Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

SA2025/031

LOCATION OF AFFECTED AREA

14 LINDA AVENUE, PONTVILLE

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 **01/12/2025**. 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

ROGERSON & BIRCH SURVEYORS

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

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

All measurements and areas are subject to the final survey.

Brighton
11.0 Rural Living (Zone A)
11.5 Development Standards for Subdivision

BRI-S8.8.1 Lot Design
A1
(a)- All lots comply - Min. 5000m²
(b)- All lots comply - 11.5.1 Lot Design A1 excluding min. lot areas

A2- Lot 1 complies - Min. 40m frontage
P2- Lot 2 complies - Min. 3.6m frontage

A3- All lots comply - vehicular access directly from road

11.5.2 Roads
A1- Development complies - no new roads

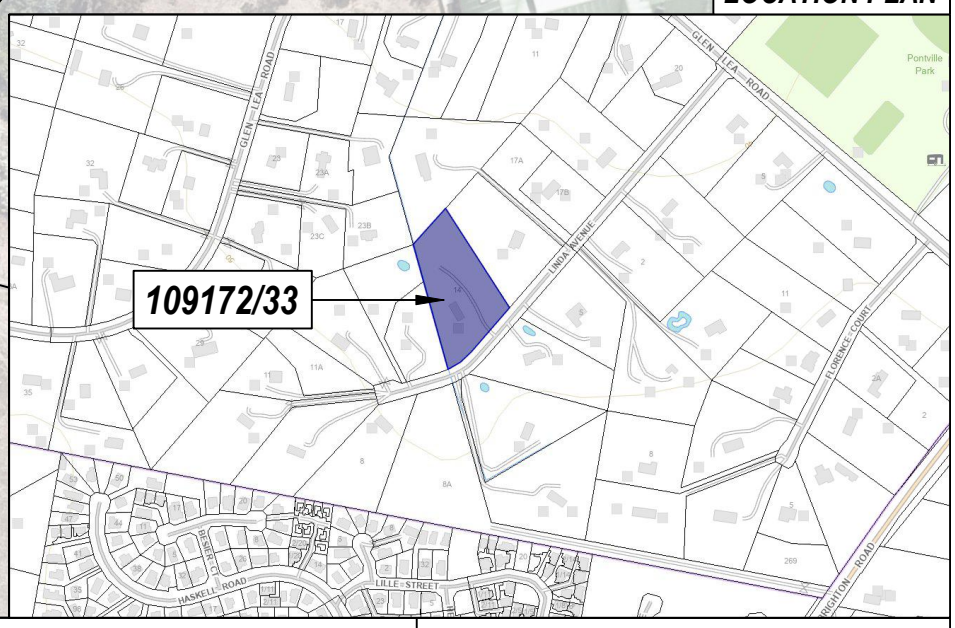
11.5.3 Services
A1- All lots comply - TasWater Water supply services to be provided
P2- All lots comply - On-site Wastewater to be provided

2
5,000m²
Min. 20m x 15m Compliance Area
Min. Compliance Setbacks
Existing Shed
59.93
67.39
146.36
72.37
74.45
1
7,127m²
Existing Dwelling
Existing Shed
Existing Water Meter per The LIST
Proposed Water Meter
Proposed Access for Lot 2
LINDA AVENUE
6.24
Existing Access for Lot 1
67.11
93.01
Existing Water Main per The LIST
18.53
14.80
2.46

Overlay Legend:

Bushfire-Prone Area: *Entire Site*

LOCATION PLAN



REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

OWNER: *DEAN J. DOWNHAM & TARA M. DOWNHAM*
TITLE REFERENCE: *109172/33*
LOCATION: *14 LINDA AVENUE,* ***PONTVILLE***

Proposed Subdivision

Date: *31/07/2025*	***Reference:*** ***DOWDE01*** *16295-01*
Scale: *1:750 (A3)*	***Municipality:*** *BRIGHTON*

Bushfire Hazard Report,
Subdivision – 14 Linda Avenue, Pontville

Client: Dean Downham
Date: August 2025 – Revision 1

Prepared By: Rhys Menadue

BUSHFIRE PRONE DEVELOPMENT SOLUTIONS — 14 Reynolds Court, Dynnyrne, TAS 7005

T: 0407 595 317 **E:** rhmenadue@gmail.com

Contents

1. Introduction

The intent of this report is to analyse and confirm the suitability of the bushfire prone land to be successfully developed for subdivision in accordance with the Tasmanian Planning Scheme - Brighton, Code C13.0 Bushfire-Prone Areas Code (the Code) and the Building Regulations.

The Bushfire Hazard assessment describes the site and surrounding area, classifying the vegetation, assessing the slopes and environmental features. This report should be included with approval documentation in support of the Bushfire Hazard Management Plan (BHMP) and accompanying Certifications intended to satisfy the Code & Building Regulations.

The applicable section of the Planning Code is C13.6 Development Standards. The body of this report describes the site and assesses the requirements to be implemented to satisfy the Code.

2. Limitation of Report

This report has been prepared for the abovementioned clients for their use and distribution only. The main intent of the report is to be used as supporting documentation for the Development Application and forms part of the subdivision Bushfire Hazard Management Plan. Should submitted Development Application Plans differ from the Plans in this reports Appendix then an amended design review should be conducted to determine the suitability of any amendments in relation to the Bushfire Prone Area Requirements of AS3959-2018 and the Planning Scheme. It is the responsibility of the regulatory authorities to determine consistency between the Bushfire Hazard Management Plan and the Development Plans.

It is also to be noted that the assessment has been conducted according to the site inspection being conducted in August 2025 and does not take into account the possibility of altered site conditions either naturally occurring or where currently maintained/excluded vegetation conditions change due to a lack of ongoing maintenance. The Bushfire Hazard Management Plan is development with consideration to the Tasmanian Planning Scheme - Brighton.

It should be noted that compliance with the recommendations contained in this assessment does not mean that there is no residual risk to life safety or property as a result of bushfire. A residual level of risk remains which recognizes that removing the risk to life and property in absolute terms is not achievable while people continue to build in bushfire prone areas. This limitation is expressed in the following extract from AS 3959 (2018) which states (in the forward),

It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behavior of fire, and extreme weather conditions.

This level of residual risk is inherent in all bushfire standards and also applies to this assessment.

3. Site Description and Proposal

14 Linda Avenue, Pontville is an existing land parcel (CT, 109172/33) located in the municipality of the Brighton Council.

The proposed subdivision (shown in Figure 1) seeks to subdivide 1 lot into 2 new Rural Living lots – no change of zoning is proposed.

Both lots will have direct access to Linda Avenue. The new lot requires an access to facilitate connection to a static supply of fire-fighting water, access and a compliant Bushfire Hazard Management Area for protection of the subdivided lots. The existing dwelling is currently adequately protected by a municipal fire fighting water supply.

3.1 Property Details

Address: 14 Linda Avenue, Pontville

Municipality: Brighton Council

Zoned: Rural Living

Overlay: Bushfire Prone Areas

Proposed Zone: No Change

Lot Numbers: 109172/33

Type of Development: Subdivision

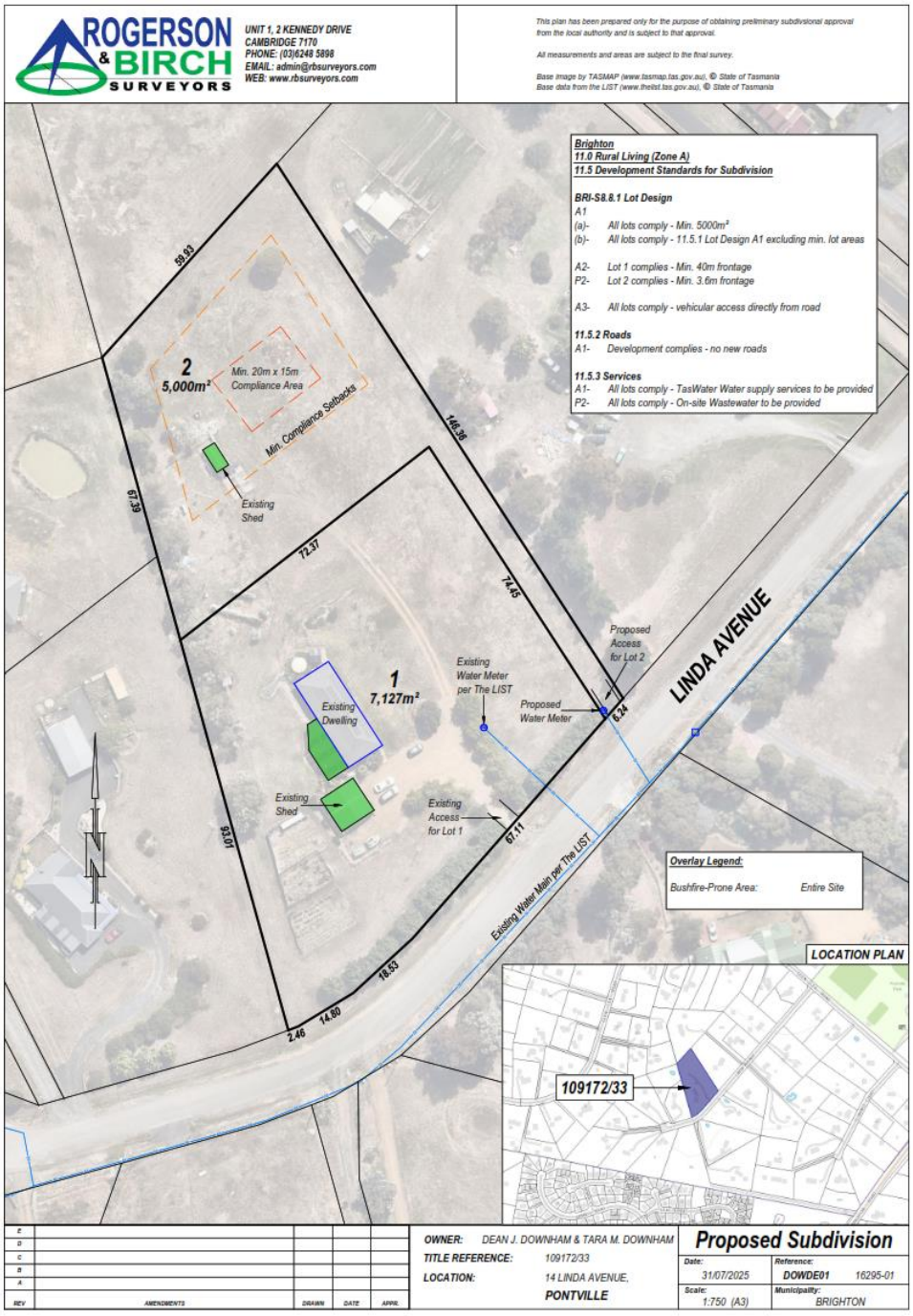


Figure 1 – Plan of Subdivision

4. Bushfire Site Assessment

The site Bushfire Assessment was undertaken in August 2025.

