	Grassland [^]	>0 to 5° downslope	20 to 100 metres		
	--	--	--		
	--	--	--		
West & North-west	Grassland [^]	flat 0°	0 to >100 metres	14 metres	BAL-12.5
	--	--	--		
	--	--	--		
	--	--	--		

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

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

Appendix C

Bushfire Hazard Management Plan



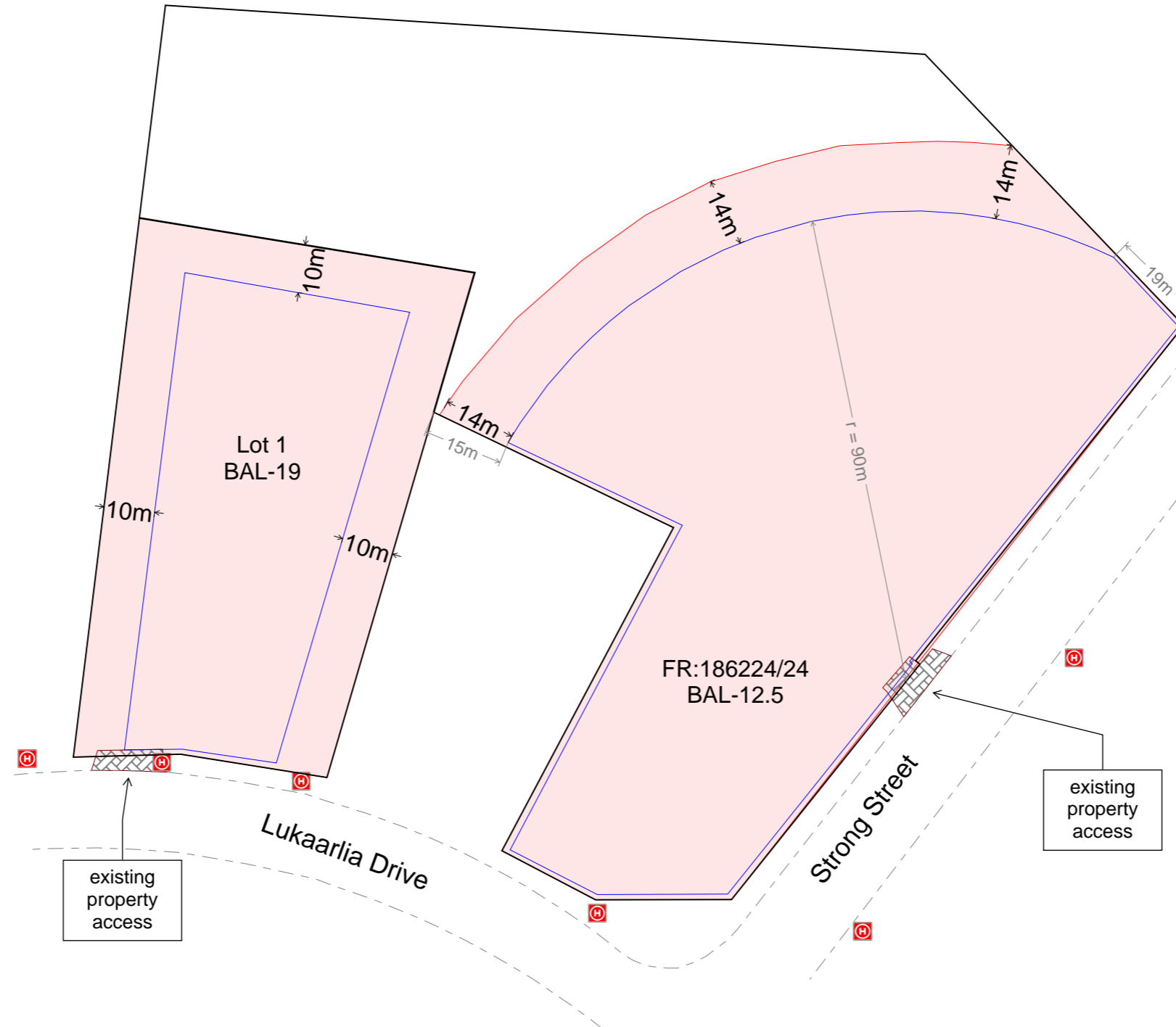
BUSHFIRE HAZARD MANAGEMENT PLAN


Bushfire Hazard Management Plan, 29 & 33 Lukaarlia Drive, Bridgewater.
September 2024. J10752.
Tasmanian Planning Scheme - Brighton





GEO-ENVIRONMENTAL
SOLUTIONS

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



 Building Area

 Approx. existing hydrant locations

 Hazard Management Area

Compliance Requirements

Standards for Property Access

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

Water Supplies for Firefighting

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

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

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

Hazard Management Areas

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

Note:
Hazard management area to be established prior to sealing titles.
Covenants required for each lot to validate this bushfire hazard management plan and associated bushfire hazard report.
Each lot to be managed so that bushfire fuels are prevented from developing and lots are maintained in a minimum fuel condition.


