Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

SA2025/017

LOCATION OF AFFECTED AREA

92 NELSONS BUILDINGS ROAD, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

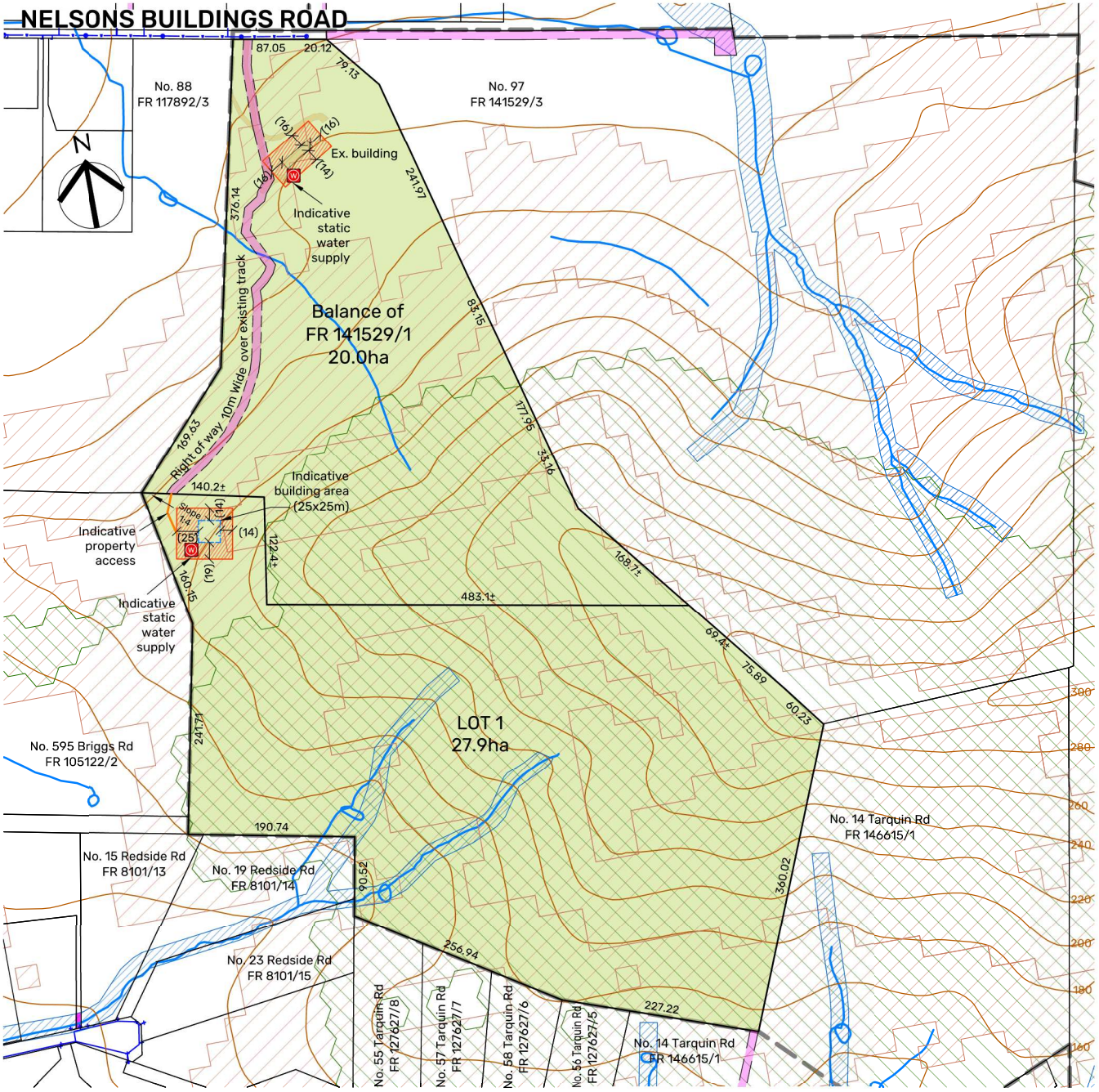
2 LOT SUBDIVISION

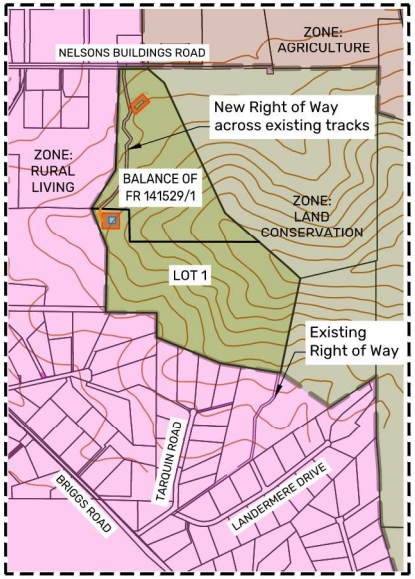
A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **07/07/2025**. 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

SCAN ME

Brighton
going places





1 LOCALITY PLAN
1:20,000

KEY
- Priority Vegetation Area
- Landslide Hazard Area
- Waterway and Coastal Protection Area

Planning Zones
- 21. Agriculture
- 22. Land Conservation
- 11. Rural Living Zone A

LEGEND
- Title boundary
- Surrounding boundary
- Easement
- Zone boundary
- Contours (20m)
- Water main (per TasWater GIS)
- Water course
- BAL 12.5 Hazard management area

PLAN OF SUBDIVISION

Owners
HFS SPREADING SERVICES PTY LTD

Title References
FR 141529/1

Address
92 Nelsons Buildings Road,
Brighton, Tas 7030

Council
Brighton Council

Tasmanian Planning scheme
Brighton Local Provisions Schedule

Zone
22 Landscape Conservation

Zone Overlay
7. Waterway & coastal protection
7. Priority vegetation
13. Bushfire prone
15. Landslip low/medium

Point of interest GDA2020 MGA55
523030E, 52710600N

Schedule of Easements
Existing Right of Way to Tarquin road
New Right of Way over Balance Lot

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.
2. Entire site is subject to the Bushfire Prone Area Overlay. This isn't shown for plan clarity
3. Cadastral boundaries compiled from SP141529
4. Surrounding boundaries from LIST Cadastral Parcels by State of Tasmania www.thelist.tas.gov.au CC BY 3.0

REV	AMENDMENTS	DRAWN	DATE	APPR
D				
C				
B	MOVE BOUNDARY TO INCLUDE NON PRIORITY VEG AREA	NJA	10.04.25	CT
A	BUSHFIRE HAZARD REPORT - BAL12.5 AREAS ADDED	NJA	09.04.25	CT
0	PLAN OF SUBDIVISION	NJA	04.03.25	CT

NOTES:

0 20 50 100 250m

SURVEYOR	GEOCIVIL
-	-
DRAWN	CHECKED
NJA	CT
DATE	
16 APRIL 2025	

PLAN OF SUBDIVISION
92 NELSONS BUILDINGS ROAD, BRIGHTON
for NICK HARVEY

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SCALE	PAPER
1:5000	(A3)
JOB NUMBER	DRAWING
54194CT - 1B	

PDA
SURVEYORS, ENGINEERS & PLANNERS

Planning Report

92 Nelsons Buildings Road, Brighton

54194 | 07/04/2025

Table of Contents

PDA Contributors

Planning	Allan Brooks	09/05/2025

Revision History

Revision	Description	Date
01	First issue	09/05/2025

EXECUTIVE SUMMARY

Council approval is sought for a 2 lot subdivision at 92 Nelsons Buildings Road, Brighton (FR 141529/1).