In accordance with Clause 2.2 of AS 3959-2018, the Simplified Procedure has been applied to determine the Bushfire Attack Level (BAL) for the proposed development site. In accordance with the Code and Building Regulations 2016, fire-fighting water supply and vehicle access are also considered and discussed in the following sections.

Considering the current conditions, in accordance with AS3959-2018 both lots 1 & 2 are capable of achieving BAL-LOW Hazard Management Area (HMA). Although both lots are able to achieve BAL-LOW they remain bushfire prone and subject to requiring a Bushfire Hazard Management Plan in accordance with the Code.

In accordance with the Code the accepted minimum standard for subdivision development is BAL-19 – this is achieved/exceeded.

4.1 Classification of Vegetation

The vegetation affecting the site has been classified in accordance with Clause 2.2.3 of AS 3959-2018.

The site is surrounded by predominantly one hazardous vegetation type, where within 100m of the site. The Bushfire-Prone vegetation affecting the site is predominantly the ***Grassland*** – Group G in accordance with AS3959-2018.

In relation to the existing development and the proposed new lot there is potential for grassland hazard to the South – although greater than 50m from both new lots, still within 100m from the proposed subdivided lots. All other azimuths are assessed as low threat vegetation.

In this case, in accordance with Clause 2.2.2 of AS 3959-2018, the relevant Fire Danger Index for Tasmania of 50 (FDI 50).

When considering the definition of Bushfire Prone Area under the Code and Building Regulations, it is evident the proposed development is located within a Bushfire-Prone Area Planning Scheme Overlay.

Note: in a bushfire there is a possibility of fire attack from any direction, not just the direction of the highest hazard.

Photo 1, above indicates the Bushfire Prone Vegetation described.

4.2 Slope

The Effective slope of the land under the classified vegetation is determined in accordance with Clause 2.2.5 of AS 3959-2018.

The effective slope under the bushfire prone vegetation to the South is Upslope/Flatland 0°; all other azimuths are considered low threat vegetation and are not assessed for slope. Refer to Appendix A Image for topographic contour information.

4.3 Bushfire Attack Level (BAL) Assessment

Bush Fire Attack Level (BAL) AS3959-2018 Practical Workings (Table and figures below refer to AS3959-2018)

Assessed vegetation within 100m in all directions (denote relevant group)

Note 1: Refer to Table 2.3 and Figures 2.3 & 2.4 for description and classification of vegetation.

Note 2: If there is no classified vegetation within 100 m of the site then the BAL is LOW for that part of the site.

Vegetation classification (see Table 2.3)	North ☒	South ☒	West ☒	East ☒

	North-West ☐	South-East ☐	South-West ☐	North-East ☐
Group G - Grassland	YES	YES	YES	YES

Exclusions (where applicable)	Highlight relevant paragraph descriptor from clause 2.2.3.2.			
	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)

Distance to classified vegetation - Current	North	South	West	East
Lot 1	N/A	~19m	N/A	N/A
Lot 2	N/A	>100m	N/A	N/A
Hazard Management Areas (HMA) distance to classified vegetation to achieve BAL-12.5	N/A	14m	N/A	N/A

Effective slope - Slope under the classified vegetation	Upslope/o° ☐	Upslope/o° ☒	Upslope/o° ☒	Upslope/o° ☐
	Downslope			
	>0 to 5 ☒	>0 to 5 ☐	>0 to 5 ☐	>0 to 5 ☒
	>5 to 10 ☐	>5 to 10 ☐	>5 to 10 ☐	>5 to 10 ☐
	>10 to 15 ☐	>10 to 15 ☐	>10 to 15 ☐	>10 to 15 ☐
	>15 to 20 ☐	>15 to 20 ☐	>15 to 20 ☐	>15 to 20 ☐

Current BAL value for each side of the site	N/A	N/A	N/A	N/A
Achievable BAL value for each side of the site – Lot 1	BAL-LOW	BAL-12.5	BAL-LOW	BAL-LOW
Achievable BAL value for each side of the site – Balance Lot	BAL-LOW	BAL-LOW	BAL-LOW	BAL-LOW

Determination of Bushfire Attack Level (BAL)

Achievable BAL for Subdivision:	**Lot 1 – BAL-12.5** **Lot 2 – BAL-LOW**
NOTE:	The BAL rating is based upon the condition of vegetation encountered at the time of inspection. The vegetation within the lot shall be maintained to a Low Threat Level (in accordance with AS3959-2018); and vegetation external to the site may be subject to change over time - this BAL rating does not account for any future change to the state of/hazard levels of vegetation within or external to the site. The existing dwelling and structures on Lot 1 are within the BAL-LOW zone of the lot. A small portion at the South of Lot 1 is rated BAL-12.5

	due to the proximity to the grassland hazard to the south. Any future habitable buildings constructed in this zone in future must meet AS3959 BAL-12.5 construction requirements.

5. Hazard Management Areas E1.6.1 – During and Following Development

As part of the subdivision development it is required that vegetation hazards within Hazard Management Area (HMA) will be cleared so that they can be classified as Low Threat Vegetation in accordance with AS3959-2018.

In this case the existing [aren't lot is currently considered Low Threat Vegetation in accordance with AS3959. To allow for future development it is required that the whole of the new lots 1 & 2, continue to be managed to a *Low Threat* state.

Refer to the BHMP which nominated BAL zone within the lots and hazard management requirements.

The designated HMA on the attached BHMP is required to be maintained by lot owner/s for their benefit. The HMA provides sufficient buffer between each lots building areas and the bushfire prone vegetation.

The hazard management plan nominates the hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS3959–2018 Construction of buildings in bushfire-prone areas. The subdivision is able to achieve a BAL-12.5 and BAL-LOW zone. The BAL-12.5 zone is denoted on the hazard management plan by the blue dashed line with red shading. BAL-LOW zone is the remainder of lot 1 and the entirety of Lot 2. Refer to the Bushfire Hazard Management Plan and the notes for specific details and dimensions.

NOTE: Hazard Management of the Existing and Proposed lot is to be established with the development of the subdivision and is to continue to be maintained by lot owners for perpetuity for their mutual benefit.

The below Table 2 describes the required ongoing maintenance to provide for the ongoing suitability of the Bushfire Hazard Management Plan.

Table 2 – Bushfire Hazard Management Plan – Vegetation Management Requirement

Zone Name	Ongoing Maintenance Requirements
Within nominated Hazard Management Areas (HMA)	Vegetation is to be continually managed to a low threat in accordance with AS3959-2018. In this case low threat vegetation can be a combination of: • Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops; and • Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns and cultivated gardens. • Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation classified as Bushfire-prone; • Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of lots, or each other or of other areas of vegetation classified as Bushfire-prone; • Strips of vegetation less than 20 m in width regardless of length and not within 20 m of lots or each other, or areas of vegetation classified as Bushfire-prone; • Vegetation regarded as low threat due to factors such as flammability, moisture content and fuel load. This includes grassland managed in a minimal fuel condition, mangrove and other saline wetlands, maintained lawns, maintained public reserves and parklands,

	sporting fields, non-curing crops, 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 100 mm). Maintenance shall include (but is not limited to): • Removal of fallen limbs, leaf and bark litter; • Cut grasses short (less than 100mm) and maintain; • Remove vegetation debris; • Complete under-brushing and thin out the under storey; • Cut tree limbs within 2 metres of the ground; • Maintain horizontal and vertical canopy separation; • Prevent encroachment of Bushfire Prone Vegetation into the HMA. • Ensure that any required static water supplies for fire fighting are maintained to a minimum 10,000 litres per dwelling.

6. Subdivision C13.6.2 Public and fire fighting access

The primary access to the subdivided lots is from the existing municipal road – Linda Avenue.

NOTE: Fire Fighting access of the proposed Lot 1 is existing, Lot 1 is capable of being protected by the municipal Hydrant system where fire fighting vehicles would remain on Linda Avenue to connect to the Hydrant to fight fires and protect the Balance Lot, therefore Lot 1 meets the requirements of Table C13.2, A.

Fire Fighting access and access to the fire fighting water supply for the new Lot 2 is to be established with the development of habitable buildings and is it continue to be maintained by lot owners for perpetuity. When the habitable building development is undertaken the access must be compliant with Table C13.2, B.

The newly created lot will require a compliant property access serving Bushfire-Prone lots to be designed and constructed in accordance with Compliance Standard for property access and shall be in accordance with the requirements set out in Table C13.2 – the requirements to be met are as follows:

Table C13.1: Standards for Roads – Not Applicable to this development		
Table C13.2: Standards for Property Access		
	Element	**Requirement**
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	The following design and construction requirements apply to property access: (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m;

		(i) maximum gradient of 15 degrees (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 10m; or ii. a property access encircling the building; or iii. a hammerhead "T" or "Y" turning head 4m wide and 8m long.
Table C13.3: Standards for Fire Trails - Not Applicable to this development		

7. Subdivision C13.6.3 Provision of water supply for fire fighting purposes

The new Lot 2 of the proposed subdivision is to be served by a new static water supplies for fire fighting serving the lots building area and meeting the requirements of the Code.

