Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

SA2025/043

LOCATION OF AFFECTED AREA

7 LINDA AVENUE PONTVILLE

DESCRIPTION OF DEVELOPMENT PROPOSAL

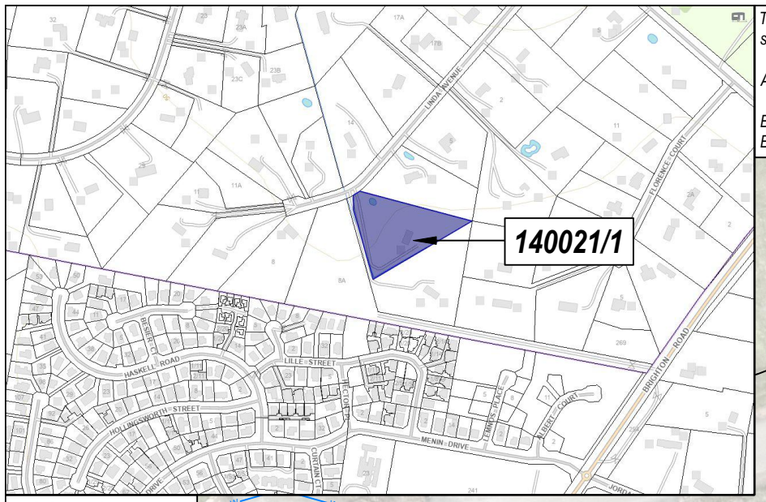
SUBDIVISION (1 LOT + BALANCE)

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 **08/07/2026**. 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



LOCATION PLAN

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.

Base image by Nearmap (www.nearmap.com/au), © Geoscape Australia
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

LINDA AVENUE

Existing Water Meter per LIST

Proposed Water Meter for Lot 1

Proposed Access

Existing Water Meter per LIST

7.32

4.21

22.39

39.98

78.42

99.73

90.82

65.88

110.30

22.18

176.18

10m x 15m Min. Compliance Area

Min. Compliance Setbacks

1
5,000m²

2
7,174m²

Existing Dwelling

Existing Outbuilding

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

BRI-S8.8.1 Lot Design
P1- All lots comply
(a)- The relevant requirements for development of existing buildings on the lots;
(b)- The intended location of buildings on the lots;
(c)- The topography of the site;
(d)- Any natural or landscape values;
(e)- Adequate provision of private open space;
(f)- The pattern of development existing on established properties in the area; and
(g)- Must be not less than 5,000m2

P2- All lots comply - Min. 3.60m frontage

A3- All lots comply - vehicular access directly from road

11.5.2 Roads
A1- Subdivision 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
P3- All lots comply - On-site Stormwater runoff to be provided

Overlay Legend:

Bushfire-Prone Area: *Entire Site*

Priority vegetation area:

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

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

OWNER:	*NATHAN D. PUCLIN*
TITLE REFERENCE:	*140021/1*
LOCATION:	*7 LINDA AVENUE,* ***PONTVILLE***

Proposed Subdivision

Date: *17/11/2025*	***Reference:*** ***PUCLN01*** *16504-01*
Scale: *1:800 (A3)*	***Municipality:*** *BRIGHTON*

LINDA COURT

#6

#7

#7A

#8A

1
5000m²

2
7,174m²

A
-

New DN25 (I.D. 20) HDPE (PE100) SDR11 PN16 water connection, with a DN20mm water meter in accordance with TWS-W-0002 Sheets 5, low hazard below ground in a non trafficable box by TasWater at the developers cost.

Sawcut existing sealed edges

Extend existing 300Ø RCP 5m at same grade and line. Move headwall to new end location

WM

WM

3.6

4.6

Proposed Access for Lot 1

Move private pole to serve Lot 1

New private pole and new underground cable to existing house at lot 2

ex driveway #7A

ex driveway Lot 2

DETAIL A
1:1

Rev No	Revision note	Date	Approved
A	FOR DA APPROVAL	APR26	HJP

POORTENAAR CONSULTING
ABN 40 672 032 737
PH 62664708
hein@poortenaarconsulting.com

Client: NATHAN PUCLIN
Project: 7 LINDA AVENUE, BRIGHTON - 1 LOT SUBDIVISION
Title: GENERAL ARRANGEMENT

Scale	Designed By:	Date		Drawing No.	Rev
AS SHOWN	H.POORTENAAR	APR26	A1	26526-01	B

Submission to Planning Authority Notice

Application details

Council Planning Permit No.	SA 2025/00043
Council notice date	2/12/2025
TasWater Reference No.	TWDA 2025/01463-BTN
Date of response	04/12/2025
TasWater Contact	Elio Ross
Phone No.	0467 874 330

Response issued to

Council name	BRIGHTON COUNCIL
Contact details	development@brighton.tas.gov.au
Development details	
Address	7 LINDA AVE, PONTVILLE
Property ID (PID)	2255306
Description of development	Subdivision - 2 lots

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Rodgerson & Birch	PUCLN01 16504-01	--	17/11/2025

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

FINAL PLANS, EASEMENTS & ENDORSEMENTS

5. 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

6. 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 $1757.00 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

7. The applicant or landowner as the case may be, must pay a development assessment fee of $251.35 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/application-information/application-for-development-services-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.

Declaration

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

BUSHFIRE ASSESSMENT REPORT

Proposed Subdivision (2 lots)

Address: 7 Linda Avenue, Pontville TAS 7030

Title Reference: C.T.140021/1

Prepared by James Rogerson (of *JR Bushfire Assessments*), Bushfire Hazard Practitioner (BFP-161)
VERSION – 1.0
Date: 13/01/2026

Contents

INTRODUCTION

1.1 Background

This Bushfire Assessment Report and associated Bushfire Hazard Management Plan (BHMP) has been prepared by James Rogerson of *JR Bushfire Assessments* on behalf of the proponent to form part of supporting documentation for the proposed subdivision of two lots at 7 Linda Avenue, Pontville. Under the Tasmanian Planning Scheme – Brighton (TPS) and C13.0 Bushfire-Prone Areas Code it is a requirement that a subdivision application within a bushfire-prone area must accomplish a minimum Bushfire Attack Level (BAL) rating of BAL-19 for all future dwellings on newly formed allotments. This report also includes an associated BHMP which is also a requirement under C13.0.

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

1.2 Scope

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

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

1.3 Scope of BFP Accreditation

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

1.4 Limitations

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

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

1.5 Proposal

The proposal is for the subdivision of the current title C.T.140021/1 into 2 resultant titles. See proposal plan (Appendix B).

2 PRE-FIELD ASSESSMENT

2.1 Site Details

Table 1

Owner Name(s)	Nathan D. Puclin
Location	7 Linda Avenua, Pontville TAS 7030
Title Reference	C.T.140021/1
Property ID	2255306
Municipality	Brighton
Zoning	11 – Rural Living (Zone A)
Planning Overlays	13 – Bushfire-prone Areas Code & 7 Natural Assets Code.
Water Supply for Firefighting	The property is serviced by reticulated water. One hydrant exists within the vicinity of proposed Lot 1. However, static water tanks are likely.
Public Access	Access to the development is off Linda Avenue.
Fire History	Record fires within and surrounding the site from 2002-2003.
Existing Development	Class 1a dwelling, Class 10a sheds and a gravel driveway.

