



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

SA2025/021

LOCATION OF AFFECTED AREA

6 JIM BACON COURT, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

SUBDIVISION (2 LOTS)

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 **28/07/2025**. 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



Brighton
going places

OWNER:
EMILY JANE DANIELS

TITLE REFERENCE:
C/T 144503/6

LOCATION:
6 JIM BACON CT BRIGHTON TAS 7030

Peter Binny Surveys

12 Rada Road KETTERING 7155
Mobile 0419 368 180
email russell@peterbinnysurveys.com.au
Land situated in the
TOWN OF BRIGHTON

Scale 1:500 (A3)MEASUREMENTS IN METRES

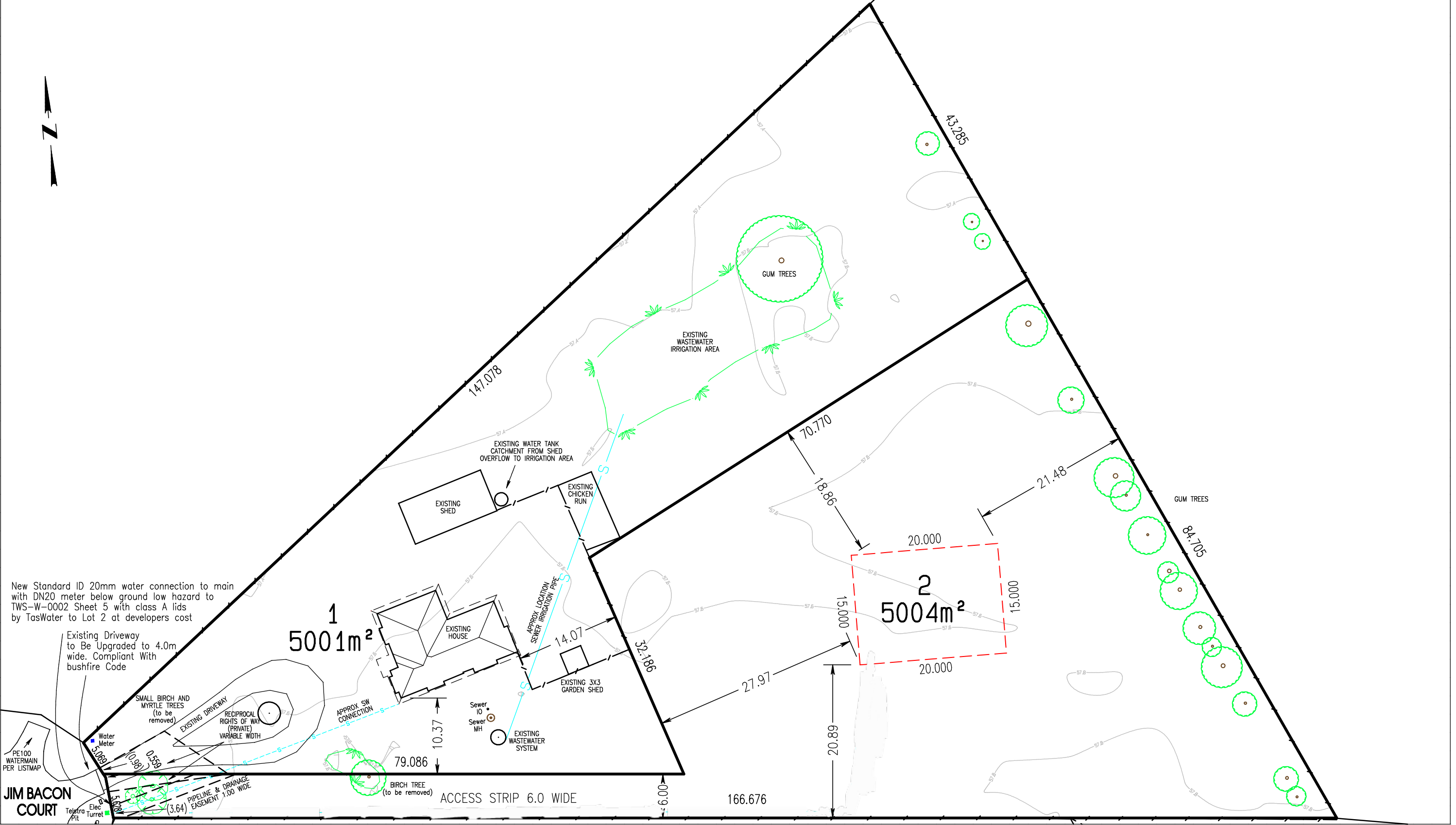
PLAN OF SUBDIVISION

This plan is for the purpose of obtaining planning approval only & is for the sole use of the named owners. The contours are approximate only and suitable only for the purpose of obtaining planning approval.

Dimensions and areas are subject to final survey

Surveyors Ref:25020

-Rev03 Date: 27/6/2025



Email: development@brighton.tas.gov.au

Attn: Dang Van

6 Jim Bacon Court BRIGHTON 7030

Request for Information – Subdivision (SA 2025 / 00021)

To whom it may concern,

Enclosed documentation as requested by Dang Van, Planning Officer – Development Services via email on Monday 23 June 2025, for the request of additional information to allow Council's assessment of the application for planning permit.

Request for Additional Information, please see enclosed

1. Amended proposal plan showing vehicle access compliant with the bushfire code to the boundary of Lot 2, 6 Jim Bacon Court, Brighton. Noting minimum right of way width of 4.0m wide.

and

Amended proposal plan showing existing stormwater disposal of existing dwelling.

2. Amended Onsite Wastewater Report to address on site disposal of stormwater.

Advice received from Council within the Request for Additional letter included providing a written request for the Council CEO's consent for the new property access/vehicle crossing for Lot 2, 6 Jim Bacon Court, Brighton. Please find written request below, upon receipt, a Council's officer is to initiate the process to obtain consent.

We trust the above and enclosed is satisfactory to the Council.

If any additional information is required, please do not hesitate to reach out.

Kind regards,



Emily Daniels
Owner



Nikita Bird
Appointed Representative

27 June 2025

Dear CEO,

RE: Request for Consent – New Property Access/Vehicle Crossing

We are writing to formally request the consent of the Council CEO for the proposed new property access and vehicle crossing for Lot 2, 6 Jim Bacon Court, Brighton, as part of the subdivision application currently under consideration (SA 2025 / 00021).

This request is made in accordance with Council's "Request for Additional Information" letter dated and received Monday 23 June 2025, for the new vehicular access compliant with the bushfire code.

We understand that Council officers will proceed with initiating the necessary approvals and processes associated with the proposed access request.

Please don't hesitate to contact me should you require any additional information or documentation to support this request.

Thank you for your attention to this matter.

Kind regards,

Emily Daniels and Nikita Bird



strata
geoscience and environmental

Site and Soil Evaluation and Onsite Wastewater System Design

**Proposed Lot 2
6 Jim Bacon Court
Brighton**

June 2025

Important Notes:

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Strata Geoscience and Environmental reserves the right to submit this report the relevant regulatory agencies where it has a responsibility to do so.

1. Introduction

Strata Geoscience and Environmental Pty Ltd was commissioned to conduct an onsite wastewater system design for:

Client and Site Details	
Client Name	Emily Daniels
Site Address	6 Jim Bacon Drive Brighton
Proposed Development	Proposed 2- Lot Subdivision

The investigation was conducted with reference to Australian Standards AS1547-2012 Onsite Domestic Wastewater Management and also follows the principles outlined in AS1726-1993 Geotechnical Site Investigations.

2. Summary of Site and Soil Evaluation and Design Outcomes

The investigation's key findings were:

SSE and Design Outcomes	
General Comments	Site suitable for disposal of secondary treatment
Key Site and Soil Limitations to System Design	• Low permeability subsoils phases • Potential for shallow rock
Summary of Proposed System Specification	Primary Treatment: AWTs Secondary Treatment: Irrigation Land Application: Irrigation

3. Investigation

Please refer to Appendix 4 for bore logs, permeability data (where tested) and other relevant site information.

4. Interpretation

The site is situated on a plain underlain by duplex soil overlying inferred Tertiary aged basalt.

With respect to the sustainability of long term disposal of wastewater within the site boundaries the following comments are made:

Soils – Natural subsoils will have a low permeability for the acceptance of wastewater flows and will show a moderate cation exchange complex for the absorption of nutrients from effluent.

Environmental Sensitivities – The development area is moderately sloping with nearest surface water body located approximately 100+ m downslope of the proposed residence. Groundwater was not intersected throughout geotechnical investigation and is anticipated to be several meters beneath the existing ground surface however it may flow over clayey subsoils as a perched watertable throughout wet periods.

Climate - the nearest weather station with long term data is Brighton Station with a mean annual rainfall of 484 mm (BOM 2025) and no evaporation data. A net rainfall deficit would likely exist for the site.

Title Searches – Searches of the Land Title did not show any easements or right of ways which would affect the positioning of the wastewater land application system.

Given the above, the general environmental and public health risk associated with the site is regarded as low provided adequate setback distances and other controls are adopted.

5. Onsite Wastewater System Design

5.1 Site and Soil Considerations

Results of the SSE (Appendix 3) found the following typical soil profile on site:

Topsoils (A1-A3)		Subsoils (B1-B3)
Description	SAND (SP/SM)	Sandy CLAY (CH)
Soil Category (AS1547-2012)	1	5
Indicative Permeability (m/d)	1.5-2.0	0.5
Recommended DIR (mm/d)/DLR (L/D)	5/40	3.0/12
pH	6.1	5.8
EC	2.2	4.2
Emmerson Class	8	5

5.2 Risk Management of Site and Soil Constraints

Risk identification and reduction measures compliant with AS1547 – 2012 Clause A3.2 is presented below:

Risk	Factors that Increase Risk Likelihood	Design Risk Reduction Measures
Hydraulic Overloading of System	• Under scaled system • Prolonged overuse • Leaking taps • Shock Loading • Excessive solid disposal	• Scale to peak potential loading • Use Conservative DLR/DIR • Use water conservation practices eg water reduction fixtures
Biological Failure	• Overuse of household chemicals • Shock loading	• Limit detergents and bleach use where practical • System not fit for sinkerator installation
Marginal Soil Conditions	• Dispersive soils • Poor aspect/drainage	• Treat with gypsum, manage sodium inputs
Site Constraints	• Low permeability subsoils • High live loadings	• Irrigation • Advanced secondary treatment, subsurface irrigation, maintain maximum available setback

Risk	Factors that Increase Risk Likelihood	Design Risk Reduction Measures
High Rainfall/Torrential Rainfall	• Inappropriate LAA Scaling • Stormwater impacts	• Use suitable hydraulic scaling • Stormwater Diversion around LAA if required
Clogged Outlet Filter	• Overloading • Infrequent cleaning	• Clean monthly
Pipe Blockages	• Overloading • Infrequent de-sludging	• Reduce solids inflows • De-sludge septic max 3 year intervals • Check IO's regularly
Sludge transport to LAA	• Infrequent de-sludging • Clogged outlet filter • High organic loading	• De-sludge septic max 3 year intervals • Clean filter monthly • No sinkerator installation
Broken pipes in LAA	• Stock/vehicles	• Exclude stock/vehicles

5.3 Proposed Wastewater System Concept Design

It is therefore recommended that the following system be adopted:

Treatment Train Component	Proposed Concept Design
Primary Treatment	• AWTs
Secondary Treatment	• AWTs
LAA Design	• IRRIGATION

5.4 Effluent Flow and Land Application Area Modelling

The development proposal is for the subdivision of the land to create a new Lot 2. For modelling purposes, the new lot has assumed to have a future 4 bedroom dwelling on town water.

