Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

SA2025/016

LOCATION OF AFFECTED AREA

6 GLEN LEA ROAD, PONTVILLE

DESCRIPTION OF DEVELOPMENT PROPOSAL

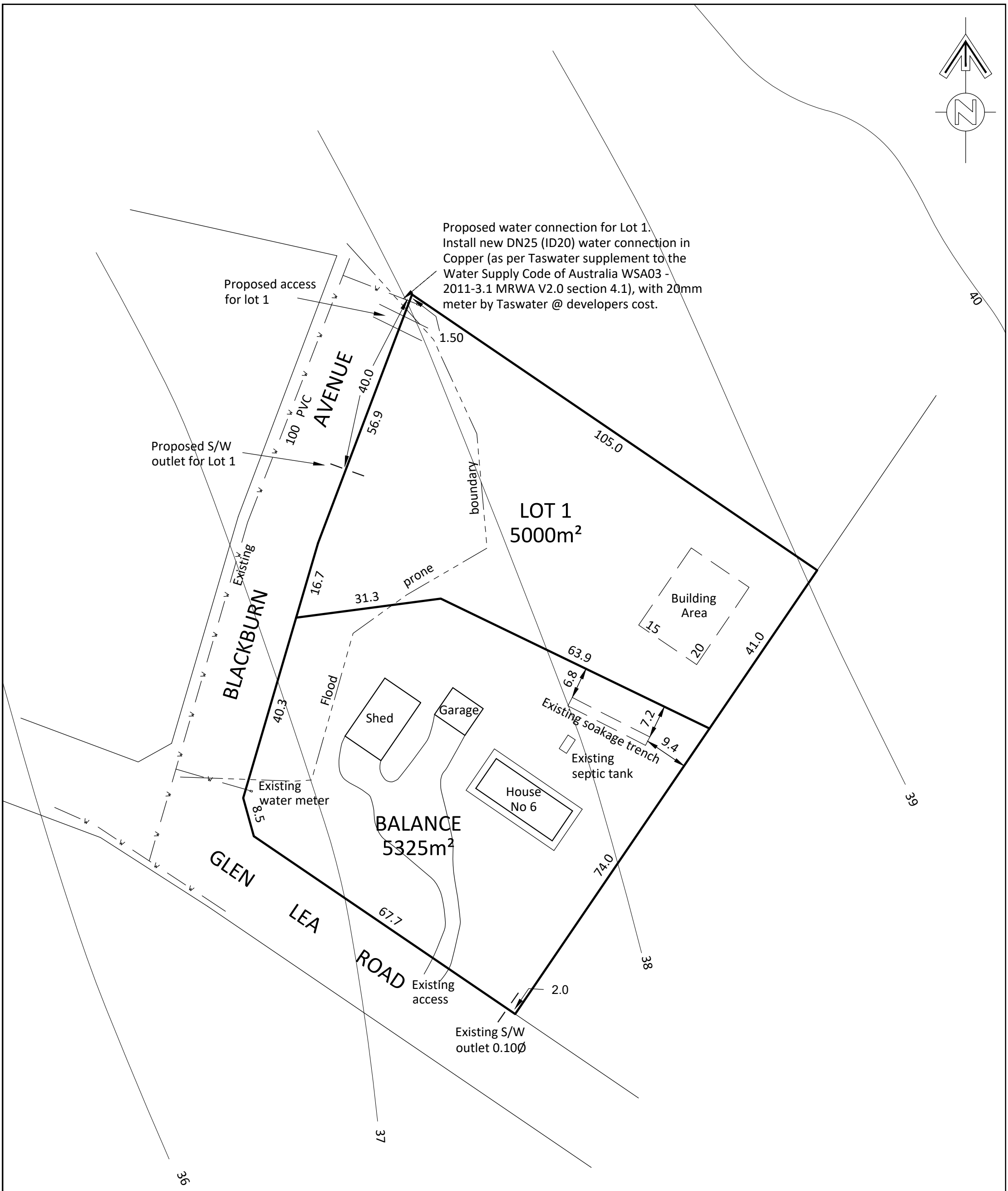
SUBDIVISION (1 LOT & BALANCE)

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 **08/01/2026**. 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



OWNER
CT 109172-38
BRONWYN MARGARET TILYARD

ALL MEASUREMENTS SUBJECT TO FINAL SURVEY

PROPOSED SUBDIVISION
6 GLEN LEA ROAD
PONTVILLE

SCALE 1: 750 (A3)	DATE: SEPTEMBER 2025	DRAWN: IDS/TNW	DWG NO. D5046-3

T. N. WOOLFORD & ASSOCIATES
LAND & ENGINEERING SURVEYORS
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BUSHFIRE HAZARD REPORT

SUBDIVISION – ONE LOT INTO TWO LOTS

6 GLENLEA ROAD
PONTVILLE 7030

CRAIG TILYARD

5 AUGUST 2025 – VERSION 1.0

EXECUTIVE SUMMARY

The subject land is located at 6 Glenlea Road, Pontville (CT: 109172/38). The development proposal includes a subdivision of one lot into two lots. The site is assessed as BAL – LOW. The proposed subdivision is assessed and deemed to comply with the acceptable solutions of C13.0 Bushfire-Prone Areas Code of the Tasmania Planning Scheme.

This report certifies that there is insufficient risk from bushfire to warrant the provision of specific bushfire hazard requirements for hazard management areas, public and firefighting access and water supply for firefighting purposes.

LIMITATIONS

This report is based on findings concluded from a desktop and field investigation of the subject property. Classification of vegetation has been based on the site inspection does not account for any further modification to the existing vegetation (planting, clearing etc.). The assessment is based on Pontville Park being managed in 'minimal fuel condition' by Brighton Council.

The BAL assessment is based on the Fire Danger Index (FDI) of 50. The FDI will exceed 50 when the Australian Fire Danger Ratings System (AFDRS) level is Extreme or Catastrophic.

The forward of AS3959 – 2018, *Construction of buildings in bushfire prone areas* states that "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."

Due to the unpredictable nature and behaviour of fire, compliance with AS359-2018 does not guarantee a dwelling will survive a bushfire event.

CONTENTS PAGE

1.0 INTRODUCTION

1.1 SCOPE

To assess the proposed subdivision of one lot into two lots against the requirements of C13.0 Bushfire-Prone Areas Code of the Tasmanian Planning Scheme.

1.2 PROPOSAL

Subdivision: One lot into two lots

1.3 GENERAL INFORMATION

SITE ADDRESS

6 Glen Lea Road Pontville 7030

OWNER

Craig Tilyard

TITLE REFERENCE

C.T. 109172/38

PROPERTY ID NUMBER

1491286

CURRENT USE:

Rural Living

MUNICPALITY

Brighton Council

2.0 SITE DESCRIPTION

2.1 LOCALITY

The subject land is located at 6 Glen Lea Road, Pontville. The site is situated on mostly flat land surrounded by low density development. The proposed development includes a subdivision of one lot into two lots. Lot 1 (5000m^2) is vacant and will be accessed from Blackburn Avenue. Balance lot (5325m^2) has an existing dwelling and outbuildings. This lot is accessed from Glen Lea Road. The proposed plan of subdivision is provided in the appendix of this report.

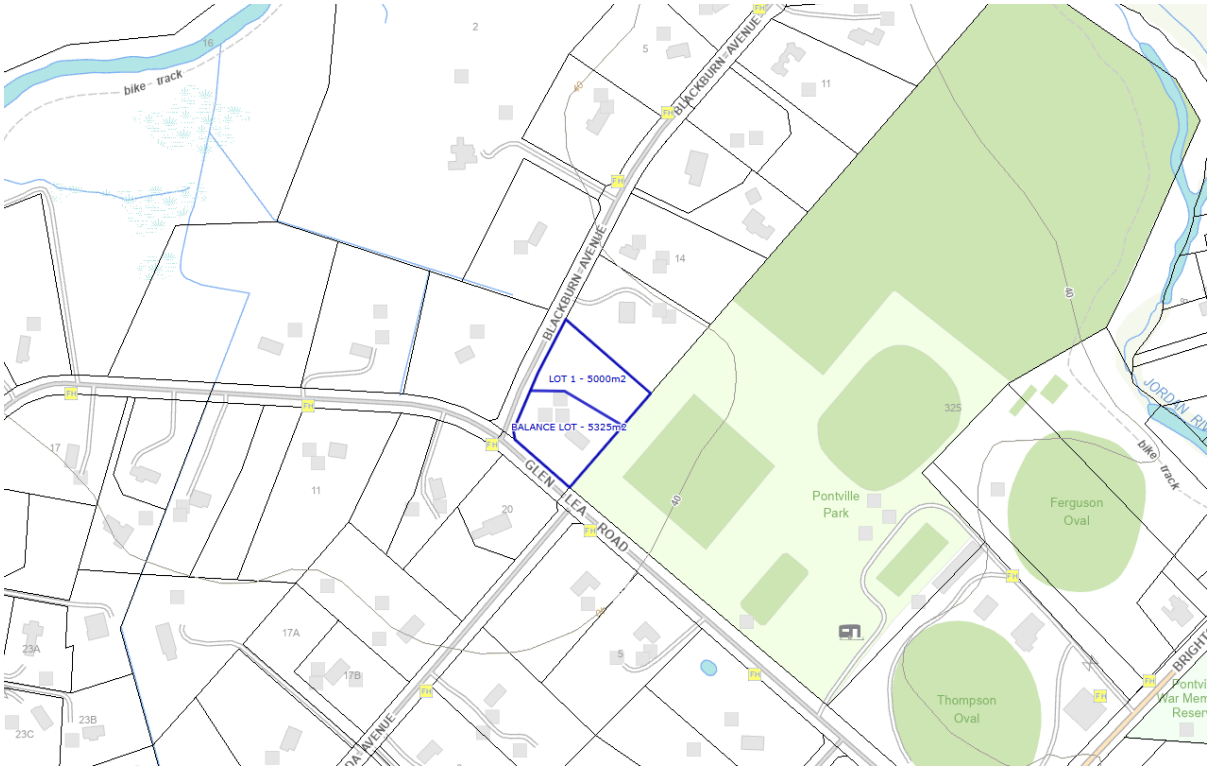


Figure 1: Locality map of the area with subject lot shown Source: Land Information System Tasmania, http://www.thelist.tas.gov.au

2.1.2 FIRE HISTORY

Recent bushfire and / or planned burns were identified within 1km of the property boundaries. Data collected from LIST Map 'Fire History Layer'[1].

Ignition date	Fire / Planned burn name	Type	Size
21/1/2003	Broadmarsh-Bluff rd (TFS)	Bushfire	14345.8

[1] LIST Map Data is incomplete and majority of fire history is not shown on the LIST.

2.1.2 PLANNING – ZONING & TENURE

The existing lot is zoned as Rural Living and is privately owned. Zoning and tenure of surrounding lots (within 100m from the existing property boundaries) is shown below.

Direction	Zoning	Tenure
North - east	Rural Living	Private Freehold
South - east	Recreation	Local Government
South - west	Rural Living	Private Freehold
North - west	Rural Living	Private Freehold

2.1.3 PLANNING – OVERLAYS

Overlay	Development Response
Bushfire-prone areas	The Bushfire Hazard Report satisfy the requirements of this code.
Flood-prone areas	The requirements of this overlay / code do not conflict with this report.

2.1.4 PLANNING – THREATENED FLORA AND FAUNA

A threatened flora and fauna search[2] revealed no threatened flora and fauna identified on the site.

[2] Threatened species search using Land Information Systems Tasmania. This is not a complete search and other information may be available from other agencies.