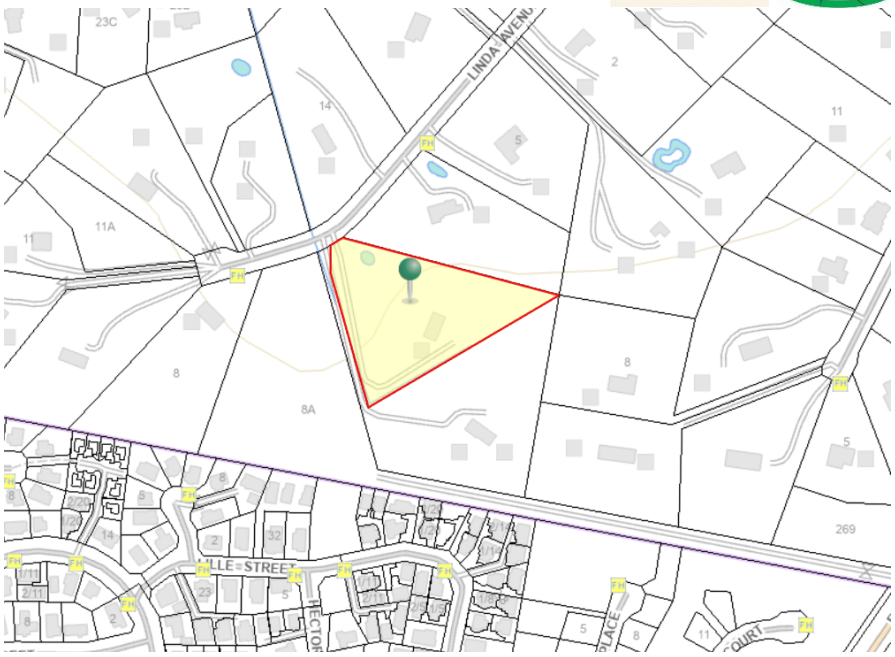


Figure 1 - Location of subject site and nearby hydrants. Source: The LIST, © State of Tasmania

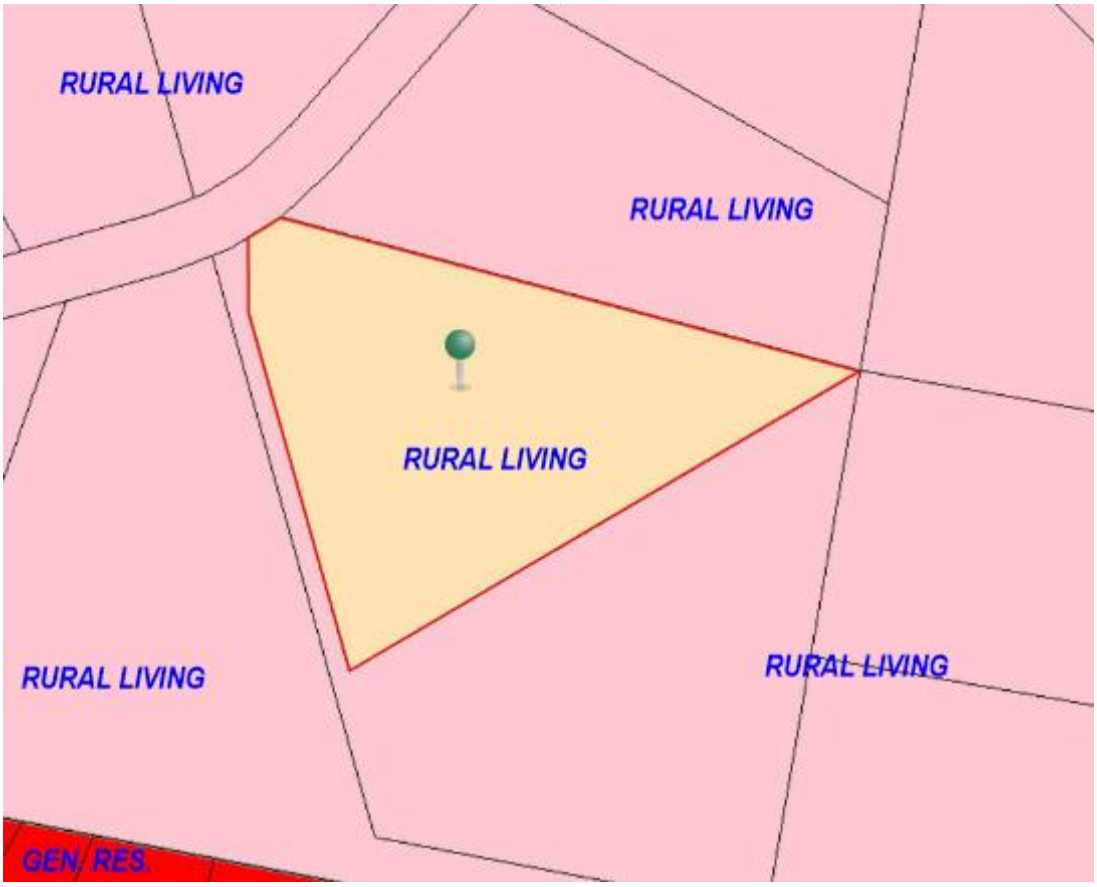


Figure 2 - Planning Scheme Zoning of site and surrounding properties. Source: The LIST, © State of Tasmania