Maximum Daily Hydraulic and BOD Loadings			
Segment	Loading (L/D)	Maximum Daily Hydraulic Loading (L/D)	Maximum Daily BOD Loading (g/D)
4 bed Equivalent Dwelling 6EP	6 EP at 150L/EP/D 6EP at 60g BOD/EP/D	900	360
Totals		900	360
Irrigation Area Requirement m² (based upon DIR of 3.0mm/d)		300	

The absorption area could be catered for by 300 m² irrigation as shown on the site plan with adequate room for a 100% reserve if required (see Appendix 2). Refer to Appendix 2/3 for more detailed calculations as well as specific design and construction notes.

5.5 System Specifications

5.5.1 New System Specifications

The proposed system has the following specifications (see Appendix 1-3 for further details):

- Min 1200 L/d (treatment capacity) approved AWTs
- Min 300 m² irrigation
- Provision for 100% reserve area (must remain free from development)

5.6 Alternative Area Modelling

Based upon alternative number of bedrooms in the future dwelling, the following irrigation areas would be required:

Number of Bedrooms	Theoretical Loading (L/day)	Required LAA (m² of Subsurface Irrigation)
1	300	100
2	600	200
3	750	250
4	900	300
5	1050	350
6	1200	400

5.7 Compliance with Building Act 2016

Demonstration of compliance to Building Act (2016)

TASMANIAN BUILDING ACT 2016

Acceptable Solutions	Performance Criteria	Compliance
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a. be no less than 6m: b. be no less than: (i) 3m from an upslope or level building. (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building (iii) If secondary treatment and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building	P1 a. The land application area is located so that the risk of wastewater reducing the bearing capacity of the buildings foundations is acceptably low	Complies A1 Bi
A2 Horizontal separation distance from downslope water to a land application area must comply with (a) or (b). a) be no less than 100m b) be no less than the following: i) If primary treated effluent to be no less than 15m plus 7m for every degree of average gradient from a downslope surface water, or; ii) if secondary treatment and subsurface application, no less than 15m plus 2 m for every degree of average gradient from a downslope surface water	P2 Horizontal separation distance from downslope water to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable	Complies with A2 (a)
A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: a) be no less than 40m from a property boundary b) be no less than the following: i) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary, or; ii) if secondary treatment and subsurface application, no less	P3 Horizontal separation distance from the boundary to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R, and b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable	Complies with A3 Bii

*Site and Soil Evaluation and Onsite Wastewater System Design
Proposed Lot 2 6 Jim Bacon Drive Brighton*

than 15m plus 2 m for every degree of average gradient from a downslope surface water		
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient	P4 Horizontal separation distance from a downslope bore to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R, and b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable	Complies with A4
A5 Vertical separation distance between groundwater and a land application area must be no less than a) 1.5m if primary treated effluent; or b) 0.5m if secondary treated	P5 Vertical separation distance between groundwater to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R, and b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable	Complies with A5 (b)
A6 Vertical separation distance between a limiting layer and a land application area must be no less than a) 1.5m if primary treated effluent; or b) 0.5m if secondary treated	P6 Vertical setback must be consistent with AS/NZS 1547 Appendix R,	Complies with A6(b)

5.7 Management Requirements

It is imperative that regular servicing of the treatment unit compliant with the prescriptions of the manufacturer and Council permit occur.

To ensure that the treatment system functions adequately and provides effective treatment and disposal of effluent over its design life, asset owners have the following responsibilities:

- Suitably qualified maintenance contractors must be engaged to service the system, as required by Council under the approval to operate.
- Service agent to read and record flow rate meter reading on service sheet.
- Keep as much fat and oil out of the system as possible; and
- Conserve water.

Minimum servicing schedule:

Treatment Train Component	Service Interval
AWTS	• INSPECT AND SERVICE QUARTERLY, MAINTAIN RECORDS

To ensure that the land application area (LAA) functions adequately and provides effective treatment and disposal of effluent over its design life, asset owners have the following responsibilities:

- LAA should be checked regularly to ensure that effluent is draining freely, including flushing of lines and cleaning of inline filters.
- All vehicles, livestock and large trees should be excluded from around the irrigation area.
- Low sodium/phosphorous based detergents should be used to increase the service life of irrigation area.
- Regularly harvest (mow) vegetation within the LAA and remove this to maximise uptake of water and nutrients;
- Not to erect any structures over the LAA;
- Ensure that the LAA is kept level by filling any depressions with good

quality topsoil (not clay).

Excessive surface dampness, smell or growth of vegetation around the LAA may indicate sub-optimal performance and professional advice should be sort.

5.8 Stormwater Concept Management

Stormwater runoff from impervious surfaces is calculated according to the rational method taken from *Australian Rainfall and Runoff (ARR)* for a 1:20 year 5 minute storm event:

$$Q = 0.278CIA$$

Where:

Q = Flow rate (L/min)

C = Runoff coefficient (taken as 0.85 for a pitched impervious roof surface)

I = Intensity of rainfall (taken as 50mm/hour for Brighton)

A = Catchment area Modelled – 177.0m²

Therefore:

$$\begin{aligned} Q &= 0.278 \times 0.85 \times 50 \times 0.000178 \\ &= 0.002048 \text{ m}^3/\text{sec} \\ &= 122.88 \text{ L/min} \end{aligned}$$

Now:

$$V=Qt$$

Where:

V=Volume of runoff

t=time

$$\begin{aligned}\text{Volume of Runoff} &= \text{flow rate} \times \text{time} \\ &= 122.88 \text{ L/minute} \times 5 \text{ minutes} \\ &= 614.4 \text{ L}\end{aligned}$$

Assuming a design loading rate of 10 l/m²/d*

Therefore:

$$BA = V/DLR$$

Where BA = Trench Basal Area
V= Volume
DLR = Design Loading Rate

$$BA=614.4/10$$

$$BA= 61.4 \text{ m}^2$$

Soakage modelling using IFD data for Brighton allows for one 20m x 2.0m trench to absorb all stored stormwater in 24 hours. Therefore, the following recommendations are made:

The dwelling should have all gutters plumber to the overflow tank. The system should have the following specifications:

- Min one 22 kL tank
- Min one 20m x 2.0m soakage trench
- Overflow relief gullies on trench inlet pipes and at tanks

Please refer to Appendix 2 for concept design and construction notes noting that development specific modelling and certification will be required by a suitably qualified civil engineer when site specific development plans are available.

6. Conclusions and Further Recommendations

In conclusion the following comments and recommendations are made:

- The maximum wastewater flow rate (MWWF) modelling conducted in this report shows that the generated flows are likely to be no more than 900 L/day.
- That such flows will require a land application area (LAA) comprising 300 m² of irrigation.
- It is likely that peak flows associated with the development should be within the buffering capacity of the system both in terms of the system sizing as well as for their acceptance into the disposal area.
- If the hydraulic capacity of soils underlying disposal areas is exceeded by effluent water flows, the disposal area has the capacity to be increased by up to 100%.
- **If the prescriptions of this report are followed the likely human and environmental health risks associated with effluent disposal onsite is rated as low.**



S Nielsen MEngSc CPSS
Director
Strata Geoscience and Environmental Pty Ltd
E:sven@strataconsulting.com.au



7. References

- AS1726-1993- Geotechnical Site Investigations
- AS1547-2012 Onsite Domestic Wastewater Management
- Bureau of Meteorology Website- Monthly Climate Statistics

Appendix 1 Detailed Design Calculations

Wastewater Loading Certificate*	
System Capacity	900L/D
Design Summary	
• Effluent Quality	Secondary
• Adopted Soil category	5
• Amended Adopted Soil Category	Not amended
• Adopted DLR/DIR (mm/d OR L/m ² /d)	3
• LAA Design	Surface Irrigation
• Primary LAA Requirement	300 m ²
• Reserve Area	Min 100 % reserve LAA must be maintained in an undeveloped state near the primary LAA as identified on the site plan
Fixtures	Assumes std water saving fixtures inc 6/3L dual flush toilets, aerator forcets, Washing/dishwashing machines with min WELSS rating 4.5 star
Consequences of Variation in Effluent Flows	
• High Flows	The system should be capable of buffering against flows of up to 5 % in a 24 hr period. System not rated for sinkerator installation.
• Low Flows	Should not affect system performance
Consequences of Variation in Effluent Quality	Residence to avoid the installation of sink disposal systems (eg "sinkersators"), or the addition of large amounts of household cleaning products or other solvents. These can overload system BOD or affect effluent treatment by system biota.
Consequences of Lack of Maintenance and Monitoring Attention	Owners should maintain the system in compliance with systems Home Owners Manual and council permit. All livestock and vehicles to be excluded from the LAA. Failure to ensure the above may lead to infection of waterways, bores or the spread of disease, as well as production of foul odours, attraction of pests and excessive weed growth.

* In accordance with Clause 7.4.2(d) of AS/NZS 1547.2012.



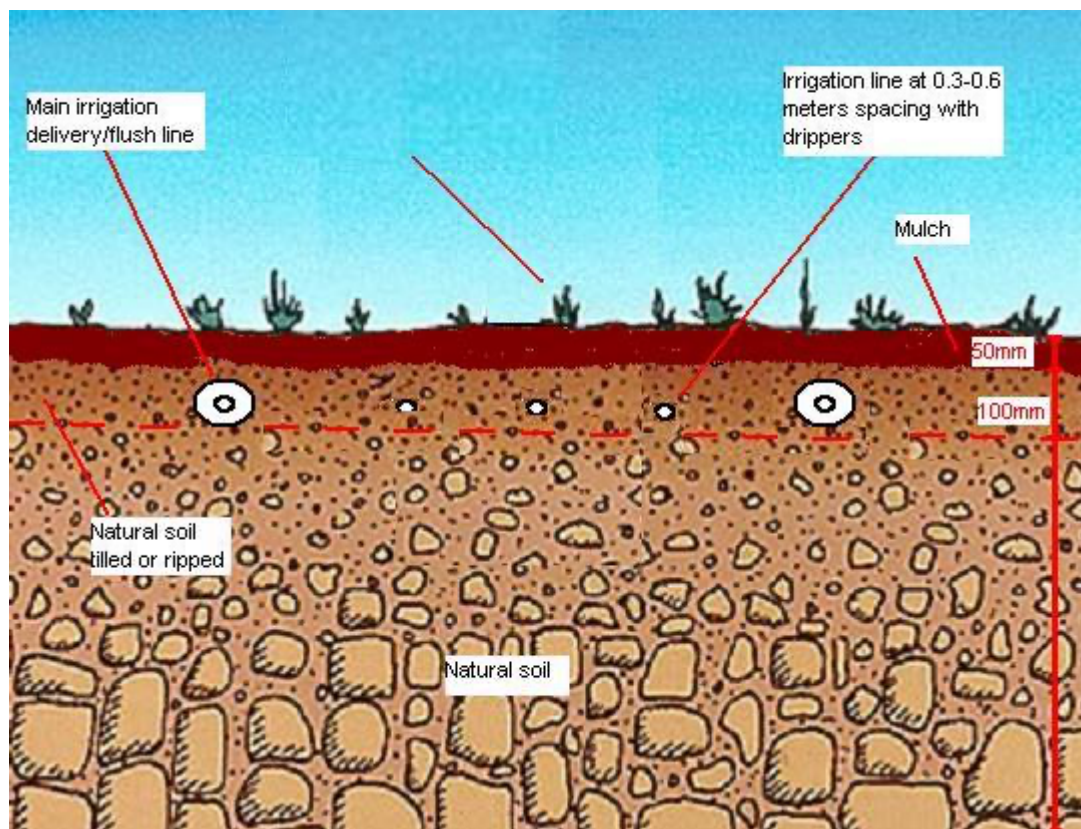


Figure 1a/b Irrigation cross section showing major delivery/flush lines and irrigation lines.