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	92 Nelsons Buildings Road, Brighton
Proposal	2 Lot Subdivision
Land Area	47.95ha

C/T	141529/1
PID	2756303
Planning Ordinance	Tasmanian Planning Scheme – Brighton
Land Zoning	Landscape Conservation
Specific Area Plan	N/A
Code Overlays	Natural Assets, Bushfire Prone Areas & Landslip Hazard Area

1. Introduction/Context

Council approval is sought for a 2 Lot subdivision at 92 Nelsons Buildings Road, Brighton (FR 141529/1). In support of the proposal, the following associated documents have been provided in conjunction with this planning assessment:

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

1.1. The Land

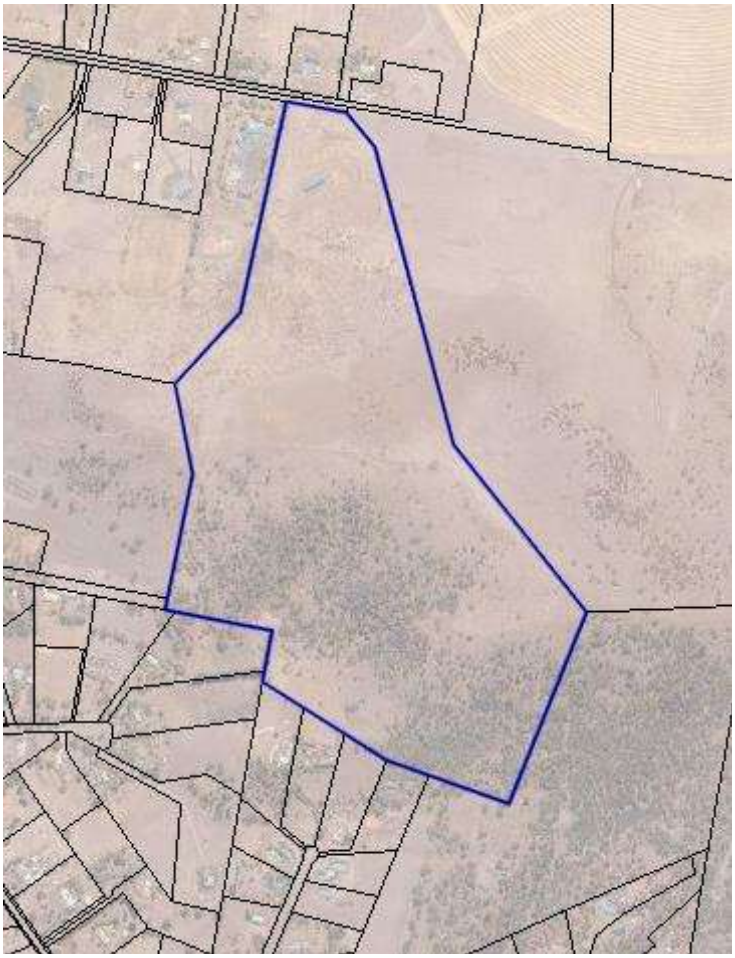

Figure 1. Existing aerial image of the subject land (LISTmap, 2025)

The subject land is 47.95ha in area. The land is step towards the West.

1.2. Existing Development

The site has an existing dwelling at the north of the site.

1.3. Natural Values

The south of the site is cover by priority vegetation, no threatend or endangered flora are listed.

2. The Proposal

A planning permit for a 2 Lot subdivision is sought in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993 and Clause 6.8.1 of the Tasmanian Planning Scheme – Brighton*. Both lots will use the existing access from Nelsons Buildings Road. The balacen will retain the existing building.

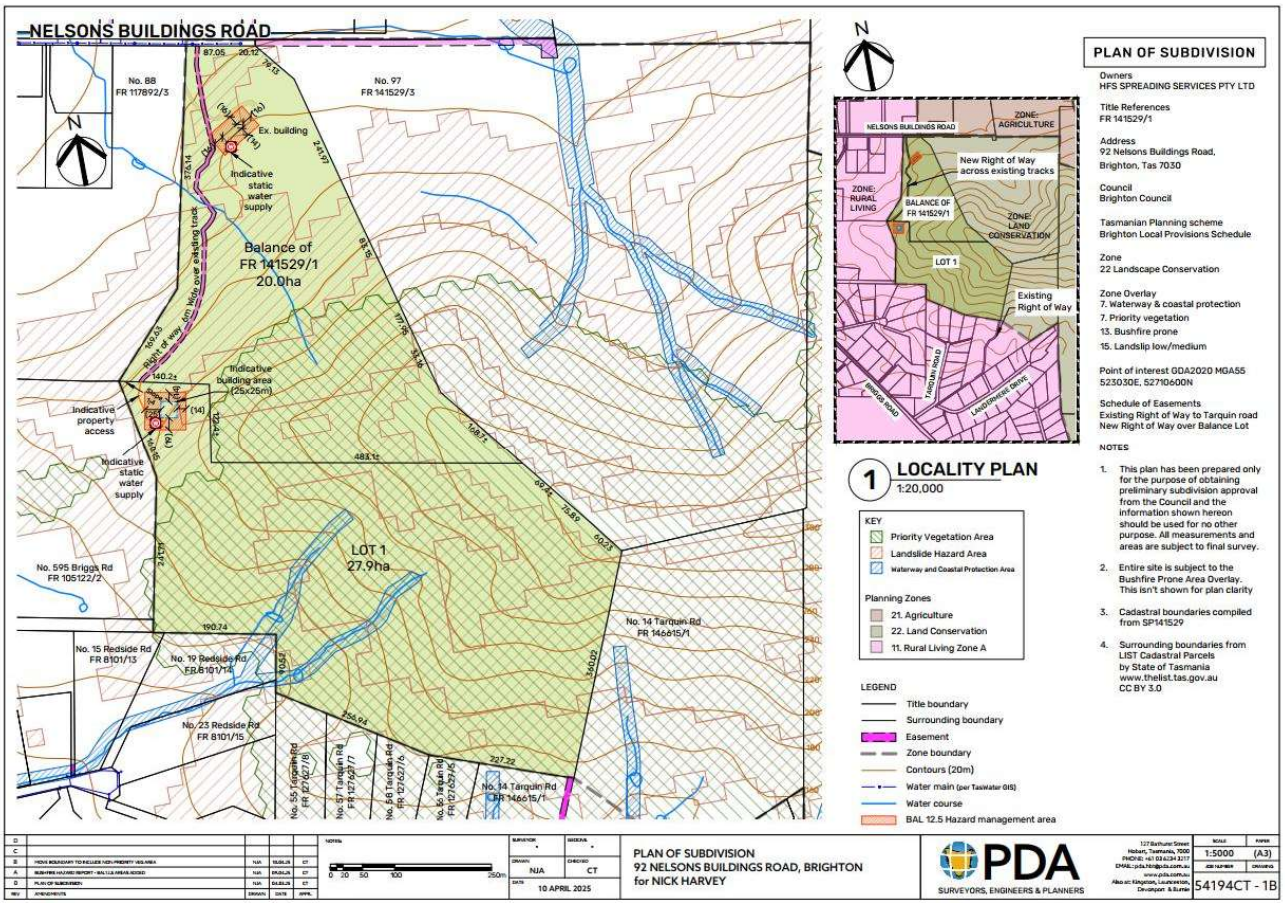

Figure 2. Proposed Plan of Subdivision

3. Planning Assessment

This current proposal for a 2 lot Subdivision has been developed in accordance with the *Tasmanian Planning Scheme – Brighton.*