Hazard Management Area

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

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

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

Certification No. J10752



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

Do not scale from these drawings. Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations.	PDA Surveyors, Engineers & Planners 127 Bathurst Street, Hobart, Tas., 7000	C.T.: 186224/22 & 186224/24	Date : 4/09/2024	Bushfire Hazard Management Plan 29 & 33 Lukaarlia Drive, Bridgewater. September 2024. J10752. Bushfire Hazard Report 29 & 33 Lukaarlia Drive, Bridgewater. September 2024. J10752.	Drawing Number: A01	Sheet 1 of 1 Prepared by: MvdB
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Appendix D

Planning Certificate

BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies

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

Street address:

29 and 33 Lukaarlia Drive, Bridgewater

Certificate of Title / PID:

186224/22 & 186224/24

2. Proposed Use or Development

Description of proposed Use and Development:

Adjustment boundaries resulting in two lots.

Applicable Planning Scheme:

Tasmanian Planning Scheme – Brighton

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision	PDA Surveyors	30/7/2024	53222CT-1
Bushfire Hazard Report 29 & 33 Lukaarlia Drive, Bridgewater. September 2024. J10752.	Geo-Environmental Solutions. M. Van den Berg	04/09/2024	1
Bushfire Hazard Management Plan 29 & 33 Lukaarlia Drive, Bridgewater. September 2024. J10752.	Geo-Environmental Solutions. M. Van den Berg	04/09/2024	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"/> E1.4 / C13.4 – Use or development exempt from this Code	
Compliance test	Compliance Requirement
<input type="checkbox"/> E1.4(a) / C13.4.1(a)	Insufficient increase in risk

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

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

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

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

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

5. Bushfire Hazard Practitioner

Name:

Mark Van den Berg

Phone No:

03 62231839

Postal Address:

29 Kirksway Place,
Battery Point.
Tas. 7004

Email Address:

mvandenberg@geosolutions.net.au

Accreditation No:

BFP – 108

Scope:

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

6. Certification

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

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

Signed:
certifier



Name:

Mark Van den Berg

Date:

04/09/2024

Certificate
Number:

J10752

(for Practitioner Use only)

Dang Van

From: [REDACTED]
Sent: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Insufficient additional information - SA2024/0035 (29 Lukaarlia Drive, Bridgewater & 33 Lukaarlia Drive, Bridgewater)
Attachments: 53222CT-SW TO BALANCE.pdf

Caution: This is an external email and may be **malicious**. Please take care when clicking links or opening attachments.

Hi Leigh and Dang

The attached plan is indicative and conceptual, showing that the full site can be drained via gravity with some fill but it isn't part of this application.

As noted there is a way leave easement on this portion of the land and is unlikely to be developed but if it were developed in the future it could be serviced. This would all be subject to a future DA when the use of the site would be determined.

Please let me know if you have any further questions.

Regards,



Allan Brooks MPlanning, BAppSci (ME)
Planner



This office will close from lunchtime on Friday the 20th of December 2024 and will re-open on Monday the 6th of January 2025.

Wishing you a happy and safe festive season and a peaceful and prosperous New Year.

Subject: RE: Insufficient additional information - SA2024/0035 (29 Lukaarlia Drive, Bridgewater & 33 Lukaarlia Drive, Bridgewater)

Hi Leigh and Dang

Further to our ongoing discussion please find attached amended proposal plan showing the upsized SW lot connection to DN375 with the 3m drainage easement now removed as well as engineering drawings showing how the entirety of the site can be drained by gravity.

I trust that this additional information clarifies your uncertainty and that this boundary adjustment can now be approved without further delay.

Regards,



REV	AMENDMENTS	DRAWN	DATE	APPR.