2.2 TASVEG Live

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

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

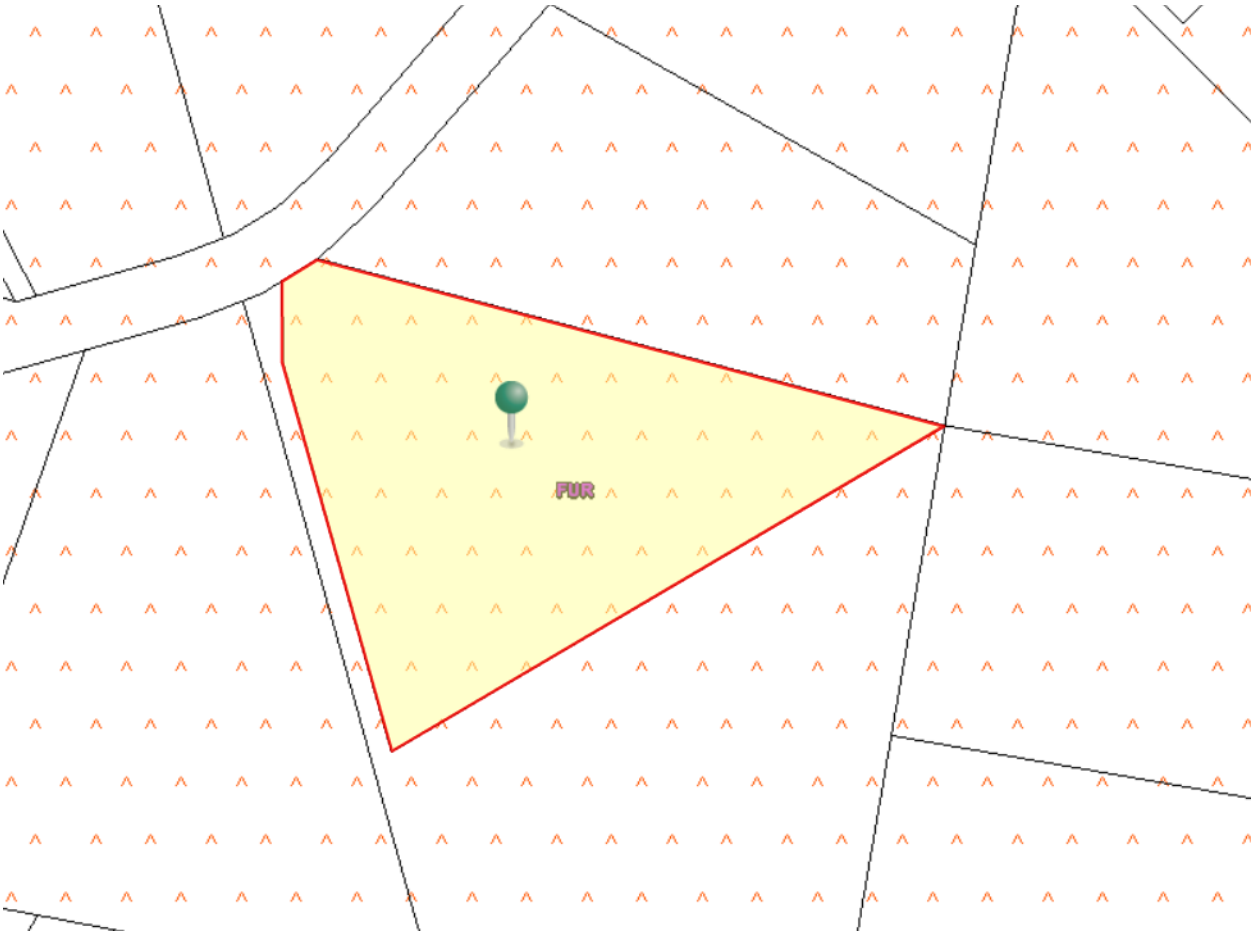


Figure 3 – TASVEG Live communities on subject site and surrounding land. FUR – Urban areas

3 SITE ASSESSMENT

The site assessment was conducted by James Rogerson (BFP-161) on the 5th of January 2026.

3.1 Bushfire Hazard Assessment

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

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

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

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

BUSHFIRE THREAT DIRECTION

The Bushfire threat to this development is from the **GRASSLAND FUEL** within and external to the property.

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

3.2 Vegetation and Effective Slope

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

WITHIN THE TITLE BOUNDARY (BDY) & PROPERTY DESCRIPTION

The property is a medium sized, developed, Rural Living (Zone A) zoned property that is located at the southwestern part of the town of Pontville. The property is located on the southeast side of Linda Avenua. The property is surrounded by developed blocks in all aspects, except for the adjacent property to the west (8A Linda Avenue). The site is to north of Brighton and southwest of Brighton Park (sports fields). The terrain within the property is gentle, sloping to the north. The property is triangle in shape. The property consists of an existing Class 1a dwelling, in addition to various Class 10a sheds, landscaped areas and a gravel driveway. (See Figure 4 for slopes).

The land directly surrounding the dwelling is used as private open space (POS) and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018.

The remainder of the property is covered with pasture grass, that appears unmanaged due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

NORTH, NORTHEAST OF THE TITLE BDY

To the north, northeast of the property (downslope >0°-5°) is 5 & 6 Linda Avenue. Both properties are medium sized, developed, Rural Living (Zone A) zoned properties consisting of Class 1a dwellings, in addition to various Class 10a sheds, landscaped areas and gravel driveways. The land directly surrounding the dwellings is used as POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018.

The remainder of the property is covered with pasture grass, that appears unmanaged due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. Noting both properties have wind break vegetation around some of the boundaries.

EAST, SOUTHEAST OF THE TITLE BDY

To the east, southeast of the property (upslope) is three medium-sized, developed, Rural Living (Zone A) properties consisting of Class 1a dwellings, in addition to various Class 10a sheds, landscaped areas and gravel driveways. The land directly surrounding the dwellings is used as POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018.

The remainder of these properties are covered with pasture grass, that appears unmanaged due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. Noting both properties have wind break vegetation around some of the boundaries.

SOUTHWEST OF THE TITLE BDY

To the southwest of the property (across slope) are two medium-sized, developed and vacant, Rural Living (Zone A) properties. The developed property (8 Linda Ave) is consisting of a Class 1a dwelling, in addition to various Class 10a sheds, landscaped areas and gravel driveways. The land directly surrounding the dwelling is used as POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The remainder of this property is covered with pasture grass, that appears unmanaged due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. Noting both properties have wind break vegetation around some of the boundaries.

The vacant property (8A Linda Ave) is covered with pasture grass, that appears unmanaged due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. Noting both properties have wind break vegetation around some of the boundaries.

NORTHWEST OF THE TITLE BDY

To the northwest of the property boundary (downslope >0°-5°) is various medium-sized, developed, Rural Living (Zone A) properties consisting of Class 1a dwellings, in addition to various Class 10a sheds, landscaped areas and gravel driveways. The land directly surrounding the dwellings is used as POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018.

The remainder of these properties are covered with pasture grass, that appears unmanaged due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. Noting both properties have wind break vegetation around some of the boundaries.

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

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

3.3 Bushfire Attack Level (BAL)

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

LOT 1 – VACNT (Building Area per Survey Plan)				
DIRECTION OF SLOPE	**NE**	**SE**	**SW**	**W**
Vegetation Classification	GRASSLAND MANAGED	GRASSLAND MANAGED	GRASSLAND MANAGED	GRASSLAND MANAGED
Existing Horizontal distance to classified vegetation	0m-29m (G)	0m-48m (G)	0m-16m & 31m-100m (G)	0m-31m (G)
Effective Slope under vegetation	Downslope >0°-5°	Upslope	Across slope	Downslope >0°-5°
Exemption				
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	11m	10m	10m	11m
Separation distances to achieve BAL-12.5	16m	14m	14m	16m
Current BAL rating	**BAL-FZ**			

	LOT 2 – EXISTING DWELLING (Existing Separation)			
DIRECTION OF SLOPE	**NE**	**SE**	**SW**	**NW**
Vegetation Classification	MANAGED GRASSLAND	MANAGED GRASSLAND	MANAGED	MANAGED GRASSLAND
Existing Horizontal distance to classified vegetation	7m-51m (G)	14m-100m (G)	N/A	7m-70m (G)
Effective Slope under vegetation	Downslope >0°-5°	Upslope	Across slope	Downslope >0°-5°
Exemption				
Current BAL value for each side of the site	BAL-FZ	BAL-12.5	BAL-LOW	BAL-FZ
Separation distances to achieve BAL-19	11m	10m	N/A	11m
Separation distances to achieve BAL-12.5	16m	14m	N/A	16m
Current BAL rating	**BAL-FZ**			