3.1 Zoning

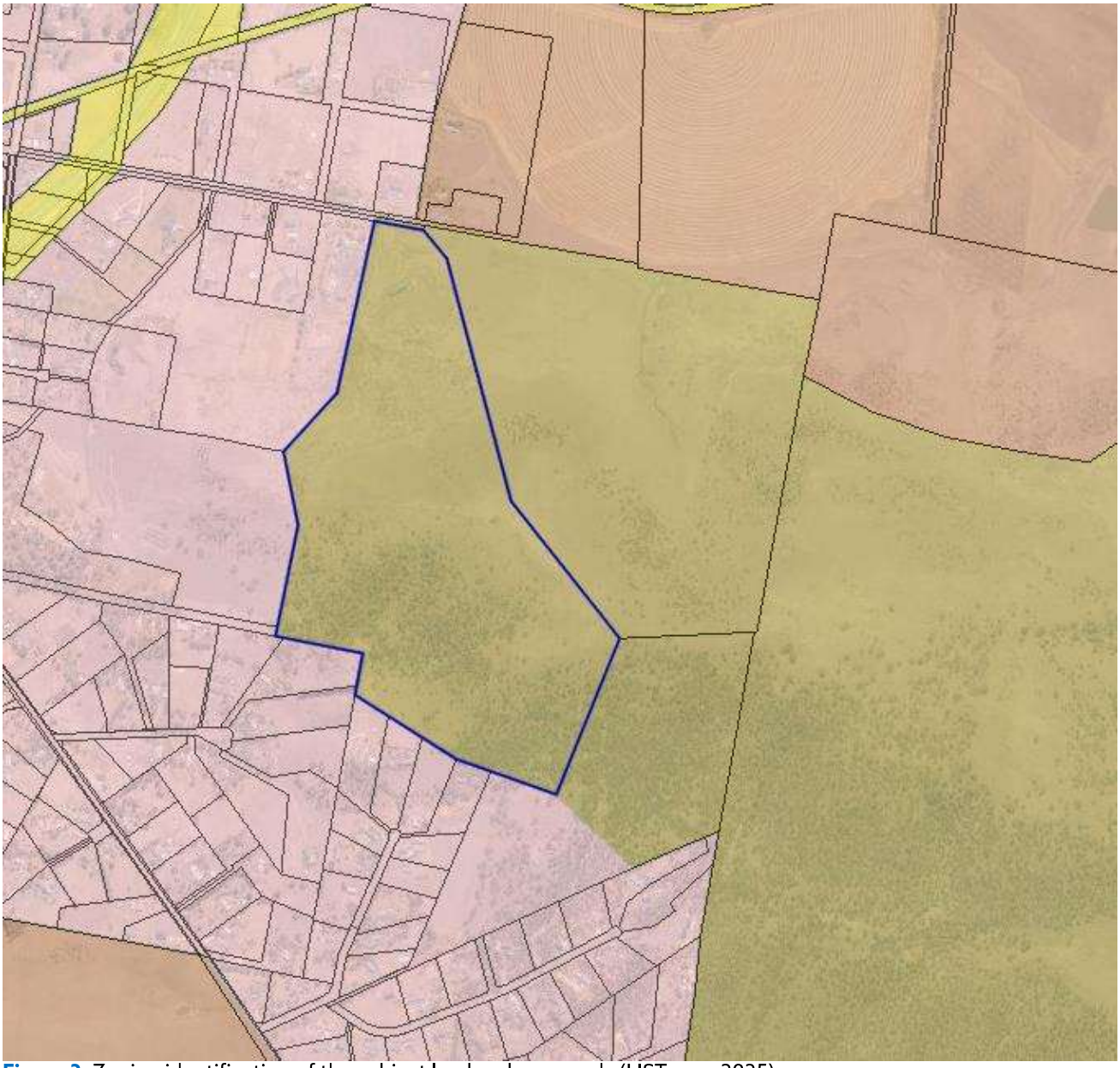

Figure 3. Zoning identification of the subject land and surrounds (LISTmap, 2025)

The subject land is located within the landscape conservation zone which is consistent with adjoining land to the east. The land to the north is zoned Agricultural. The adjoining properties to the south and west is zoned rural living.

3.2 Zone Standards

22.0 – Landscape Conservation Zone

22.5 Development Standards for Subdivision

22.5.1 Lot Design

Objective:
That each lot:
(a) has an area and dimensions appropriate for use and development in the zone;
(b) contain areas which are suitable for development, located to protect and conserve landscape values; and
(c) is provided with appropriate access to a road.

Acceptable Solutions	Performance Criteria
A1 Each lot, or a proposed lot in a plan of subdivision, must: (a) have an area of not less than 50ha and: (i) be able to contain a minimum area of 25m x 25m, where native vegetation cover has been removed, with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 22.4.2 A2, A3 and A4; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 22.4.2 A2, A3 and A4; (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** Each lot, or a proposed lot in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant Acceptable Solutions for development of buildings on the lots; (b) existing buildings and the location of intended buildings on the lot; (c) the ability to retain vegetation and protect landscape values on each lot; (d) the topography of the site; and (e) the pattern of development existing on established properties in the area, and must have an area not less than 20ha.

Comment:

P1 is met. All lots are larger than 20ha. Each lot has the ability to retain vegetation located onsite. The pattern is consistent with surrounding development. Each lot mets the requirement for setback for existing dwellings and building potential for new lots.

Acceptable Solutions	Performance Criteria
A2 Each lot, or a proposed lot in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities must have a frontage of not less than 40m.	**P2** Each lot, or a proposed lot 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 number of other lots which have the land subject to the right of carriageway as their sole or principal means 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, and is not less than 3.6m wide.

Comment:

P2 is met

The existing access is to be utilised for both proposed lots. Access is greater than 3.6m. There is adequate area for the maneuverability of vehicles and service vehicles to access the site. There are only rights of access for the two proposed lots, and no other property utilises that site for access. There is a surrounding pattern within the area with 110 Honeywood, 70 Raffen and FR 122817/3 utilising rights of way for access.

Acceptable Solutions	Performance Criteria
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** Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot, if any, having regard to: (a) the topography of the site; (b) the length of the access; (c) the distance between the lot or building area and the carriageway; (d) the nature of the road and the traffic; and

	(e) the anticipated nature of vehicles likely to access the site.

Comment:

A3 is met: Each lot will have a vehicular access from a boundary in accordance with the requirements of the road authority.

Acceptable Solutions	Performance Criteria
A4 No Acceptable Solution.	**A4** Each lot, or a lot proposed in a plan of subdivision, must be capable of accommodating an on-site wastewater management system adequate for the intended use and development of the land, which minimises any environmental impacts.

Comment:

P4 is met: Each lot has adequate area for an on-site wastewater system.