Lot 1 and the existing dwelling are served by an existing municipal hydrant water supply for fire fighting purposes – the existing hydrant supply is compliant with Planning Code 13.6.3 and Table C13.4.

The Static Water Supply for Fire Fighting and access to the water supply of the new Lot 2 is to be established with the development of habitable buildings and is it continue to be maintained by lot owners for perpetuity.

The subdivision lot 2 Static Water Supply for Fire Fighting is to be designed and constructed in accordance with Compliance Standard set out in Planning Code 13.6.3 and Table C13.5 – the requirements to be met are as follows:

Table C13.5: Static Water Supply for Fire Fighting		
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 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.	The static water supply: (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 AS3959-2018 Construction of

		buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: 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 (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.
E.	Hardstand.	A hardstand area for fire appliances must be: (a) no more than 3m 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 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.

9. Conclusion

The Bushfire Hazard Management Plan demonstrates BAL-12.5 and BAL-LOW (the minimum requirement for subdivision is BAL-19) compliant nominated clearances and specifies the maintenance of this zone in accordance with the HMA, low threat vegetation requirements of AS 3959-2018. This demonstrates sufficient access to the building areas possible to protect both fire fighters and occupants exposed to bushfire when defending the properties.

The plan demonstrates suitable access and egress options for property occupants and emergency services. A compliant firefighting water supply is to be provided which allows for fire-fighting access to the most disadvantaged part of all lots building areas.

The proposed Bushfire Hazard Management Plan, accompanied by this report and its compliance standards as supporting documentation, along with the Certification of referenced documents demonstrates compliance with the applicable Sections of the Code.

10. References

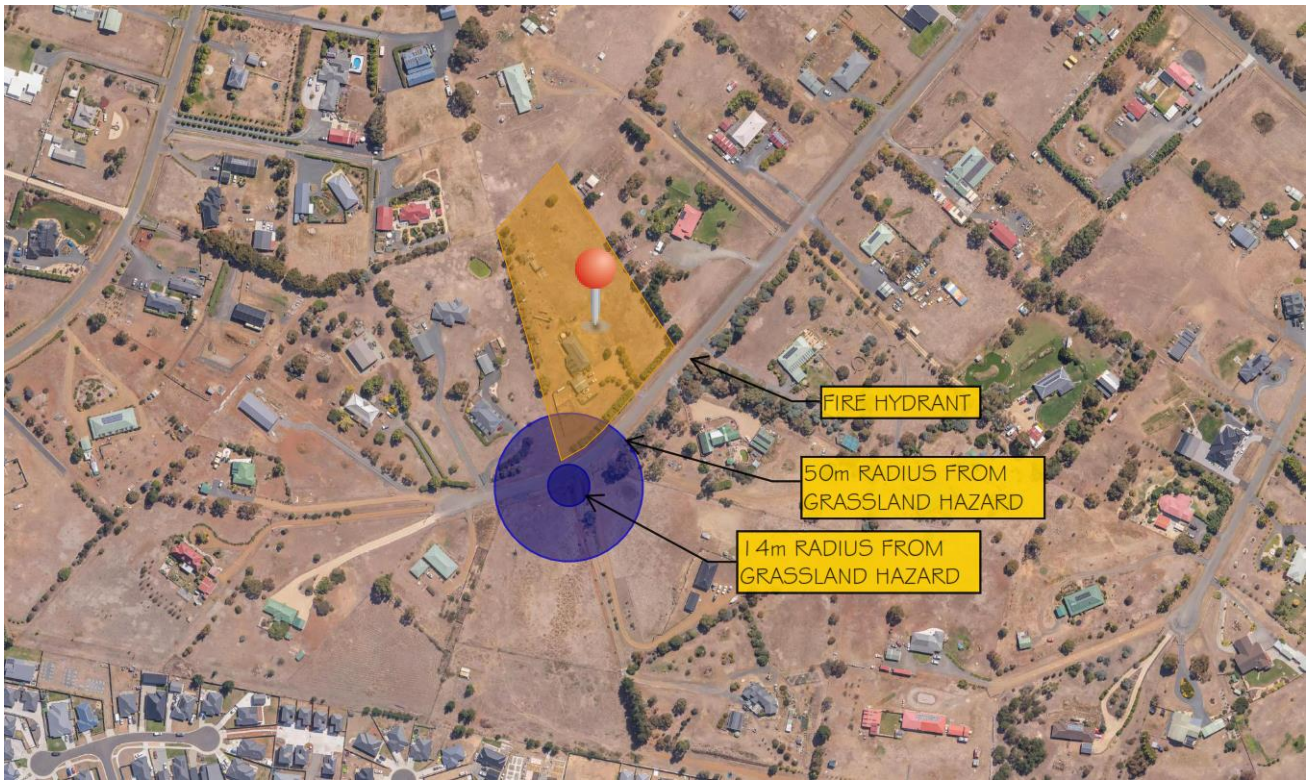
Tasmanian Planning Scheme - Brighton

Building Regulations Tasmania 2016

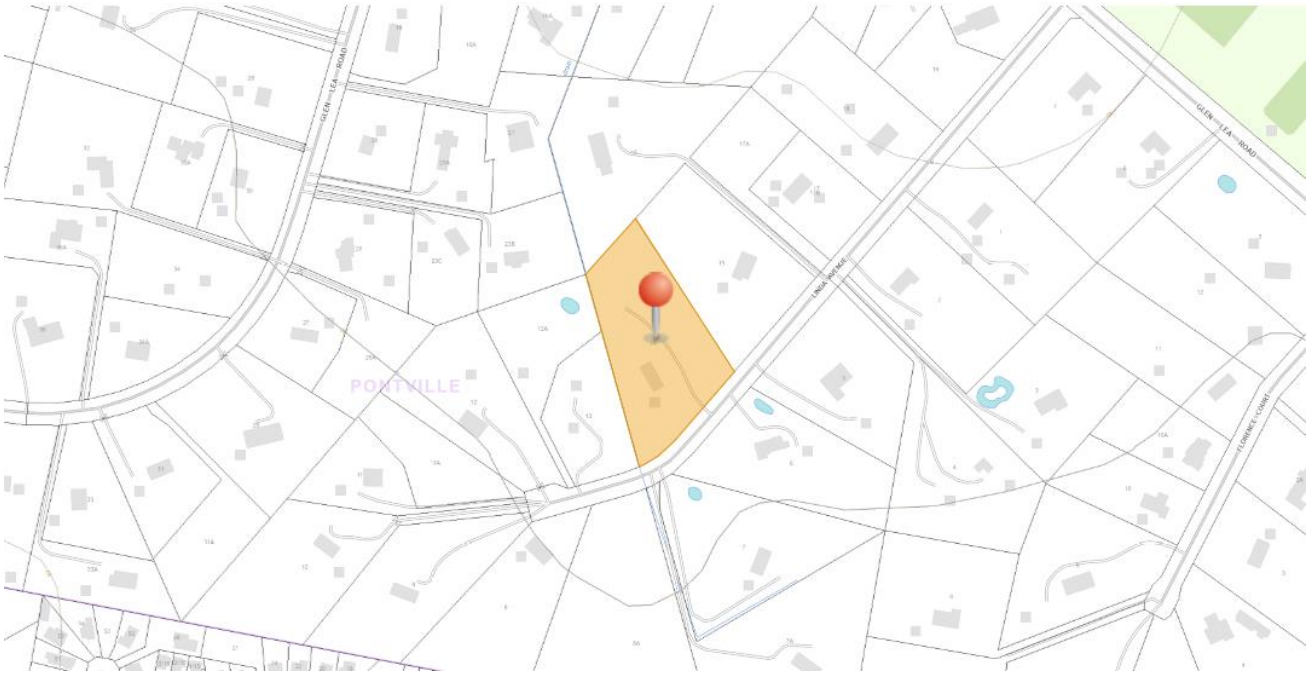
LIST map version. Aerial Photograph [online]. Available from: <http://www.thelist.tas.gov.au/listmap/listmap>