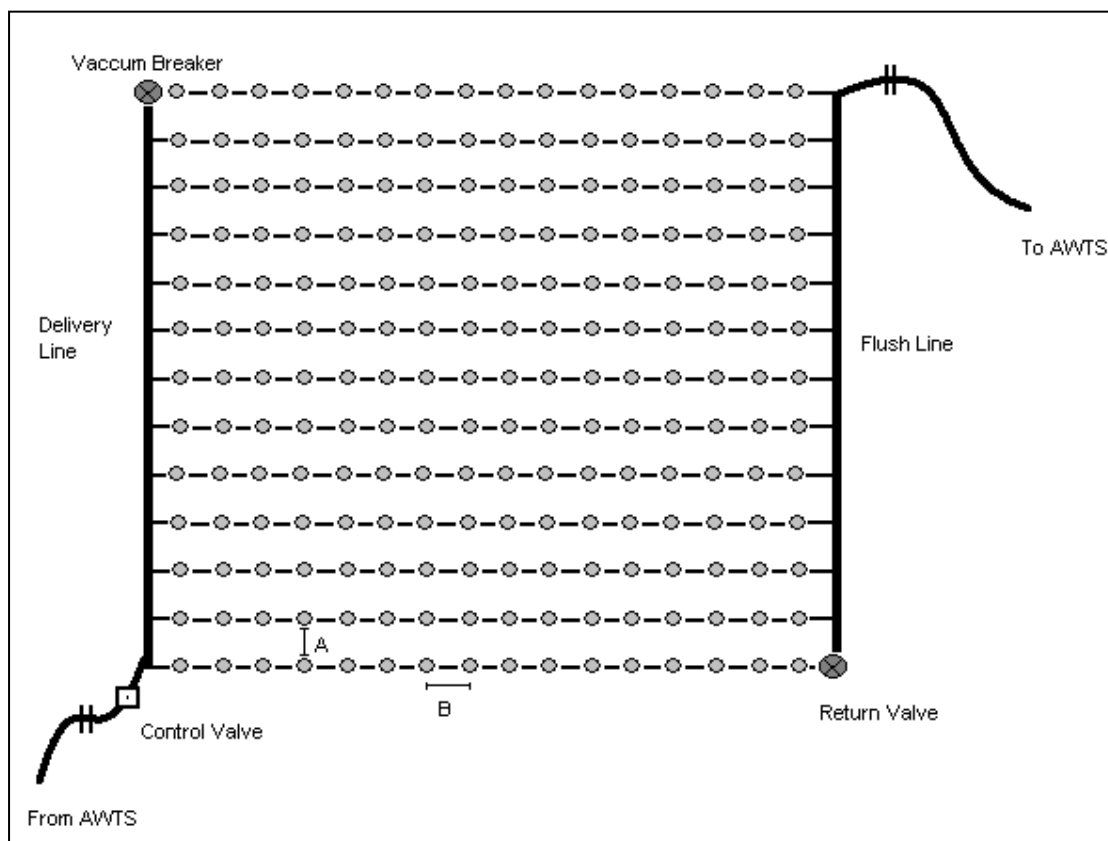


Figure 2 Irrigation Plan View

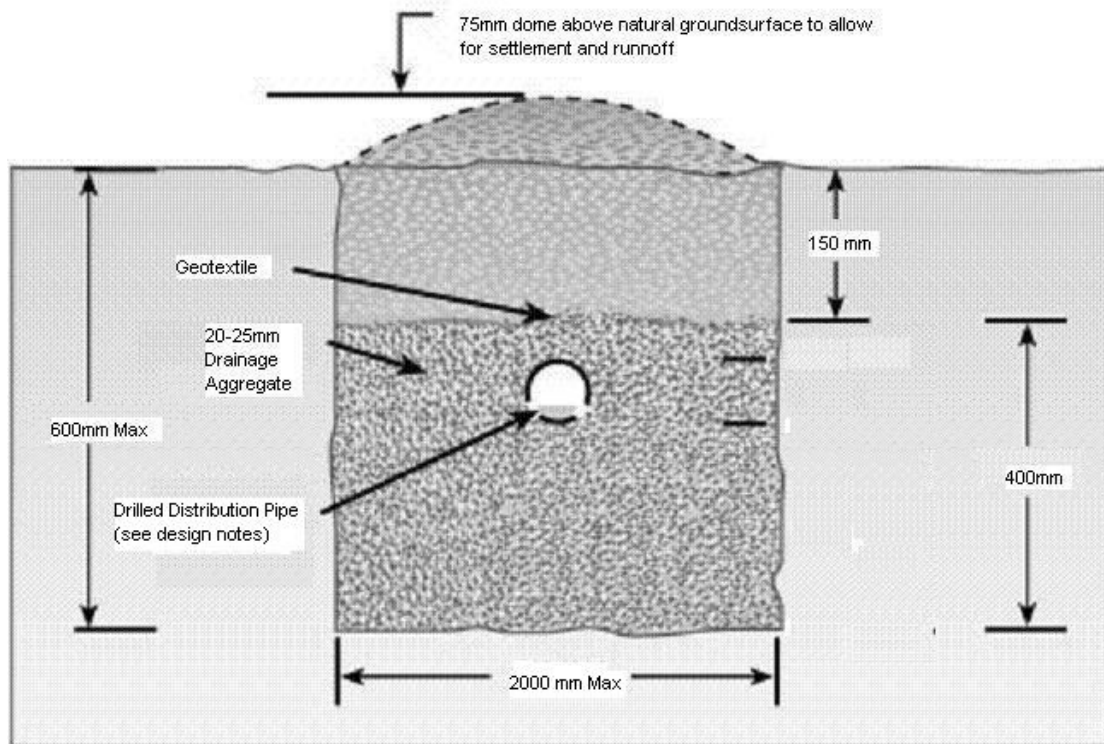
Land Application Area Design and Construction Notes

1. Delivery/flush line diameter = 25 -30 mm
2. Irrigation line diameter = 12-16mm
3. Irrigation line spacing (A) =300 mm for Sands, Sandy Loams and Loams to 600mm for Clay Loams, Light Clays and Heavy Clays (see the wastewater flow modelling section of this report for soil classification).
4. Dripper/Sprinkler spacing (B) as per manufacturers specifications.
5. A vacuum breaker should be installed at the highest point of the irrigation area (or in the case of multiple irrigation lots at each lot). This breaker should be protected and marked).
6. A flush line should be installed at the lowest point of the irrigation area incorporating a return valve for back flushing of the system back into the treatment chamber.
7. **All lateral lines MUST be installed parallel to the contours of the land. All minimum setbacks MUST be adhered to.**
8. An inline filter must be inserted into the delivery line.
9. The first 100mm of the natural soil below the ground surface should be mechanically tilled to aid line installation and soil permeability
10. Gypsum should be incorporated at the rate of 1kg/5m² in dispersive soils.
11. Imported topsoil (not clay) should be applied as shown above.
12. Selected vegetation should be planted at a density of approx. 1 plant per 4m². Recommendation regarding suitable species is made in this report.
13. Irrigation areas greater than 400 m² should be split into 100 m² cells with effluent flows switched between irrigation lots with an automatic valve system.
14. Where practical a 50% reserve area should be identified on the site to allow movement of the irrigation area if required.
15. In areas of moderate to steep slopes (>10%) then upslope cut off drainage should be installed to minimise shallow ground water recharge of the irrigation area from upslope.
16. All livestock and Vehicles MUST be excluded from irrigation area.

Stormwater Overflow Trench Concept Design

1. Trench has the dimensions of 25 X 1.6 X 0.6 m.
2. There are two trenches in total as located on site plan giving a total area of 80 m² (See Appendix 1)
3. The base of the trench **MUST** be excavated evenly and level. In clay soils smearing of walls and floors of bed **MUST** be avoided. Soils **MUST** be parallel raked and treated with gypsum at a rate of 1Kg/m².
4. The lower 400mm is to be filled with 20-25mm aggregate.
5. 100mm PVC pipe slotted in the 8'o'clock and 4'o'clock positions to be placed on top of aggregate as shown. The distribution pipe **MUST** be level to ensure flow of effluent to all areas of the trench. Failure to ensure this may cause preferential overloading of the trench and the potential for bed overflow.
6. A further 50mm of aggregate can be added around/over the grid before overlaying with geo-textile to prevent soil from clogging gravels/lateral slots. For sandy soils the sides of the trench should also be lined.
7. Backfilling of the bed to 50 - 75mm above original ground surface level with endemic topsoil (if a sand/loam) or imported loam should proceed. Do not mechanically compact this layer.
8. An inspection outlet should be placed on each distribution pipe.
9. Slight adjustments to the location of Septic Tank/Flow Diverter/Trenches are permitted to achieve correct fall to levelled trench bases.
10. Vehicles and livestock should be excluded from trench area.

*Site and Soil Evaluation and Onsite Wastewater System Design
Proposed Lot 2 6 Jim Bacon Drive Brighton*



Appendix 3 Site Investigation

Site and Soil Evaluation with Reference to AS1547 Table D1 Appendix D1	
Site Factor	Result
Slope (over proposed system/LAA)	Approximately 1 degrees
Shape	Planar, Convergent
Aspect	E
Exposure	High exposure to both sun and wind
Erosion, mass movements landslip	No evidence of erosion, mass movement or landslip
Boulders/Rock Outcrops	Variable depth soils anticipated
Vegetation	Grass, weeds, trees
Watercourse	See site plans >100m from LAA.
Soil Water Regime	Perched water possible in flatter areas. Depth to permanent groundwater >10m
Fill	None observed
Run-on/Flooding	Not anticipated over the development area or LAA. Upslope interceptor to capture any surface, near surface flows.
Channeled Runoff	No concentrated runoff over proposed LAA. See storm water management plan (or similar) for details of onsite storm water management.
Soil Surface Condition	Grass/weeds
Salinity	No saline tolerant species, salt scald or bare earth observed.
Other Site and Soil Factors	Pressure dosing likely required

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Site and Soil Evaluation and Onsite Wastewater System Design
Proposed Lot 2 6 Jim Bacon Drive Brighton



*Site and Soil Evaluation and Onsite Wastewater System Design
Proposed Lot 2 6 Jim Bacon Drive Brighton*

 strata geoscience and environmental		Indicative Profile Log										BH01				
Client:												Coords				
Project:												Bearing: Dip:				
Drill Type:												R.L SEE WS				
Drilling Met												Logged by				
Fluid												Date:				
RL	Depth (mm)	Graphic Log	Material Description	Soil			Rock			Weathering			Frac. Spacing (mm)		Sampling and In situ Testing	
				V	S	M	V	S	M	V	S	M	V	S	M	TYPE
			YELLOWISH BROWN SAND (SM) LOOSE- MD, NP													
500																
			TRENDING YELLOWISH BROWN AND GREY CLAY (CH) FIRM TO STIFF, MEDIUM PLASTICITY, GRADUAL REFUSAL													
1000																
1500																
2000																
2500																
3000																
3500																
4000																
4500																
5000																
5500																
6000																

BORE TERMINATED AT 1.2 M

Appendix 4 Form 35

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: EMILY DANIELS

Owner name

Address

Suburb/postcode

Designer details:

Name:

S NIELSEN

Category:

HYDRAULIC
SERVICES

Business name:

STRATA GEOSCIENCE AND
ENVIRONMNETAL P/L

Phone No:

0413545358

Business
address:

72-74 LAMBECK DRIVE

TULLAMARINE

3043

Fax No:

Licence No:

CC6113K

Email address:

sven@strataconsulting.com.au

Details of the proposed work:

Owner/Applicant

AS ABOVE

Designer's project
reference No.