DRAWING STATUS:
FOR INFORMATION
 COORDINATE/DATUM:
PLANAR GDA2020

DESIGNED: RD REVIEWED: CT
 DRAWN: RD REVIEWED: CT
 JOB MANAGER: CRAIG TERRY
 ISSUED DATE: 02/12/2024

CLIENT: PAUL SUTCLIFFE
 PROJECT DESCRIPTION: STORWATER LOT CONNECTION
 ADDRESS: LOT 22 LUKAARLIA DRIVE, BRIDGEWATER
 DRAWING TITLE: FILL & SW TO BALANCE OF FR186224/22
 DETAIL PLAN

PDA
 SURVEYORS, ENGINEERS & PLANNERS
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 Hobart, Tasmania, 7000
 PHONE: +61 03 6234 3217
 FAX: +61 03 6234 5085
 EMAIL: pda.hbt@pda.com.au
 www.pda.com.au
 Also at: Kingston,
 Launceston & Burnie

CONTRACT NO.	SCALE	PAPER
-----	1: 800	(A3)
JOB NUMBER	DISCIPLINE	SHEET
53222CT	C	SK1
REVISION		
-		

SW1/1

SW1/2

SW1/3


PIPE DETAILS
GRADE
DATUM RL 54.2

DN300 BLACKMAX
0.75%

DN300 BLACKMAX
0.75%

COVER	1.212	1.431	1.380	1.234
DEPTH TO INVERT	1.512	1.731	1.680	1.534
INVERT LEVEL	56.870	57.394	57.444	57.913
FINISHED SURFACE	58.382	59.124		59.447
EXISTING SURFACE	58.382	59.124		59.447
PIPE CAPACITY MANNINGS (l/s)	0.000		0.000	
CHAINAGE	0.000	69.832	62.532	132.364

STORMWATER LONG SECTION - LINE SW1
SCALE: HORIZ 1:500 VERT 1:100

DRAWING STATUS: FOR INFORMATION COORDINATE/DATUM: PLANAR GDA2020	DESIGNED: RD REVIEWED: CT DRAWN: RD REVIEWED: CT JOB MANAGER: CRAIG TERRY	CLIENT: PAUL SUTCLIFFE PROJECT DESCRIPTION: STORWATER LOT CONNECTION LOT 22 LUKAARLIA DRIVE, BRIDGEWATER STORMWATER LONG SECTION SHEET 1 OF 2	 PDA SURVEYORS, ENGINEERS & PLANNERS 127 Bathurst Street Hobart, Tasmania, 7000 PHONE: +61 03 6234 3217 FAX: +61 03 6234 5085 EMAIL: pda.hbt@pda.com.au www.pda.com.au Also at: Kingston, Launceston & Burnie	CONTRACT NO.: ----- JOB NUMBER: 53222CT DISCIPLINE: C SHEET: SK2 REVISION: -	SCALE: AS SHOWN PAPER: (A3)
REGISTRATION NUMBER: ----	DATE/TIME: ---- PLOTTED: ROWAN DEMMER FILE LOCATION: S:\SUTCLIFFE GREENBANKS ROAD\53222CT - PAUL SUTCLIFFE - 29 & 33 LUKAARLIA DRIVE, BRIDGEWATER PROPOSED SUBDIVISION\4-ENGINEERING\1-DRAWINGS\53222CT-ENG-SWL.C.DWG	THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED ISSUED DATE: 02/12/2024			

SW1/3

SW1/4

SW-LS LEGEND:

 LOCALISED FILL

PIPE DETAILS
GRADE

DN300 BLACKMAX
0.75%

DATUM RL 55.3

COVER	1.184	0.776
DEPTH TO INVERT	1.484	1.076
INVERT LEVEL	57.963	58.424
FINISHED SURFACE	59.447	59.500
EXISTING SURFACE	59.447	58.408
PIPE CAPACITY MANNINGS (l/s)	0.000	
CHAINAGE	132.364	193.831
	61.468	

STORMWATER LONG SECTION - LINE SW1

SCALE: HORIZ 1:500 VERT 1:100

DESIGNED: RD	REVIEWED: CT
DRAWN: RD	REVIEWED: CT
JOB MANAGER: CRAIG TERRY	
ISSUED DATE: 02/12/2024	

CLIENT: PAUL SUTCLIFFE
 PROJECT DESCRIPTION: STORMWATER LOT CONNECTION
 ADDRESS: LOT 22 LUKAARLIA DRIVE, BRIDGEWATER
 DRAWING TITLE: STORMWATER LONG SECTION
 SHEET 2 OF 2



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 Also at: Kingston,
 Launceston & Burnie

CONTRACT NO. -----	SCALE AS SHOWN (A3)	PAPER
JOB NUMBER 53222CT	DISCIPLINE C	SHEET SK3
REVISION -		