3.3 Codes

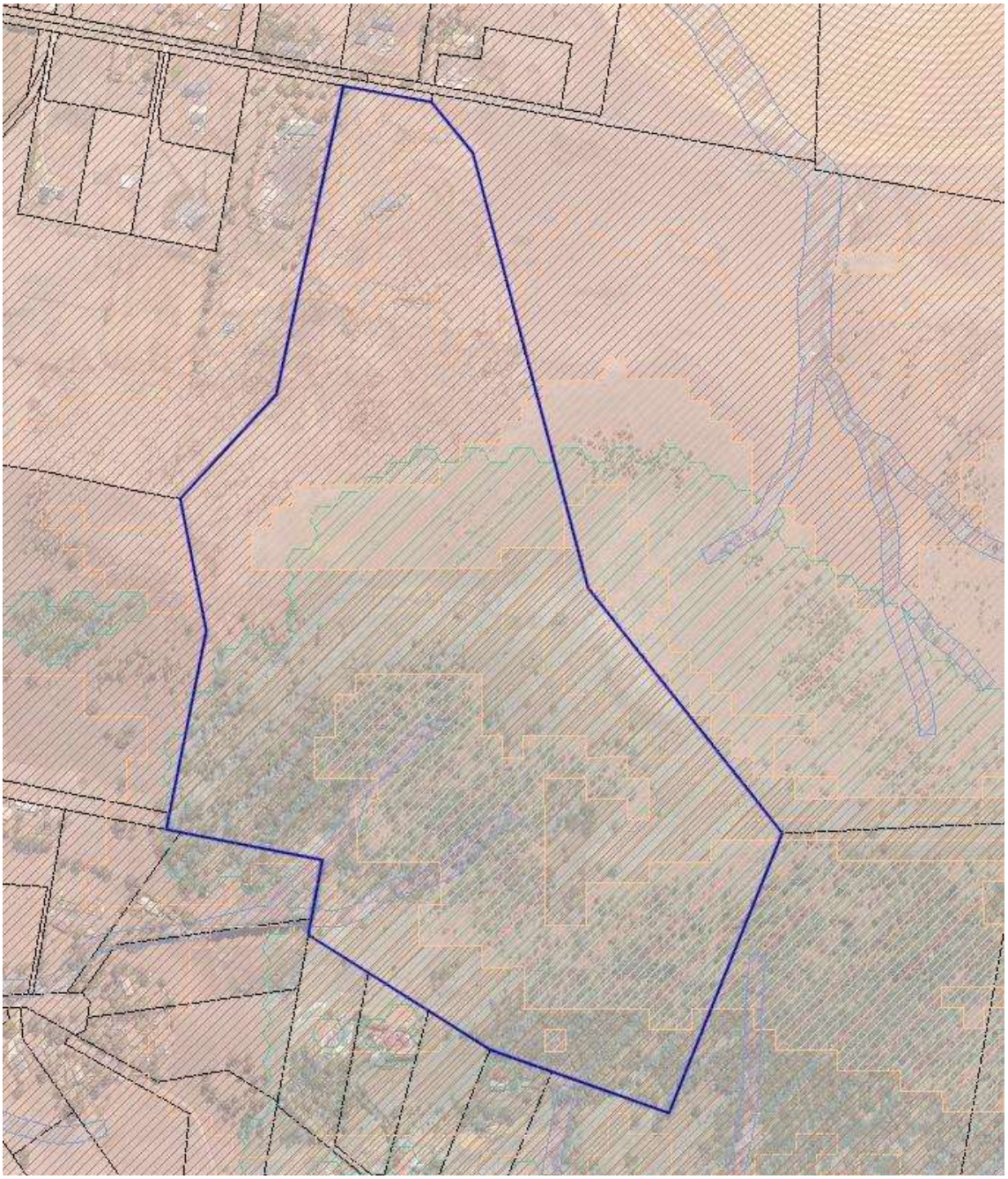

Figure 4. Scheme Overlay identification of the subject land and surrounds (LISTmap, 2025)

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	N/A
C5.0 Telecommunications Code	N/A
C6.0 Local Historic Heritage Code	N/A
C7.0 Natural Assets Code	As this code is relevant to this proposal, an assessment is provided below.
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

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.	

Response:

A1 is met: Each lot has no more than one vehicle access point per road frontage

C7.0 Natural Assets Code

C7.7 Development Standards for Subdivision

C7.7.2 Subdivision within a priority vegetation area

Objective:
That: (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
A1 Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must: (a) be for the purposes of creating 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;	**P1** Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for: (a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide

(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.	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; (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 association 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 (e) is met.
The proposed lots include no works within the property vegetation overlay except for potential boundary fences.

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 2 Lot subdivision at 92 Nelsons Buildings Road, Brighton meets all applicable requirements of the Tasmanian Planning Scheme – Brighton

Yours faithfully,

Allan Brooks

On behalf of
PDA Surveyors, Engineers and Planners

Contact

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BushfireWise
DEVELOPMENT PLANNING

Bushfire Hazard Report

Location: 92 Nelsons Buildings Road, Brighton.
Applicant: PDA Surveyors, Engineers & Planners
Date: April 2025
Certification number: BW030v2
Author: Mark Van den Berg – BFP-108

Contents

Disclaimer:
The measures contained in Australian Standard 3959-2009 cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather conditions. Reasonable steps have been taken to ensure that the information contained within this report is correct and reflects the conditions on and around the proposal at the time of assessment. The assessment has been based on the information provided by you or your designer.
Authorship: This report was prepared by Mark Van den Berg BSc. (Hons.) FPO (planning) of BushfireWise. Base data for mapping including digital and aerial photography: TasMap, LIST, GoogleEarth, Mark Van den Berg.

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 (the Scheme). This report has been prepared by Mark Van den Berg, a qualified person under Part 4a of the *Fire Service Act 1979* of BushfireWise for PDA Surveyors, Engineers & Planners.

The report considers all the relevant standards of Code C13 of the 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

The proposal is for the subdivision of land resulting in 2 lots and is described by the plan of subdivision in appendix A. The Balance lot has an existing shed and farm improvements while lot 2 is undeveloped for residential purposes and is currently used for grazing. Public access is provided to the Balance lot by an existing public roadway, Nelsons Buildings Road, private access to lot 1 will be provided from the public roadway by a right-of-way over the Balance lot (7m wide). Both proposed lots are serviced by a reticulated water supply. The development is proposed to occur as a single stage.

3.0 Site Description

The subject site comprises private land on one title, FR: 141529/1 (Figure 1). Located in the municipality of Brighton, this application is administered through the Tasmanian Planning Scheme - Brighton, which makes provision for subdivision. The proposed development falls within the Landscape Conservation zone.

The lot is situated to the south-east of the Brighton settled area, approximately 1.2 km north-west of Jews Hill on the northern extent of the Meehan Range (Figure 1). The lots are developed for agricultural purposes and carry grassland, woodland and scrub vegetation in a rural setting with typical agricultural infrastructure. Surrounding lands comprise a combination of large titles (generally greater than 5Ha) and smaller rural residential lots (generally less than 2 Ha in extent) and carry a cover of grasslands,

woodlands, shrublands and low threat vegetation associated with residential development. Public access is provided by a sealed dead-end roadway and is provided with access to a reticulated water supply system which includes fire hydrants (Figure 2).

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

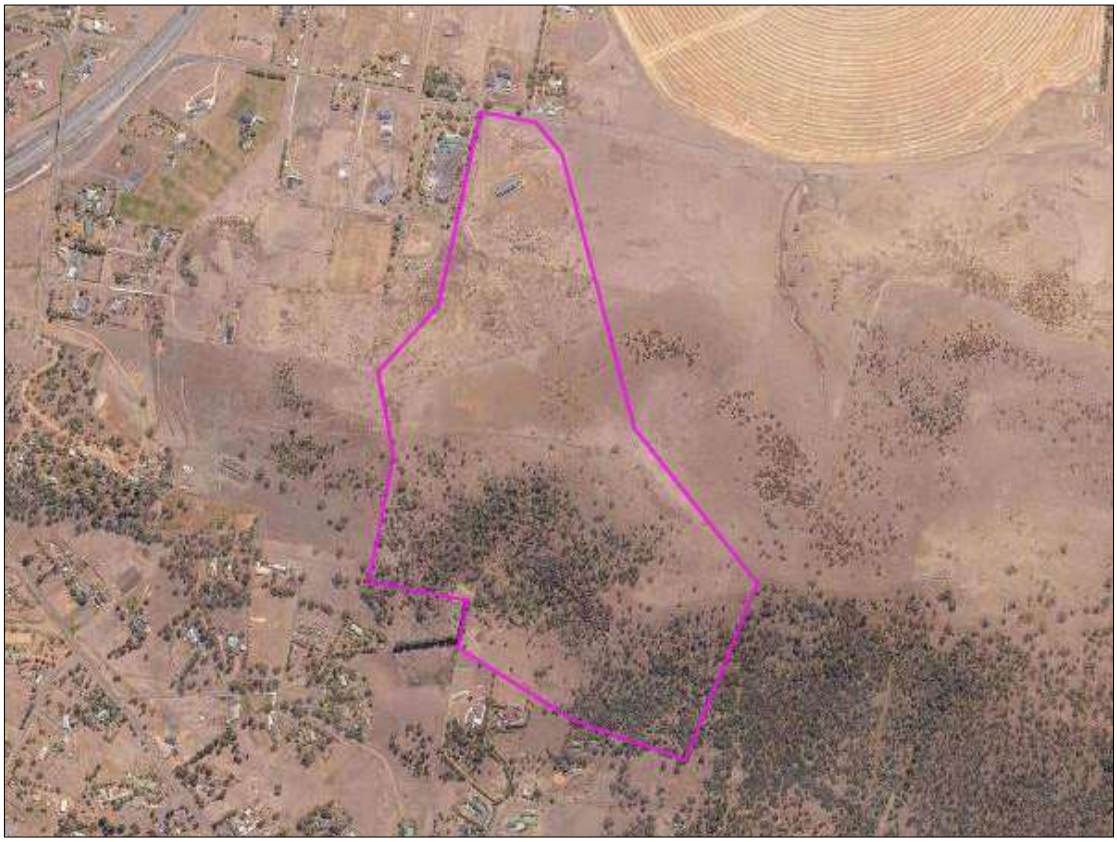


Figure 2. Aerial photo of the site, pink line defines the subdivision area (approximate).

4.0 Bushfire Hazard Assessment

4.1 Vegetation

The building area within the Balance lot is influenced solely by vegetation classified as grassland. The building area within Lot 1 is influenced by vegetation types including open woodland, open shrubland and grassland, all three vegetation types are subsumed into the classification 'grassland'.