SR06231

Address:

2/6 JIM BACON DRIVE

Lot No:

2

Brighton

Type of work:

Building work ☐

Plumbing work ☒ (X all applicable)

Description of work:

WASTEWATER SYSTEM SPECIFICATION ONLY BASED UPON
CLASS 1 BUILDING

(new building / alteration /
addition / repair / removal /
re-erection
water / sewerage /
stormwater /
on-site wastewater
management system /
backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): (X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☒ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer

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	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	
Deemed-to-Satisfy: ☒ X		Performance Solution: ☐ (X the appropriate box)
Other details:		

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: SN	Date:
Schedules:	Prepared by: SN	Date
Specifications:	Prepared by: SN	Date 6/06/25
Computations	Prepared by: SN	Date 6/06/25
Performance solution proposals:	Prepared by: SN	Date:
Test reports:	Prepared by: NA	Date

Standards, codes or guidelines relied on in design process:

AS1547-2012

Any other relevant documentation:

Attribution as designer:

I SVEN NIESEN am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

Name: (print)SVEN NIELSEN

SN

Designer:

SVEN NIELSEN



6/06/25

Licence No:

CC6113K

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- ☒ The works will not increase the demand for water supplied by TasWater
- ☒ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☒ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☒ The works will not damage or interfere with TasWater's works
- ☒ The works will not adversely affect TasWater's operations
- ☒ The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement

*Site and Soil Evaluation and Onsite Wastewater System Design
Proposed Lot 2 6 Jim Bacon Drive Brighton*

☒ I have checked the LISTMap to confirm the location of TasWater infrastructure

☒ If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

ISVEN NIELSEN..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	SVEN NIELSEN		Date: 6/06/25



Appendix 4 Terms and Conditions

Scope of Work

These Terms and Conditions apply to any services provided to you ("the Client") by Strata Geoscience and Environmental Pty Ltd ("Strata"). By continuing to instruct Strata to act after receiving the Terms and Conditions or by using this report and its findings for design and/or permit application processes and not objecting to any of the Terms and Conditions the Client agrees to be bound by these Terms and Conditions, and any other terms and conditions supplied by Strata from time to time at Strata's sole and absolute discretion. The scope of the services provided to the Client by Strata is limited to the services and specified purpose agreed between Strata and the Client and set out in the correspondence to which this document is enclosed or annexed ("the Services"). Strata does not purport to advise beyond the Services.

Third Parties

The Services are supplied to the Client for the sole benefit of the Client and must not be relied upon by any person or entity other than the Client. Strata is not responsible or liable to any third party. All parties other than the Client are advised to seek their own advice before proceeding with any course of action.

Provision of Information

The Client is responsible for the provision of all legal, survey and other particulars concerning the site on which Strata is providing the Services, including particulars of existing structures and services and features for the site and for adjoining sites and structures. The Client is also responsible for the provision of specialised services not provided by Strata. If Strata obtains these particulars or specialised services on the instruction of the Client, Strata does so as agent of the Client and at the Client's expense. Strata is not obliged to confirm the accuracy and completeness of information supplied by the Client or any third party service provider. The Client is responsible for the accuracy and completeness of all particulars or services provided by the Client or obtained on the Client's behalf. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever suffered by the Client or any other person or entity resulting from the failure of the Client or third party to provide accurate and complete information. In the event additional information becomes available to the Client, the Client must inform Strata in writing of that information as soon as possible. Further advice will be provided at the Client's cost. Any report is prepared on the assumption that the instructions and information supplied to Strata has been provided in good faith and is all of the information relevant to the provision of the Services by Strata. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever if Strata has been supplied with insufficient, incorrect, incomplete, false or misleading information.

Integrity

Any report provided by Strata presents the findings of the site assessment. While all reasonable care is taken when conducting site investigations and reporting to the Client, Strata does not warrant that the information contained in any report is free from errors or omissions. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from errors in a report. Any report should be read in its entirety, inclusive of any summary and annexures. Strata does not accept any responsibility where part of any report is relied upon without reference to the full report.

Project Specific Criteria

Any report provided by Strata will be prepared on the basis of unique project development plans which apply only to the site that is being investigated. Reports provided by Strata do not apply to any project other than that originally specified by the Client to Strata. The Report must not be used or relied upon if any changes to the project are made. The Client should engage Strata to further advise on the effect of any change to the project. Further advice will be provided at the Client's cost. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever where any change to the project is made without obtaining a further written report from Strata. Changes to the project may include, but are not limited to, changes to the investigated site or neighbouring sites, for instance, variation of the location of proposed building envelopes/footprints, changes to building design which may impact upon building settlement or slope stability, or changes to earthworks, including removal (site cutting) or deposition of sediments or rock from the site.

Classification to AS2870-2011

It must be emphasised that the site classification to AS2870-2011 and recommendations referred to in this report are based solely on the observed soil profile at the time of the investigation for this report and account has been taken of Clause 2.1.1 of AS2870 - 2011. Other abnormal moisture conditions as defined in AS2870 - 2011 Clause 1.3.3 (a) (b) (c) and (d) may need to be considered in the design of the structure. Without designing for the possibility of all abnormal moisture conditions as defined in Clause 1.3.3, distresses will occur and may result in non "acceptable probabilities of serviceability and safety of the building during its design life", as defined in AS2870 - 2011, Clause 1.3.1. Furthermore the classification is preliminary in nature and needs verification at the founding surface inspection phase. The classification may be changed at this time based upon the nature of the founding surface over the entire footprint of the project area. Any costs associated with a change in the site classification are to be incurred by the client. Furthermore any costs associated with delayed works associated with a founding surface inspection or a change in classification are to be borne by the client. Where founding surface inspections are not commissioned the classifications contained within this report are void.

Subsurface Variations with Time

Any report provided by Strata is based upon subsurface conditions encountered at the time of the investigation. Conditions can and do change significantly and unexpectedly over a short period of time. For example groundwater levels may fluctuate over time, affecting latent soil bearing capacity and ex-situ/insitu fill sediments may be placed/removed from the site. Changes to the subsurface conditions that were encountered at the time of the investigation void all recommendations made by Strata in any report. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from any change to the subsurface conditions that were encountered at the time of the investigation. In the event of a delay in the commencement of a project or if additional information becomes available to the Client about a change in conditions becomes available to the Client, the Client should engage Strata to make a further investigation to ensure that the conditions initially encountered still exist. Further advice will be provided at the Client's cost. Without limiting the generality of the above statement, Strata does not accept liability where any report is relied upon after three months from the date of the report, (unless otherwise provided in the report or required by the Australian Standard

Site and Soil Evaluation and Onsite Wastewater System Design Proposed Lot 2 6 Jim Bacon Drive Brighton

which the report purports to comply with), or the date when the Client becomes aware of any change in condition. Any report should be reviewed regularly to ensure that it continues to be accurate and further advice requested from Strata where applicable.

Interpretation

Site investigation identifies subsurface conditions only at the discrete points of geotechnical drilling, and at the time of drilling. All data received from the geotechnical drilling is interpreted to report to the Client about overall site conditions as well as their anticipated impact upon the specific project. Actual site conditions may vary from those inferred to exist as it is virtually impossible to provide a definitive subsurface profile which accounts for all the possible variability inherent in earth materials. This is particularly pertinent to some weathered sedimentary geologies or colluvial/alluvial clast deposits which may show significant variability in depth to refusal over a development area. Rock incongruities such as joints, dips or faults may also result in subsurface variability. Soil depths and composition can vary due to natural and anthropogenic processes. Variability may lead to differences between the design depth of bored/driven piers compared with the actual depth of individual piers constructed onsite. It may also affect the founding depth of conventional strip, pier and beam or slab footings, which may result in increased costs associated with excavation (particularly of rock) or materials costs of foundations. Founding surface inspections should be commissioned by the Client prior to foundation construction to verify the results of initial site characterisation and failure to insure this will void the classifications and recommendations contained within this report. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from any variation from the site conditions inferred to exist.

Strata is not responsible for the interpretation of site data or report findings by other parties, including parties involved in the design and construction process. The Client must seek advice from Strata about the interpretation of the site data or report.

Report Recommendations

Any report recommendations provided by Strata are only preliminary. A report is based upon the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete. Where variations in conditions are encountered, Strata should be engaged to provide further advice. Further advice will be provided at the Client's cost. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever if the results of selective point sampling are not indicative of actual conditions throughout an area or if the Client becomes aware of variations in conditions and does not engage Strata for further advice.

Geo-environmental Considerations

Where onsite wastewater site investigation and land application system designs are provided by Strata, reasonable effort will be made to minimise environmental and public health risks associated with the disposal of effluent within site boundaries with respect to relevant Australian guidelines and industry best practise at the time of investigation. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from:

- (i) changes to either the project or site conditions that affect the onsite wastewater land application system's ability to safely dispose of modelled wastewater flows; or
- (ii) seepage, pollution or contamination or the cost of removing, nullifying or clearing up seepage, polluting or contaminating substances; or
- (iii) poor system performance where septic tanks have not been de-sludged at maximum intervals of 3 years or AWTs systems have not been serviced in compliance with the manufacturers recommendations; or
- (iv) failure of the client to commission both interim and final inspections by the designer throughout the system construction; or
- (v) the selection of inappropriate plants for irrigation areas; or
- (vi) damage to any infrastructure including but not limited to foundations, walls, driveways and pavements; or
- (vii) land instability, soil erosion or dispersion; or
- (viii) design changes requested by the Permit Authority.

Furthermore, Strata does not guarantee land application design life beyond 2 years from installation.

Strata does not consider site contamination, unless the Client specifically instructs Strata to consider the site contamination in writing. If a request is made by the Client to consider site contamination, Strata will provide additional terms and conditions that will apply to the engagement.

Copyright and Use of Documents

Copyright in all drawings, reports, specifications, calculations and other documents provided by Strata or its employees in connection with the Services remain vested in Strata. The Client has a licence to use the documents for the purpose of completing the project. However, the Client must not otherwise use the documents, make copies of the documents or amend the documents unless express approval in writing is given in advance by Strata. The Client must not publish or allow to be published, in whole or in part, any document provided by Strata or the name or professional affiliations of Strata, without first obtaining the written consent of Strata as to the form and context in which it is to appear.

If, during the course of providing the Services, Strata develops, discovers or first reduces to practice a concept, product or process which is capable of being patented then such concept, product or process is and remains the property of Strata and:

- (i) the Client must not use, infringe or otherwise appropriate the same other than for the purpose of the project without first obtaining the written consent of Strata; and
- (ii) the Client is entitled to a royalty free licence to use the same during the life of the works comprising the project.