3.4 Definition of BAL-LOW

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

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

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

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

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

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

BAL ratings are as stated below:

BAL LOW	BAL 12.5	BAL 19	BAL 29	BAL 40	BAL FZ
There is insufficient risk to warrant any specific construction requirements, but there is still some risk	Ember attack and radiant heat below 12.5 kW/m²	Increasing ember attack and windborne debris, radiant heat between 12.5 kW/m² and 19 kW/m2	Increasing ember attack and windborne debris, radiant heat between 19kW/m² and 29 kW/m2	Increasing ember attack and windborne debris, radiant heat between 29 kW/m² and 40 kW/m². Exposure to flames from fire front likely	Direct Exposure to flames, radiant heat and embers from the fire front

4 BUSHFIRE PROTECTION MEASURES

4.1 Hazard Management Areas (HMA)

Hazard Management Area as described in the Code "*maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire".* Also as described from Note 1 of AS3959:2018 Clause 2.2.3.2 "*Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm)".*

Compliance to C13.6.1

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

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

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

Minimum separation distances for each lot are stated below.

LOT 1 – Separation Distances (Building Area per Survey Plan)				
Aspect	**N**	**E**	**S**	**W**
BAL-19	11m	10m	10m	11m
BAL-12.5	16m	14m	14m	16m

LOT 2 – Separation Distances (Existing Dwelling)				
Aspect	**N**	**E**	**S**	**W**
BAL-19	11m	10m	N/A	11m
BAL-12.5	16m	14m	N/A	16m

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

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

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

4.2 Public and Fire Fighting Access

Public Access

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

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

Property Access

Current Conditions:

Lot 2

At present, Lot 1 is serviced via an all-weather gravel driveway, which runs perpendicular off Linda Avenue, runs parallel to the SW boundary, turns NE and terminates adjacent to the dwelling and shed in a large parking/turning area. The nominal carriageway length of the driveway is 190m for a nomina width of 3m

Lot 1

No existing access to Lot 1.

Figure 5 – (part of) the existing access to Lot 2, view facing N,NW

Compliance to C13.6.2

Lot 1

Access to Lot 1 will be <30m and <200m and access is required for a fire appliance (hydrant is >120m from the furthest part of the building area). Therefore, must comply with Acceptable Solution A1 and Table C13.2 (B), which is outlined below in Table 3.

The access & turning head must be constructed prior to occupancy of a future habitable dwelling.

Lot 2

Existing access to the dwelling in Lot 1 is <3m wide, >30m and <200m in length and access is required for a fire appliance and therefore must comply with Acceptable Solution A1 and Table C13.2 (B), which is outlined below in Table 3.

The access upgrades and turning head must be constructed prior to sealing of titles.

Table 3 - Requirements for access length greater than 30m per C13.2 (B)

Access Standards: (access length >30m)

a) All-weather construction;
b) Load capacity of at least 20 t, including bridges and culverts;
c) Minimum carriageway width of 4m;
d) Minimum vertical clearance of 4m;
e) Minimum horizontal clearance of 0.5m from the edge of the carriageway;
f) Cross falls less than 3 degrees (1:20 or 5%)
g) Dips less than 7 degrees (1:8 or 12.5%);
h) Curves with a minimum inner radius of 10m;
i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed road; and
j) Terminate with a turning area for fire appliances provided by one of the following
    i. A turning circle with a minimum outer radius of 10m; or
    ii. A property access encircling the building; or
    iii. A hammerhead 'T' or 'y' turning head 4m wide and 8m long.
k) Passing Bays of 2m additional carriageway width and 20m length provided every 200m.

4.3 Water Supply for Fire Fighting

Current Conditions:

Site assessment confirmed the development is serviced by reticulated water. Two hydrants exist in Linda Avenue. However, both hydrants exceed the 120m (hose lay) limit to the furthest parts of the existing dwelling and building area within both lots.

Compliance to C13.6.3

Both lots

The building areas within both lots require a static water supply tank to be installed and comply with Acceptable Solution A2 and Table C13.5 of the Code, which is outlined below in Table 4.

The water supply must be installed prior to sealing of titles for Lot 2 and prior to occupancy of a future habitable dwelling in Lot 1.

Table 4 - Requirements for static water supply per C13.5

Requirements for Static Water Supply per Table C13.5

A. Distance between building area to be protected and water supply
   a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and
   b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area

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

C. Fittings, pipework and accessories (including stands and tank supports)
   Fittings and pipework associated with a fire fighting water point for a static water supply must:

   (a) have a minimum nominal internal diameter of 50mm;
   (b) be fitted with a valve with a minimum nominal internal diameter of 50mm;
   (c) be metal or lagged by non-combustible materials if above ground;
   (d) if buried, have a minimum depth of 300mm [S1];
   (e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;
   (f) ensure the coupling is accessible and available for connection at all times;
   (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
   (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
   (i) if a remote offtake is installed, ensure the offtake is in a position that is:
      (i) visible;
      (ii) accessible to allow connection by fire fighting equipment;
      (iii) at a working height of 450 – 600mm above ground level; and
      (iv) protected from possible damage, including damage by vehicles.

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

a) comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or

b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.

E. Hardstand

A hardstand area for fire appliances must be:

a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);

b) no closer than 6m from the building area to be protected;

c) a minimum width of 3m constructed to the same standard as the carriageway; and

d) connected to the property access by a carriageway equivalent to the standard of the property access.

4.4 Construction Standards

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

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

5 STATUTORY COMPLIANCE

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

Clause	Compliance
C13.4 Use or development exempt from this code	N/A
C13.5 Use Standards	
C13.5.1 Vulnerable Uses	N/A
C13.5.2 Hazardous Uses	N/A
C13.6 Development Standards for Subdivision	
C13.6.1 Provision of Hazard Management Areas.	To comply with the Acceptable Solution A1, the proposed plan of subdivision must; • Show building areas for each lot; and • Show hazard management areas between these building areas and that of the bushfire vegetation with the separation distances required for BAL 19 in Table 2.6 of *Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas.* The BHMP demonstrates that both lots can accommodate a minimum BAL rating of **BAL-19**. The HMA for Lot 2 is to be implemented prior to sealing of titles and prior to occupancy of a future habitable dwelling for Lot 1. Subject to the compliance with the BHMP the proposal will satisfy the Acceptable Solution C13.6.1(A1)
C13.6.2 Public and firefighting access; A1	The BHMP (through reference to section 4 of this report) specifies requirements for private accesses are consistent with Table C13.2. Both lots requires access compliance with Table C13.2 (B), therefore, the proposal satisfies the Acceptable Solution C13.6.2(A1).
C13.6.3 A2 Provision of water supply for firefighting purposes.	The building areas within both lots require static water supply per Table C13.5. Therefore, compliant with C.13.6.3. Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.3

6 CONCLUSION & RECOMMENDATIONS

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

Recommendations:

- The HMA for Lot 2 is to be implemented prior to sealing of titles and prior to occupancy of a future habitable dwelling for Lot 1 per section 4.1 of this report and the BHMP (Appendix C).
- Access and static water supply requirements for both lots be implemented prior to sealing of titles (Lot 2) and prior to occupancy of a future habitable dwelling (Lot 1) per section 4.2 and 4.3 of this report and the BHMP (Appendix C).
- Brighton Council condition the planning approval on the compliance with the BHMP (as per Appendix C).