4.2 slope

Slope influences how fast a fire moves, how intensely the fire burns and the amount of radiant heat that is given off by the burning vegetation. The 'effective slope' is the slope of the land underneath the vegetation that has the potential to burn. The effective slopes with the potential to influence the bushfire attack on the building areas are gentle to steep.

Figure 3 Grassland vegetation to the south of the building area on the Balance lot.

Figure 4. Low open shrubland to the north of the building area within lot 1.

Figure 5. Grassland, low open shrubland vegetation to the south of the building area within lot 1.

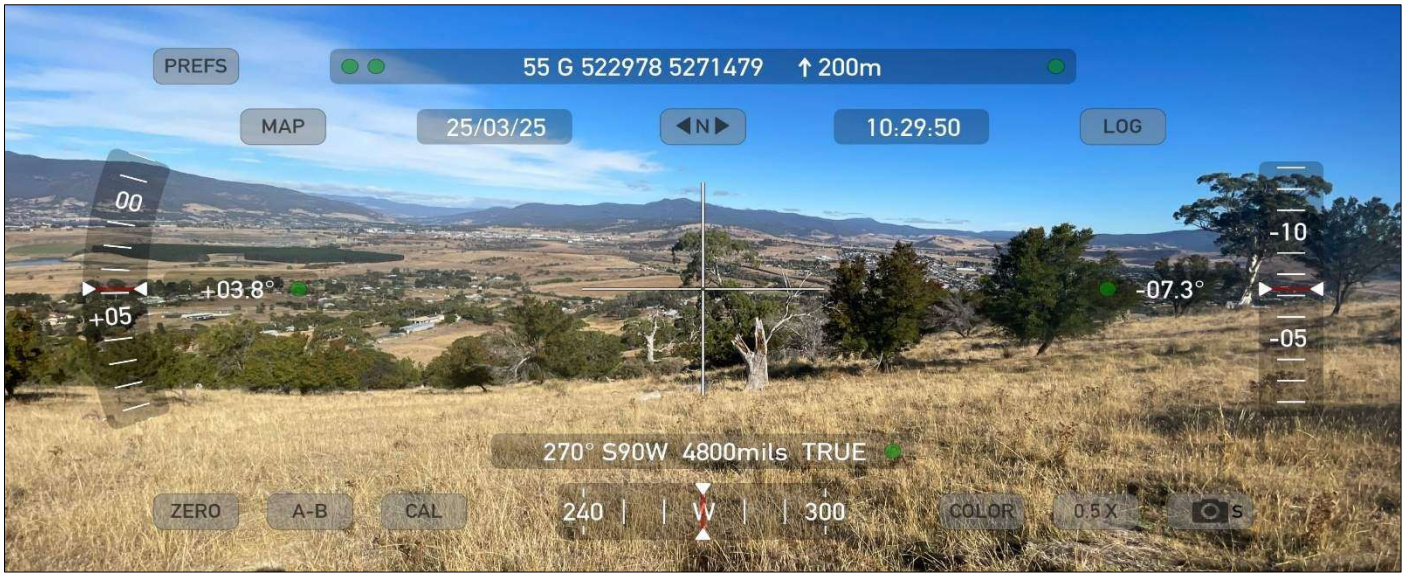


Figure 6. Grassland and Low open woodland vegetation to the west of the building area within lot 1.

4.3 Bushfire Attack Level

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

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 and/or maintained for the building areas within both lots, they will 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.
The Bushfire Hazard Management Plan (BHMP) shows building areas (for habitable buildings) and the associated HMA's, guidance for establishment and maintenance of HMA's is provided below and on the BHMP.
The subdivision is to occur as a single stage. Both proposed lots can accommodate a hazard management area with sufficient separation from bushfire-prone vegetation not exceeding the requirements for BAL-19 of AS3959-2018. This means that each is not dependent on adjacent land use or management for bushfire mitigation.

5.1.1 Building areas

Building areas for habitable buildings are shown for both lots on the BHMP. Both lots have been assessed and a Bushfire Attack Level (BAL) assigned to them. If future building work is located within the building area and complies with the minimum setbacks, the building work may be constructed to the bushfire attack level assigned to that lot. If associated structures like sheds or other non-habitable buildings exist or are proposed, they do not need to conform to a BAL unless they are within 6 metres of the habitable building.

5.1.2 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 or minimise the use of flammable mulches (especially 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.
- Remove or prune larger trees to establish and 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 & 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 applicable standards for the construction of new public roads or fire trails.

5.2.2 Property access (for building compliance)

Property access, greater than 30 metres in length is required to access the building areas. The property will be required to comply with the following specifications to facilitate safe access and egress of the site and achieve compliance with the Determination.

a) all-weather construction;
b) load capacity of at least 20 tonnes, including for bridges and culverts;
c) minimum carriageway width of 4 metres;
d) minimum vertical clearance of 4 metres;
e) minimum horizontal clearance of 0.5 metres from the edge of the carriageway, excluding gate posts;
f) cross falls of less than 3 degrees (1:20 or 5%);
g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
h) curves with a minimum inner radius of 10 metres;
i) 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
j) terminate with a turning area for fire appliances provided by one of the following:
    (i) a turning circle with a minimum outer radius of 10 metres;
    (ii) a property access encircling the building; or
    (iii) a hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.
k) passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

5.3 Water supplies for firefighting

The lots are serviced by a reticulated water supply system which includes fire hydrants, however, due to the proximity of the hydrants to building areas, a static water supply dedicated for firefighting purposes will be provided for each building area. Static firefighting water supplies will comply with table 1 below.

Table 1. Specifications for static firefighting water supplies.

Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and

Element		Requirement
		(b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times; (c) 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; (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959:2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework & Accessories (including stands & tank supports)	Fittings and pipework associated with a firefighting water point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by firefighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles.
D.	Signage for static water connections	The 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: (a) comply with water tank signage requirements within AS 2304:2019; or (b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand	A hardstand area for fire appliances must be provided: (a) No more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and, (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

6.0 Compliance

6.1 Planning Compliance

Table 2 summarises the compliance requirements for subdivisions in bushfire prone areas against Code C13 of the Scheme as they apply to this proposal. A planning certificate has been issued for the associated BHMP as being compliant with the relevant standards as outlined in appendix D.

Table 2. Compliance with Code C13 of the Tasmanian Planning Scheme - Brighton.

Clause	Compliance
C13.4 Use or development exempt from this code	The proposal is not exempt from Code C13.
C13.5 1 Vulnerable Uses	The proposal is not classified as Vulnerable Use. Not applicable.
C13.5.2 Hazardous Uses	The proposal is not classified as Hazardous Use. Not applicable.
C13.6.1 Subdivision: Provision of hazard management areas	The Bushfire Hazard Management Plan is certified by an accredited person. Both lots have building areas and associated hazard management areas shown which do not exceed BAL-19 construction standards. Hazard management areas are able to be contained within each individual lot, therefore there is no requirement for part 5 agreements or easements to facilitate hazard management. Both lots are compliant with the acceptable solution at A1(b).
C13.6.2 Subdivision: Public and firefighting access	There is no proposal for new public roadways or fire trails as part of this development. The Bushfire Hazard Management Plan shows the location of property access for both lots. The proposal is compliant with the acceptable solution at A1, (b). The Bushfire Hazard Management Plan is certified by an accredited person.
C13.6.3 Subdivision: Provision of water supply for firefighting purposes	Dedicated, static, firefighting water supplies will be provided in accordance with table C13.5. for both lots Both lots are complaint at C13.6.3,A2,(b).

6.2 Building Compliance (for future development)

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 Bushfire Hazard Report for 92 Nelsons Buildings Road, evaluates and mitigates bushfire risks for a proposed subdivision which results in two lots. Prepared by BushfireWise for PDA Surveyors, Engineers and Planners, it supports a planning permit application under the Tasmanian Planning Scheme - Brighton. The site, in the Landscape Conservation zone south-east of Brighton, features vegetation classified as grassland on gentle to steep slopes.