Digital Copies of Report

If any report is provided to the Client in an electronic copy except directly from Strata, the Client should verify the report contents with Strata to ensure they have not been altered or varied from the report provided by Strata.

BUSHFIRE ASSESSMENT REPORT

Proposed Subdivision (2 lots)

Address: 6 Jim Bacon Court, Brighton TAS 7030

Title Reference: C.T.144503/6



Prepared by James Rogerson (of *JR Bushfire Assessments*), Bushfire Hazard Practitioner
(BFP-161)

VERSION – 1.0

Date: 20/05/2025

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Disclaimer: The information contained within this report is based on the instructions of AS 3959-2018 the standard states that “Although this Standard is designed to improve the performance of building when subjected to bushfire attack in a designated bushfire-prone area there can be no guarantee that a building will survive a bushfire event of every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions.” (Standards Australia Limited, 2011)

INTRODUCTION

1.1 Background

This Bushfire Assessment Report and associated Bushfire Hazard Management Plan (BHMP) has been prepared by James Rogerson of *JR Bushfire Assessments* on behalf of the proponent to form part of supporting documentation for the proposed subdivision of two lots at 6 Jim Bacon Court, Brighton. Under the Tasmanian Planning Scheme – Brighton (TPS) and C13.0 Bushfire-Prone Areas Code it is a requirement that a subdivision application within a bushfire-prone area must accomplish a minimum Bushfire Attack Level (BAL) rating of BAL-19 for all future dwellings on newly formed allotments. This report also includes an associated BHMP which is also a requirement under C13.0.

The proposed development is within a Bushfire-Prone Area overlay and there is bushfire-prone vegetation within 100m from the site. Therefore, this site is within a bushfire-prone area.

1.2 Scope

This Bushfire Report offers an investigation and assessment of the bushfire risk to establish the level of bushfire threat and vulnerability on the land for the purpose of subdivision. This report includes the following:

- A description of the land and adjacent land, and description of the use or development that may be at threat by a bushfire on the subject site.
- Calculates the level of a bushfire threat and offers opinions for bushfire mitigation measures that are consistent with AS3959:2018 and C13.0.
- Subdivision Proposal Plan (Appendix B)
- Bushfire Hazard Management Plan (Appendix C)
- Planning Certificate (Appendix D)

1.3 Scope of BFP Accreditation

I, James Rogerson, am an accredited Bushfire Practitioner (BFP-161) to assess bushfire hazards and endorse BHMP's under the the *Chief Officers Scheme for the Accreditation of Bushfire Hazard Practitioners*. I have successfully completed the *Planning for Bushfire Prone Areas Short Course* at University of Technology Sydney.

1.4 Limitations

The site assessment has been conducted and report written on the understanding that:

- The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report.
- The report only classifies the size, volume and status of the vegetation at the time the site assessment was conducted.
- Impacts on future development and vegetation growth have not been considered in this report. No action or reliance is to be placed on this report, other than which it was commissioned.

1.5 Proposal

The proposal is for the subdivision of the current title C.T.144503/6 into 2 new resultant titles. See proposal plan (Appendix B).

2 PRE-FIELD ASSESSMENT

2.1 Site Details

Table 1

Owner Name(s)	Emily J. Daniels
Location	6 Jim Bacon Court, Brighton TAS 7030
Title Reference	C.T.144503/6
Property ID	2659984
Municipality	Brighton
Zoning	11 Rual Living Zone A
Planning Overlays	13 – Bushfire-prone Areas Code and 7 Natural Assets Code
Water Supply for Firefighting	The property is serviced by reticulated water. A hydrant exists opposite the site in the cul-de-sac.
Public Access	Access to the development is off Jim Bacon Court.
Fire History	Record fires within and surrounding the property from 2002-2003
Existing Development	Existing Class 1a dwelling, Class 10a sheds and all-weather gravel driveway.

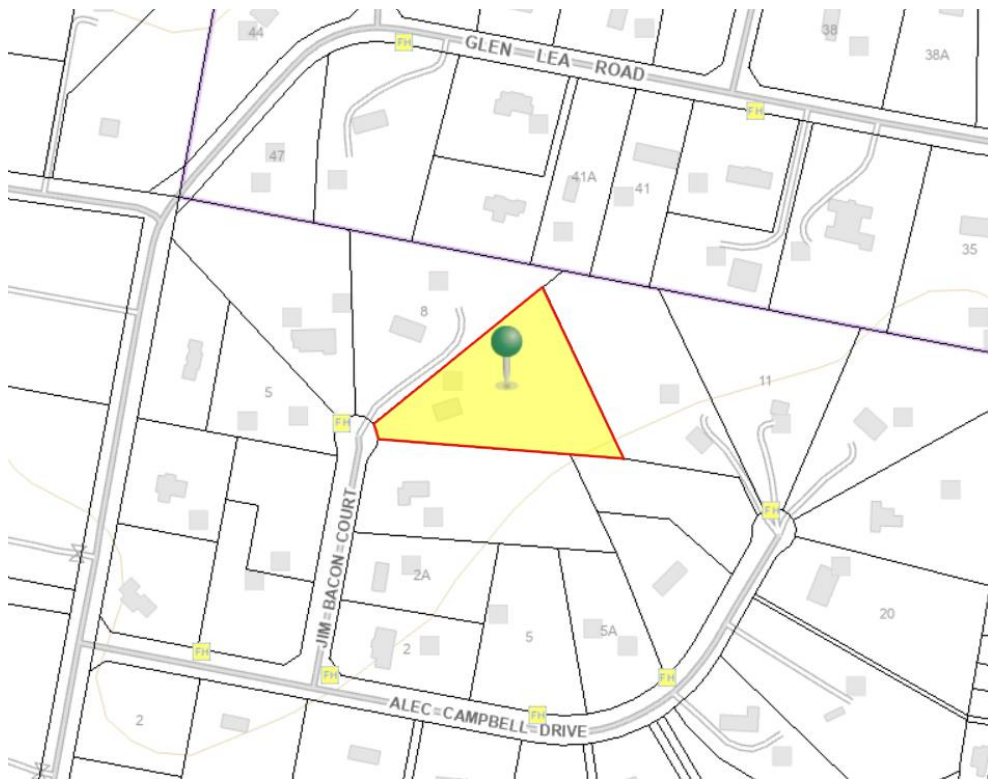


Figure 1 - Location of subject site and nearby hydrants. Source: The LIST, © State of Tasmania

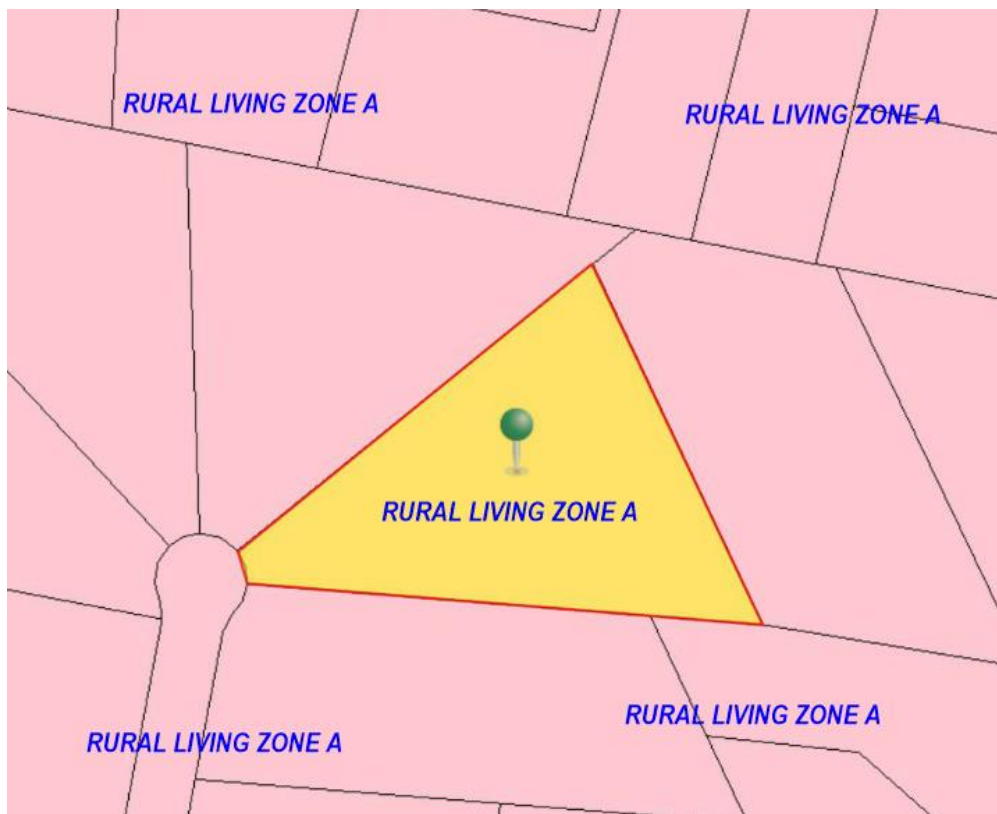


Figure 2 - Planning Scheme Zoning of site and surrounding properties. Source: The LIST, © State of Tasmania

2.2 TASVEG Live

There is 1 classified vegetation community on the subject site, and the same community on the surrounding land and parcels. Figure 3 below shows the classified vegetation from TASVEG Live (Source: The LIST).

Please note that TASVEG Live classification does not necessarily reflect ground conditions.