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

Appendix A – Site Images



Location Plan – subject site highlighted yellow and pinned – Not to Scale



Topographic Plan – subject site highlighted yellow and pinned – Not to Scale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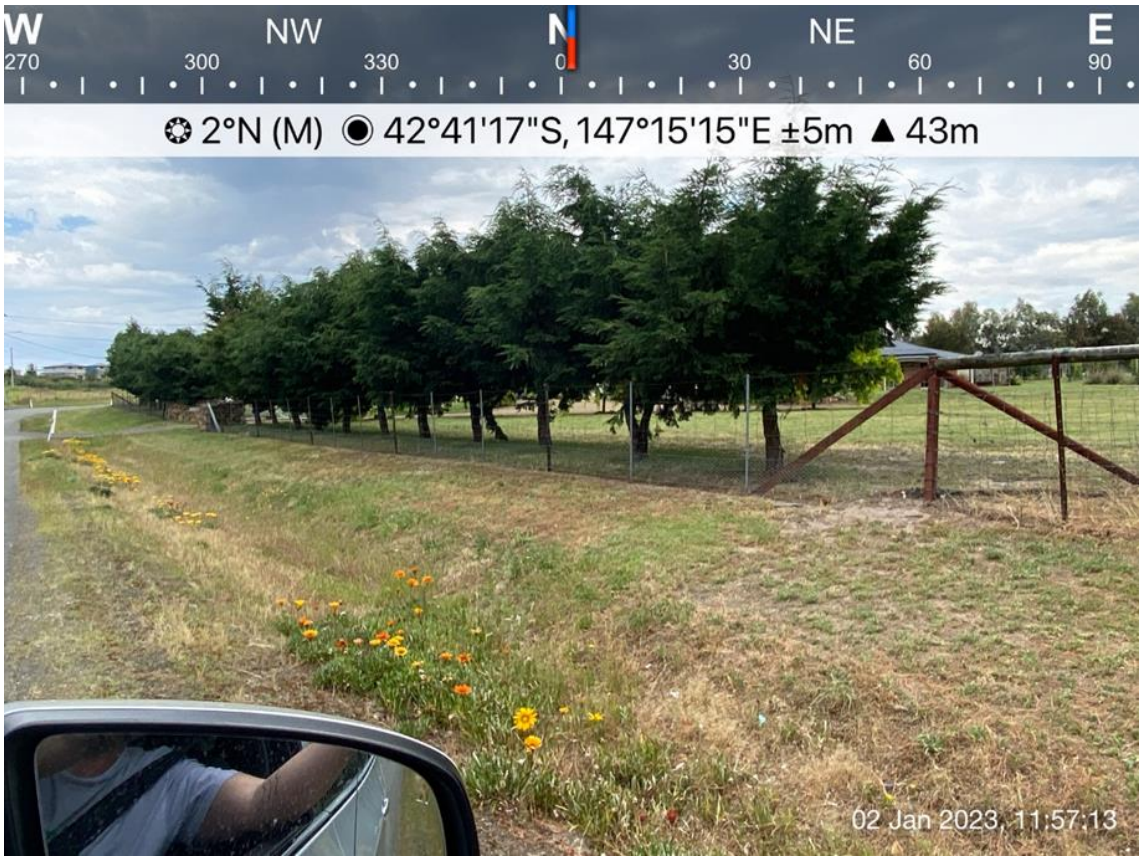
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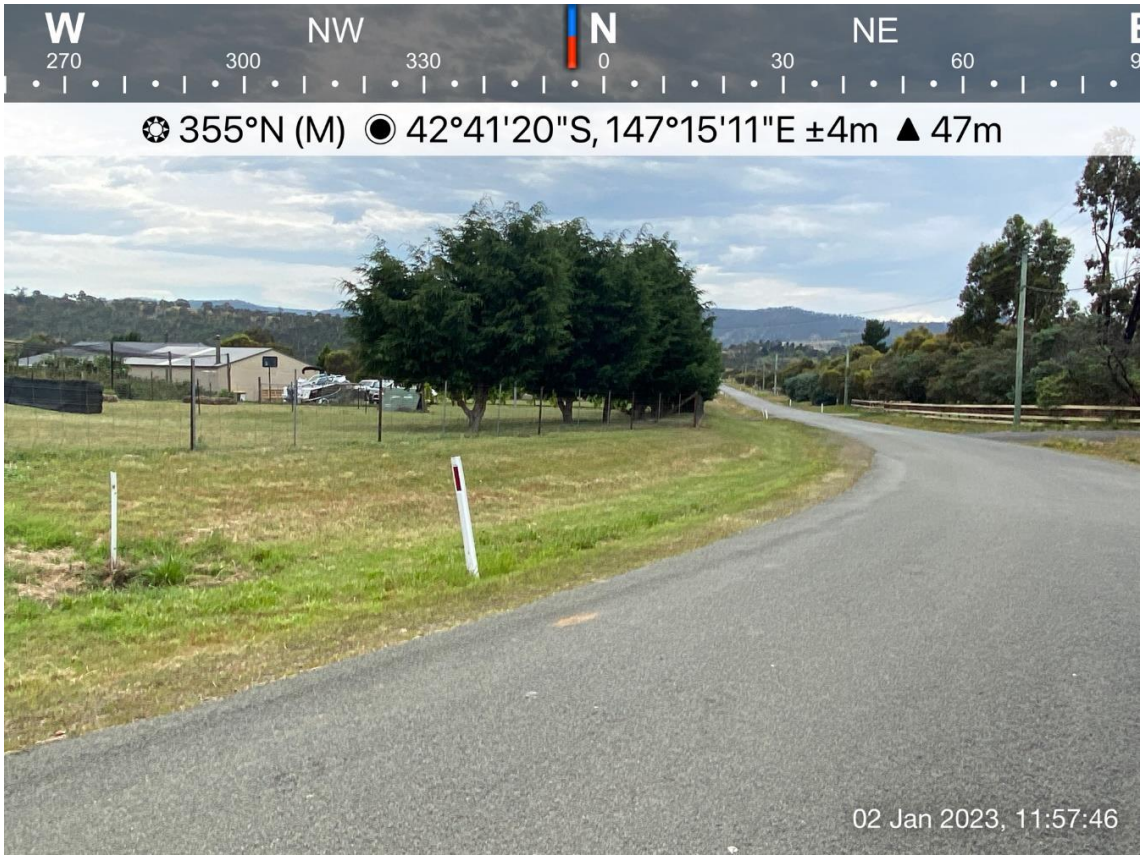
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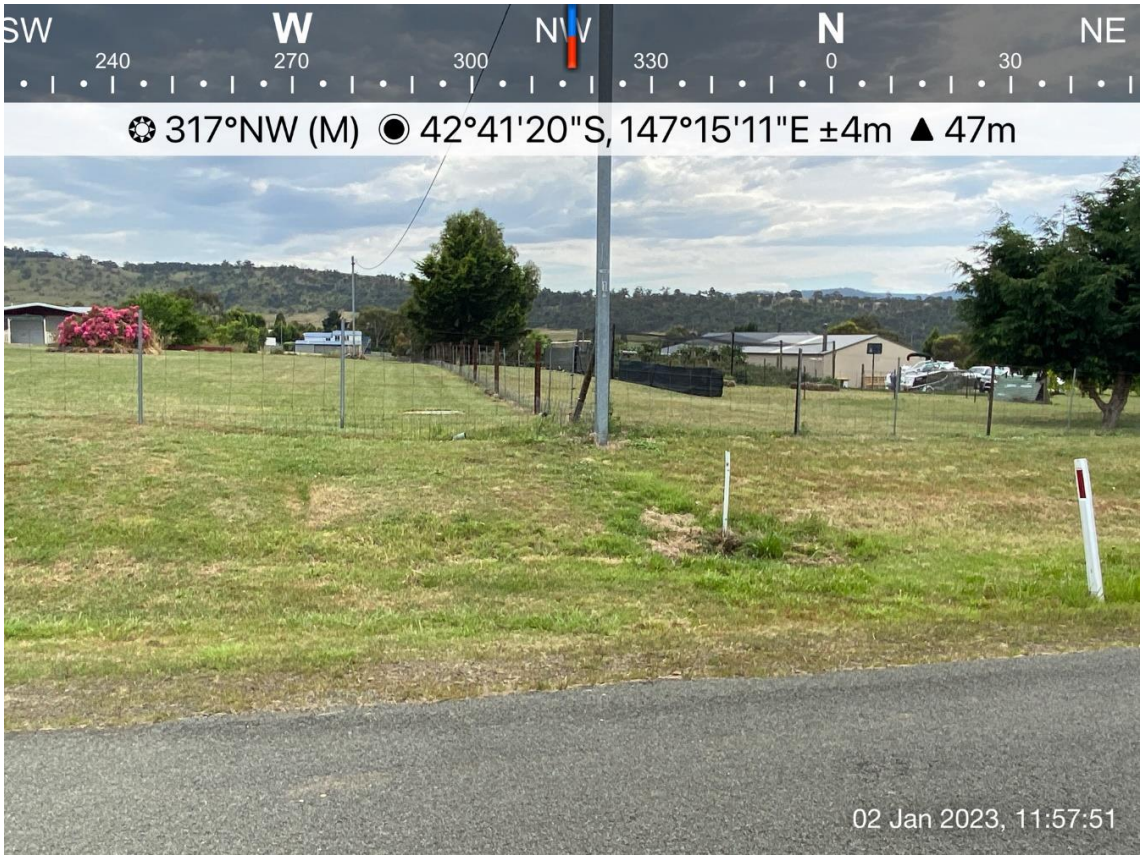
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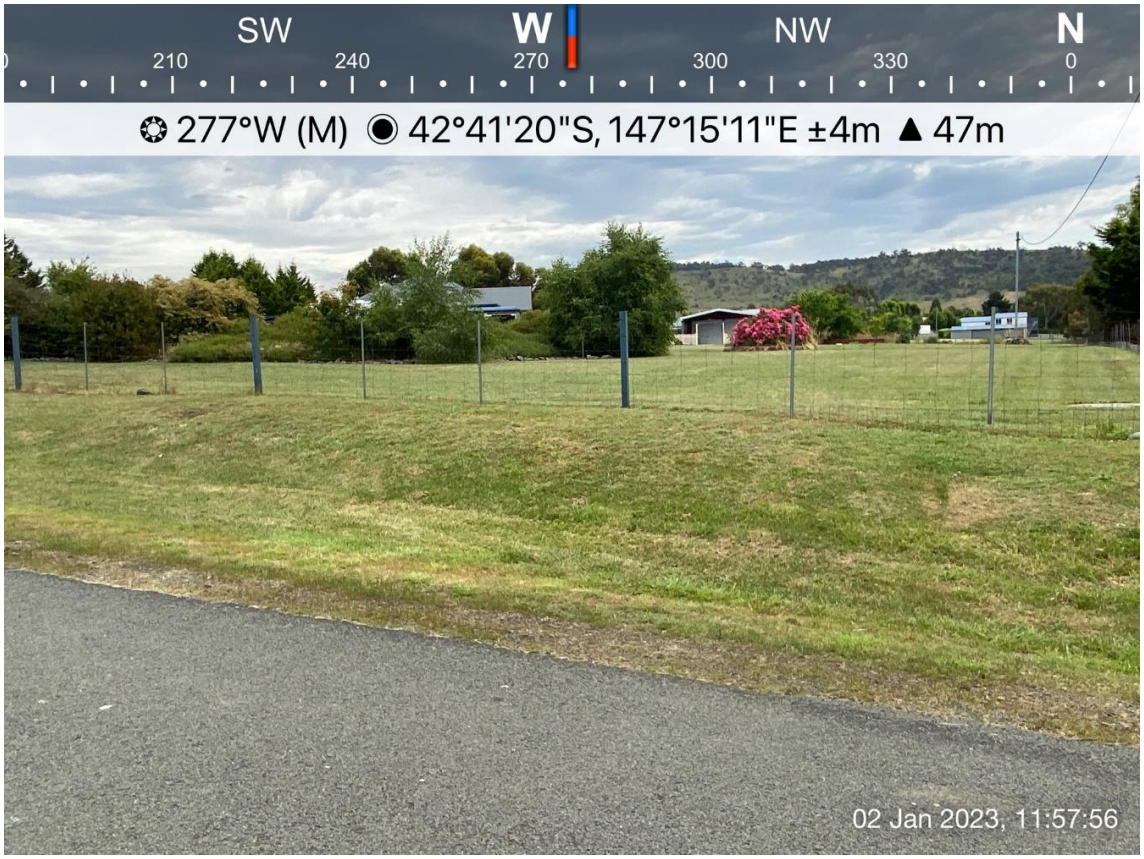
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Appendix B

- Bushfire Hazard Management Plan, certified date 6.08.2025;
- Bushfire Prone Areas Code Certificate; &
- Certificate of Specialist or Other Person (Form 55) 2025.08 – 14 Linda

ROGERSON & BIRCH SURVEYORS

UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
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This plan has been prepared only for the purpose of obtaining preliminary subdivsional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

ENSURE THAT DETAILED DESIGN DOCUMENTATION PROVIDES FOR:PUBLIC AND FIRE FIGHTING ACCESS IN ACCORDANCE WITH C13.6.2 OF THE BRIGHTON PLANNING SCHEME INCLUDING TABLES C13.1 & C13.2.