2.2 TOPOGRAPHY & VEGETATION

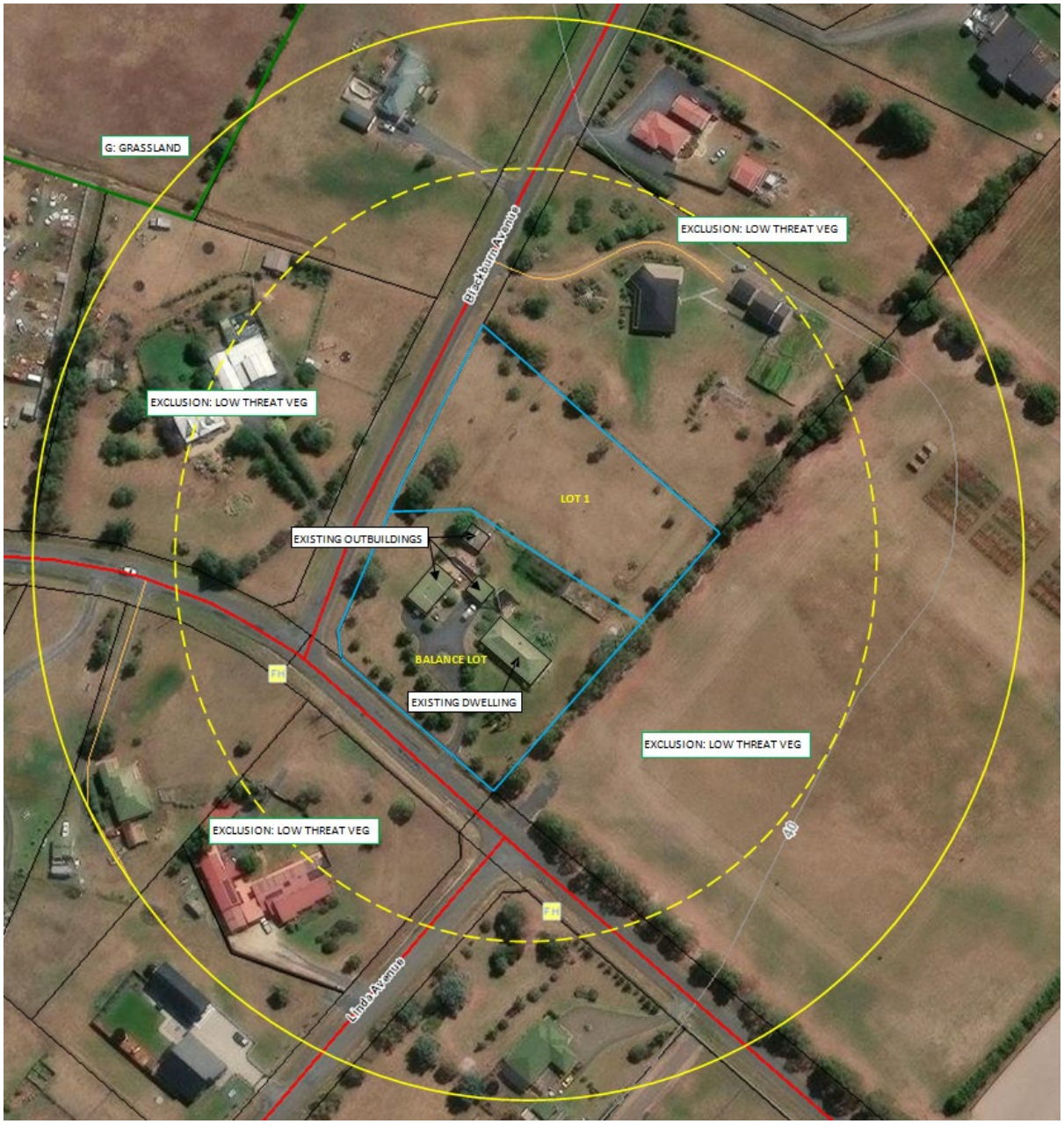


Figure 2: Aerial photo of the proposed subdivision (blue outline). Green line shows borders between classified vegetation. Source: Land Information System Tasmania, http://www.thelist.tas.gov.au.

TASVEG 4.0 FUR – Urban areas cover the subject lot and all land within 100m of the property boundaries.

Lot 1 - Proposed indicative building area

Direction	Existing Vegetation Description	Effective slope
North - east	0m: Dense pasture with irrigated plants. With residential development vegetation on the subject lot will be managed in 'minimal fuel condition'. If lot remains vacant and vegetation left unmanaged some bushfire risk would exist. Council abatement notice would reduce this risk. Lot 1 can also be considered excluded from classification due to the lot is less than 1 ha in area and not within 100m of other areas of vegetation being classified. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (b) & (f).** 11m: Managed residential gardens and lawn. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f).**	
South - east	0m: Dense pasture with irrigated plants. With residential development vegetation on the subject lot will be managed in 'minimal fuel condition'. If lot remains vacant and vegetation left unmanaged some bushfire risk would exist. Council abatement notice would reduce this risk. Lot 1 can also be considered excluded from classification due to the lot is less than 1 ha in area and not within 100m of other areas of vegetation being classified. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (b) & (f).** 10m: Dense pasture with a single line of trees along the property boundary. This area (Pontville Park) is managed by Brighton Council. In an email response, Pulford (2025)[3] the council has advised that the vegetation the fuel on this lot is managed by mowing the grass at a minimum biannual (twice per year) basis and undergrowth and fallen limbs are also removed. Under this management regime the vegetation on this lot can be considered managed in 'minimal fuel condition' and be excluded from classification. **Exclusion: Low threat vegetation as per clause 2.2.3.2 & (f).**	
South - west	0m: Dense pasture with irrigated plants. With residential development vegetation on the subject lot will be managed	

[3] Pulford, S. (2025) Email to Joe Hepper, 21 July 2025.

	in 'minimal fuel condition'. If lot remains vacant and vegetation left unmanaged some bushfire risk would exist. Council abatement notice would reduce this risk. Lot 1 can also be considered excluded from classification due to the lot is less than 1 ha in area and not within 100m of other areas of vegetation being classified. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (b) & (f).** 11m: Managed residential gardens and lawn. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f).**	
North - west	0m: Dense pasture with irrigated plants. With residential development vegetation on the subject lot will be managed in 'minimal fuel condition'. If lot remains vacant and vegetation left unmanaged some bushfire risk would exist. Council abatement notice would reduce this risk. Lot 1 can also be considered excluded from classification due to the lot is less than 1 ha in area and not within 100m of other areas of vegetation being classified. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (b) & (f).** 70m: Managed residential gardens and lawn. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f).**	

Lot 2 - indicative building area:

Direction	**Existing Vegetation Description**	**Effective slope**
North - east	0m: Managed residential gardens and lawn. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f).** 22m: Dense pasture with irrigated plants. With residential development vegetation on the subject lot will be managed in 'minimal fuel condition'. If lot remains vacant and vegetation left unmanaged some bushfire risk would exist. Council abatement notice would reduce this risk. Lot 1 can also be considered excluded from classification due to the lot is less than 1 ha in area and not within 100m of other areas of vegetation being classified.	

	Exclusion: Low threat vegetation as per clause 2.2.3.2 (b) & (f). 67m: Managed residential gardens and lawn. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) of AS3959:2018**	
South - east	0m: Managed residential gardens and lawn. **Exclusion: Low threat vegetation as per clause 2.2.3.2 & (f).** 12m: Dense pasture with a single line of trees along the property boundary. This area (Pontville Park) is managed by Brighton Council. The council has advised that the vegetation the fuel on this lot is managed by mowing the grass at a minimum biannual basis and undergrowth and fallen limbs are also removed. Under this management regime the vegetation on this lot can be considered managed in 'minimal fuel condition' and be excluded from classification. **Exclusion: Low threat vegetation as per clause 2.2.3.2 & (f).**	
South - west	0m: Managed residential gardens and lawn. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f).**	
North - west	0m: Managed residential gardens and lawn. **Exclusion: Low threat vegetation as per clause 2.2.3.2 (f).**	

3.0 BUSHFIRE SITE ASSESSMENT

3.1 EXISTING BUSHFIRE HAZARD ASSESSMENT

3.2.1 CONSTRUCTION Lot 1 – Vacant lot (no existing buildings) Balance lot – Existing dwelling and outbuildings. Outbuildings a no less than 6m from the edge of the habitable building.
3.2.2 PROPERTY ACCESS Lot 1 – Proposed access from Blackburn Avenue. No formal access exists. Balance lot – Property is accessed from Glen Lea Road. Access is gravel with a length of less than 30m.
3.2.3 WATER SUPPLY Lot 1 – Reticulated water supply. No fire hydrant within 120m of the lot (measured as a hose lay) to furthest part of the indicative building area. Balance Lot – Reticulated water supply. A fire hydrant exists within 120m (measured as a hose lay) of the elevation of the existing habitable building.
3.2.4 HAZARD MANAGEMENT AREA Lot 1 – No formal hazard management area exists. At the time of inspection, the lot was managed in ‘minimal fuel condition’. Balance lot – The entire lot is managed in ‘minimal fuel condition’.
3.2.5 EMERGENCY PLAN Lot 1 – Not applicable Balance lot – Not applicable.

3.2 BUSHFIRE ATTACK LEVEL ASSESSMENT

Lot 1 – Indicative building area

	North - east	South - east	South - west	North - west
Vegetation classification as per AS3959:2018	NA	NA	NA	NA
Exclusions (where applicable from clause 2.2.3.2 of AS3959 - 2018)	(b) & (f)	(b) & (f)	(b) & (f)	(b) & (f)
Distance to classified vegetation (m) from proposed / existing edge of building.	>100	>100	>100	>100
Classified vegetation	NA	NA	NA	NA
Effective slope under the classified vegetation	NA	NA	NA	NA
Bushfire Attack Level	**BAL - LOW**	**BAL - LOW**	**BAL - LOW**	**BAL - LOW**

Balance lot - Existing dwelling

	North - east	South - east	South - west	North - west
Vegetation classification as per AS3959:2018	NA	NA	NA	NA
Exclusions (where applicable from clause 2.2.3.2 of AS3959 - 2018)	(b) & (f)	(f)	(f)	(f)
Distance to classified vegetation (m) from proposed / existing edge of building.	>100	>100	>100	>100
Classified vegetation	NA	NA	NA	NA
Effective slope under the classified vegetation	NA	NA	NA	NA
Bushfire Attack Level	**BAL - LOW**	**BAL - LOW**	**BAL - LOW**	**BAL - LOW**

Lot 1 and the balance lot is assessed as BAL – LOW.

4.0 PLANNING SCHEME COMPLIANCE

The following bushfire hazard management requirements required to comply with C13.0 Bushfire-Prone Areas Code.

C13.6 Development Standards for Subdivision

C13.6.1 Subdivision: Provision of hazard management areas

Objective:

That subdivision provides for hazard management areas that:

(a) facilitate an integrated approach between subdivision and subsequent buildings on a lot;
(b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce radiant heat levels, direct flame attack and ember attack at the building area; and
(c) provide protection for lots at any stage of a staged subdivision.

Acceptable Solutions

A1

(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or

(b) The proposed plan of subdivision:
  (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a stage subdivision.
  (ii) shows the building area for each lot;
  (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of *Australian Standard* AS 3959:2018 *Construction of buildings in bushfire-prone areas*; and
  (iv) is accompanied by a bushfire hazard management plan that address all the individual lots that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of *Australian Standard* AS 3959:2018 *Construction of buildings in bushfire-prone areas*; and

(c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.

Performance Criteria

A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:

(a) the dimensions of hazard management areas;

(b) a bushfire risk assessment of each lot at any stage of staged subdivision;

(c) the nature of the bushfire-prone vegetation including type, fuel load, structure and flammability;

(d) the topography, including site slope;

(e) any other potential forms of fuel and ignition source;

(f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development; (g) an instrument that will facilitate management of fuels located on land external to the subdivision; (h) any advice from the TFS.
Development response Lot 1 and balance lot satisfy C13.6.1 A1(a). This report certifies that there is insufficient risk from bushfire to warrant the provision of hazard management areas as part of the subdivision.

E1.6.2 Subdivision: Public and fire fighting access

Objective:

That access roads to, and the layout of roads, tracks and trails, in a subdivision:

(a) allow safe access and egress for residents, fire fighters and emergency service personnel;
(b) provide access to the bushfire-prone vegetation that enables both property to defend when under bushfire attack and for hazard management works to be undertaken;
(c) are designed and constructed to allow for fire appliances to be manoeuvred;
(d) provide access to water supplies for fire appliances; and
(e) are designed to allow connectivity, and where needed, offering multiple evacuation points.

Acceptable Solutions

A1

(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or

(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that:

(i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3; and

(ii) is certified by the TFS or an accredited person.

Performance Criteria

P1

A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:

(a) appropriate design measures, including

(i) two – way traffic;
(ii) all weather construction;
(iii) height and width of any vegetation clearances;
(iv) load capacity
(v) provision of passing bays;
(vi) traffic and control devices;
(vii) geometry, alignment and slope of roads, tracks and trails;
(viii) use of through roads to provide for connectivity;
(ix) limits on the length of cul-de-sacs and dead-end roads;
(x) provision of turning areas;
(xi) provision of parking areas;
(xii) perimeter access; and
(xiii) fire trails;

(b) the provision of access to:

(i) bushfire-prone vegetation to permit the undertaking of hazard management works; and
(ii) fire fighting water supplies; and

(c) any advice from the TFS.

Development response

Lot 1 and balance lot satisfy C13.6.2 A1(a).

This report certifies that there is insufficient risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting.

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

<table>
<tr><td colspan="2">Objective:

That an adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for protection of life and property associated with the subsequent use and development of bushfire-prone areas.</td></tr>
<tr><td>Acceptable Solutions</td><td>Performance Criteria</td></tr>
<tr><td>A1

In areas serviced with reticulated water by the water corporation:

(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;

(b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by TFS or accredited person as being compliant with Table E4; or

(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire</td><td>P1

No Performance Criterion.</td></tr>
<tr><td>A2

In areas that are not serviced by reticulated water by the water corporation:

(a) The TFS or an accredited person certifies that there is insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes;

(b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or

(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</td><td>P2

No Performance Criterion.</td></tr>
<tr><td colspan="2">Development response

Lot 1 and balance lot satisfy C13.6.3 A1(a).

This report certifies that there is insufficient risk from bushfire to warrant the provision of a water supply for fire fighting purposes.</td></tr>
</table>

5.0 CONCLUSION

A Bushfire Hazard Report has been completed for the proposed subdivision (one lot into two lots) at 6 Glen Lea Road, Pontville.