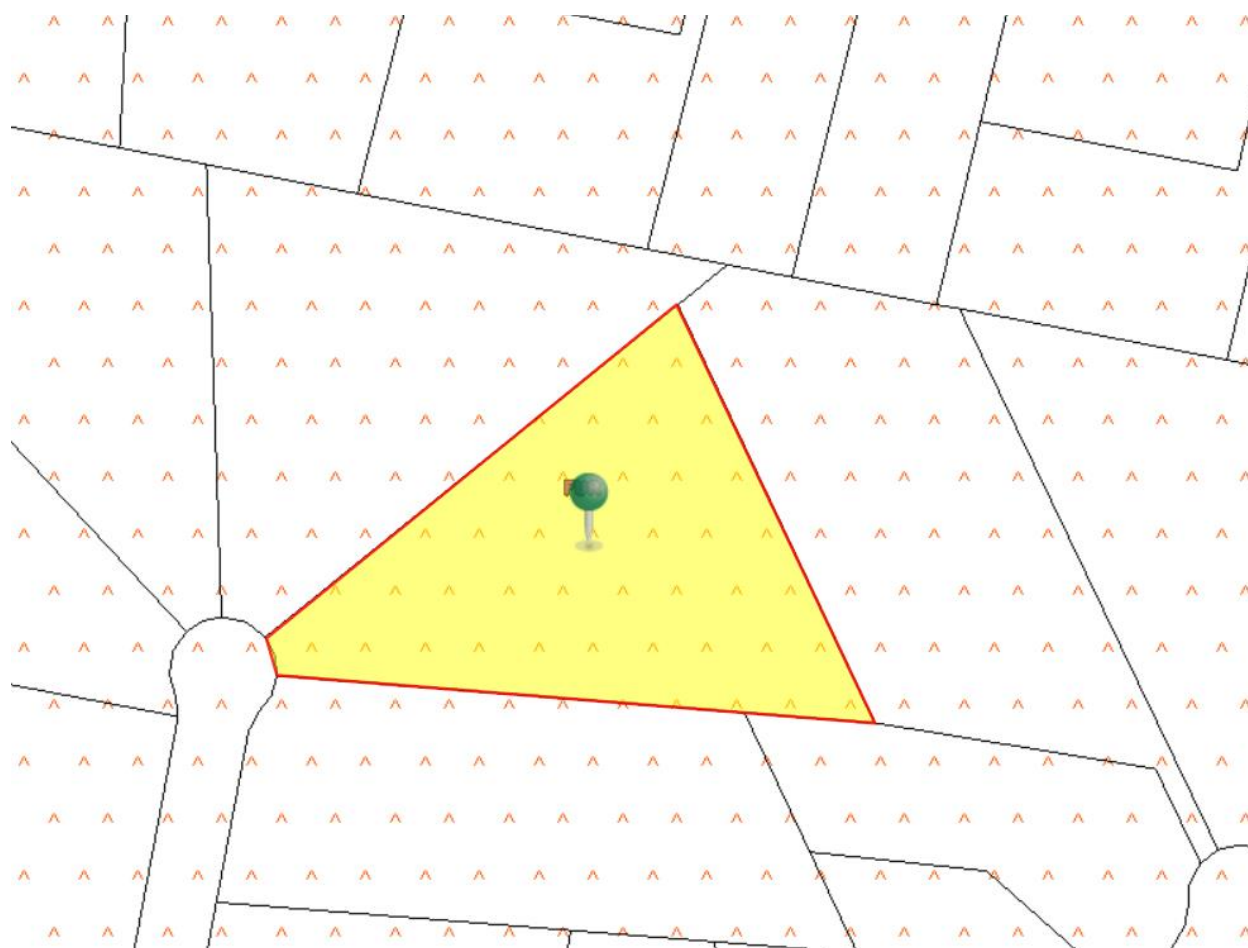


Figure 3 – TASVEG Live communities on subject site and surrounding land. FUR – Urban areas

3 SITE ASSESSMENT

The site assessment was conducted by James Rogerson (BFP-161) on the 17th of May 2025.

3.1 Bushfire Hazard Assessment

C13.0 Bushfire Prone Areas Code defines Bushfire-prone areas as follows.

- a) Land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or*
- b) Where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on such map, land that is within 100m of an area of bushfire –prone vegetation equal or greater than 1ha.*

The subject site is within a bushfire-prone areas overlay for the TPS, and the subject site is within 100m of an area of bushfire-prone vegetation equal or greater than 1ha. Therefore, this proposed subdivision is within a bushfire-prone area as per the TPS.

For the purposes of the BAL Assessment, vegetation within 100m of the proposed subdivision site was assessed and classified in accordance with AS3959:2018 Simplified Procedure (Method 1) (relevant fire danger index: 50-which applies across Tasmania).

BUSHFIRE THREAT DIRECTION

The Bushfire threat to this development is from the **GRASSLAND FUEL** within the property. Additional threats are also from Grassland in all aspects surrounding the property.

Prevailing Winds: The prevailing winds for this site are primarily westerly, north westerly.

3.2 Vegetation and Effective Slope

Vegetation and relevant effective slopes within 100m of the proposed subdivision have been inspected and classified in accordance with AS 3959:2018. Effective Slope refers to the slope of the land underneath the classified bushfire-prone vegetation relative to the building site and not the slope between the vegetation and the building site. The effective slope affects a fires rate of spread and flame length and is an acute aspect of bushfire behaviour.

WITHIN THE TITLE BOUNDARY (BDY) & PROPERTY DESCRIPTION

The property is a medium sized, developed, Rural Living Zone A zoned property that is located at the northwest area of the suburb Brighton. The property is accessed via Jim Bacon Court, off Alec Campbell Drive. The property is oriented southwest-northeast and is located at the end of the cul-de-sac. The property is surrounded by developed residential blocks all zoned Rural Living Zone A. The terrain within the property is flat. The property hosts an existing Class 1a dwelling, in addition to Class 10a sheds, all-weather gravel driveway, low-cut lawns and gardens (See Figure 4 for slopes).

The land directly surrounding the dwelling and shed is used as private open space (POS) and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The remainder of the property is grassed, appearing as managed per regular mowing, and justified by viewing aerial images dating back to 2019, and is therefore classed as LOW THREAT VEGETATION per Clause 2.2.3.2 (f) of AS3959:2018.

NORTHEAST OF THE TITLE BDY

To the northeast of the property (across slope) is 9 and 11 Alec Campbell Drive. These properties are medium-sized, developed Rural Living Zone A zoned properties, that consist of Class 1a dwellings, Class 10a sheds, low-cut lawns, cultivated gardens and all-weather gravel driveways. The land directly surrounding the dwellings and sheds is used as POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018.

The remainder of 9 Alec Campbell Drive is grass, appearing in an unmanaged condition due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

Within 11 Alec Campbell Drive there are two patches of vegetation that are <10m high, foliage cover of <30% and an understory of grass which is therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018. The remaining vegetation within No. 11 is unmanaged grass which is classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

SOUTH OF THE TITLE BDY

To the south of the property (across slope) there are various medium-sized, developed, Rural Living Zone properties that consist of Class 1a dwellings, Class 10a sheds, low-cut lawns, cultivated gardens and all-weather gravel driveways. The land directly surrounding the dwellings and sheds is used as POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018.

The only property in this aspect that does not have managed grass external to the POS is the property directly south of the subject property (4 Jim Bacon Court) as such, the vegetation external to the POS is grass, appearing unmanaged, due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

All other properties in this aspect have LOW THREAT VEGETATION per Clause 2.2.3.2 (f) external to the POS.

WEST & NORTHWEST OF THE TITLE BDY

To the west and northwest of the property boundary (across slope) is various medium-sized, developed, Rural Living Zone zoned properties that consist of Class 1a dwellings, Class 10a sheds, low-cut lawns, cultivated gardens and all-weather gravel driveways. The land directly surrounding the dwellings and sheds is used as POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018.

Similar to the south aspect, the only property in this aspect that does not have managed grass external to the POS is the property directly south of the subject property (7 Jim Bacon Court) as such, the vegetation external to the POS is grass, appearing unmanaged, due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

All other properties in this aspect have LOW THREAT VEGETATION per Clause 2.2.3.2 (f) external to the POS.

Figure 4 below shows the relationship between the subject site and the surrounding vegetation.

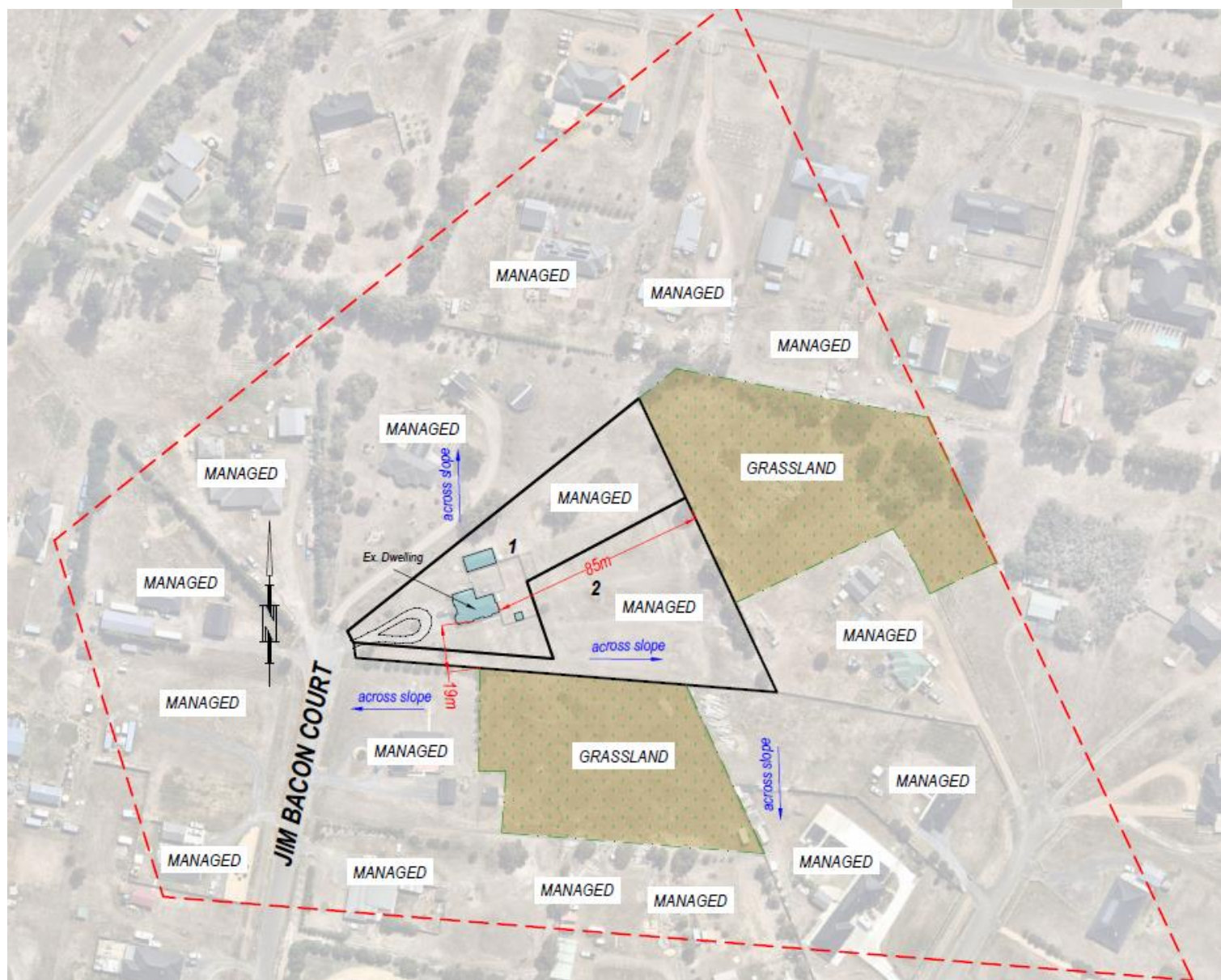


Figure 4 classified vegetation (within 100m of site) and existing separation from bushfire-prone vegetation (not to scale)

3.3 Bushfire Attack Level (BAL)

Table 2 - BAL rating for each lot and required separation distances

LOT 1 – EXISTING DWELLING (existing separation)				
DIRECTION OF SLOPE	NE	SE	SW	NW
Vegetation Classification	MANAGED LOW THREAT GRASSLAND	MANAGED LOW THREAT GRASSLAND	MANAGED LOW THREAT	MANAGED LOW THREAT
Existing Horizontal distance to classified vegetation	85m-100m (G)	19m-90m (G)	N/A	N/A
Effective Slope under vegetation	Across slope	Across slope	Across slope	Across slope
Exemption	>50m to (G)			
Current BAL value for each side of the site	BAL-LOW	BAL-12.5	BAL-LOW	BAL-LOW
Separation distances to achieve BAL-19	N/A	10m	N/A	N/A
Separation distances to achieve BAL-12.5	N/A	14m	N/A	N/A
Current BAL rating	BAL-12.5			

LOT 2 – VACANT (Indicative Building Area)					
DIRECTION OF SLOPE	N	NE	E	S	W
Vegetation Classification	LOW THREAT GRASSLAND	LOW THREAT GRASSLAND	LOW THREAT GRASSLAND	LOW THREAT GRASSLAND	LOW THREAT MANAGED
Existing Horizontal distance to classified vegetation	75m (G)	22m-100m (G)	27m (G)	22m-86m (G)	N/A
Effective Slope under vegetation	Across slope	Across slope	Across slope	Across slope	Across slope
Exemption	>50m (G)				
Current BAL value for each side of the site	BAL-LOW	BAL-12.5	BAL-12.5	BAL-12.5	BAL-LOW
Separation distances to achieve BAL-19	N/A	10m	10m	10m	N/A
Separation distances to achieve BAL-12.5	N/A	14m	14m	14m	N/A
Current BAL rating	BAL-12.5				

3.4 Definition of BAL-LOW

Bushfire Attack Level shall be classified BAL-LOW per Section 2.2.3.2 of AS3959:2018 where the vegetation is one or a combination of any of the following Exemptions:

- Vegetation of any type that is more than 100m from the site.
- Single areas of vegetation less than 1 hectare in area and not within 100m of other areas of vegetation being classified.
- Multiple areas of vegetation less than 0.25 ha in area and not within 20m of the site, or each other.
- Strips of vegetation less than 20m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20m of the site or each other, or other areas of vegetation being classified.
- Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100mm).