FUTURE LOT 1 DESIGN AND DEVLOPMENT HAS PROVISION FOR STATIC WATER SUPPLY FOR FIRE FIGHTING PURPOSES IS IN ACCORDANCE WITH C13.6.3 OF THE BRIGHTON PLANNING SCHEME INCLUDING TABLE C13.5.

This plan demonstrates compliance with Bushfire Prone Areas Code C13.0 of the Tasmanian Planning Scheme - Brighton;

The Hazard Management Areas (HMA) indicated on this plan must be established and maintained as per the plan. All lots throughout the subdivision comprise the Hazard Management Areas (HMA) & must be maintained to a Low Threat Level in accordance with AS3959-2018.

Public and fire fighting access arrangements must comply with Code C13.6.2 & Table C13.2 of the Tasmanian Planning Scheme - Brighton.

Fire fighting water supply complies with Code C13.6.3, Table C13.5 of the Tasmanian Planning Scheme - Brighton.
Lot 1 is served by an exisitng municipal hydrant for firefightng purposes.
Lot 2 is to be provided with a static water supply prior to issuing of the habitable building occupancy permit.

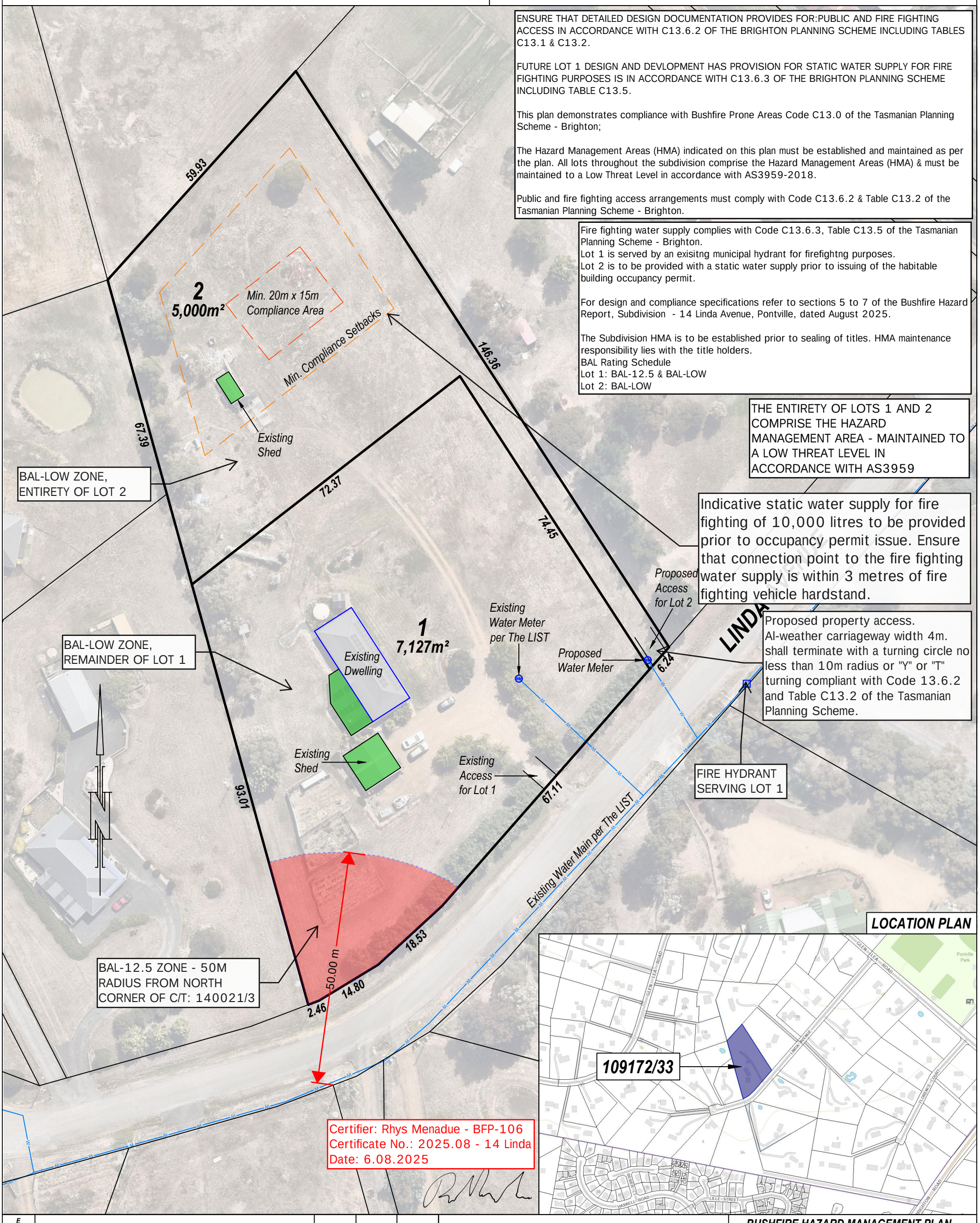
For design and compliance specifications refer to sections 5 to 7 of the Bushfire Hazard Report, Subdivision - 14 Linda Avenue, Pontville, dated August 2025.

The Subdivision HMA is to be established prior to sealing of titles. HMA maintenance responsibility lies with the title holders.
BAL Rating Schedule
Lot 1: BAL-12.5 & BAL-LOW
Lot 2: BAL-LOW

THE ENTIRETY OF LOTS 1 AND 2 COMPRISE THE HAZARD MANAGEMENT AREA - MAINTAINED TO A LOW THREAT LEVEL IN ACCORDANCE WITH AS3959

Indicative static water supply for fire fighting of 10,000 litres to be provided prior to occupancy permit issue. Ensure that connection point to the fire fighting water supply is within 3 metres of fire fighting vehicle hardstand.

Proposed property access.
Al-weather carriageway width 4m. shall terminate with a turning circle no less than 10m radius or "Y" or "T" turning compliant with Code 13.6.2 and Table C13.2 of the Tasmanian Planning Scheme.



Certifier: Rhys Menadue - BFP-106
Certificate No.: 2025.08 - 14 Linda
Date: 6.08.2025

LOCATION PLAN

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

OWNER: *DEAN J. DOWNHAM & TARA M. DOWNHAM*
TITLE REFERENCE: *109172/33*
LOCATION: *14 LINDA AVENUE,*
PONTVILLE

BUSHFIRE HAZARD MANAGEMENT PLAN

Date:	***Reference:***
05/08/2025	***DOWDE01 -*** *16295-BHMP*
Scale:	***Municipality:***
1:750 (A3)	*BRIGHTON*

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:	14 Linda Avenue, Pontville
Certificate of Title / ~~PID~~:	**109172/33**

2. Proposed Use or Development

Description of proposed Use and Development:	Subdivision
Applicable Planning Scheme:	Tasmanian Planning Scheme - Brighton

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Plan	Rhys Menadue/Rogerson & Birch	6.08.2025	Rev A

[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 fire fighting 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 Table
☒	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	Rhys Menadue	**Phone No:**	0407 595 317
Postal Address:	14 Reynolds Court, Dynnyrne, TAS 7005	**Email Address:**	rhmenadue@gmail.com
Accreditation No:	BFP – 106	**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: Rhys Menadue **Date:** 6.08.2025

Certificate Number: 2025.08 – 14 Linda

(for Practitioner Use only)

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Dean Downham *Owner /~~Agent~~*

14 Linda Avenue *Address*

Pontville 7030 *Suburb/postcode*

Form **55**

Qualified person details:

Qualified person: Rhys Menadue

Address: 14 Reynolds Court

Dynnyrne TAS 7005

Phone No: 0407 595 317

Fax No:

Licence No: BFP-106

Email address: rhmenadue@gmail.com

Qualifications and Insurance details: Accredited to report on bushfire hazards under Part IVA of the *Fire Service Act 1979*.

(description from Column 3 of the Director of Building Control's Determination)

Speciality area of expertise: Analysis of hazards in bushfire-prone areas

(description from Column 4 of the Director of Building Control's Determination)

Details of work:

Address: 14 Linda Avenue

Pontville 7030

Lot No: 33

Certificate of title No: 109172

The assessable item related to this certificate: Assessment – BAL Rating

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Bushfire Hazard

(description from Column 1 of Schedule 1 of the Director of Building Control's Determination)

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work: ✓

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:

- Bushfire Hazard Report, Subdivision for 14 Linda Avenue, Pontville, by Rhys Menadue dated 6.08.2025.

Relevant calculations:	• In Accordance with AS3959-2018; and • the Building Regulations (TAS).
References:	• AS3959-2018; • the Building Regulations (TAS); and • Building Code of Australia (BCA).