7 REFERENCES

Department of Primary Industries and Water, The LIST, viewed December January/February 2026,
www.thelist.tas.gov.au

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

Tasmanian Planning Commission, 2015, *Tasmanian Planning Scheme – Brighton* viewed January/February 2026, www.iplan.tas.gov.au

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

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

8 APPENDIX A – SITE PHOTOS

Figure 6 – Grassland fuel within the property, view facing W, NW

Figure 7 – Grassland fuel within the property, view facing W

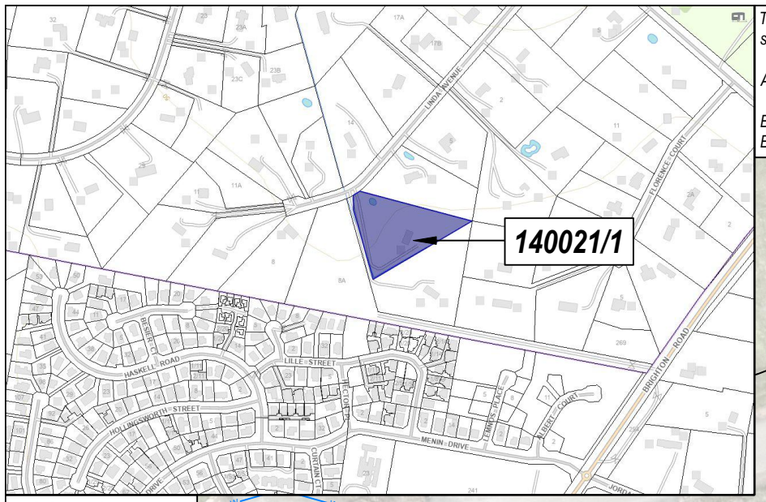
Figure 8 - Grassland fuel within the property, view facing W, SW

Figure 9 – Existing dwelling & managed land within Lot 2, view facing NW

Figure 10 – Grassland fuel southeast of the property, view facing S, SE

Figure 11 – Grassland fuel west of the property, view facing W

9 APPENDIX B – SUBDIVISION PROPOSAL PLAN



LOCATION PLAN

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.

Base image by Nearmap (www.nearmap.com/au), © Geoscape Australia
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

LINDA AVENUE

Existing Water Meter per LIST

Proposed Water Meter for Lot 1

Proposed Access

Existing Water Meter per LIST

7.32

4.21

22.39

39.98

78.42

99.73

90.82

65.88

110.30

22.18

176.18

10m x 15m Min. Compliance Area

Min. Compliance Setbacks

1
5,000m²

2
7,174m²

Existing Dwelling

Existing Outbuilding

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

BRI-S8.8.1 Lot Design
P1- All lots comply
(a)- The relevant requirements for development of existing buildings on the lots;
(b)- The intended location of buildings on the lots;
(c)- The topography of the site;
(d)- Any natural or landscape values;
(e)- Adequate provision of private open space;
(f)- The pattern of development existing on established properties in the area; and
(g)- Must be not less than 5,000m2

P2- All lots comply - Min. 3.60m frontage

A3- All lots comply - vehicular access directly from road

11.5.2 Roads
A1- Subdivision 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
P3- All lots comply - On-site Stormwater runoff to be provided

Overlay Legend:

Bushfire-Prone Area: *Entire Site*

Priority vegetation area:

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

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

OWNER:	*NATHAN D. PUCLIN*
TITLE REFERENCE:	*140021/1*
LOCATION:	*7 LINDA AVENUE,* ***PONTVILLE***

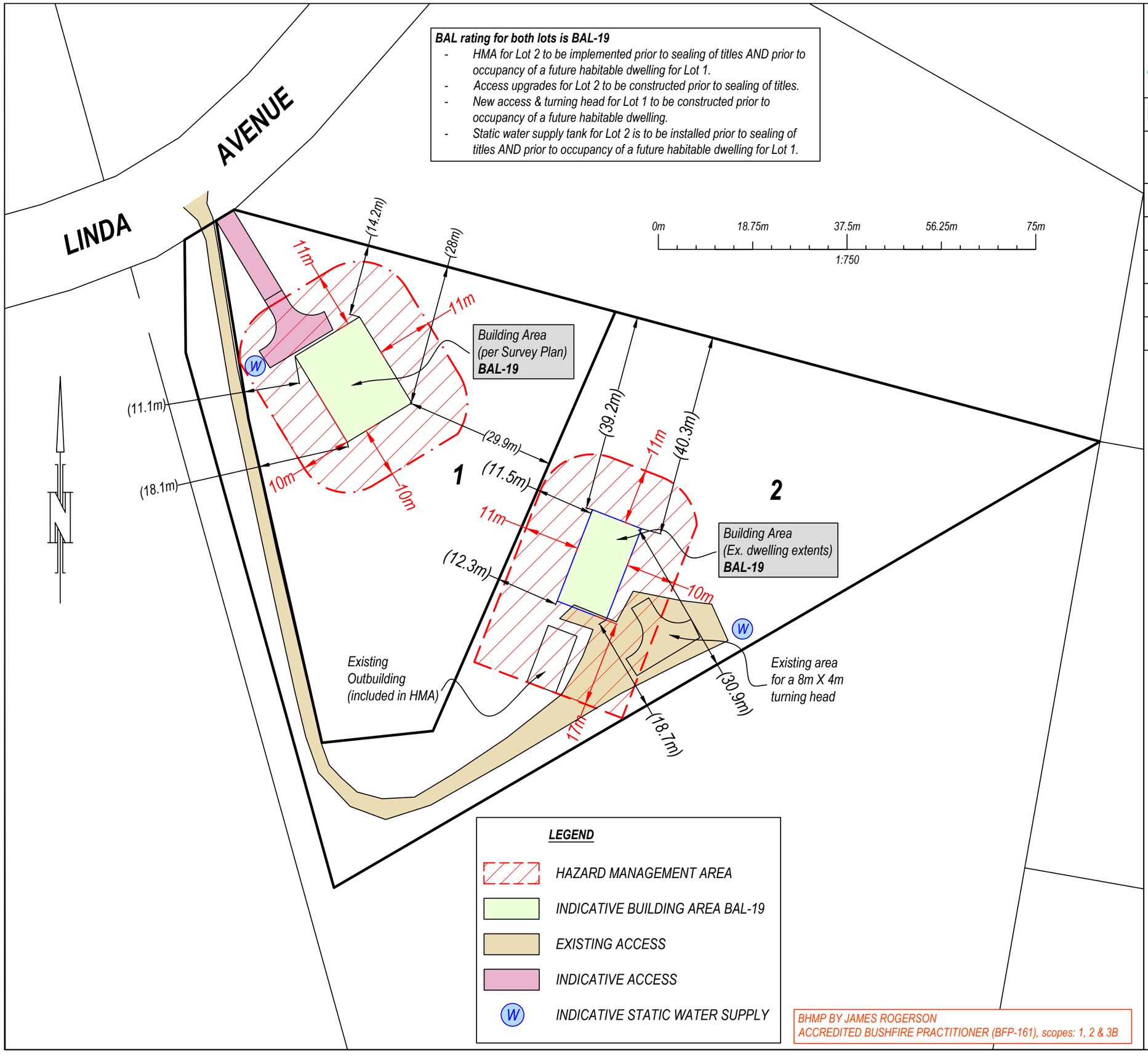
Proposed Subdivision

Date: *17/11/2025*	***Reference:*** ***PUCLN01*** *16504-01*
Scale: *1:800 (A3)*	***Municipality:*** *BRIGHTON*

10 APPENDIX C – BUSHFIRE HAZARD MANAGEMENT PLAN

BAL rating for both lots is BAL-19

- *HMA for Lot 2 to be implemented prior to sealing of titles AND prior to occupancy of a future habitable dwelling for Lot 1.*
- *Access upgrades for Lot 2 to be constructed prior to sealing of titles.*
- *New access & turning head for Lot 1 to be constructed prior to occupancy of a future habitable dwelling.*
- *Static water supply tank for Lot 2 is to be installed prior to sealing of titles AND prior to occupancy of a future habitable dwelling for Lot 1.*



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

ROGERSON & BIRCH SURVEYORS
UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@blcsurveyors.com.au
WEB: www.rbsurveyors.com

BUSHFIRE HAZARD MANAGEMENT PLAN

LOCATION:	7 Linda Avenue, Pontville TAS 7030
TITLE REFERENCE:	C.T.140021/1
PROPERTY ID:	2255306
MUNICIPALITY:	Brighton
DATE:	11th of February 2026 (v1.0)
SCALE: 1:750 @ A3	REFERENCE: PUCLN01

REQUIREMENTS

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

This plan is to be read in conjunction with the preceding *Bushfire Assessment Report "Proposed Subdivision (2 lots) 7 Linda Avenue, Pontville" dated 13/01/2026.*

JR Bushfire Assessments
JAMES ROGERSON
BFP-161
PHONE: 0488 372 283
EMAIL:
jr.bushfireassessments@gmail.com

11 APPENDIX D – PLANNING CERTIFICATE

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

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

Street address:	**7 Linda Avenue, Pontville TAS 7030**
Certificate of Title / PID:	**C.T.140021/1 / 2255306**

2. Proposed Use or Development

Description of proposed Use and Development:	**SUBDIVISION (2 LOTS) OF C.T.140021/1**
Applicable Planning Scheme:	**Tasmanian Planning Scheme – Brighton**

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
SUBDIVISION PROPOSAL PLAN	ROGERSON & BIRCH SURVEYORS	17/11/2025	01
BUSHFIRE HAZARD REPORT – 7 LINDA AVENUE, PONTVILLE	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	13/01/2026	1.0
BUSHFIRE HAZARD MANGAEMENT PLAN– 7 LINDA AVENUE, PONTVILLE	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	11/02/2026	1.0

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

4. Nature of Certificate

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

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

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

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

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

☐	E1.6.1 A1(c) / C13.6.1 A1(c)	

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

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

5. Bushfire Hazard Practitioner

Name:	JAMES ROGERSON	**Phone No:**	0488372283
Postal Address:	UNIT 1-2 KENNEDY DRIVE, CAMBRIDGE PARK	**Email Address:**	JR.BUSHFIREASSESSMENTS@GMAIL.COM
Accreditation No:	BFP – 161	**Scope:**	1, 2, 3B

6. Certification

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

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

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

Signed: *certifier*

Name: JAMES ROGERSON **Date:** 11/2/26

Certificate Number: 161

(for Practitioner Use only)

DOYLE SOIL CONSULTING

Land Capability Assessment for Onsite Wastewater Management (Subdivision)

7 Linda Ave, Pontville

June 2026

ATTENTION:
Printed Copies of this report must be printed in colour, and in full.
No responsibility is otherwise taken for its contents

Doyle Soil Consulting: 6/76 Auburn Rd Kingston Beach 7050 – 0488 080 455 – robyn@doylesoilconsulting.com.au

SITE INFORMATION

Client: Nathan Puclin

Address: 7 Linda Avenue, Pontville (CT 140166/1)

Total Site Area: Approximately 1.2 ha

Date of inspection: 14/05/2026

Development type: Subdivision

Services: reticulated water supply and onsite wastewater management

Relevant Planning Overlays: Nil

Zoning: Rural Living A

Mapped Geology - Mineral Resources Tasmania 1:25 000 SE sheet: **Tbs =** Tholeiite basalt, **Rqps** = thick bedded medium-course-grained quartz sandstone and minor shale layers

Soil Depth: 1.0 to >1.8 m

Subsoil Drainage: imperfectly drained

Drainage lines/water courses: Dam (to be filled)

Vegetation: pasture

Rainfall in previous 7 days: Approximately 0.4 mm

Slope: 1 – 20 °

SITE ASSESSMENT AND SAMPLE TESTING

Site and soil assessment in accordance with AS1547-2012 *Onsite domestic wastewater assessment and design*.

Emerson Dispersion test on subsoils.

Test holes were dug using a Christie Post Driver Soil Sampling Kit, comprising CHPD78 Christie Post Driver with Soil Sampling Tube (50 mm OD x 1600/2100 mm).

BACKGROUND

Doyle Soil Consulting has been engaged by Nathan Puclin to assess the capability of the proposed new lots at 7 Linda Avenue, Pontville for onsite wastewater management. The proposed subdivision will result in 2 residential lots, with the existing residence and associated onsite wastewater system (OWMS) to be located on Lot 2.

SOIL MATERIALS

The soil profiles onsite are formed from clayey colluvium and residual soil derived from the underlying Tertiary basalt bedrock. In the upslope areas the profiles are moderately deep, with refusal on the bedrock at 1.0 – 1.2 m. In the downslope area to the NW, the soils are deep, with no refusal at 1.8 m.

The field textures of the soil profile are dominated by clay, which is slight-to-mild dispersion characteristics. The clays well-structured, grading to poorly structured with depth.

For land application purposes the soils are limited by category 6 (medium clay) materials.

See Appendix 1 for soil profile descriptions, Appendix 2 for approximate test hole locations and Table 1 for dispersion test results.

LANDFORM

The property is on the margin of a Tertiary-age basalt lava flow. Basalt bedrock outcrops at the hillcrest near the existing house. The land falls away with moderate slopes to the NE, N and NW. Slope angles are in the order of 10-20% at proposed Lot 1. Similar slope angles occur at Lot 2 but with some areas area <10%. Aspect is generally trends toward the NE, N and NW.