The Bushfire Hazard Report and certified BHMP shows compliance to C13.0 Bushfire-Prone Areas Code Tasmanian Planning Scheme.

This Bushfire Hazard Report does not endorse the removal of any vegetation without the approval from the local government authority.

This Bushfire Hazard Report and Form 55 is valid for any building constructed on either lot 1 or the balance lot. The Bushfire Hazard Report is valid for a period of six years.

6.0 REFERENCES

AS3959 – 2018 - Construction of Buildings in Bushfire Prone Areas

Bushfire Information Publications - Tasmania Fire Service.

The LIST - Department of Primary Industries Parks Water & Environment

Tasmanian Planning Scheme 2015

Pulford, S. (2025) Email to Joe Hepper, 21 July 2025.

7.0 APPENDIX

7.1 PHOTOS

Photo 1: Field photo taken from the indicative building area on lot 1 in a north-east direction. Exclusion: Low threat vegetation as per clause 2.2.3.2 (a) and (f) shown.

Photo 2: Field photo taken from the indicative building area on lot 1 in a south-east direction. Exclusion: Low threat vegetation as per clause 2.2.3.2 (a) and (f) shown.

Photo 3: Field photo taken from the indicative building area on lot 1 in a south-west direction. Exclusion: Low threat vegetation as per clause 2.2.3.2 (a) and (f) shown.

Photo 4: Field photo taken from the indicative building area on lot 1 in a north-west direction. Exclusion: Low threat vegetation as per clause 2.2.3.2 (a) and (f) shown.

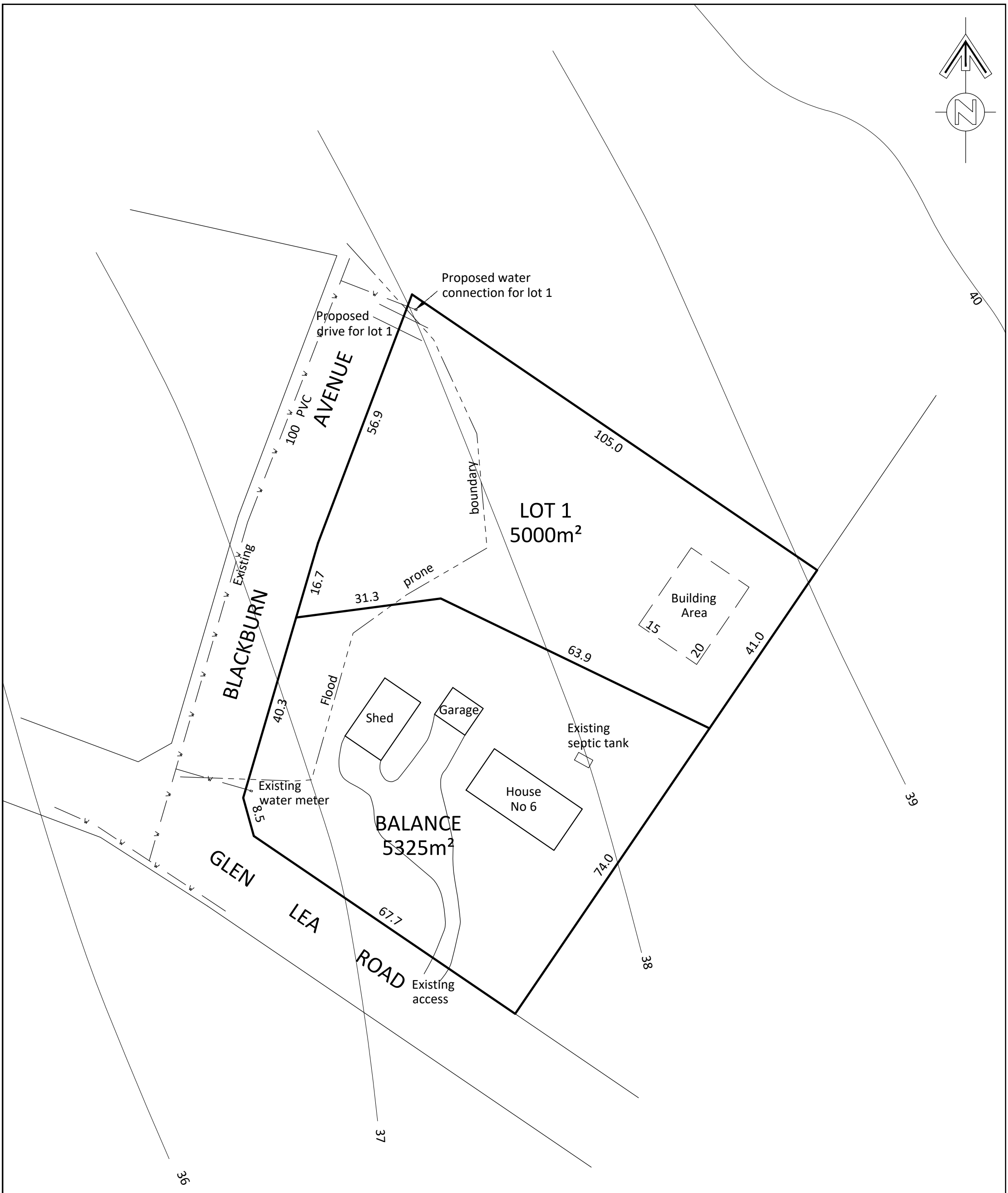
Photo 5: Field photo taken from the edge of the habitable building on the balance lot in a north-west direction. Exclusion: Low threat vegetation as per clause 2.2.3.2 (a) and (f) shown.

Photo 6: Field photo taken from the edge of the habitable building on the balance lot in a south-east direction. Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) shown.

Photo 7: Field photo taken from the edge of the habitable building on the balance lot in a south-west direction. Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) shown.

Photo 8: Field photo taken from the balance lot in a north-west direction. Exclusion: Low threat vegetation as per clause 2.2.3.2 (f) shown.

Photo 9: Field photo showing example of managed vegetation within Pontville Park (lot adjacent Lot 1 and balance lot to the south – east). Vegetation is managed by Brighton Council with regular grass mowing and removal of ground fuels.



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ALL MEASUREMENTS SUBJECT TO FINAL SURVEY

PROPOSED SUBDIVISION
6 GLEN LEA ROAD
PONTVILLE

SCALE 1: 750 (A3)	DATE: APRIL 2025	DRAWN: IDS/TNW	DWG NO. D5046-2

T. N. WOOLFORD & ASSOCIATES
LAND & ENGINEERING SURVEYORS
72 GRAHAMS RD, MT. RUMNEY
m: 0418 248 569
e: tnwoolford@tassie.net.au

Joe - HED Consulting

From: Simon Pulford <Simon@brighton.tas.gov.au>
Sent: Monday, 21 July 2025 11:36 AM
To: Joe - HED Consulting
Subject: Fw: H3053 - Bushfire Hazard Management - Pontville Park
Attachments: Pontville Park.png

Hi Joe,
Sorry for the delayed reply.
I can confirm the grass area next to 6 Glen Lea Road is cut at least biannually and usually more frequently due to horse events in that area of the park. Undergrowth and fallen limbs are also removed before they can make a nuisance or become fuel in a bushfire situation.

Hope that helps!

REGARDS,

SIMON PULFORD
TECHNICAL OFFICER

Brighton
going places

Click here t
20
VISI

1 Tivoli Road, Old Beach TAS 7017
Tel: (03) 6268 7000
Mob: 0448 339 715
www.brighton.tas.gov.au

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

From: Joe - HED Consulting <joe@hed-consulting.com.au>
Sent: Tuesday, 1 July 2025 4:35 PM
To: Admin Emails <Admin.Emails@brighton.tas.gov.au>
Cc: hed_noreply@emailworkflowmax.com
Subject: H3053 - Bushfire Hazard Management - Pontville Park

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:	6 Glen Lea Road Pontville
Certificate of Title / PID:	CT 109172/38 / PID 1491286

2. Proposed Use or Development

Description of proposed Use and Development:	Subdivision (one lot into two lots)
Applicable Planning Scheme:	Tasmanian Planning Scheme

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report	HED Consulting	6/8/2025	1.0
Proposed Subdivision	T. N. Woolford & Associates	6/8/2025	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)	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:	Joe Hepper	**Phone No:**	03 6146 0334
Postal Address:	1 Liverpool Street, Hobart 7000	**Email Address:**	info@hed-consulting.com.au
Accreditation No:	BFP – 148	**Scope:**	1,2,3A,3B

6. Certification

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

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

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

Signed:
certifier

Name: JOE HEPPER **Date:** 8/6/2025

Certificate Number: H3053

(for Practitioner Use only)

FLOOD HAZARD REPORT

6 GLEN LEA ROAD, PONTVILLE

CRAIG TILYARD
SEPTEMBER 2025

TABLE OF CONTENTS

Issuing Office: 117 Harrington Street, Hobart 7000 **JMG Project No. J250456CS**								
Document Issue Status								
Ver.	**Issue Date**	**Description**	**Originator**		**Checked**		**Approved**	
1	12.09.2025	Issued for Council Approval	CAG		ALC		CJM	
2	24.09.2025	Issued for Council Approval - (RFI)	CAG	C.Goncalves	ALC		CJM	

1. Executive Summary

JMG have been engaged by Craig Tilyard to prepare a Flood Hazard Report in support of a proposed subdivision at 6 Glen Lea Road, Pontville. The site is mapped within a Flood-Prone Hazard Area under Clause C12.0 of the Tasmanian Planning Scheme, and Brighton Council have requested evidence that the subdivision meets the performance criteria of Clause C12.7.1.

Flood mapping undertaken in 1993 was reviewed but has not been relied upon for this assessment. That study is significantly outdated, as it was prepared before subsequent stages of development in the area and does not reflect the existing road network or landform modifications. It also predates the adoption of modern flood estimation practices, including Australian Rainfall and Runoff 2019 (ARR 2019) and current climate change allowances. More recent State Emergency Service (SES) and LIST mapping provides an updated regional context and confirms that the Jordan River, located approximately 500 m north of the site, does not encroach upon the property. Instead, potential flooding arises from two local catchments draining toward the site, which have been delineated in QGIS and HEC-HMS and used as the basis of the hydrological modelling.

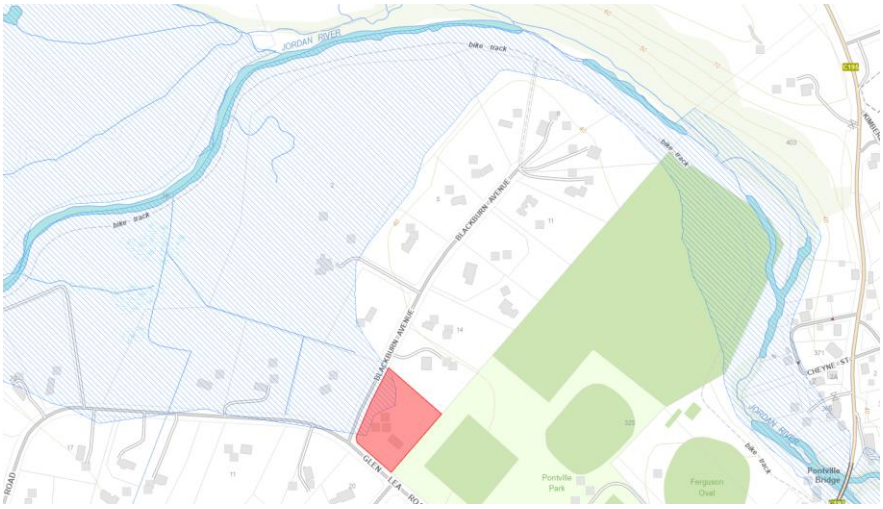

Figure 1 – Hydro Study 1993 Overlay (The List)

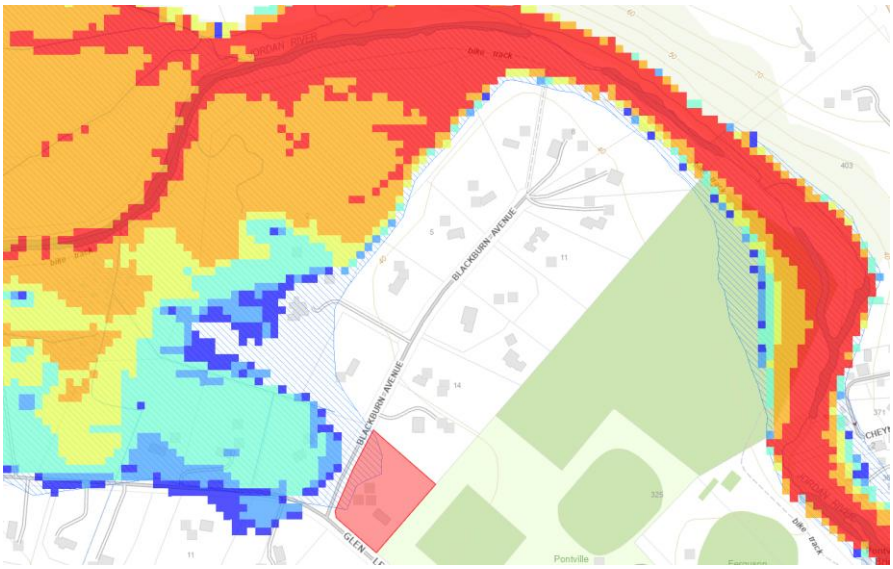

Figure 2 – SES Latest Hydro Assessment – 1% AEP Riverine Extent + Climate Change (The List)