Substance of Certificate: (what it is that is being certified)

BAL Rating – LOW / 12.5

Scope and/or Limitations

The assessment has been conducted according to information provided by the designer/client and freely available historical data and does not take into account the possibility of altered site conditions from the data relied upon.

It should be noted compliance with the recommendations contained in the certified documents does not mean that there is no residual risk to life safety and property as a result of bushfire. The limitation is expressed in the following extract from AS3959-2018, which states:

It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.

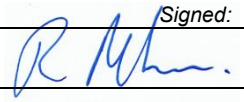
The level of residual risk is inherent in all bushfire standards and also applies to this certification.

The assessment has been undertaken and certification provided on the understanding that; -

1. The certificate only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.

Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		2025.08 - 14 Linda	6.08.2025

ONSITE WASTEWATER SUBDIVISION ASSESSMENT

14 Linda Ave

Pontville

October 2025

GEO-ENVIRONMENTAL SOLUTIONS

Investigation Details

Client:	Dean Downham
Site Address:	14 Linda Ave, Pontville
Date of Inspection:	18/09/2025
Proposed Works:	Sub-division
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	109172/33
Title Area:	Approx. 1.213 ha
Applicable Planning Overlays:	Bushfire-prone areas
Slope & Aspect:	1° NE facing slope
Vegetation:	Grass

Background Information

Geology Map:	MRT
Geological Unit:	Triassic Sandstone
Climate:	Annual rainfall 450mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS1547:2012

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.30	0.00-0.25	SM	**SILTY SAND**: brown grey, slightly moist, medium dense
0.30-0.50	0.25-0.40	SP	**SILTY SAND**: light brown, slightly moist, medium dense
0.50-1.20	0.40-1.00	CL	**SILTY CLAY**: low to medium plasticity, brown, slightly moist, stiff, refusal on assumed rock

Site Notes

The soil onsite has formed from Triassic sandstone and consists of sandy topsoil overlying sandy clay subsoil

Wastewater Classification & Recommendations

The current development application is for the subdivision of the existing title of approximately 1.213ha into two new titles with areas of 7127m^2 and 5000m^2 (see attached site plan). The existing dwelling is currently serviced by an Aerated Wastewater Treatment System (SuperTreat) with 260m^2 of subsurface irrigation split into two separate areas of approximate equal size. This system is currently functioning correctly with no visible signs of failure at the time of inspection. The proposed subdivision will create a new boundary that encroaches on the existing wastewater system and the irrigation area will need to be adjusted so it is fully contained within the proposed boundary.

It is proposed to retain the irrigation area of the current permit (260m^2) and modify the to irrigation areas so they are compliant. Zone 1 is located along the western boundary of the property and currently consists of an irrigation area 87m long by 1.5m wide. This Zone will require the upper section of irrigation that will extend into the proposed new lot to be decommissioned. A min separation of 1.5m is required between the retained irrigation area and the new boundary. An additional 54m^2 will need to be added to this zone. This can be achieved by extending the irrigation length south along by 36m (retaining the 1.5m width). Refer to the attached plan.

Zone 2 has more than 130m^2 currently installed. The eastern most section will need to be shortened by approx. 6m to bring the irrigation within the boundary of Lot 1. A min 1.5m separation is required from the new boundary to comply with Building Act 2016, however as a new water meter is proposed in this vicinity to service Lot 2, it is recommended that this distance be increased to 2m to ensure that the irrigation lines will have the required 2m separation from TasWater infrastructure.

The proposed Lot 2 has sufficient area available to accommodate onsite wastewater. According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **LIGHT CLAY (category 5)**. It is recommended that any building within this Lot is serviced by an Aerated Wastewater Treatment System (e.g. AWTS such as Econocycle, Envirocycle, Ozzikleen etc) with the treated wastewater applied through irrigation. A Design Irrigation Rate (DIR) of 3mm/day is therefore applicable for secondary treated wastewater.

Assuming a typical three-bedroom dwelling is constructed, the calculated maximum wastewater output will be 750L/day. This is based on a mains water supply and a maximum occupancy of 5 people (150L/day/person).

Using the DIR of 3mm/day, an irrigation area of at least 250m^2 will be required. As the proposed Lot has an area of 5000m^2, there is sufficient space available to accommodate the required wastewater area onsite. A specific wastewater design will be required for Lot 2 at the time of building development.

The following setback distances are required to comply with the Building Act 2016:

Upslope or level buildings:	3m
Downslope buildings:	3m
Upslope or level boundaries:	1.5m
Downslope boundaries:	2.5m
Downslope surface water:	100m

Compliance with Building Act 2016 Guidelines for On-site Wastewater Management Systems is outlined in the attached table.

During installation GES will need to be notified of any variation to the soil conditions or wastewater load as outlined in this report.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

Trench modeling of indicative wastewater requirements for proposed Lot 2

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for	Dean Downham	Assess. Date	29-Sep-25
		Ref. No.	
Assessed site(s)	14 Linda Ave Pontville	Site(s) inspected	18-Sep-25
Local authority	Brighton	Assessed by	John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment =	750	(using the 'No. of bedrooms in a dwelling' method)
Septic tank wastewater volume (L/day) =	250	
Sullage volume (L/day) =	500	
Total nitrogen (kg/year) generated by wastewater =	2.3	
Total phosphorus (kg/year) generated by wastewater =	1.4	

Climatic assumptions for site (Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	36	38	35	40	37	45	40	44	43	50	45	45
Adopted rainfall (R, mm)	36	38	35	40	37	45	40	44	43	50	45	45
Retained rain (Rr, mm)	32	34	32	36	34	41	36	40	39	45	41	41
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**98**	**76**	**60**	**27**	**8**	**-11**	**-5**	**2**	**24**	**39**	**64**	**85**

Annual evapotranspiration less retained rain (mm) = 469

Soil characterisitics

Texture =	Light clay			Category = 5	Thick. (m) = 1
Adopted permeability (m/day) =	0.12	Adopted LTAR (L/sq m/day) =	3	Min depth (m) to water =	5

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In a package treatment plant
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	None
The preferred type of above-ground secondary treatment:	Trickle irrigation
Site modifications or specific designs:	Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	25
Width (m) =	10
Depth (m) =	0.2
Total disposal area (sq m) required =	250
comprising a Primary Area (sq m) of:	250
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

Comments

The assigned DIR for the application area is 3L/m^2/day requiring an irrigation area of 250m^2 for a three-bedroom dwelling on mains water. Therefore the system will have the capacity to cope with predicted climatic and loading events.

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for on-site waste water disposal

Assessment for	Dean Downham	Assess. Date	29-Sep-25
		Ref. No.	
Assessed site(s)	14 Linda Ave Pontville	Site(s) inspected	18-Sep-25
Local authority	Brighton	Assessed by	John Paul Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Expected design area	sq m	5,000	V. high	Very low		
	Density of disposal systems	/sq km	5	Mod.	Very low		
	Slope angle	degrees	1	High	Very low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Mod. good		High	Low		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern hemi.)	Faces NE or NW		V. high	Low		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	750	High	Moderate		
	SAR of septic tank effluent		1.2	High	Low		
	SAR of sullage		2.1	High	Moderate		
	Soil thickness	m	1.0	V. high	Low		
A	Depth to bedrock	m	1.0	Mod.	High		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		7.0	High	Very low		
	Soil bulk density	gm/cub. cm	1.5	High	Low		
	Soil dispersion	Emerson No.	7	V. high	Very low		
	Adopted permeability	m/day	0.12	Mod.	Very low		
A	Long Term Accept. Rate	L/day/sq m	3	High	High		

Comments

The site has the capability to accept onsite wastewater.

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for on-site waste water disposal

Assessment for	Dean Downham	Assess. Date	29-Sep-25
		Ref. No.	
Assessed site(s)	14 Linda Ave Pontville	Site(s) inspected	18-Sep-25
Local authority	Brighton	Assessed by	John Paul Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physica capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Cation exchange capacity	mmol/100g	80	High	Low		
	Phos. adsorp. capacity	kg/cub m	0.7	High	Moderate		
	Annual rainfall excess	mm	-469	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	3.7	High	Very low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	2	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
	Dist. to nearest surface water	m	150	V. high	Moderate		
	Dist. to nearest other feature	m	50	V. high	Moderate	No change	
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	500	V. high	Very low		

Comments

There is an acceptably low risk of environmental degredation associated with the proposed wastewater system.

Disclaimer

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by a third party.

Demonstration of wastewater system compliance to *Building Act 2016 Guidelines for On-site Wastewater Disposal*

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; or b) be no less than: (i) 3m from an upslope building 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 treated effluent 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 (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Complies with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface 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) Land application area located > 100m from downslope surface water

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; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback 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 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Complies with A3 (b) (iii) Land application area will be located with a minimum separation distance of 2.5m of downslope property boundary
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, well or similar water supply to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	Complies with A4 No bore or well identified within 50m

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) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 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 effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Complies with A6 (b)
A7 nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties	Complies

GES
GEO-ENVIRONMENTAL
SOLUTIONS

AS1547:2012 – Loading Certificate – AWTS Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

Site Address: 14 Linda Ave, Pontville (Proposed Lot 1)

System Capacity: 6 persons @ 150L/person/day

Summary of Design Criteria

Irrigation area: 260m^2

Reserve area location /use: Not assigned – more than 100% available

Water saving features fitted: Standard fixtures

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

Typical loading change consequences: Expected to be minimal due to use of AWTS and large land area

Overloading consequences: Continued overloading may cause hydraulic failure of the irrigation area and require upgrading/extension of the area. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non occupation. Under such circumstances additional maintenance of the system may be required. Long term under loading of the system may also result in vegetation die off in the irrigation areas and additional watering may be required. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the irrigation area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Monitoring and regulation by the permit authority required to ensure compliance.