The report includes a Bushfire Hazard Management Plan (BHMP) detailing hazard management areas, building areas, the location of property accesses and specifications for the provision of firefighting water supplies. The building areas for both lots are able to accommodate a hazard management area which provides the minimum setbacks required to achieve BAL-12.5 and BAL-19 in accordance with table 2.6 of AS3959- 2018. Both lots achieve all the required standards of Code C13.

8.0 References

Building Amendment (Bushfire-Prone Areas) Regulations 2014 Building Regulations 2016.

Directors Determination – Bushfire Hazard Areas, version 1.2, 16th July 2024.

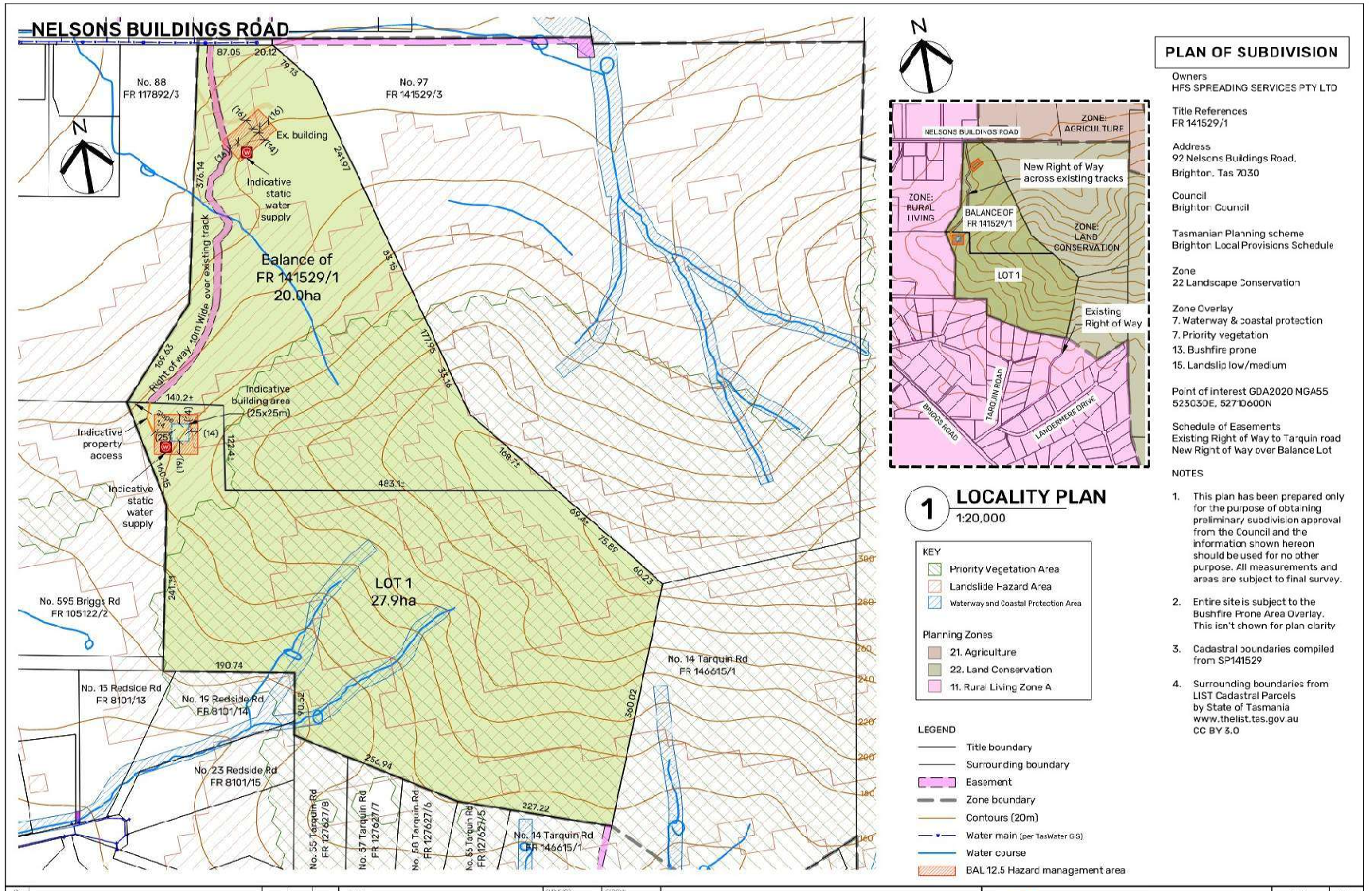
Standards Australia 2018, *Construction of buildings in bushfire prone areas,* Standards Australia, Sydney.

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 – BAL assessment

Table 1. Bushfire Attack Level Assessment – Balance Lot

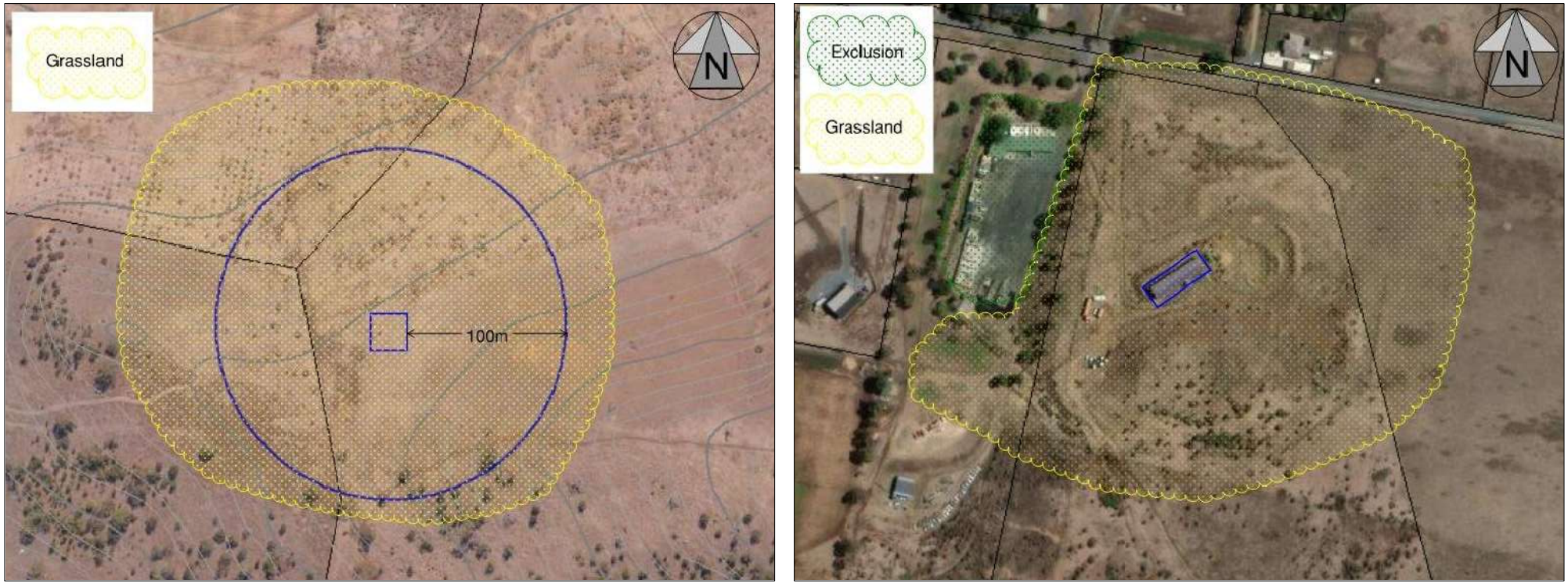
Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North-east	Grassland^	>0 to 5º downslope	0 to 100 metres	16 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
South-east	Grassland^	upslope	0 to 100 metres	14 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
South-west	Grassland^	>0 to 5º downslope	0 to 85 metres	16 metres	**BAL-12.5**
	Low Open Woodland	>0 to 5º downslope	85 to 100 metres		
	--	--	--		
	--	--	--		
North-west	Grassland^	>0 to 5º downslope	0 to >100 metres	16 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 1. Bushfire Attack Level Assessment – Lot 1