The BAL level will also be classified as BAL-LOW if Grassland fuel is >50m from the site for any effective slope per Table 2.6 of AS3959:2018.

Due to some existing developed and managed land, some separations distances are already achieved.

Where there were multiple fuel classifications and effective slopes, the predominant fuel and slope have been used in the BAL table above.

BAL ratings are as stated below:

BAL LOW	BAL 12.5	BAL 19	BAL 29	BAL 40	BAL FZ
There is insufficient risk to warrant any specific construction requirements, but there is still some risk	Ember attack and radiant heat below 12.5 kW/m ²	Increasing ember attack and windborne debris, radiant heat between 12.5 kW/m ² and 19 kW/m ²	Increasing ember attack and windborne debris, radiant heat between 19kW/m ² and 29 kW/m ²	Increasing ember attack and windborne debris, radiant heat between 29 kW/m ² and 40 kW/m ² . Exposure to flames from fire front likely	Direct Exposure to flames, radiant heat and embers from the fire front

4 BUSHFIRE PROTECTION MEASURES

4.1 Hazard Management Areas (HMA)

Hazard Management Area as described in the Code “*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*”. Also as described from Note 1 of AS3959:2018 Clause 2.2.3.2 “*Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm)*”.

Compliance to C13.6.1

The building areas within both lots require a Hazard Management Area (HMA) to be established and maintained between the bushfire vegetation and the area at a distance equal to, or greater than specified for the Bushfire Attack Level in Table 2.6 of AS3959:2018.

Due to the sizes of both lots, only the building areas are to be used as an HMA.

The HMA for Lot 1 is to be implemented prior to sealing of titles and prior to occupancy of a future habitable dwelling for Lot 2.

Minimum separation distances for each lot are stated below.

LOT 1 – Separation Distances (Existing Dwelling)				
Aspect	NE	SE	SW	NW
BAL-19	N/A	10m	N/A	N/A
BAL-12.5	N/A	14m	N/A	N/A

LOT 2 – Separation Distances (Indicative Building Area)					
Aspect	N	NE	E	S	W
BAL-19	N/A	10m	10m	10m	N/A
BAL-12.5	N/A	14m	14m	14m	N/A

The Tasmanian Fire Service provides the following advice regarding the implementation and maintenance of Hazard management areas:

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

Additional site-specific fuel reduction or management may be required. An effective hazard management area does not require removal of all vegetation. Rather, vegetation must be designed and maintained in a way that limits opportunity for vertical and horizontal fire spread in the vicinity of the building being protected. Retaining some established trees can even be beneficial in terms of protecting the building from wind and ember attack

4.2 Public and Fire Fighting Access

Public Access

The proposed development fronts Jim Bacon Court. The road is a public road; it is bitumen sealed and is maintained by the Council. Jim Bacon Court has a nominal carriageway width of 7m.

No upgrades are required to the public road and the public road complies with public access road requirements.

Property Access

Current Conditions:

Lot 1

Existing access to Lot 1 is via an all-weather driveway which runs perpendicularly off the road, the access loops around in front of the dwelling and meets back up with itself. The total length of the driveway loop is approximately 60m, with a nominal carriageway width of 3m.

Lot 2

There is currently no constructed access to Lot 2.



Figure 5 – Existing access to Lot 1

Compliance to C13.6.2

Lot 1

Access to the existing dwelling within lot 1 is >30m but <200m. However, Lot 1 does not require access for a fire appliance. Therefore, there are no design and construction requirements, and Lot 1 will comply with the Acceptable Solution A1 and C13.6.2.

Lot 2

Access to the building area within Lot 2 is >30m, but <200. As this access will be greater than 120m (hose lay) from the nearest hydrant, the access must be designed and constructed to the requirements of the Acceptable Solution A1 and C13.6.2 Table C13.2 (B).

The existing access is compliant with Table C13.2 (B) already.

The requirements of Table C13.2 (B) are outlined below in Table 3.

Access for Lot 2 must be constructed prior to occupancy of a future habitable dwelling.

Table 3 – Access Standards per Table C13.2 (B)

Access Standards: (access length >30m and <200m)

As per Table 13.2 (B) of the Code.

- a) All-weather construction;
- b) Load capacity of at least 20 t, including bridges and culverts;
- c) Minimum carriageway width of 4m;
- d) Minimum vertical clearance of 4m;
- e) Minimum horizontal clearance of 0.5m from the edge of the carriageway;
- f) Cross falls less than 3 degrees (1:20 or 5%);
- g) Dips less than 7 degrees (1:8 or 12.5%);
- h) Curves with a minimum inner radius of 10m;
- i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed road; 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 10m; or
 - ii. A property access encircling the building; or
 - iii. A hammerhead 'T' or 'Y' turning head 4m wide and 8m long.

Passing bays of 3m additional carriageway width and 20m length must be provided every 100m.

4.3 Water Supply for Fire Fighting

Current Conditions:

Site assessment confirmed the property is serviced by reticulated water. Various hydrants exist on Taylor Crescent and Cove Hill Road.



Figure 6 – Existing hydrant

Compliance to C13.6.3

Lot 1

The dwelling within Lot 1 is within 120m (hose lay) of a hydrant and are therefore compliant with C13.6.3 A1 (b) and Table C13.4.

Lot 2

The building within Lot 2 is >120m (hose lay) of a hydrant. Therefore, Lot 2 must install a 10,000L static water supply tank per C13.6.3 A2 (b) and Table C13.5. The tank must be installed prior to occupancy of a future habitable dwelling.

The requirements of Table C13.5 are outlined below in Table 4.

Table 4 – Static Water Supply per Table C13.5

Requirements for Static Water Supply C13.6.3 and Table C13.5

- A. Distance between building area to be protected and water supply
 - a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and
 - b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area
- B. Static Water supplies
 - a) may have a remotely located offtake connected to the static water supply;
 - b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
 - c) must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
 - d) must be metal, concrete or lagged by non-combustible materials if above ground; and
 - e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
 - (i) metal;
 - (ii) non-combustible material; or
 - (iii) fibre-cement a minimum of 6mm thickness.
- C. Fittings, pipework and accessories (including stands and tank supports)

Fittings and pipework associated with a fire fighting 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) if buried, have a minimum depth of 300mm [S1];
- (e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting 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 220mm length);
- (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
- (i) if a remote offtake is installed, ensure the offtake is in a position that is:
 - (i) visible;
 - (ii) accessible to allow connection by fire fighting equipment;
 - (iii) at a working height of 450 – 600mm above ground level; and
 - (iv) protected from possible damage, including damage by vehicles.

D. Signage for static water connections

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

- a) comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or
- b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.

E. Hardstand

A hardstand area for fire appliances must be:

- a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
- b) no closer than 6m from the building area to be protected;
- c) a minimum width of 3m constructed to the same standard as the carriageway; and
- d) connected to the property access by a carriageway equivalent to the standard of the property access.

4.4 Construction Standards

Future habitable dwellings/buildings within the specified building areas on each lot must be designed and constructed to the minimum BAL ratings specified in the BHMP (Appendix C) and to BAL construction standards in accordance with AS3959:2018 or subsequent edition as applicable at the time of building approval.

Future Class 10a buildings within 6m of a Class 1a dwelling/building must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018

5 STATUTORY COMPLIANCE

The applicable bushfire requirements are specified in State Planning Provisions C13.0 – Bushfire-Prone Areas Code.

Clause	Compliance
C13.4 Use or development exempt from this code	N/A
C13.5 Use Standards	
C13.5.1 Vulnerable Uses	N/A
C13.5.2 Hazardous Uses	N/A
C13.6 Development Standards for Subdivision	
C13.6.1 Provision of Hazard Management Areas.	To comply with the Acceptable Solution A1, the proposed plan of subdivision must; • Show building areas for each lot; and • Show hazard management areas between these building areas and that of the bushfire vegetation with the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas</i>. The BHMP demonstrates that both lots can accommodate a minimum BAL rating of BAL-19 for Lot 1 and BAL-19 or BAL-12.5 for Lot 2. The HMA for Lot 1 to be implemented prior to sealing of titles and prior to occupancy of future habitable dwellings for Lot 2. Subject to the compliance with the BHMP the proposal will satisfy the Acceptable Solution C13.6.1(A1)
C13.6.2 Public and firefighting access; A1	The BHMP (through reference to section 4 of this report) specifies requirements for private accesses are consistent with Table C13.2. Access to Lot 1 is >30m, <200 and access is not required for a fire appliance. Access to Lot 2 will be >30m but <200m, and access will be required for a fire appliance and must comply with Table C13.2 (B). Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.2(A1).
C13.6.3 A2 Provision of water supply for firefighting purposes.	The building areas within Lot 1 is within 120m (hose lay) of a hydrant. Therefore, compliant with C.13.6.3. Building area within Lot 2 is further then 120m (hose lay) from a hydrant and therefore Lot 2 must comply to Table C13.5. Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.3

6 CONCLUSION & RECOMMENDATIONS

The proposed subdivision is endorsed that each lot can meet the requirements of Tasmanian Planning Scheme – Brighton and C13.0 Bushfire-prone Areas Code for a maximum BAL rating of **BAL-19 for Lot 1 and BAL-19 or BAL-12.5 for Lot 2**. Providing compliance with measures outlined in the BHMP (Appendix C) and sections 4 & 5 of this report.

Recommendations:

- The HMA within Lot 1 to be implemented prior to sealing of titles per section 4.1 of this report and the BHMP (Appendix C).
- Access and static water tank for Lot 2 to be constructed/installed prior to occupancy of future habitable dwellings.
- Brighton Council condition the planning approval on the compliance with the BHMP (as per Appendix C).

7 REFERENCES

Department of Primary Industries and Water, The LIST, viewed May 2025,
www.thelist.tas.gov.au

Standards Australia, 2018, *AS 3959:2018 – Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney.