Other considerations: Owners/occupiers must be made aware of the operational requirements and limitations of the system by the installer/maintenance contractor.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Dean Downham *Owner name*
14 Linda Ave *Address*
Pontville 7030 *Suburb/postcode*

Designer details:

Name: John-Paul Cumming
Category: Bld. Srvcs. Dsgnr. - Hydraulic
Business name: Geo-Environmental Solutions
Phone No: 03 6223 1839
Business address: 29 Kirksway Place
Battery Point 7004
Fax No: N/A
Licence No: CC774A
Email address: office@geosolutions.net.au

Details of the proposed work:

Owner/Applicant Dean Downham
Designer's project reference No. J12142
Address: 14 Linda Ave
Lot No: 109172/33
Pontville 7030

Type of work: Building work ☐ Plumbing work ☒ *(X all applicable)*

Description of work:
On-site wastewater management system - design

*(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
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: ☒ Performance Solution: ☐ (*X the appropriate box*)

Other details:

AWTS with irrigation

Design documents provided:

The following documents are provided with this Certificate –
Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Oct-25
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Oct-25
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Oct-25

Standards, codes or guidelines relied on in design process:

AS1547:2012 On-site domestic wastewater management.

AS3500 (Parts 0-5)-2013 Plumbing and drainage set.

Any other relevant documentation:

Onsite Wastewater Assessment - 14 Linda Avenue Pontville - Oct-25

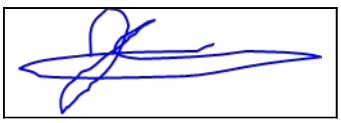
- 14 Linda Avenue Pontville - Oct-25

Attribution as designer:

I John-Paul Cumming, 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)	*Signed*	*Date*
Designer:	John-Paul Cumming		27/10/2025
Licence No:	CC774A		

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.

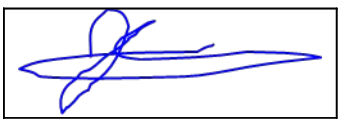
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

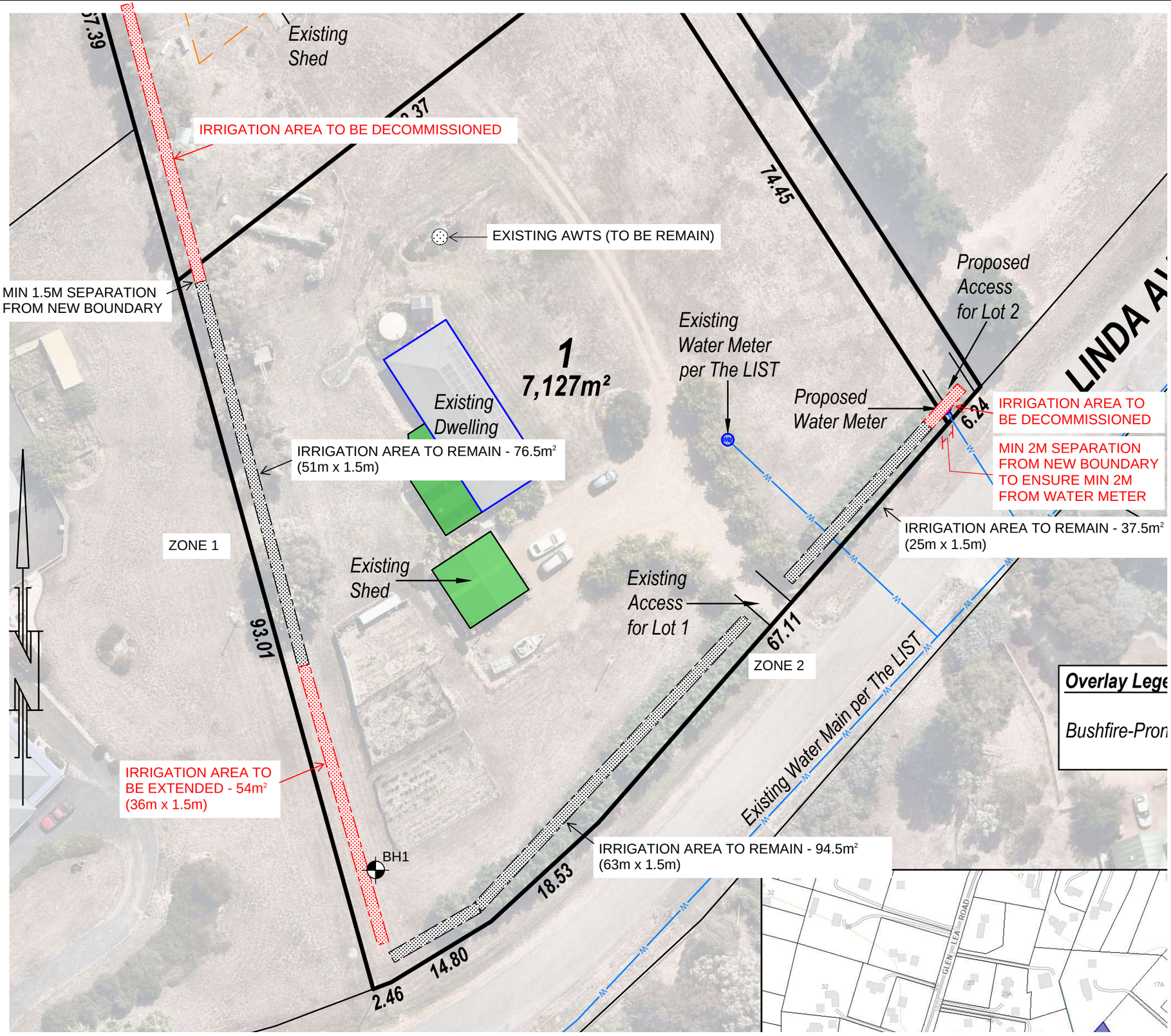
- [x] The works will not increase the demand for water supplied by TasWater
- [x] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [x] The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- [x] The works will not damage or interfere with TasWater's works
- [x] The works will not adversely affect TasWater's operations
- [x] The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- [x] I have checked the LISTMap to confirm the location of TasWater infrastructure
- [x] If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I ..... John-Paul Cumming..... 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

	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		27/10/2025



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

Wastewater system:

Existing AWTS unit to remain (SuperTreat)

Current irrigation zones to be modified to locate required area (260m²) within boundaries of proposed Lot 1

Irrigation to remain in two zones each 130m²
Zone 1 requires decommissioning of northern section and an additional 54m² installed to ensure min 130m² total

Zone 2 requires shortening of current irrigation to be min 2m from new boundary. Sufficient irrigation area remains (approx 132m²)

Min 3m from upslope buildings
Min 1.5m from upslope or level boundaries
Min 2.5m from downslope boundary
Min 100m from downslope surface water

Min 2m from TasWater infrastructure

Refer to GES report

Dr. John Paul Cumming
Building Services Designer-Hydraulic
CCC774A

27/10/2025

GES GEO-ENVIRONMENTAL SOLUTIONS
29 Kirksway Place Battery Point
T| 62231839 E| office@geosolutions.net.au

Do not scale from these drawings. Dimensions to take precedence over scale.	14 Linda Ave PONTVILLE 7030	C.T.: 109172/33	Date: 29/09/2025	On-Site Wastewater Management Plan	1:500 @ A3	Sheet 1 of 1 Drawn by: SR

ROGERSON & BIRCH SURVEYORS

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

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

All measurements and areas are subject to the final survey.

Brighton
11.0 Rural Living (Zone A)
11.5 Development Standards for Subdivision

BRI-S8.8.1 Lot Design
A1
(a)- All lots comply - Min. 5000m²
(b)- All lots comply - 11.5.1 Lot Design A1 excluding min. lot areas

A2- Lot 1 complies - Min. 40m frontage
P2- Lot 2 complies - Min. 3.6m frontage

A3- All lots comply - vehicular access directly from road

11.5.2 Roads
A1- Development complies - no new roads

11.5.3 Services
A1- All lots comply - TasWater Water supply services to be provided
P2- All lots comply - On-site Wastewater to be provided

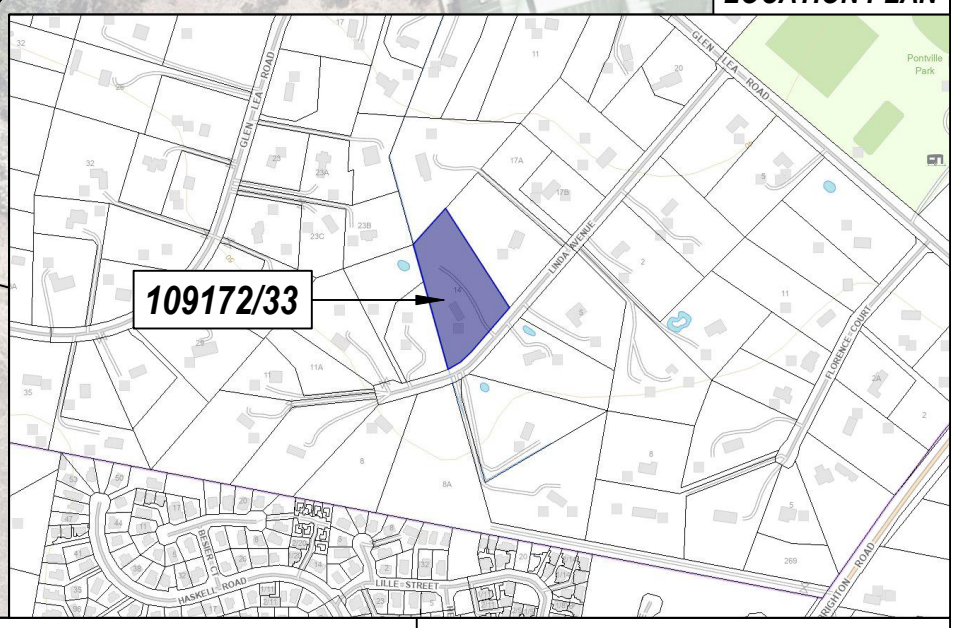
2
5,000m²
BH2
Min. 20m x 15m Compliance Area
Min. Compliance Setbacks
Existing Shed
59.93
67.39
146.36

1
7,127m²
Existing Dwelling
Existing Shed
72.37
74.45
93.01
BH1
18.53
14.80
2.46
Existing Water Meter per The LIST
Proposed Water Meter
Proposed Access for Lot 2
6.24
Existing Access for Lot 1
67.11
LINDA AVENUE
Existing Water Main per The LIST