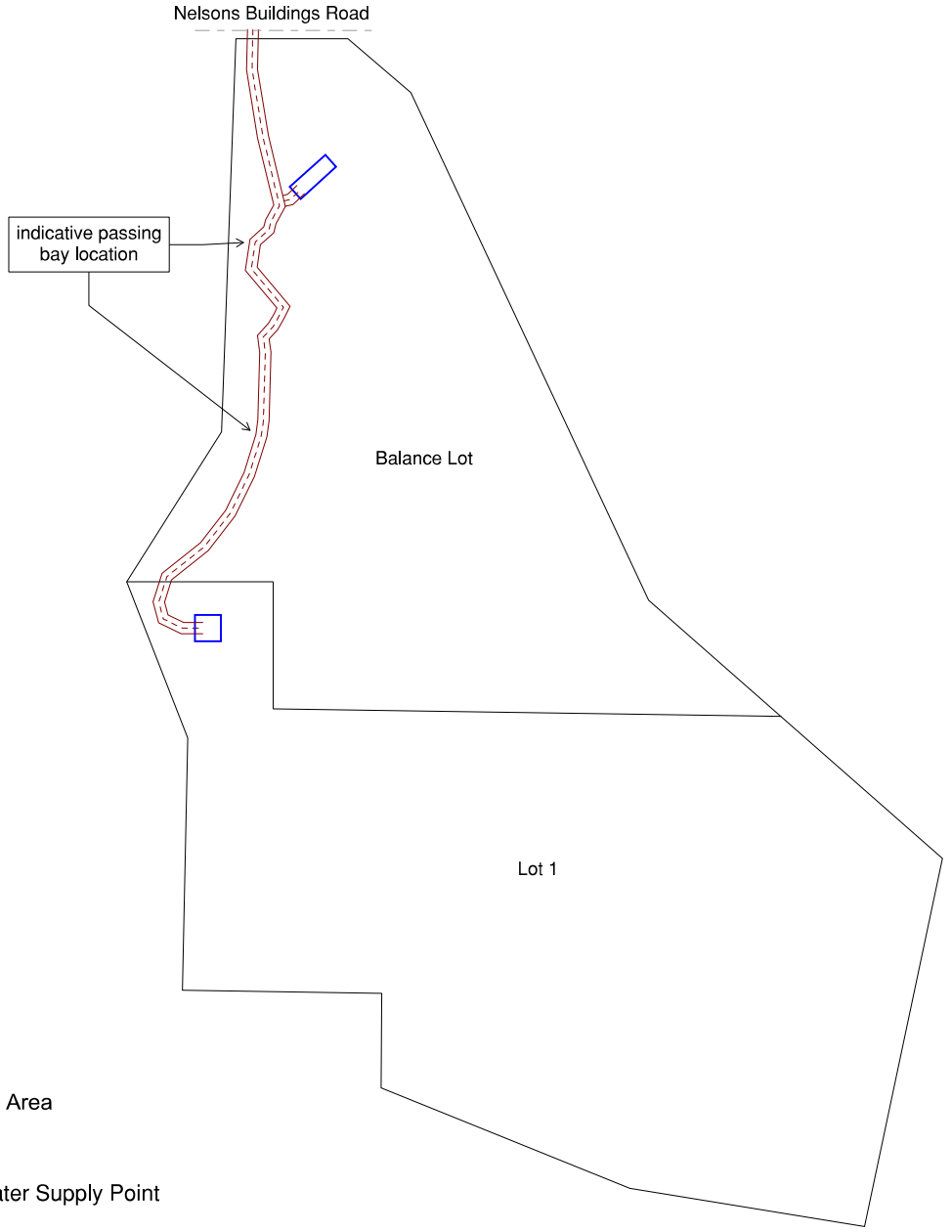
Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland^	>10º to 15º downslope	0 to 100 metres	22 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
East	Grassland^	upslope	0 to 100 metres	14 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		
South	Grassland^	upslope	0 to 85 metres	14 metres	**BAL-12.5**
	Grassland^	>0 to 5º downslope	85 to 100 metres		
	--	--	--		
	--	--	--		
West	Grassland^	>5º to 10º downslope	0 to >100 metres	19 metres	**BAL-12.5**
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).
* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.
^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).



Vegetation map Lot 1 (LHS) Balance Lot (RHS)

Appendix C – Bushfire Hazard Management Plan



BushfireWise
DEVELOPMENT PLANNING

Mark Van den Berg BFP-108 0407 294 240
mark@bushfirewise.com.au

Compliance Requirements (for building)

Property Access

- Property access must have an all-weather surface, support a 20-tonne load (including bridges and culverts), and provide a minimum 4m carriageway width, 4m vertical clearance, and 0.5m horizontal clearance (excluding gate posts) and passing bays an additional 2m width and 20m length provided every 200m.

- Cross falls must be less than 3°, dips less than 7°, and curves must have a 10m inner radius. Maximum gradients are 15° for sealed roads and 10° for unsealed roads.

- The access must terminate with a turning area for fire appliances provided by one of the following: a 10m outer-radius turning circle, a property access encircling the building, or a 4m x 8m hammerhead "T" or "Y" turning head.

Water Supplies for Firefighting

- The building area must be within a 90 m hose lay of a static water supply's firefighting water connection point. This supply may include a remote off-take and serve multiple uses, provided 10,000 L per building area is always reserved for firefighting (excluding sprinklers/spray systems). Aboveground tanks must be metal, concrete, or lagged with non-combustible materials; if shielded per AS 3959:2018, they may be any material, provided the lowest 400 mm is protected by metal, non-combustible material, or 6 mm fibre-cement.

- Fittings and pipework must have a 50 mm nominal diameter (including the valve) and be metal or lagged above ground, or buried at least 300 mm. They must include a DIN/NEN standard forged Storz 65 mm coupling with suction washer, blank cap, and a 220 mm chain. Underground tanks need an opening ≥250 mm or a compliant coupling; any remote offtake must be visible, placed 450–600 mm above ground, and protected from damage.

- A permanent sign must identify the firefighting water point in line with AS 2304:2019 or Tasmania Fire Service guidelines.

- A hardstand must be within 3 m (hose lay) of the water connection point, at least 6 m from the building area, at least 3 m wide and constructed to the same standard as the carriageway to which it is connected.

Hazard Management Area

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.

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.

Building Area

Static Water Supply Point

Hazard Management Area

Do not scale from this drawing, use dimensions only. Written specifications to take precedence over diagrammatic representations.	Date : 21/04/2025 CT: 141529/1	PDA Surveyors, Engineers & Planners 127 Bathurst Street, Hobart, Tas., 7000	**Bushfire Hazard Management Plan** 92 Neslons Buildings Road, Brighton. April 2025. BW030v2. Tasmanian Planning Scheme - Brighton	Building Specifications to BAL-12.5 of AS3959-2018	Certification No. BW030v2 Mark Van den Berg Acc. No. BFP-108 Scope 1, 2, 3A, 3B, 3C.

Compliance Requirements (for building)

Property Access

- Property access must have an all-weather surface, support a 20-tonne load (including bridges and culverts), and provide a minimum 4m carriageway width, 4m vertical clearance, and 0.5m horizontal clearance (excluding gate posts) and passing bays an additional 2m width and 20m length provided every 200m.

- Cross falls must be less than 3°, dips less than 7°, and curves must have a 10m inner radius. Maximum gradients are 15° for sealed roads and 10° for unsealed roads.

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- Fittings and pipework must have a 50 mm nominal diameter (including the valve) and be metal or lagged above ground, or buried at least 300 mm. They must include a DIN/NEN standard forged Storz 65 mm coupling with suction washer, blank cap, and a 220 mm chain. Underground tanks need an opening ≥250 mm or a compliant coupling; any remote offtake must be visible, placed 450–600 mm above ground, and protected from damage.

- A permanent sign must identify the firefighting water point in line with AS 2304:2019 or Tasmania Fire Service guidelines.

- A hardstand must be within 3 m (hose lay) of the water connection point, at least 6 m from the building area, at least 3 m wide and constructed to the same standard as the carriageway to which it is connected.