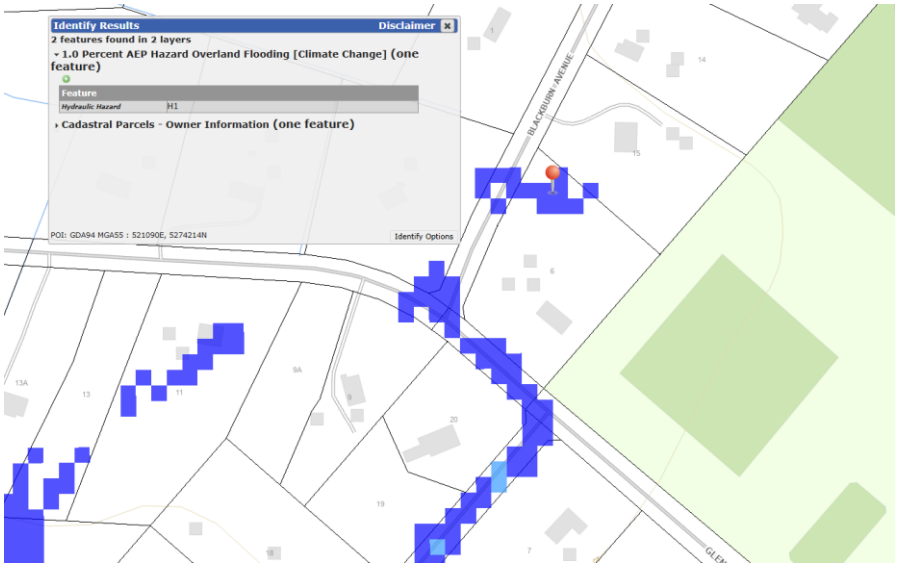

Figure 3 – SES Latest Hydro Assessment – 1% AEP Flood Extent + Climate Change – Hazard Bands (The List)

Hydrological analysis was undertaken using the RAFTS model within DRAINS, adopting ARR 2019 parameters for ungauged catchments and applying a 16.6% climate change allowance in line with Council advice. Initial and continuing losses were set at 26 mm and 4.3 mm/hr respectively. Hydrographs generated from the two sub catchments were then input to a two-dimensional (2D) HEC-RAS hydraulic model of the site. The model incorporated 1 m resolution LiDAR data (GDA94) combined with site survey, and applied Manning's n values representative of grassland, roads, vegetation, and structures.

Results from the hydraulic modelling indicate that flood behaviour at the site is consistent with the current SES and LIST mapping, with the land falling within Hazard Band H1. Details of catchments delineation, hydrographs, 2D RAS analysis, climate change factor analysis are presented in Appendix A to this report.

As part of good practice, opportunities exist to manage shallow overland flow near proposed building areas through simple design measures. These may include incorporating a shallow cutoff drain, swale, or similar natural channel along the eastern boundary to intercept runoff, or ensuring finished floor levels are constructed at least 300 mm above the modelled water surface elevation. Provided that building envelopes are located outside of the overland flow path, or that such measures are adopted where required, overland flows will continue to move freely across the site as they do today, with no adverse impacts within the property boundary or to the surrounding land.

The assessment supports the conclusion that the proposed subdivision can be achieved without increasing flood risk on or off site, that safe building areas remain available within each lot, and that the proposal satisfies the intent and performance criteria of Clause C12.7.1 of the Tasmanian Planning Scheme.

2. Introduction

Craig Tilyard has proposed the subdivision of land at 6 Glen Lea Road, Pontville. The site is within a rural setting of low-density residential use, located approximately 500 m south of the Jordan River. Mapping identifies part of the property within the Flood-Prone Hazard Area under Clause C12.0 of the Tasmanian Planning Scheme.

Brighton Council has requested a flood hazard report to address Clause C12.7.1 – Subdivision within a flood-prone hazard area. The purpose of this assessment is to confirm that the subdivision will not increase flood risk, that future development can be located safely within each lot, and that access and infrastructure will not be compromised. Figures show the locality, subdivision layout, and mapped hazard bands, while full modelling details are included in Appendix A.

Figure 4 – Subdivision Layout

3. Hydrology and Hydraulics

Hydrological modelling was undertaken using RAFTS methodology in the DRAINS software. Due to the absence of local gauged flow data, standard parameters appropriate for ungauged catchments were adopted, consistent with Australian Rainfall and Runoff 2019 (ARR 2019) guidance. Rainfall intensities and flow conditions were adjusted to incorporate a 16.6% climate change allowance as advised by Council. Initial and continuing loss values of 26 mm and 4.3 mm/hr respectively were applied. Two contributing catchments draining toward the site were delineated in QGIS and HEC-HMS using 1 m resolution LiDAR data (GDA94).

Peak inflow hydrographs generated in DRAINS were transferred to a two-dimensional (2D) HEC-RAS hydraulic model to assess flood behaviour. The hydraulic domain incorporated both LiDAR terrain and site survey information. Upstream inflows from the two catchments were applied as boundary conditions, while roughness values (Manning's n) were assigned based on land use, including sealed and unsealed roads, grassland, vegetation, and residential structures.

The model was run for the 1% AEP design storm, incorporating the climate change allowance. Outputs included flood extents, water depths, velocities, hazard classifications, and afflux mapping for the existing terrain and proposed subdivision scenario.

The following figures present the flood extent, depth, velocity, and hazard bands obtained from the hydraulic model runs.

All technical details supporting the hydrologic and hydraulic assessment, including RAFTS parameters, catchment inputs, losses, hydrographs, Manning's values, HEC-RAS mesh settings, boundary conditions, and other modelling assumptions, are provided in Appendix A. This appendix contains the full input parameters and outputs used to inform the analysis presented in this report.

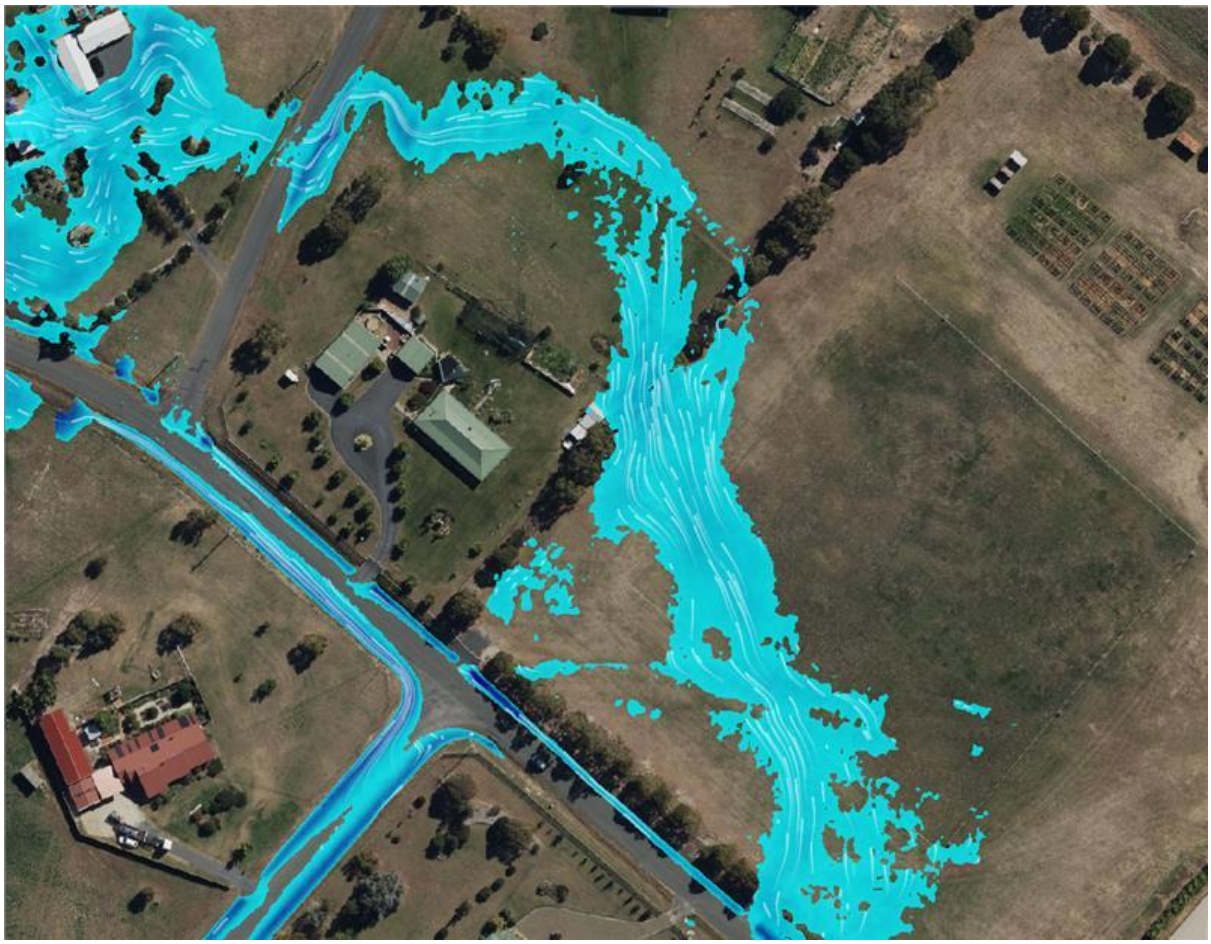

Figure 5: HEC-RAS Screenshot: Flood Extents for the 1% AEP + 16.6% Climate Change Factor

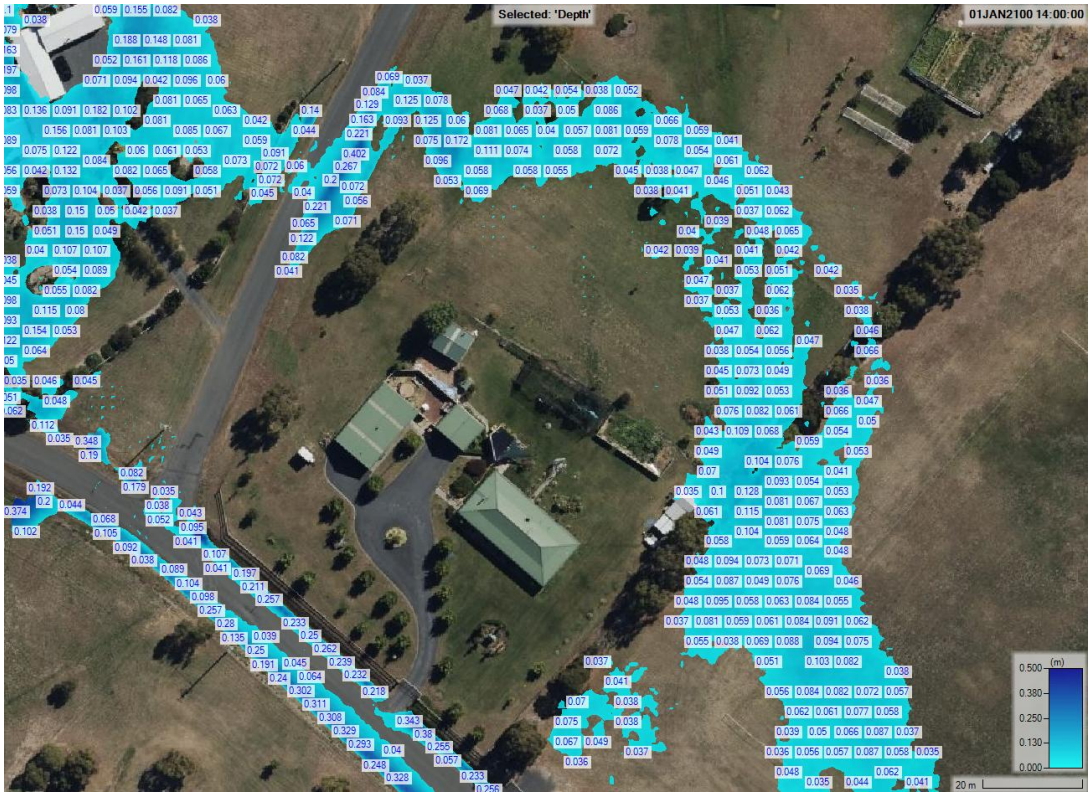

Figure 6: HEC-RAS Screenshot: Max Depths for the 1% AEP - (Year 2100) with 16.6% Climate Change Factor