Overlay Legend:

Bushfire-Prone Area: *Entire Site*

LOCATION PLAN



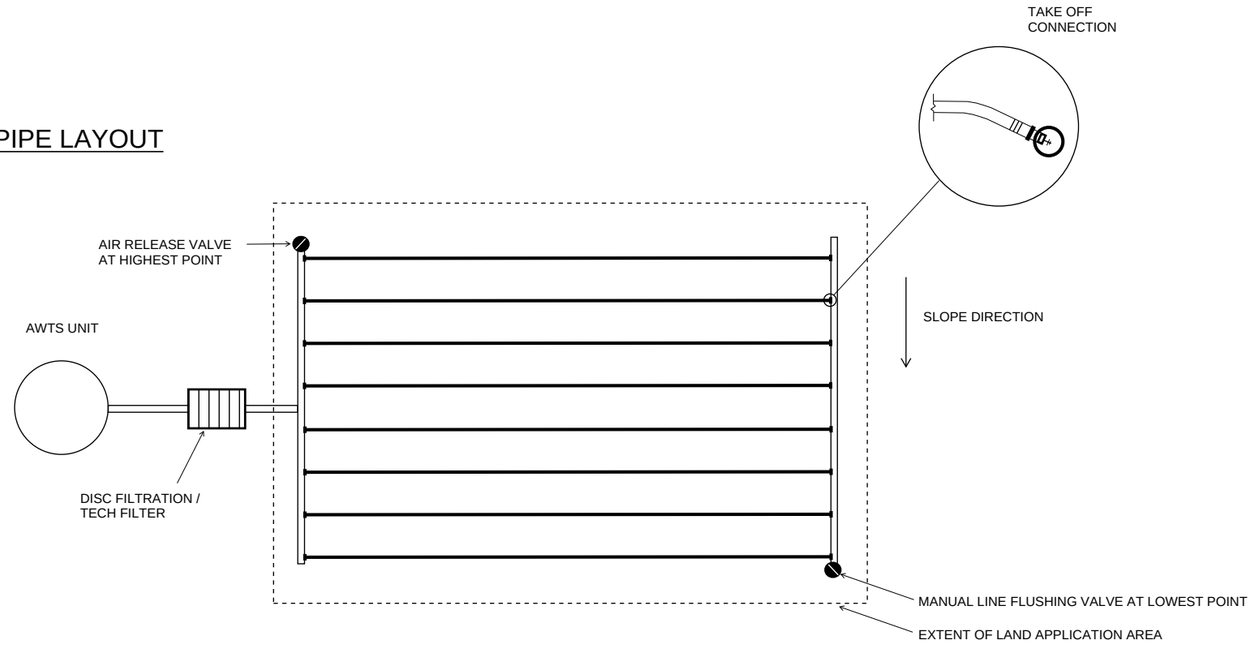
REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

OWNER: *DEAN J. DOWNHAM & TARA M. DOWNHAM*
TITLE REFERENCE: *109172/33*
LOCATION: *14 LINDA AVENUE,* ***PONTVILLE***

Proposed Subdivision

Date: *31/07/2025*	***Reference:*** ***DOWDE01*** *16295-01*
Scale: *1:750 (A3)*	***Municipality:*** *BRIGHTON*

BED PLAN PIPE LAYOUT

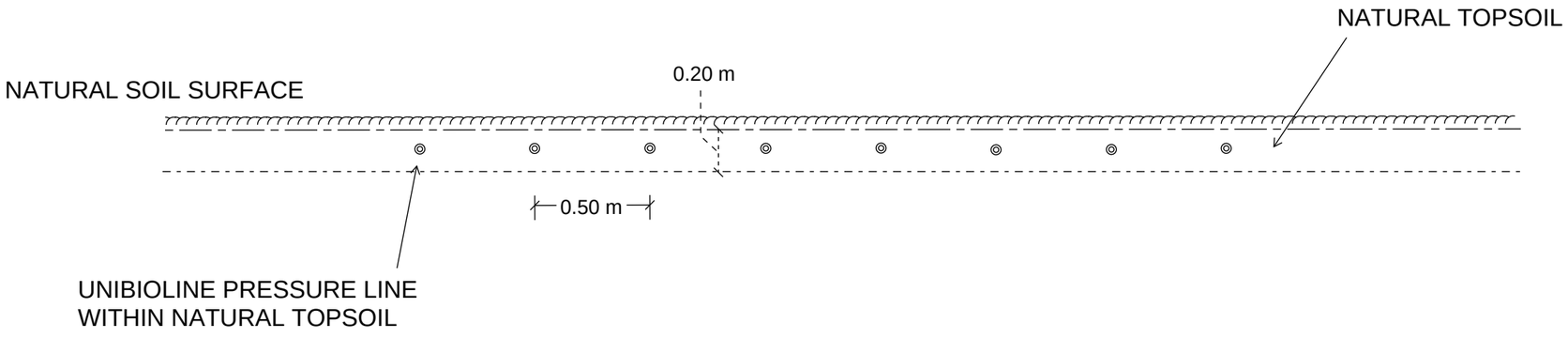


GEO-ENVIRONMENTAL
SOLUTIONS
29 Kirksway Place, Battery Point
T| 62231839 E| office@geosolutions.net.au

APPLICATION AREA NOTES

1. APPLICABLE FOR SLOPE ANGLES UP TO 10%
2. BASE OF APPLICATION AREA TO BE SCARIFIED TO BREAK SURFACE LAYER. ALTERNATIVELY LINES CAN BE RIPPED INTO TOPSOIL WITH SUITABLE TRACTOR AND PIPE LAYER. SMEARING AND COMPACTION TO BE AVOIDED
3. IRRIGATION LINES TO BE INSTALLED INTO NATURAL TOPSOIL
4. DEPENDANT ON TREATMENT SYSTEM A 200µm FILTER MAY BE INSTALLED AT THE PUMPING CHAMBER OUTLET, BUT A 100-120µm INLINE DISC FILTER SHOULD BE INSTALLED PRIOR TO DISCHARGE INTO THE IRRIGATION AREA.
5. A VACUUM BREAKER VALVE MUST BE INSTALLED AT THE HIGHEST POINT OF THE IRRIGATION AREA IN A MARKED AND PROTECTED VALVE CONTROL BOX.
6. A FLUSH LINE MUST BE INSTALLED AT THE LOWEST POINT OF THE IRRIGATION AREA
7. THE MINIMUM IRRIGATION PUMPING CAPACITY SHOULD BE EQUIVALENT TO 120 kpa (i.e. 12m OF HEAD) AT THE HIGHEST POINT OF THE IRRIGATION AREA.
8. CUT-OFF DIVERSION DRAIN UPSLOPE AS REQUIRED
9. ALL WORKS TO COMPLY WITH AS3500 AND TASMANIAN PLUMBING CODE

APPLICATION AREA CROSS-SECTION



Do not scale from these drawings. Dimensions to take precedence over scale.				CROSS-SECTION SUBSURFACE APPLICATION SLOPES <10%		Sheet 1 of 1 Drawn by: SR

Submission to Planning Authority Notice

Application details

Council Planning Permit No.	SA 2025/031
Council notice date	20/08/2025
TasWater Reference No.	TWDA 2025/00996-BTN
Date of response	26/08/2025
TasWater Contact	Jake Walley
Phone No.	0467 625 805

Response issued to

Council name	BRIGHTON COUNCIL
Contact details	development@brighton.tas.gov.au
Development details	
Address	14 LINDA AVE, PONTVILLE
Property ID (PID)	1491227
Description of development	Subdivision - 2 Lots

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Rogerson & Birch Surveyors	DOWDE01 16295-01	--	31/07/2025

Conditions

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P (1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connection to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
2. Prior to the issue of a TasWater Certificate of Water and Sewerage Compliance, the developer, at their own cost, must relocate the existing water meter for lot 1 to within 2m of the property boundary.
3. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
4. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

ASSET CREATION & INFRASTRUCTURE WORKS

5. Prior to applying for a Certificate for Certifiable Works/Engineering Design Approval, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.

6. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) / Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.

7. Prior to undertaking any works related to water, physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

8. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
***Advice**: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.*

DEVELOPER CHARGE

9. Prior to TasWater issuing a Consent to Register a Legal Document, the applicant or landowner as the case may be, must pay a developer charge totalling $1,757.00 to TasWater for water infrastructure for 1 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

DEVELOPMENT ASSESSMENT FEES

10. The applicant or landowner as the case may be, must pay a development assessment fee of $251.35 and a Consent to Register a Legal Document fee of $265.98 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

    The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General
For information on TasWater development standards, please visit
https://www.taswater.com.au/building-and-development/technical-standards
For application forms please visit
https://www.taswater.com.au/building-and-development/development-application-form

Important Notice Regarding Plumbing Plans and Associated Costs
The SPAN includes references to documents submitted as part of the application. These plans are acceptable for planning purposes only and are subject to further detailed assessment and review during the next stage of the development proposal.
TasWater's assessment staff will ensure that the design contains sufficient detail to assess compliance with relevant codes and regulations. Additionally, the plans must be clear enough for a TasWater contractor to carry out any water or sewerage-related work.
Depending on the nature of the project, your application may require Building and/or Plumbing permits or could be exempt from these requirements. Regardless, TasWater's assessment process and associated time are recoverable through an assessment fee.

Please be aware that your consultant may need to make revisions to their documentation to ensure the details are fit for construction. Any costs associated with updating these plans should be discussed directly with your consultant.

Developer Charges
For information on Developer Charges please visit the following webpage - https://www.taswater.com.au/building-and-development/developer-charges

Service Locations
Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

a. A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
b. TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit https://www.taswater.com.au/building-and-development/service-locations for a list of companies.
c. Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.
   NOTE: In accordance with the WATER AND SEWERAGE INDUSTRY ACT 2008 – SECT 56ZB A regulated entity may charge a person for the reasonable cost of –
   (a) a meter; and
   (b) installing a meter.

Declaration

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