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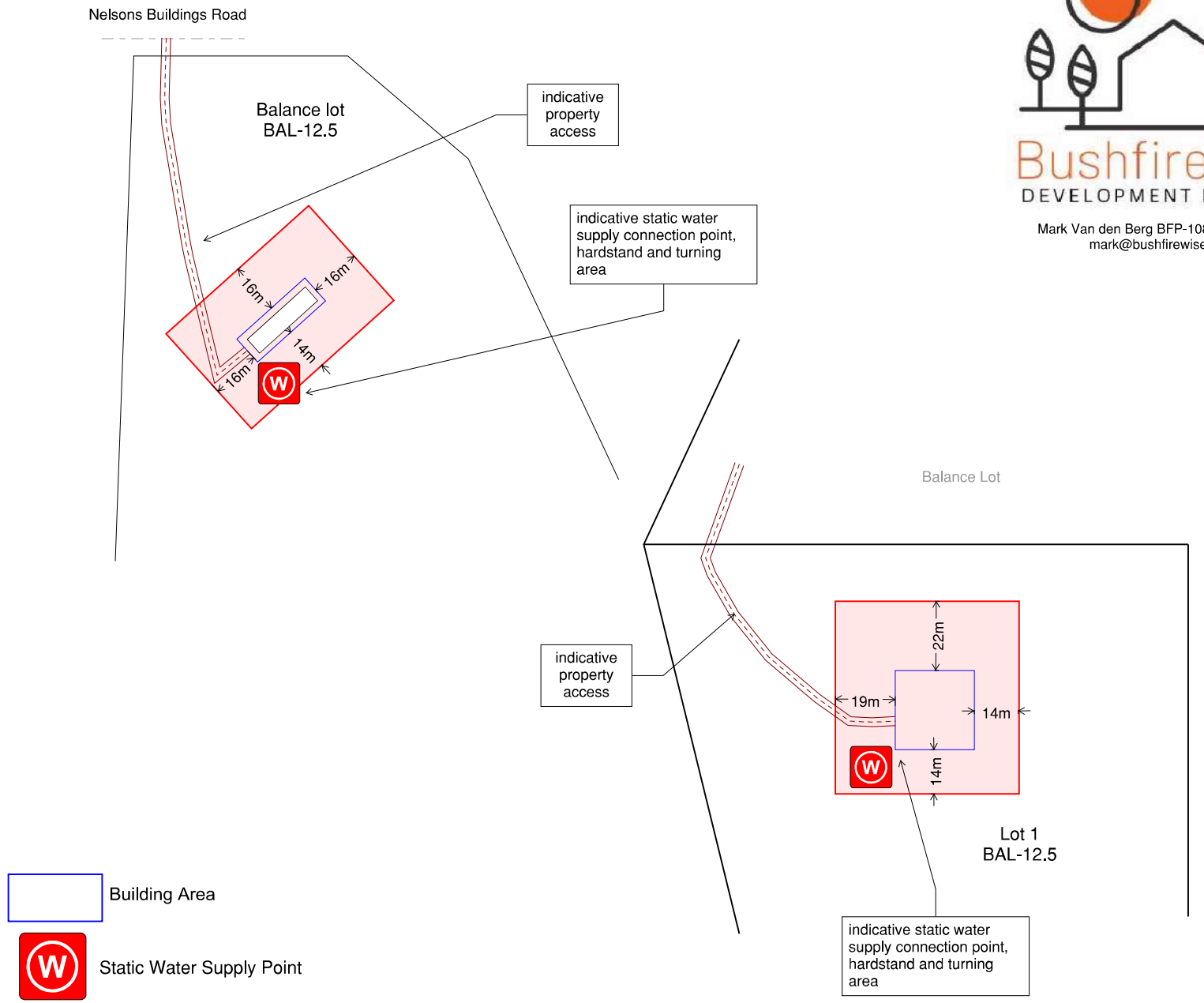
- Maintain grass at less than a 100mm height;
- Remove pine bark and other flammable mulch (especially from against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide (vertical separation between 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.



BushfireWise
DEVELOPMENT PLANNING
Mark Van den Berg BFP-108 0407 294 240
mark@bushfirewise.com.au

Do not scale from this drawing, use dimensions only. Written specifications to take precedence over diagrammatic representations.	Date : 21/04/2025 CT: 141529/1	PDA Surveyors, Engineers & Planners 127 Bathurst Street, Hobart, Tas., 7000	Bushfire Hazard Management Plan 92 Neslons Buildings Road, Brighton. April 2025. BW030v2. Tasmanian Planning Scheme - Brighton	Building Specifications to BAL-12.5 of AS3959-2018	Certification No. BW030v2 Mark Van den Berg Acc. No. BFP-108 Scope 1, 2, 3A, 3B, 3C.

Appendix D – Planning Certificate

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] 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:	92 Nelsons Buildings Road, Brighton
Certificate of Title / PID:	141529/1

2. Proposed Use or Development

Description of proposed Use and Development:	Subdivision of land 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
Bushfire Hazard Report 92 Nelsons Buildings Road, Brighton. April 2025. BW030v2	Mark Van den Berg	21/04/2025	2
Bushfire Hazard Management Plan 92 Nelsons Buildings Road, Brighton. April 2025. BW030v2	Mark Van den Berg	21/04/2025	2
Plan of Subdivision	PDA Surveyors, Engineers & Planners	16/04/2025	54194CT-1B

[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:

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

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

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

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

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

☒	**E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for firefighting purposes**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Tables.
☐	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:**	0407 294 240
Postal Address:	18 Marlborough Street, Sandy Bay. Tas. 7005	**Email Address:**	mark@bushfirewise.com.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:** 21/04/2025

Certificate Number: BW030.v2

(for Practitioner Use only)

Dang Van

From: Allan Brooks [redacted]
Sent: Tuesday, 17 June 2025 7:51 AM
To: Dang Van
Cc: Katya Bauer
Subject: RE: Request for additional information - SA 2025/017 (92 Nelsons Buildings Road, Brighton)

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi Dang

Considering the RFI regarding wastewater, the Lot size of 27 ha is adequate for a septic system. If the natural assets overlay the proposed building envelope shown outside, it is still 1ha in size. According to the EPA Victoria (2016) Code of Practice – onsite wastewater management, land lots that are <4000m2 are considered to be small lots, and may require mechanisms to minimise wastewater generation, such as the construction of small houses or installation of a dry composting toilet. However, individual lots that are 10,000m2(1ha) or smaller, 'should not be seen as a minimum lot size, but as a risk threshold' (EPA Victoria, 2016, p24), as smaller lots may not be able to retain all wastewater onsite. Wastewater systems such as Wick Trenches, may be suitable for small lots as they are designed to facilitate dispersal of effluent to the atmosphere through evaporation and transpiration, and mound systems.

Due to the land size and potential building envelope, there are several onsite wastewater systems that would be suitable for servicing future development.

Link to the EPA document if needed Code-of-Practice-Onsite-Wastewater-Management-EPA-Publication-891.4-VC132-incorporated-document.pdf

Regards,

PDA
SURVEYORS, ENGINEERS & PLANNERS
www.pda.com.au

Allan Brooks MPlanning, BAppSci (ME)
Associate | Planner
[redacted]
3/23 Brisbane Street, Launceston TAS 7250

From: Dang Van <dang.van@brighton.tas.gov.au>
Sent: Wednesday, 4 June 2025 8:50 AM
To: Allan Brooks [redacted]
Subject: Request for additional information - SA 2025/017 (92 Nelsons Buildings Road, Brighton)

Good morning Allan,

Please find attached the request for additional information to process the above application.

Please provide response to development@brighton.tas.gov.au

Should you have any questions, please do not hesitate to contact me.

Kind regards,

DANG VAN
PLANNING OFFICER – DEVELOPMENT SERVICES

Brighton Council

Brighton going places

Click here to view the 2050 VISION

1 Tivoli Road, Old Beach TAS 7017
Tel: (03) 6268 7022
www.brighton.tas.gov.au

We acknowledge the traditional owners who once walked this country, the Mumirimina people, the original custodians of the skies, land and water of kutalayna (Jordan River). We forward our respect to the palawa/pakana (Tasmanian Aboriginal) community as the traditional and original owners of lutruwita (Tasmania).