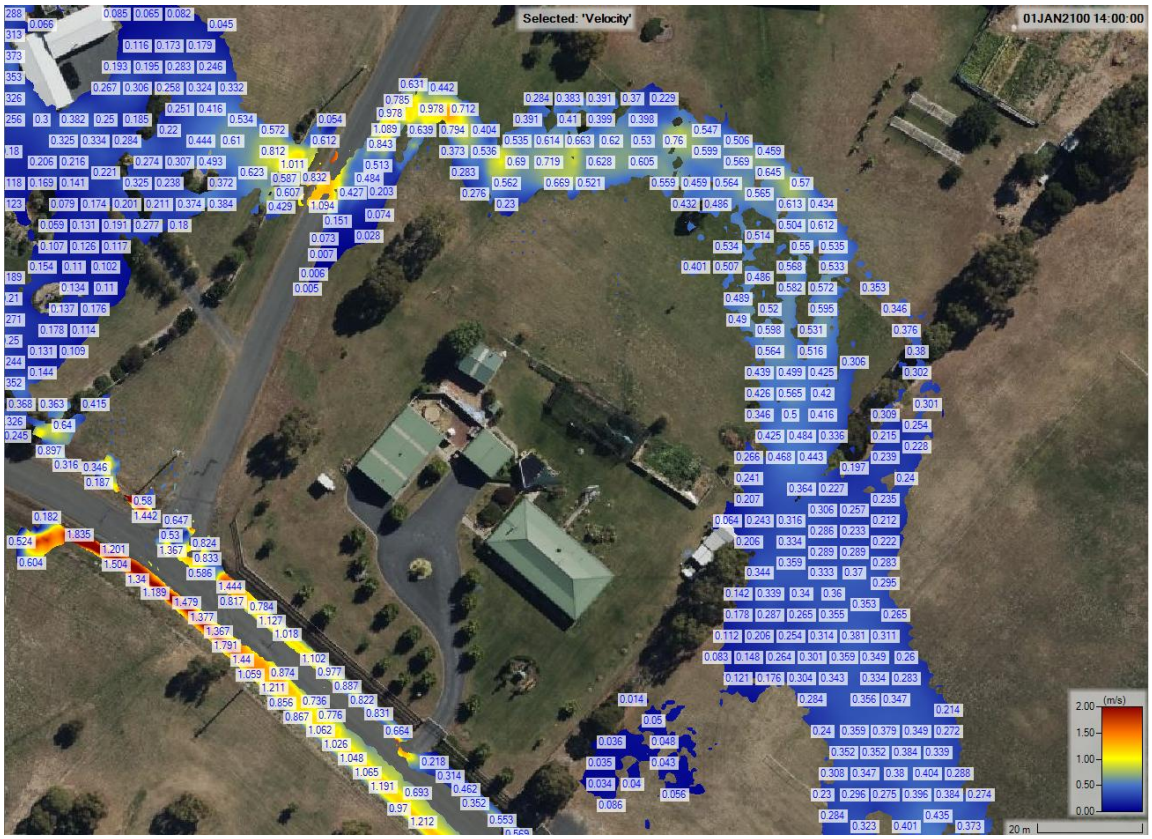

Figure 7: HEC-RAS Screenshot: Max Velocities for the 1% AEP - (Year 2100) with 16.6% Climate Change Factor

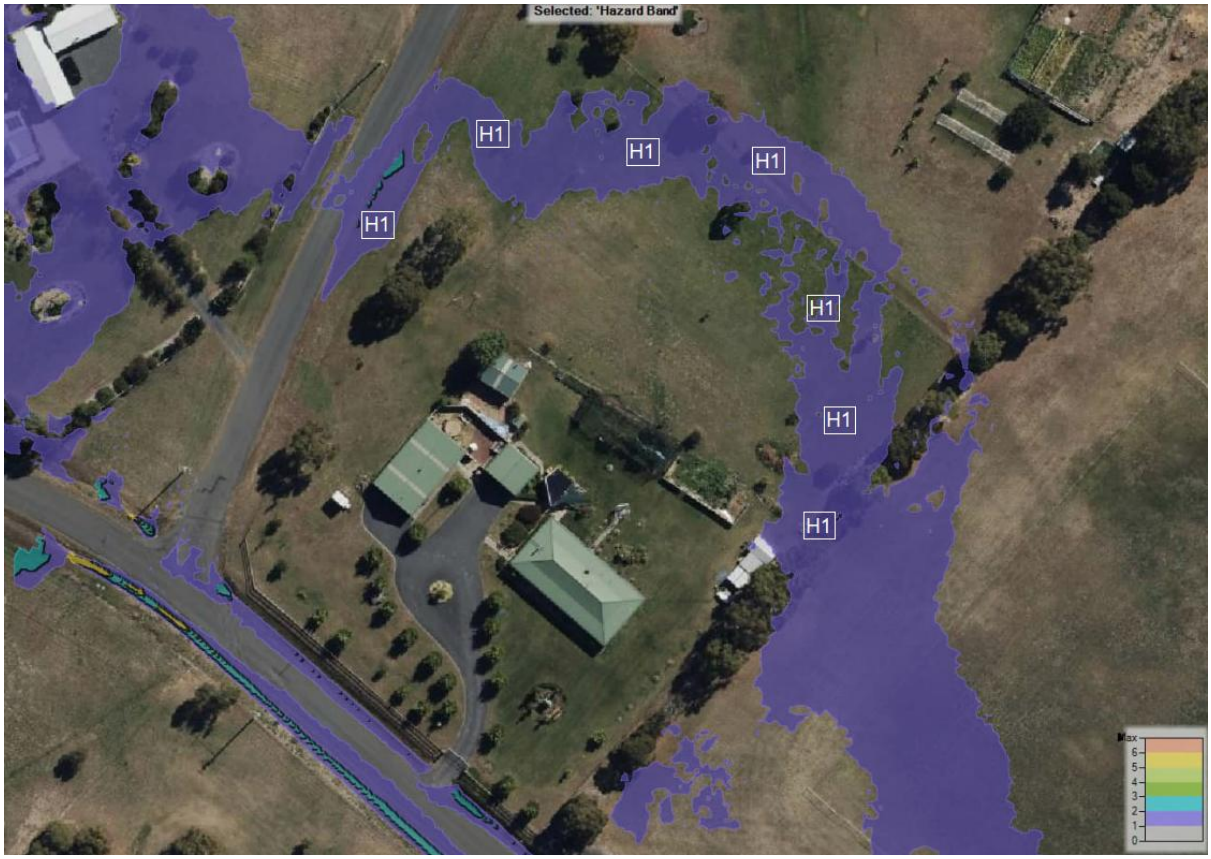

Figure 8: HEC-RAS Screenshot: Hazard Bands for the 1% AEP (Year 2100) 16.6% Climate Change Factor

The hydraulic modelling confirms that flooding across the site is limited to **Hazard Band H1**, representing the lowest hazard category. Flows are shallow and consistent with local overland runoff rather than riverine inundation from the Jordan River. To ensure that the subdivision can achieve tolerable flood risk, it is proposed that building envelopes be located outside of the active overland flow path. Where this cannot be achieved, simple mitigation measures such as shallow swales or finished floor levels raised at least 300 mm above the modelled water surface are recommended. With these measures in place, overland flows will continue to pass freely across the site as they do under existing conditions, and the subdivision can proceed in a manner consistent with Clause C12.7.1 of the Tasmanian Planning Scheme.

4. Conclusions

The flood hazard assessment for 6 Glen Lea Road, Pontville has been undertaken using hydrological and hydraulic modelling consistent with Australian Rainfall and Runoff 2019 and Council guidance. Based on the 1% AEP event with a 16.6% climate change allowance, the model indicates that flooding across the site is limited to shallow, low-velocity overland flows classified as Hazard Band H1. These flows are generated by the two local catchments draining toward Glen Lea Road, while mapping SES latest hydrological assessment confirms that the Jordan River, located approximately 500 m to the north, does not extend onto the site.

The results suggest that the proposed subdivision can proceed without creating additional flood risk on or off site. Safe development can be achieved provided that building envelopes are located outside active overland flow paths, or that appropriate measures such as shallow swales or finished floor levels at least 300 mm above the modelled flood surface are incorporated.

With these considerations, floodwaters will continue to move freely across the site in their current form, maintaining existing behaviour and avoiding adverse impacts on surrounding land. The proposal is therefore consistent with the intent and performance criteria of Clause C12.7.1 of the Tasmanian Planning Scheme.

Performance Criteria (P1)

Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must not create an opportunity for use or development that cannot achieve a tolerable risk from flood, having regard to:

(a) any increase in risk from flood for adjacent land;
- The modelling confirms no change in flood behaviour on or off site; there is no increased risk to adjacent land.

(b) the level of risk to use or development arising from an increased reliance on public infrastructure;
No reliance on additional public flood mitigation infrastructure is required; existing conditions are maintained.

(c) the need to minimise future remediation works;
By locating building envelopes outside active flow paths or raising floor levels where necessary, ongoing remediation needs are avoided.

(d) any loss or substantial compromise by flood of access to the lot, on or off site;
Access is unaffected by localised shallow overland flows; no substantial compromise is expected.

(e) the need to locate building areas outside the flood-prone hazard area;
Safe building areas remain available outside the active flow paths. Where unavoidable, FFL +300 mm or shallow swales provide mitigation.

(f) any advice from a State authority, regulated entity or a council; and
Council advised adoption of a 16.6% climate change allowance, which has been applied in the analysis.

(g) the advice contained in a flood hazard report.

This report concludes the subdivision can proceed safely with no increased flood risk, consistent with Clause C12.7.1.

5. References

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APPENDIX A

JMG – Technical Content

A. Technical Content

A.1 GIS and Catchment Analysis

HEC-HMS GIS tools were used in conjunction with 2013–14 LiDAR data (1 m resolution, GDA94) to define sub catchment areas, centroids, flow paths and slopes. Two contributing catchments were delineated upstream of the site, with a combined drainage area of approximately 0.525 km^2.

- Catchment 1 (Subbasin 1): 0.417 km^2
- Catchment 2 (Subbasin 4): 0.108 km^2

Catchment 1 drains from the south-west toward the central portion of the site, while Catchment 2 contributes flow along the northern and eastern boundaries. These local catchments generate shallow overland runoff across the site during design storm conditions.

Sub catchment characteristics derived in HEC-HMS are summarised below:

- Catchment 1: Centroidal flowpath length 0.70 km; centroidal slope 0.015 m/m; basin slope 0.059 m/m.
- Catchment 2: Centroidal flowpath length 0.67 km; centroidal slope 0.021 m/m; basin slope 0.062 m/m.

These delineated catchments and geometric parameters formed the basis for hydrological modelling in DRAINS, with hydrographs for each sub catchment exported and applied as inflows in the hydraulic model.