SURFACE WATERS

There is a small dam located in the NW corner of proposed Lot 1, which appears to hold water occasionally. The nearest water course is approximately 700 m to the north and therefore will not be influenced by onsite wastewater disposal on the site.

Emmerson Aggregate Test for Soil Dispersion

A representative sample of the local clays was tested for dispersion using the Emerson Aggregate Test (EAT). Testing resulted in worst-case class 2(3), indicating the presence of clays with moderate dispersion characteristics. Exposure to rainfall may, therefore, lead to spontaneous clay dispersion. Photos of test results in Appendix 4.

Table 1: Summary of Emmerson test results.

TH #	Depth (m)	Visual sign	Class
1	B21	Some dispersion (obvious milkiness < 50% of aggregate affected)	2(2)
3	B2	Some dispersion (Slight milkiness immediately adjacent to aggregate)	2(1)

Predominant Site Constraints and Strengths

Site constraints (to be addressed by suitably designed OWMS):

- Moderately shallow soil profiles in some areas
- Medium clay subsoils (Cat. 6)

Site strengths: (to be exploited by suitably designed OWMS):

- Large lot areas (≥ 5000 m^2)
- Low average annual rainfall (485 mm/annum)

WATER BALANCE AND WASTEWATER DISPOSAL

Site capability for onsite wastewater management is based on a design hydraulic load from a three-bedroom house with a mains water supply and a design flow allowance of 750 L/day is standard.

Per AS1547-2012, category 6 soils are not suitable for land application via in-ground absorption methods (i.e., trenches/beds). Secondary treatment (e.g. via an AWTS) and disinfection would be recommended so that land application may be via irrigation – i.e. subsurface.

The design irrigation rate (DIR) for Category 6 soils is 2 mm/day. The slopes at Lot 1 are in the order of 10-20% (Appendix 3), therefore the DIR shall be reduced by 20% (per Table M2, AS/NZS 1547:2012). For a three-bedroom house, a land application area (LAA) of 470 m^2 of irrigation would be required on Lot 1. For a three-bedroom house, a land application area (LAA) of 375 m^2 of irrigation would be required on Lot 2.

Figure 2 (below) shows the minimum land application areas required on each lot with minimum boundary setbacks.

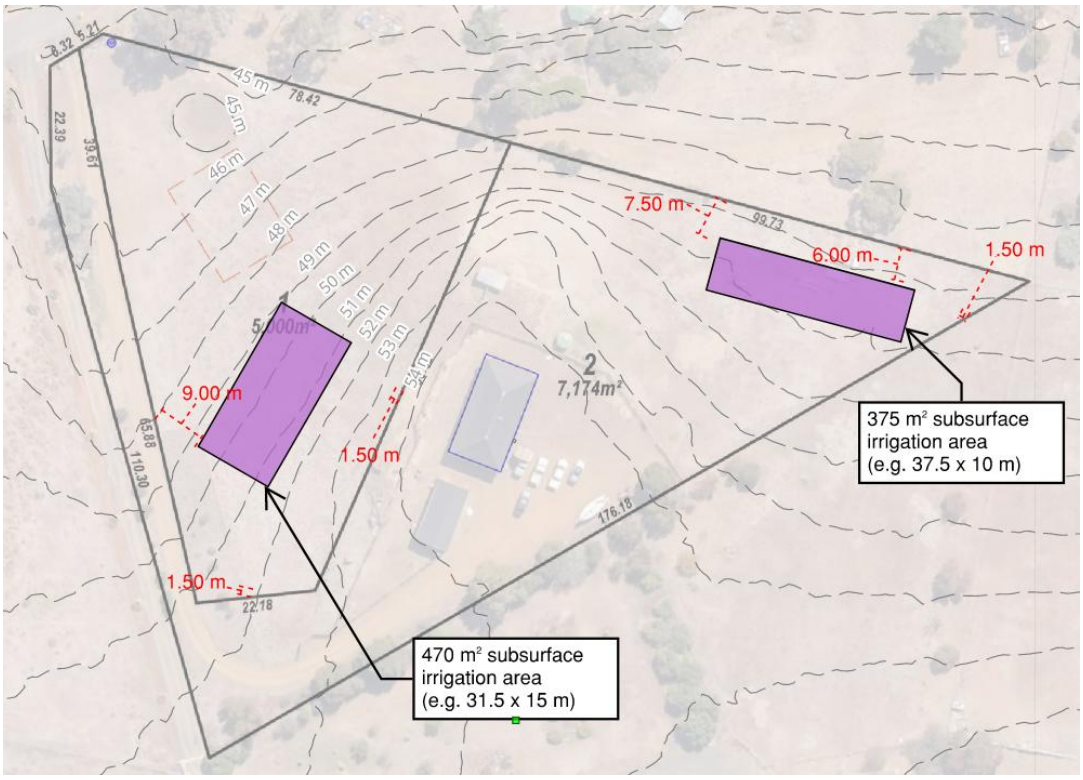


Figure 1: For 3-bedroom dwelling, a land application area of 470 m^2 is required on Lot 1. For a 3-bedroom dwelling, a land application area of 375 m^2 is required on Lot 2. Minimum boundary setbacks indicated.

COMMENTS ON EXISTING OWMS

The existing house will be on Lot 2 of the proposed subdivision. The existing OWMS comprises an AWTS (Ozzi Kleen) and land application by surface irrigation into the landscaped garden area to the south of the driveway/parking area in the order of 300 m^2. At time of inspection, many of the surface drippers/sprinklers were either clogged or absent. A single (supplementary) dome sprinkler was also installed at the AWTS unit – presumably to relieve the pressure in the clogged irrigation system. The location of the existing (and modified) land application area does not comply with Section 3 of the Director's Guidelines for On-site Wastewater Management Systems (Standards for Wastewater Land Application Areas). However, proposed Lot 2 can accommodate a suitable and compliant land application area.

Compliance with Section 11.5.3 of TPS - Development Standards for Subdivision in a Rural Living Zone (Services)

Acceptable Solution (A2)	**Comments**
Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must: (a) be connected to a reticulated sewerage system; or (b) be connected to a reticulated sewerage system if the frontage of each lot is within 30m of a reticulated sewerage system and can be connected by gravity feed.	The property is zoned Rural Living Zone A Non-compliance Non-compliance
Performance Criteria (P2)	**Comments**
Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.	The property is zoned Rural Living Zone A. This report demonstrates that there is adequate space on each of the proposed lots to accommodate a suitable and compliant OWMS, which addresses the identified site and soil constraints.

CONCLUSIONS AND RECOMMENDATIONS

The proposed subdivision complies with Section 11.5.3 of the Tasmanian Planning Scheme. Each new lot can accommodate a suitable and compliant OWMS.

Secondary treatment with an AWTS and land application by subsurface irrigation is recommended on all lots to address the site constraints identified herein.

For a three-bedroom dwelling, minimum LAAs of 470 m^2 and 375 m^2 of subsurface irrigation is required for Lots 1 and 2, respectively. This has been shown to fit within each of the proposed new lots.