Tasmanian Planning Commission, 2015, *Tasmanian Planning Scheme – Brighton* viewed May 2025, www.iplan.tas.gov.au

Building Act 2016. The State of Tasmania Department of Premier and Cabinet.
<https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025>

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet.
<https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110>

8 APPENDIX A – SITE PHOTOS



Figure 7 – Low threat vegetation within Lot 2, view facing W



Figure 8 – Grassland fuel south of the property, view facing S



Figure 9 – Grassland fuel east of the property, view facing NE



Figure 10 – Existing dwelling & managed land within Lot 1, view facing E, NE



Figure 11 – Existing dwelling & managed land, S of the site, view facing SE from the road



Figure 12 – Existing dwelling & managed land N.NW of the property, view facing N.NE



9 APPENDIX B – SUBDIVISION PROPOSAL PLAN

OWNER:
EMILY JANE DANIELS

TITLE REFERENCE:
C/T 144503/6

LOCATION:
6 JIM BACON CT BRIGHTON TAS 7030

Peter Binny Surveys
12 Rada Road KETTERING 7155
Mobile 0419 368 180
email russell@peterbinnysurveys.com.au
Land situated in the
TOWN OF BRIGHTON

Scale 1:500 (A3) MEASUREMENTS IN METRES

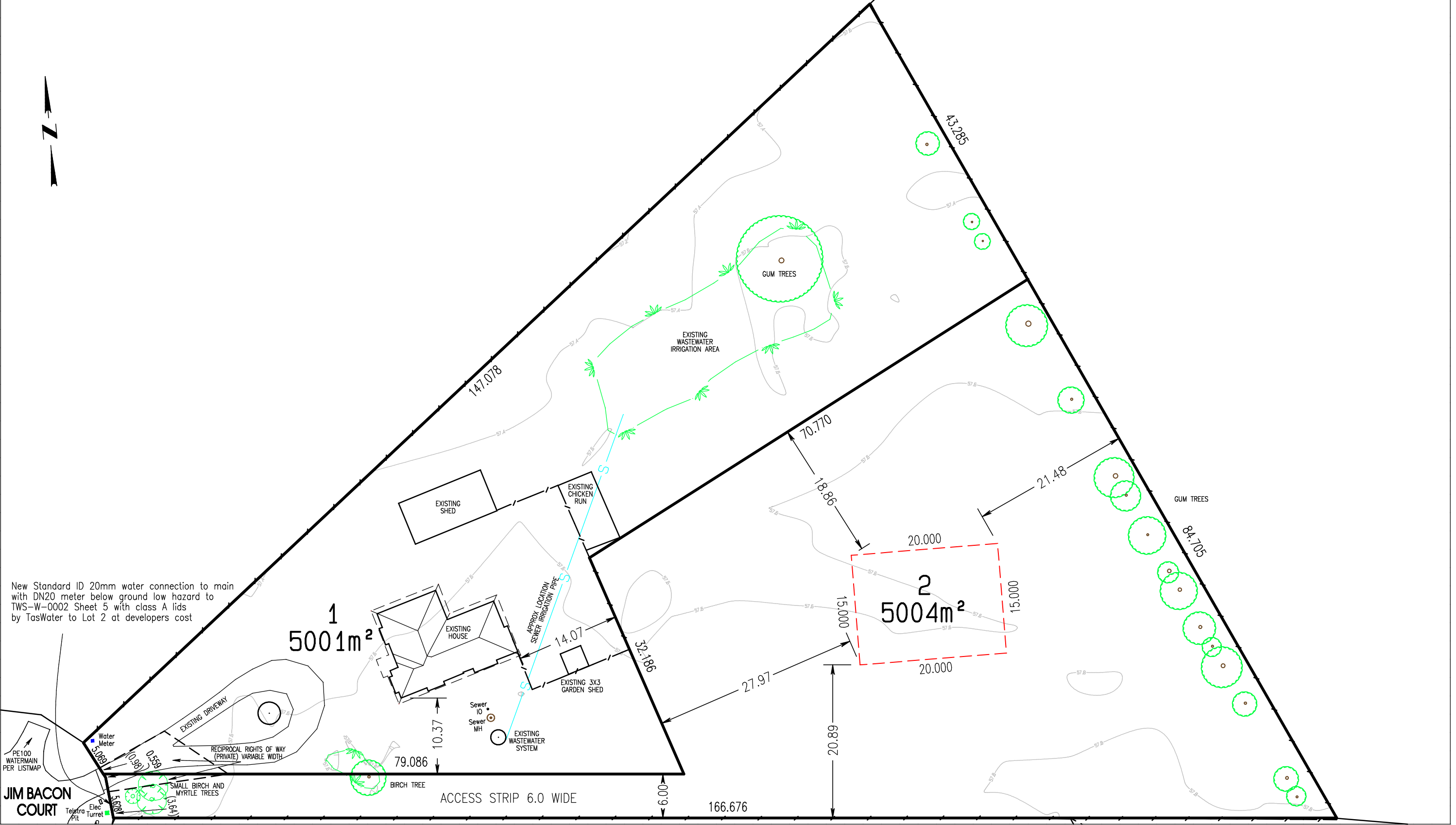
PLAN OF SUBDIVISION

This plan is for the purpose of obtaining planning approval only & is for the sole use of the named owners. The contours are approximate only and suitable only for the purpose of obtaining planning approval.

Dimensions and areas are subject to final survey

Surveyors Ref:25020

-Rev01 Date: 14/5/2025





10 APPENDIX C – BUSHFIRE HAZARD MANAGEMENT PLAN

BAL rating for Lot 1 is BAL-19
BAL rating for Lot 2 is BAL-19 or BAL-12.5

- HMA for Lot to be implemented prior to sealing of titles.
- HMA for Lot 2 to be implemented prior to occupancy of a future habitable dwelling
- Access and static water supply tank for Lot 2 to be constructed/installed prior to occupancy of a future habitable dwelling

- BAL rating for Lot 1 is BAL-19**
BAL rating for Lot 2 is BAL-19 or BAL-12.5
- HMA for Lot to be implemented prior to sealing of titles.
 - HMA for Lot 2 to be implemented prior to occupancy of a future habitable dwelling
 - Access and static water supply tank for Lot 2 to be constructed/installed prior to occupancy of a future habitable dwelling



LEGEND

- BAL-12.5 HAZARD MANAGEMENT AREA
- BAL 19 HAZARD MANAGEMENT AREA
- BUILDNG AREA
- EXISTING ACCESS
- INDICATIVE ACCESS
- INDICATIVE STATIC WATER TANK

- LEGEND**

 -  BAL-12.5 HAZARD MANAGEMENT AREA
 -  BAL 19 HAZARD MANAGEMENT AREA
 -  BUILDING AREA
 -  EXISTING ACCESS
 -  INDICATIVE ACCESS
 -  INDICATIVE STATIC WATER TANK



The logo for J.R. Bushfire Assessments features a circular emblem with a stylized house, a flame, and a smoke plume. Below the emblem, the text "J.R. BUSHFIRE" is written in a bold, sans-serif font, with "— ASSESSMENTS —" in a smaller font underneath. To the right of the logo, the contact information is listed: "JAMES ROGERSON", "BFP-161", "PHONE: 0488 372 283", and "EMAIL: jr.bushfireassessments@gmail.com".

BUSHFIRE HAZARD MANAGEMENT PLAN

LOCATION:	6 Jim Bacon Court Brighton TAS 7030
TITLE REFERENCE:	C.T.144503/6
PROPERTY ID:	2659984
MUNICIPALITY:	Brighton
DATE:	28th of May 2025 (v1.0)
SCALE: 1:750 @ A3	REFERENCE: NBIRDBA01

REQUIREMENTS

1. HAZARD MANAGEMENT AREAS (HMA)

- 1.1. HMA to be established to distances indicated on this plan and as set out in Section 4.1 of the Bushfire Hazard Report.
- 1.2. Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future dwellings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of wind borne sparks and embers reaching buildings; and to halt or check direct flame attack.
- 1.3. Some trees can be retained provided there is horizontal separation between the canopies; and low branches are removed to create vertical separation between the ground and the canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.
- 1.4. No trees to overhang houses to prevent branches or leaves from falling on the building.
- 1.5. Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
- 1.6. Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).

2. CONSTRUCTION STANDARDS

- 2.1. Future dwellings within the specified building areas to be designed and constructed to BAL ratings shown on this plan in accordance with AS3959:2018 at the time of building approval
- 2.2. Future outbuildings within 6m of a class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.

3. PUBLIC AND FIRE-FIGHTING ACCESS REQUIREMENTS

- 3.1. Access to all lots must comply with the design and construction requirements specified in Section 4.2 of the Bush Fire Report.

4. RETICULATED & STATIC WATER SUPPLY

- 4.1 The reticulated & static water supply must be;
 - Consistent with the specifications outlined in section 4.3 of the Bushfire Report.

- ## REQUIREMENTS
- ### 1. HAZARD MANAGEMENT AREAS (HMA)
- 1.1. HMA to be established to distances indicated on this plan and as set out in Section 4.1 of the Bushfire Hazard Report.
 - 1.2. Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future dwellings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of wind borne sparks and embers reaching buildings; and to halt or check direct flame attack.
 - 1.3. Some trees can be retained provided there is horizontal separation between the canopies; and low branches are removed to create vertical separation between the ground and the canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.
 - 1.4. No trees to overhang houses to prevent branches or leaves from falling on the building.
 - 1.5. Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
 - 1.6. Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).
- ### 2. CONSTRUCTION STANDARDS
- 2.1. Future dwellings within the specified building areas to be designed and constructed to BAL ratings shown on this plan in accordance with AS3959:2018 at the time of building approval
 - 2.2. Future outbuildings within 6m of a class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.
- ### 3. PUBLIC AND FIRE-FIGHTING ACCESS REQUIREMENTS
- 3.1. Access to all lots must comply with the design and construction requirements specified in Section 4.2 of the Bush Fire Report.
- ### 4. RETICULATED & STATIC WATER SUPPLY
- 4.1 The reticulated & static water supply must be;
 - Consistent with the specifications outlined in section 4.3 of the Bushfire Report.

This plan is to be read in conjunction with the preceding *Bushfire Assessment Report "Proposed Subdivision (2 lots) 6 Jim Bacon Court, Brighton"* dated 20/05/2025.

BHMP BY JAMES ROGERSON
ACCREDITED BUSHFIRE PRACTITIONER (BFP-161), scopes: 1, 2 & 3B

JIM BACON COURT



11 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:

6 Jim Bacon Court, Brighton TAS 7030

Certificate of Title / PID:

C.T.144503/6 / 2659984

2. Proposed Use or Development

Description of proposed Use and Development:

SUBDIVISION (2 LOTS) OF C.T.144503/6

Applicable Planning Scheme:

Tasmanian Planning Scheme - Brighton

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
SUBDIVISION PROPOSAL PLAN	PETER BINNY SURVEYS	14/05/2025	25020
BUSHFIRE HAZARD REPORT – 6 JIM BACON COURT, BRIGHTON	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	20/05/2025	1.0
BUSHFIRE HAZARD MANGAEMENT PLAN– 6 JIM BACON COURT, BRIGHTON	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	28/05/2025	1.0

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

4. Nature of Certificate

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

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

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

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

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

☐	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
☐	E1.6.2 P1 / C13.6.2 P1	
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

☐	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	
☒	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply (Lot 1) complies with the relevant Table.
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply (Lot 2) complies with the relevant Table.
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	

5. Bushfire Hazard Practitioner

Name:

JAMES ROGERSON

Phone No:

0488372283

Postal
Address:

UNIT 1-2 KENNEDY DRIVE,
CAMBRIDGE PARK

Email
Address:

JR.BUSHFIREASSESSMENTS@G
MAIL.COM

Accreditation No:

BFP – 161

Scope:

1, 2, 3B

6. Certification

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

☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate for lot 3.

Signed:
certifier



Name:

JAMES ROGERSON

Date:

28/5/2025

Certificate
Number:

161

(for Practitioner Use only)