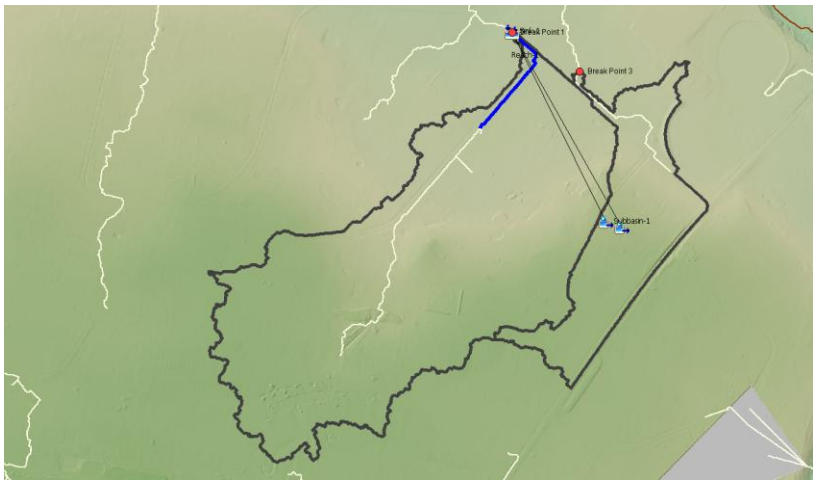


Figure A: HEC-HMS Screenshot: Catchment Plan

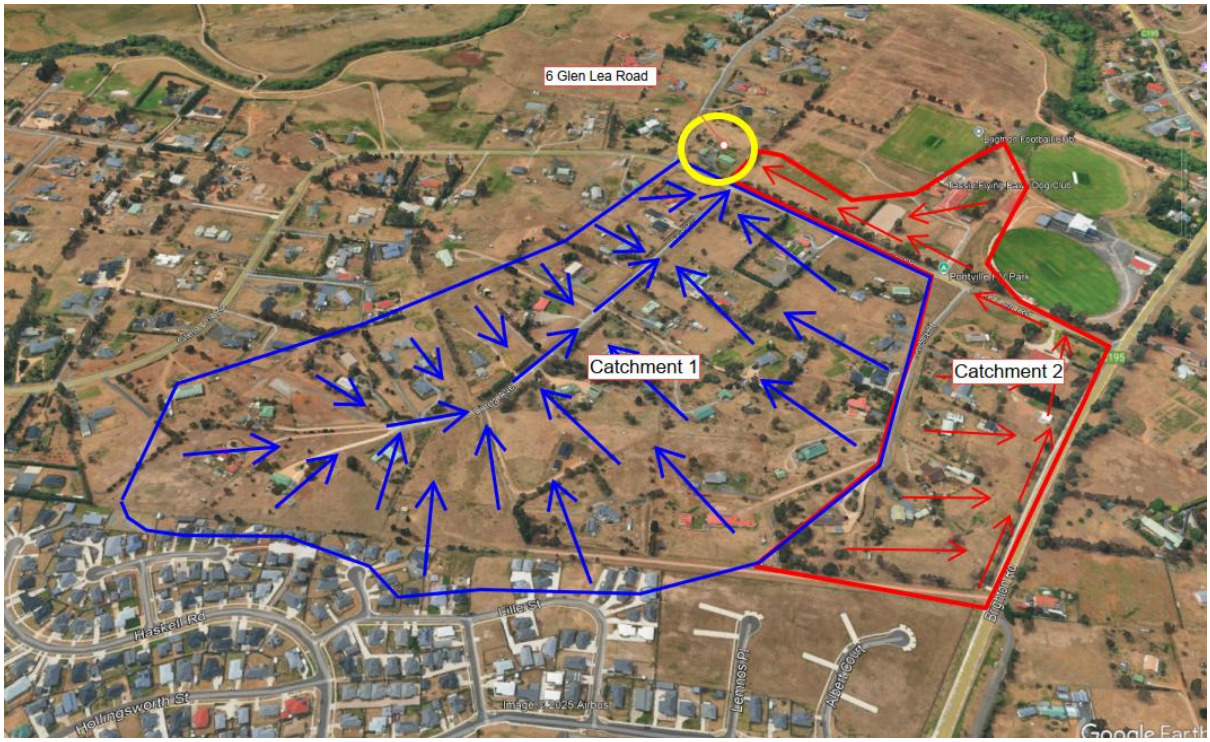


Figure B: Catchment Overland Scheme

A.2 Climate Change Scenario

Australian Rainfall and Runoff 2019 (ARR 2019) recommends that the potential effects of climate change on rainfall intensities be included in design flood estimation. Brighton Council has not yet adopted a formal policy for applying updated climate change factors. In line with direct advice from Council, a rainfall increase of 16.6% was applied to the 1% AEP design event. This allowance was incorporated into the RAFTS hydrological modelling in DRAINS, and the resulting hydrographs were used as inflows in the hydraulic model. All results presented in this report therefore reflect the 1% AEP event plus the 16.6% factor.

A.3 Hydrology

The hydrological analysis was carried out using Watercom DRAINS, applying the RAFTS model. According to AR&R 2019 (Book 7, Chapter 5), RAFTS, RORB, or URBS are suitable for large undeveloped or semi-urbanised catchments. RAFTS was selected based on these criteria. Rainfall data (IFDs, patterns, pre-burst and climate multipliers) was sourced from the AR&R Data Hub and BOM, tailored to the site coordinates:

- Longitude: 147.257
- Latitude: -42.685

Initial and continuing loss values were extracted from ARR Data Hub region-specific guidance. Parameters:

- IL/CL impervious: 0 mm / 1 mm/h
- IL/CL pervious: 26 mm / 4.3 mm/h
- BX: 1

The following meteorological inputs were extracted from the ARR Data Hub and the Bureau of Meteorology (BOM):

- Design rainfall intensities (IFDs)
- Temporal patterns
- Rainfall pre-burst depth

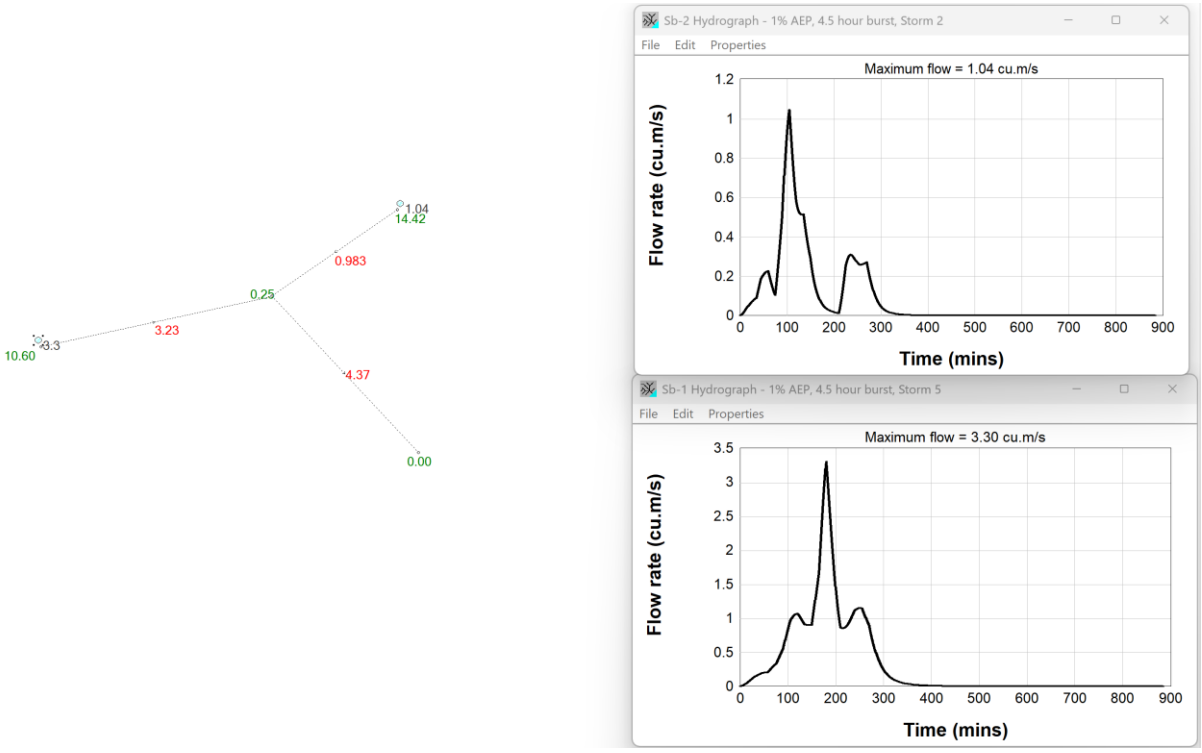


Figure B: DRAINS Screenshot: Links and Nodes Plan; Hydrographs of Local Catchment 1% AEP + 16.6% CC

The resulting inflow hydrographs for Catchments 1 and 2 were exported from DRAINS and applied as upstream boundary conditions in the HEC-RAS hydraulic model.

A.4 Hydraulic Modelling (HEC-RAS)

The hydraulic assessment was undertaken using the 2D Unsteady Analysis of HEC-RAS. The model domain incorporated the entire site and surrounding terrain, using LiDAR surface.

Key model components:

- Upstream inflows: RAFTS-generated hydrographs from DRAINS.
- Roughness values (Manning's n):
  - Table Drains: 0.03
  - Sealed Roads: 0.015
  - Unsealed Roads: 0.025
  - Vegetation (trees): 0.085
  - Houses/buildings: 0.300

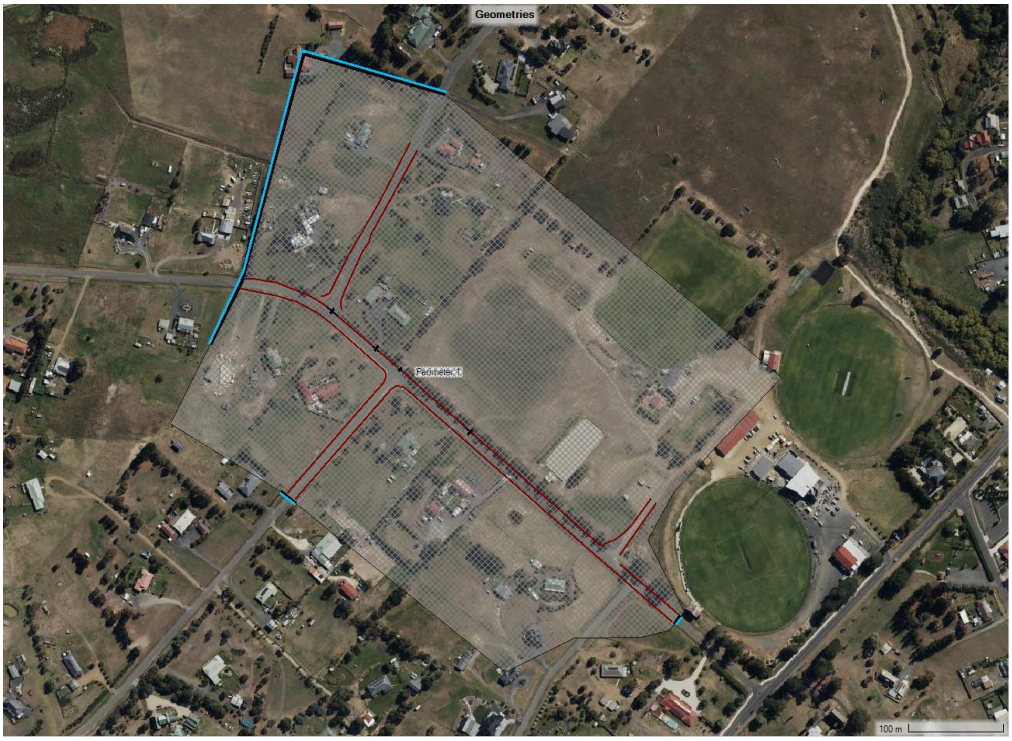


Figure C: HEC-RAS Screenshot: Mesh Overview and Boundary Condition Lines

A.5 Flood Hazard Classification

Flood hazard levels were determined using the method from "Updating National Guidance on Best Practice Flood Risk Management" (D. McLuckie et al., 2014). The classification is based on the combination of water depth and velocity, shown in the hazard band diagram below.

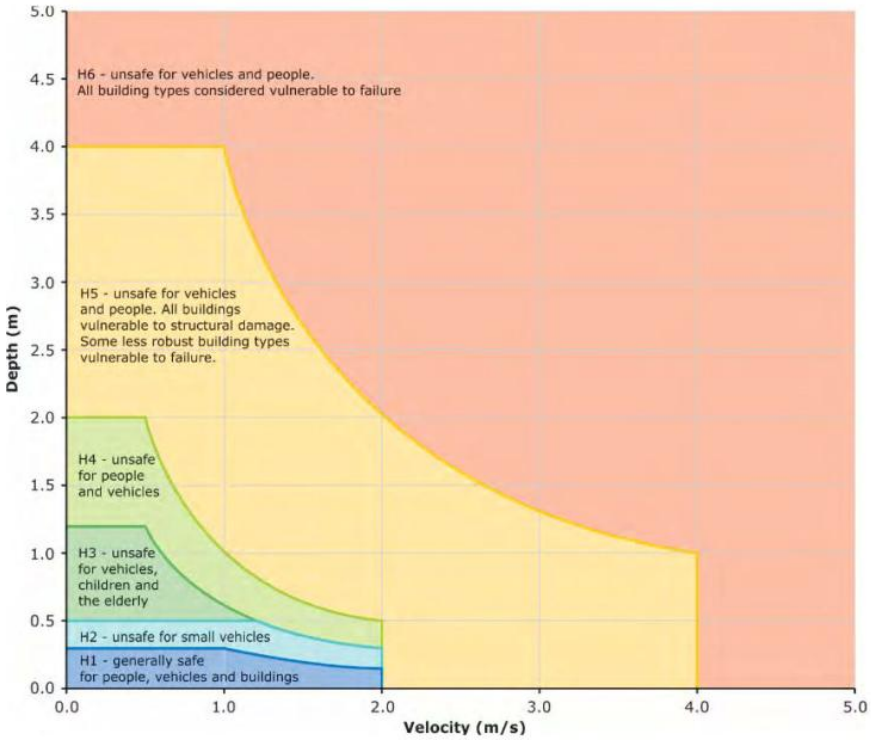
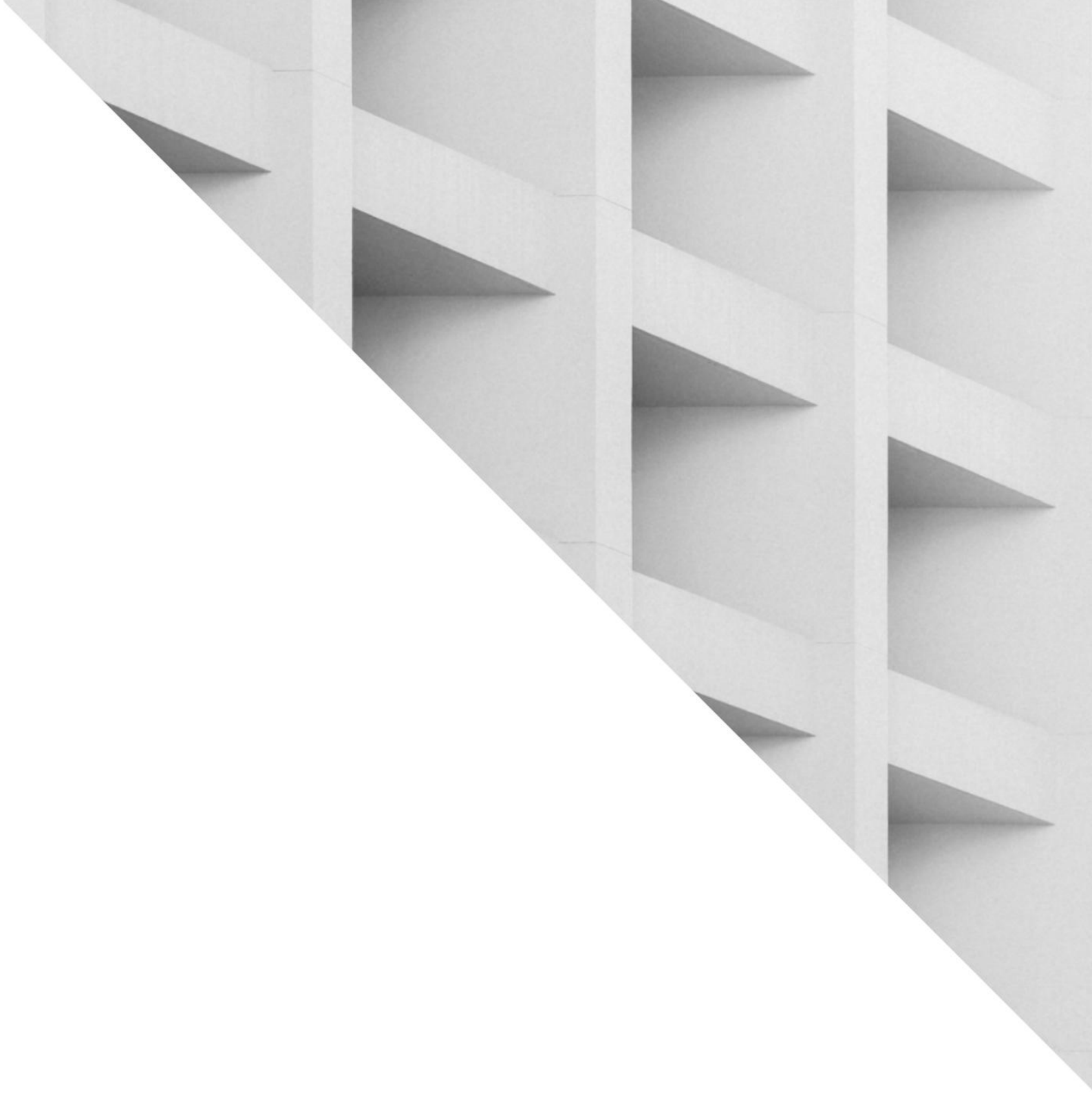