Robyn Doyle
B.Agr.Sc.
CPSS (Certified Prof Soil Scientist)
Soil Scientist and Wastewater Designer
Licence no. CC7418

Rowan Mason
B.Agr.Sc.(hons)
Soil Scientist

Appendix 1 – Soil Profile Descriptions

Test Hole 1

Depth (m)	Horizon	Description and field texture grade	Soil Cat.
0 – 0.1	A1	Very dark grey (10YR 3/1), **Sandy Loam,** single grain, dry loose consistency	**2**
0.1 – 0.3	A3	Very dark greyish brown (10YR 3/2), **Light Clay,** strong fine polyhedral structure, dry firm consistency, common roots and gravels	**5**
0.3 – 0.5	Stone line	Weathered basalt boulder	
0.5 – 0.9	B2	Very dark grey (10YR 3/1), **Medium Clay,** strong medium blocky structure, slightly moist stiff consistency	**6**
0.9 – 1.0	Cw	Dark greyish brown (10YR 4/2), **Clayey Sand,** single grain, dry dense consistency **REFUSAL ON BASALT BEDROCK**	**2**

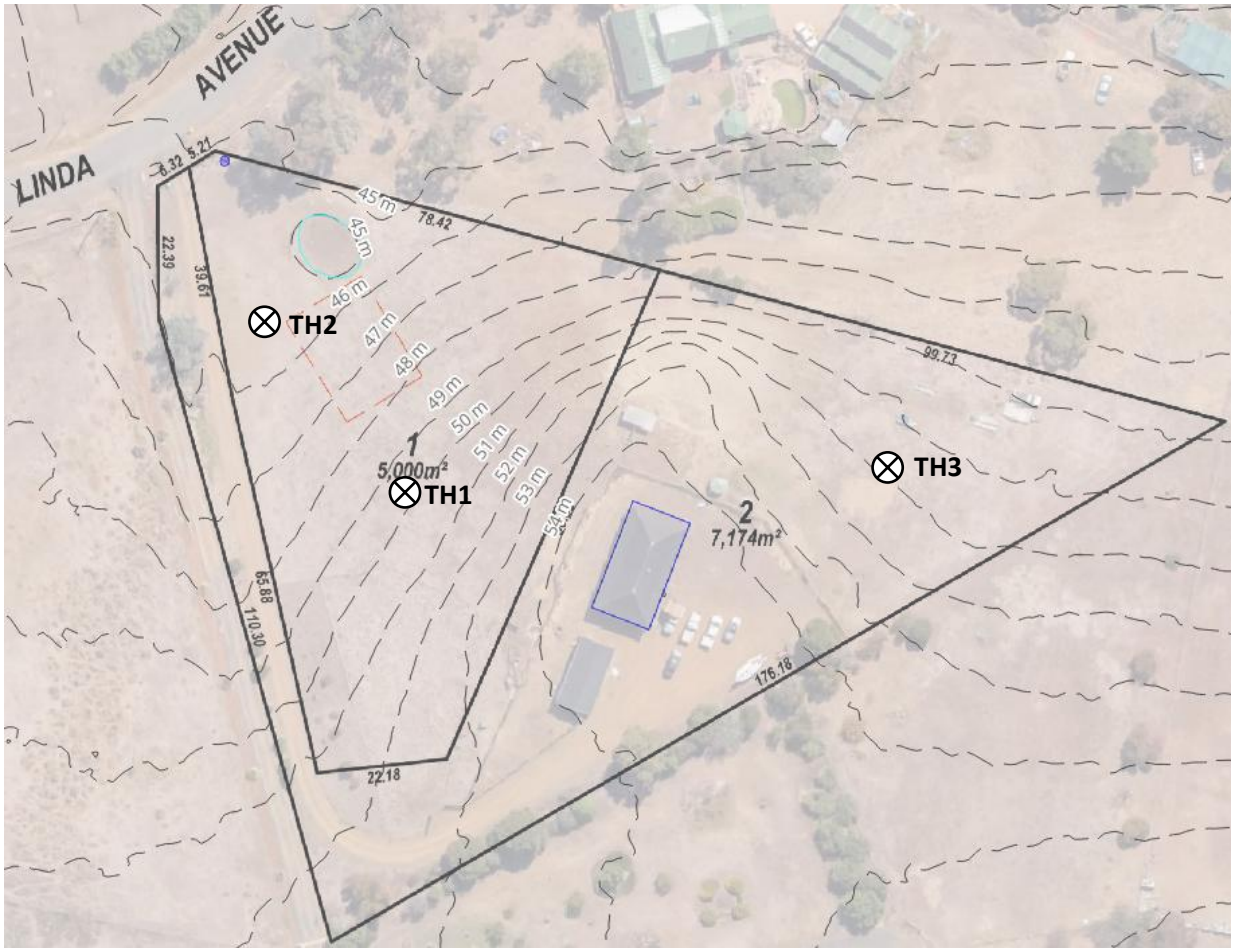
Test Hole 2

Depth (m)	Horizon	Description and field texture grade	Soil Cat.
0 – 0.6	Fill	Mixed uncontrolled local topsoil and clay **Fill**. Few blocks of concrete	**NA**
0.6 – 0.7	A1/Fill	Very dark grey (10YR 3/1), **Sandy Loam,** single grain, dry loose consistency	**2**
0.7 – 1.0	$B2_1$	Very dark brown (10YR 2/2), **Medium Clay,** massive, slightly moist firm consistency	**6**
1.0 – 1.4	$B2_2$	Light olive brown (2.5Y 5/3), **Sandy Light Clay,** massive, slightly moist firm consistency	**5**
1.4 – 1.7	Bc	Brown (10YR 3//3), **Sandy Light Clay,** weak angular blocky structure, moist soft consistency, very common course basalt gravels **NO REFUSAL**	**5**

Test Hole 3

Depth (m)	Horizon	Description and field texture grade	Soil Cat.
0 – 0.2	A1	Very dark grey (10YR 3/1), **Sandy Loam,** single grain, dry loose consistency, common basalt gravels and cobbles	**2**
0.2 – 0.6	B2	Very dark grey (10YR 3/1), **Medium Clay,** strong medium blocky structure, slightly moist stiff consistency	**6**
0.6 – 1.2	Bc	Brown (10YR 3//3), **Sandy Light Clay,** slightly moist soft consistency, fine blocky structure, common basalt gravels **REFUSAL ON VESICULAR BASALT BEDROCK**	**5**

Appendix 2 – Proposed lot boundaries and test hole locations



Appendix 3 – Slope map of proposed subdivision

Slope map of proposed subdivision prepared using QGIS with opensource DEM data from 2019.

Slope classes (key inset) correspond with Table M2, AS/NZS 1547:2012 (Recommended reductions in DIR according to slope).

Most of Lot 1 has slopes in the order of 10-20%, therefore a 20% reduction in DIR would be necessary.

Variable slope angles at Lot 2 – no reduction in DIR is required for an irrigation area located wholly in the areas coloured green.

1 m contours.