Figure D: Combined Flood Hazard Curve Classification



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SITE INVESTIGATION REPORT

SITE AND SOIL EVALUATION REPORT

CLIENT:
CRAIG TILYARD

PROJECT ADDRESS:
6 GLEN LEA ROAD
PONTVILLE 7030

PROPOSED DEVELOPMENT:
SUBDIVISION (ONE LOT INTO TWO LOTS)

FILE NUMBER:
H3053

DATE:
8/7/2025

VERSION:
1.0

HED CONSULTING
UNIT 2, 1 LIVERPOOL STREET, HOBART 7000
03 6146 0334 info@hed-consulting.com.au

1. Executive Summary

The subject land is located at 6 Glen Lea Road, Pontville. The development proposal includes the development of a subdivision (one lots into two lots). The site investigation has been conducted in accordance with AS1547:2012 *On-site domestic-wastewater management* and Director's Guidelines for On-site Wastewater Management Systems (OWMS). A summary of the report is detailed within the table below. The proposed lots are of sufficient size to contain and treat wastewater from a residential development on each lot. This report satisfies clause 11.5.3 P2 of the Tasmanian Planning Scheme.

Analysis	Observations / Results
Soil category:	**5**
Estimated permeability:	**<0.06m/day**
Long Term Acceptance Rate:	**3mm/day (irrigation)**
Geology:	**Tertiary – Quaternary undifferentiated Cenozoic sediments**
Refusal depth:	**1.2m depth (approximate)**
Modified Emerson Crumb test:	**Slightly dispersive**

2. Client and Site Location

	Information
Client name:	**Craig Tilyard**
Site address:	**6 Glen Lea Road Pontville**
Property ID:	**1491286**
Title Reference:	**109172/38**

3. Site information

Site information	Results
Size of development:	Two lots (0.5ha each)
Services available:	Power, water and telecommunications
Zoning:	Rural Living
Tenure:	Private freehold
Permit Authority:	Brighton Council
Planning Overlays:	Bushfire-prone areas & Flood-prone areas

4. Site visit

Site investigation	Observations / Results
Date of site investigation:	26/6/2025
Slope:	1-4%
Aspect:	West
Rainfall:	3.3mm (preceding two weeks)[1]
Drainage:	Imperfect to poor
Vegetation	Grass
Erosion:	None observed

[1] Bureau of Meteorology, http://www.bom.gov.au, Daily Rainfall Swansea (Francis Street)

5. Soil Profile

Bore holes were conducted to gather information on the soil characteristics and depth to limiting layer. The below soil profile is typical of the bore holes conducted across the site.

BH02

Soil depth (mm)	Soil Description	Soil Category
0-250	Brown SAND, trace silt, trace clay, trace rootlets, moist.	1 – GRAVELS AND SANDS
250-500	Brown CLAY, with sand, firm – stiff, moist.	5 – LIGHT CLAYS
500-900	Brown – grey CLAY, with sand, stiff, moist.	5 – LIGHT CLAYS
900-1200	Brown – pale yellow sandy CLAY, trace gravel, stiff, moist.	5 – LIGHT CLAYS
1200+	Auger refusal on assumed rock.	

The soil is classified as soil category 5 – Light clays for purposes of AS1547:2012. A long - term acceptance rate (LTAR) of 3mm/day (irrigation method) has been adopted. Bore hole localities are provided in the appendix of this report.

6. Wastewater Load & Total Wetted Area Required

The wastewater load calculated from AS1547:2012.

Number of bedroom(s):	3
Number of people:	5
Individual wastewater load:	150 (reticulated water supply)
Total wastewater load:	750L/day
Long term acceptance rate:	3mm/day
Total irrigation area required:	250m^2

7. Site limitations and risks

The attached 'Trench3.0'program site capability and environment sensitivity reports detail several factors and risks associated with onsite wastewater disposal. Alerts will be flagged when some factors are 'high risk.' These factors need to be addressed and decreased to a tolerable risk by implementing design risk reduction measures. These measures are detailed in the text box of both reports and may be expanded upon further in this report.

The limitations of the site include the clay subsoil and shallow depth to bedrock. These limitations can be overcome by installing an aerated wastewater treatment system (AWTS) and an irrigation area.

8. Existing onsite wastewater management system

Balance lot – Existing three – bedroom residential dwelling.

Blackwater is gravity – fed to a single purpose septic tank and then gravity fed to an absorption trench. Greywater is gravity – fed into a pump well and pumped thru surface irrigation into residential gardens. The Location of the land application area is shown on the attached OWMS site plan. At the time of inspection, the OWMS was working effectively with no sign of failure.

Minimum setbacks for the land application area are shown below:

Upslope & cross gradient property boundary:	1.5m
Down slope property boundary:	5.5m
Down slope surface water:	25m (subsurface) & 50m surface)
Buildings:	6m

Refer to appendix of this report for further information.

This report aims to demonstrate both lots can support an onsite wastewater management system for residential development on each lot.

A OWMS design should be completed once the wastewater loading, and location of the new dwelling on lot 2 is known.

9. Report limitations

Site Investigation:

Site investigations are conducted in accordance with clause 2.4 of AS1547:2012. The aim of a site investigation is to obtain information about the soil at the location of the proposed land application area. The location of bore holes are based on information supplied from the client and where is deemed necessary by HED Consulting. The investigation only applies to this part of the site and the results and recommendations of this report should not be used for any other part of the site.

Soil testing:

Soil samples are collected and tested in accordance with Appendix E of AS1547:2012. Emersion testing is conducted in accordance with Dispersive Soils and their Management, Technical Reference

Manual, Marcus Hardie – 2009. This test reveal whether a clay is dispersive or not. The test is not always accurate however it is recognized as a reliable and quick way to test for dispersion.

Wastewater load:

The report is based on a wastewater load as per the attached loading certificate. HED Consulting accepts no responsibility for the performance of the OWMS if the wastewater load exceeds the amount shown on the loading certificate.

Asset Location:

The location of the existing OWMS on Lot 1 should be confirmed by a plumber to ensure that the existing land application is within the required setbacks. This should be done prior to sealing of final plan of the subdivision.

10. Appendix

10.1 OWMS Trench Reports, Compliance with OWMS guidelines

See attached.

10.2 Field Photos

Photo 1: Field photo showing existing greywater pump well on Lot 1.

Photo 2: Field photo showing soil profile of BH02.

10.3 OWMS Site Plan

See attached.

10.4 Form 55

See attached.

HED Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Onsite Wastewater Management Assessement

Assessment for	Craig Tilyard	Assess. Date	8-Jul-25
	craigtilyard@hotmail.com	Ref. No.	H3053
Assessed site(s)	6 Glen Lea Road Pontville - Lot 1	Site(s) inspected	26-Jun-25
Local authority	Brighton Council	Assessed by	J Hepper

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 a method independent of the no. of bedrooms)

Septic tank wastewater volume (L/day) = 250

Sullage volume (L/day) = 500

Total nitrogen (kg/year) generated by wastewater = 9.1

Total phosphorus (kg/year) generated by wastewater = 4.1

Climatic assumptions for site (Evapotranspiration estimated using mean max. daily temperatures)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	38	30	31	28	38	40	36	50	43	51	49	50
Adopted rainfall (R, mm)	41	33	34	30	41	44	39	55	47	56	53	55
Retained rain (Rr, mm)	37	30	31	27	37	40	35	50	42	50	48	50
Max. daily temp. (deg. C)	24	23	22	19	16	13	13	14	16	18	20	22
Evapotrans (ET, mm)	88	72	69	56	47	47	48	52	58	67	72	82
Evapotr. less rain (mm)	**51**	**42**	**39**	**29**	**10**	**7**	**13**	**3**	**15**	**17**	**24**	**32**

Annual evapotranspiration less retained rain (mm) = 283

Soil characterisitics

Texture = Light clay Category = 5 Thick. (m) = 1.2

Adopted permeability (m/day) = 0.06 Adopted LTAR (L/sq m/day) = 3 Min depth (m) to water = 2

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:	None
Site modifications or specific designs:	Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	25
Width (m) =	10
Depth (m) =	0.3
Total disposal area (sq m) required =	500
comprising a Primary Area (sq m) of:	250
and a Secondary (backup) Area (sq m) of:	250

Sufficient area is available on site

Comments

A three bedroom / five people dwelling on a reticulated water supply will require a minimum total irrigation area of 250m^2.

HED Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Onsite Wastewater Management Assessement

Assessment for	Craig Tilyard	Assess. Date	8-Jul-25
	craigtilyard@hotmail.com	Ref. No.	H3053
Assessed site(s)	6 Glen Lea Road Pontville - Lot 1	Site(s) inspected	26-Jun-25
Local authority	Brighton Council	Assessed by	J Hepper

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	High	Very low		
	Density of disposal systems	/sq km	25	High	High	Moderate	Other factors lessen impact
	Slope angle	degrees	2	V. high	Very low		
	Slope form	Straight simple		V. high	Low		
	Surface drainage	Imperfect		Mod.	Moderate		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		Mod.	Moderate		
	Aspect (Southern hemi.)	Faces E or W		V. high	Moderate		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	750	High	Moderate		
	SAR of septic tank effluent		1.6	Mod.	Low		
	SAR of sullage		2.8	High	Moderate		
	Soil thickness	m	1.2	High	Very low		
	Depth to bedrock	m	1.2	V. high	Moderate		
	Surface rock outcrop	%	0	High	Very low		
	Cobbles in soil	%	0	High	Very low		
	Soil pH		6.0	Mod.	Low		
	Soil bulk density	gm/cub. cm	1.6	Mod.	Moderate		
	Soil dispersion	Emerson No.	5	Mod.	Moderate		
	Adopted permeability	m/day	0.06	Mod.	Low		
	Long Term Accept. Rate	L/day/sq m	3	Mod.	High	Moderate	Other factors lessen impact

Comments

Wastewater to be treated within the property boundaries of Lot 1. LTAR is based on irrigation method of disposal.

HED Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Onsite Wastewater Management Assessement

Assessment for	Craig Tilyard	Assess. Date	8-Jul-25
	craigtilyard@hotmail.com	Ref. No.	H3053
Assessed site(s)	6 Glen Lea Road Pontville - Lot 1	Site(s) inspected	26-Jun-25
Local authority	Brighton Council	Assessed by	J Hepper

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical 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 Trench	Limitation Amended	Remarks
	Cation exchange capacity	mmol/100g	60	Mod.	Moderate		
	Phos. adsorp. capacity	kg/cub m	0.6	Mod.	Moderate		
	Annual rainfall excess	mm	-283	High	Very low		
	Min. depth to water table	m	2	Mod.	Low		
	Annual nutrient load	kg	13.2	High	Moderate		
	G'water environ. value	Agric sensit/dom irrig		Mod.	Moderate		
	Min. separation dist. required	m	2	High	Very low		
	Risk to adjacent bores	Moderate		Mod.	Moderate		
	Surf. water env. value	Agric non-sensit		Mod.	Low		
	Dist. to nearest surface water	m	110	High	High	Moderate	Other factors lessen impact
	Dist. to nearest other feature	m	5	High	Very high	Moderate	Other factors lessen impact
	Risk of slope instability	Very low		High	Very low		
	Distance to landslip	m	100	Mod.	Moderate		

Comments

'Trench 3.0' indicates a viral die - off distance of 2m thus distance to nearest surface water and other feature (down slope property boundary) is deemed acceptable.

WASTEWATER DESIGN COMPLIANCE TO DIRECTOR'S GUIDELINES FOR ON-SITE WASTEWATER MANAGEMENT SYSTEMS

3. Standards for Wastewater Land Application Areas

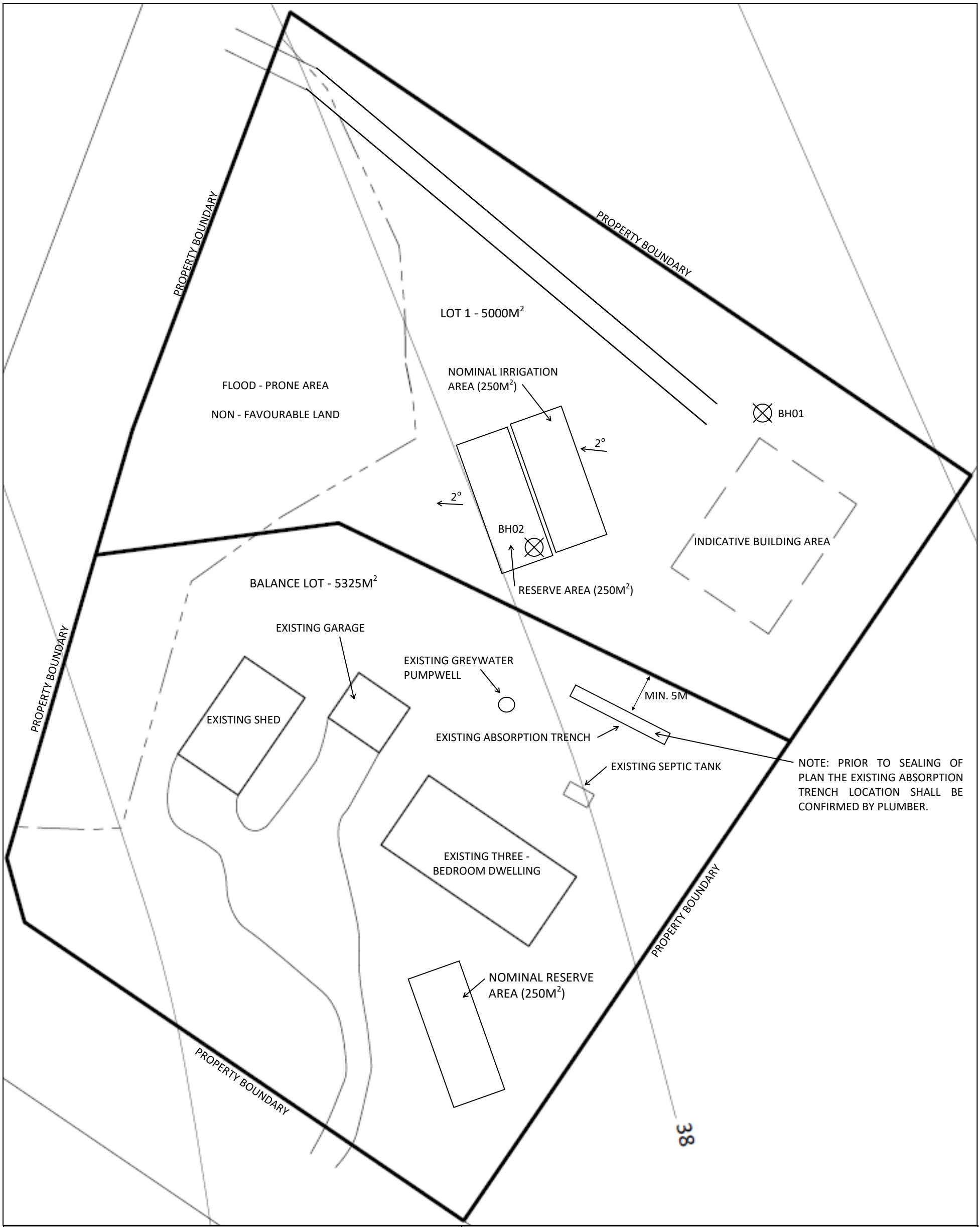
3.1 Objective – PCA FP1.5 (a)-(c)

Acceptable Solutions	**Performance Criteria**	**Development Response to Achieve Compliance**
A1 Horizontal separation distance for 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 down slope building; (iii) if secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a down slope building	P1 The land application area (LAA) is located so that the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.	Balance lot – Existing LAA complies with A1 (a). Lot 1 – Nominal LAA complies with A1 (a).

A2 Horizontal separation distance from down slope 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 down slope 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 down slope surface water to a land application area must comply with all of the following: (a) setbacks must be consistent with AS/NZS1547 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.	Balance lot – Existing LAA complies with A2 (a). Lot 1 – Nominal LAA 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; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and	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/NZS1547 has been completed that demonstrates that the risk is acceptable	Balance lot – Existing LAA complies with A3 (b). To be confirmed by plumber (see site plan). Lot 1 – Nominal LAA complies with A3 (b).

(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.		
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.	Balance lot – Existing LAA complies with A4. Lot 1 – Nominal LAA complies with A4.
A5 Vertical separation distance between the 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	Balance lot – Existing LAA complies with A5 (b). Lot 1 – Nominal LAA complies with A5 (b).

	accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable.	
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) 0.6m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS 1547 Appendix R.	 Balance lot – Existing LAA complies with P6. Lot 1 – Nominal LAA complies with A5 (b).
A7 None.	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 Note: Part 6 of the Building Act 2016 specifies requirements for protection work which apply to plumbing work including a wastewater treatment unit.	 Balance lot – Existing LAA complies with P7. Lot 1 – Nominal LAA complies with P7.



ONSITE WASTEWATER MANAGEMENT SYSTEM - SITE PLAN

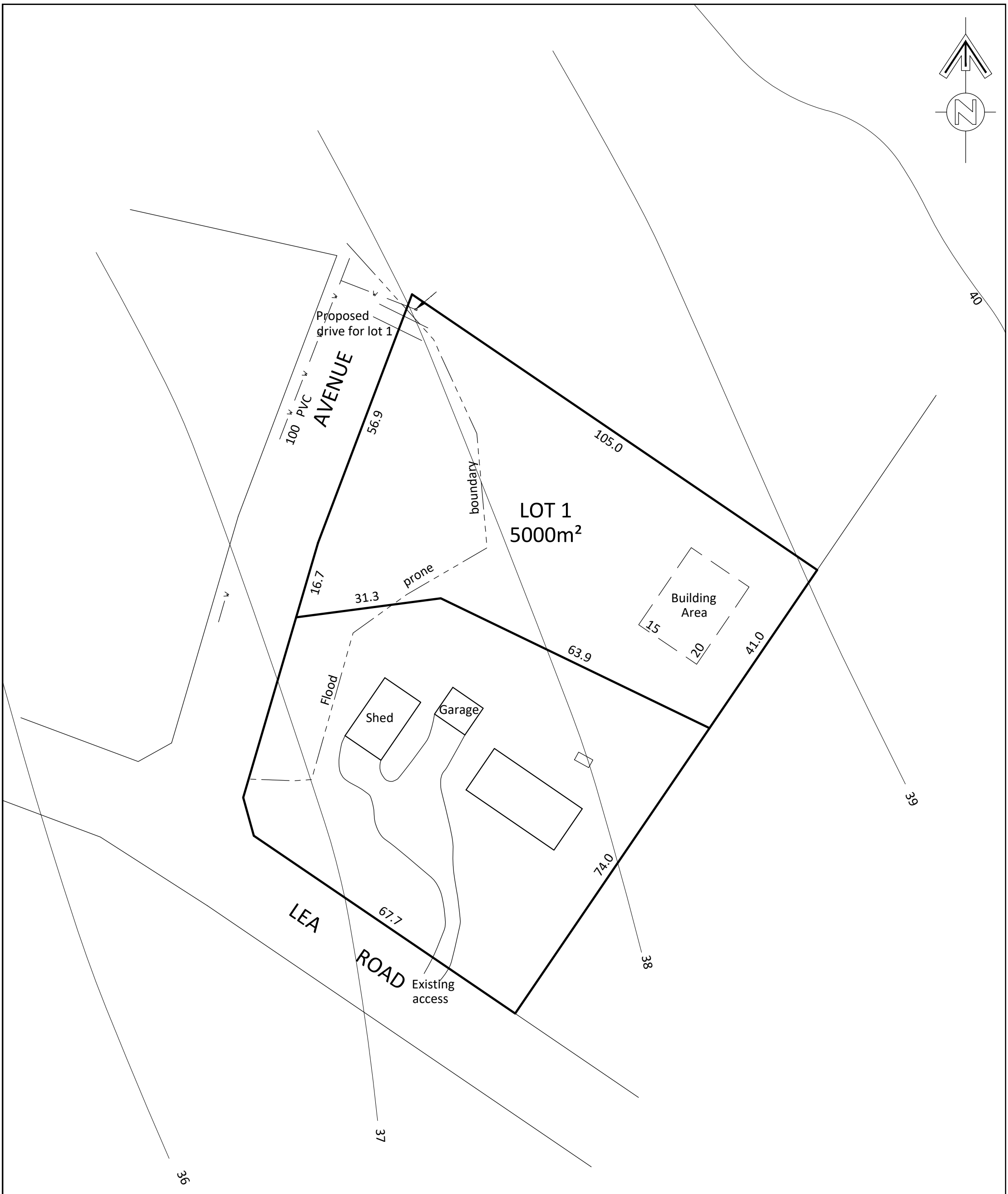
CLIENT:	CRAIG TILYARD
ADDRESS:	6 GLEN LEA ROAD PONTVILLE 7030
PROP ID:	1491286 CT: 109172/38
DATE:	8/7/2025
VERSION:	1.0
DRAWN BY:	JH

HED CONSULTING

UNIT 2, 1 LIVERPOOL STREET, HOBART 7000
P 03 6146 0334 / E info@hed-consulting.com.au

0 10 20 30 40 50
SCALE (M)

N



OWNER
CT 109172-38
BRONWYN MARGARET TILYARD

ALL MEASUREMENTS SUBJECT TO FINAL SURVEY

PROPOSED SUBDIVISION
6 GLEN LEA ROAD
PONTVILLE

SCALE 1: 750 (A3)	DATE: APRIL 2025	DRAWN: IDS/TNW	DWG NO. D5046-2

T. N. WOOLFORD & ASSOCIATES
LAND & ENGINEERING SURVEYORS
72 GRAHAMS RD, MT. RUMNEY
m: 0418 248 569
e: tnwoolford@tassie.net.au

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: CRAIG TILYARD *Owner /Agent*

craigtilyard@hotmail.com *Address*

Suburb/postcode

Qualified person details:

Qualified person: JOE HEPPER

Address: UNIT 2, 1 LIVERPOOL STREET

HOBART 7000

Phone No: 03 6146 0334

Fax No:

Licence No: NA

Email address: info@hed-consulting.com.au

Qualifications and Insurance details: BSc. major in geology and experience in environmental geology
ABOUT UNDERWRITING
PN: ENG 20 000459

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Site and soil evaluation and land application system design

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 6 GLEN LEA ROAD

PONTVILLE 7030

Lot No: 2

Certificate of title No: 53462

The assessable item related to this certificate: Site and soil evaluation

(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: On-site wastewater management – *Site and soil evaluation (and land application system design)*

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

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:	Site Investigation Report, Site and Soil Evaluation dated 8/7/2025.
Relevant calculations:	
References:	AS1547: 2012 Director's Guidelines for On-site Wastewater Management Systems, Building Act 2016, v2.0 July 2017

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

Site and soil evaluation for a proposed subdivision (one lot into two lots)

Scope and/or Limitations

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:	JOE HEPPER	H3053	8/7/2025

Submission to Planning Authority Notice

Application details

Council Planning Permit No.	SA 2025 / 00016
Council notice date	8/05/2025
TasWater Reference No.	TWDA 2025/00476-BTN
Date of response	15/05/2025
TasWater Contact	Huong Pham
Phone No.	0427 471 748

Response issued to

Council name	BRIGHTON COUNCIL
Contact details	development@brighton.tas.gov.au
Development details	
Address	6 GLEN LEA RD, PONTVILLE
Property ID (PID)	1491286
Description of development	Subdivision - 2 Lots

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
T.N.Woolford & Associates Land & Engineering Surveyors	D5046-1 - Proposed subdivision	N/A	04/2025

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 connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
2. 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.
3. Prior to commencing construction of the subdivision, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

4. 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 CHARGES

5. 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 1.00 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

6. The applicant or landowner as the case may be, must pay a development assessment fee of $242.85 and a Consent to Register a Legal Document fee of $256.99 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

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.