Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

SA2026/005

LOCATION OF AFFECTED AREA

1 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 **23/06/2026**. 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

Proposed access

Existing storm water outlet to be redundant 39.96 inv

Install new DN25 (ID20) water connection in Copper (as per Taswater supplement to the Water Supply Code of Australia WSA03 - 2011-3.1 MRWA V2.0 section 4.1), with 20mm meter by Taswater @ developers cost.

Existing water meter to be used for lot 1

LINDA AVENUE

New Storm outlet for balance

Existing Storm water pit

BALANCE
5000m²

LOT 1
5260m²

Envirocycle

House No 1

Existing access

Existing 100 PVC-u water main

Existing fence

Car ports

Existing Shed

Existing disposal area (Approximate)

66.1 | 74.6 | 145.2 | 66.0 | 77.1 | 63.1 | 70.8

39.78 | 39.21 inv | 40.29 | 40.41 | 40.53 | 40.50 | 40.96 | 41.00 | 40.00 | 39.43 inv | 40.44 | 40.00 | 40.39 | 40.66 | 40.69 | 40.90 | 41.42 | 40.59 | 41.00 | 41.14 | 41.24 | 41.46 | 41.82 | 42.00 | 42.17 | 42.00 | 42.00

Edge bitumen
Table drain
Fence

Invert drain - grade 1%

End access

DATUM 39.000						
NATURAL SURFACE	39.75	39.21	40.29	40.41	40.50	40.84	40.96
CHAINAGE	0.00	2.04	6.00	27.85	51.51	81.05	91.12
INVERT DRAIN			39.82	40.02	40.27	40.56	40.66

Scale Horiz:1:750 Vert:1:75

LONGITUDINAL SECTION

OWNERS
FRANK PETER ANDREWS
MARIA ANTONIETTE ANDREWS
C.T. 103224/16

ALL MEASUREMENTS SUBJECT TO FINAL SURVEY

Legend
- Edge of Bitumen
- Existing Water
- Existing Storm Water
- Existing Sewer
- Drain invert

PROPOSED SUBDIVISION
1 LINDA AVENUE
PONTVILLE

SCALE 1: 750 (A3) | DATE: JANUARY 2026 | DRAWN: IDS/TNW | DWG NO. D5118-2

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

BUSHFIRE ASSESSMENT REPORT

Proposed Subdivision (2 lots)

Address: 1 Linda Avenue, Pontville TAS 7030

Title Reference: C.T.103224/16

Prepared by James Rogerson (of *JR Bushfire Assessments*), Bushfire Hazard Practitioner (BFP-161)
VERSION – 1.0
Date: 19/03/2026

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 1 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.103224/16 into 2 resultant titles. See proposal plan (Appendix B).

2 PRE-FIELD ASSESSMENT

2.1 Site Details

Table 1

Owner Name(s)	Frank P. & Maria A. Andrews
Location	1 Linda Avenua, Pontville TAS 7030
Title Reference	C.T.103224/16
Property ID	1437095
Municipality	Brighton
Zoning	11 – Rural Living (Zone A)
Planning Overlays	13 – Bushfire-prone Areas Code
Water Supply for Firefighting	The property is serviced by reticulated water. One hydrant exists within the vicinity of the proposed Balance. However, a static water tank is likely for Lot 1.
Public Access	Access to the development is off Linda Avenue.
Fire History	Record fires southwest 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.

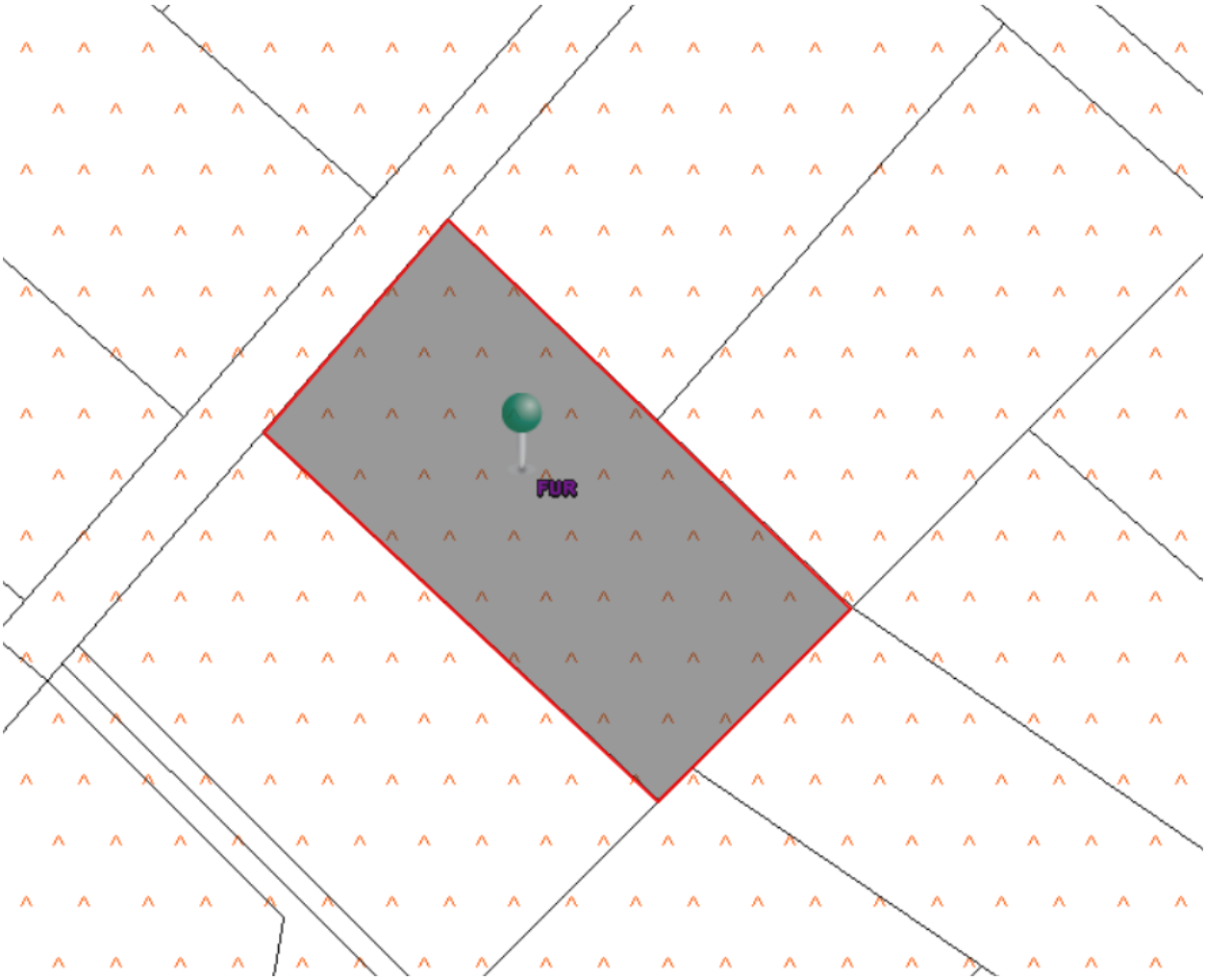


Figure 3 – TASVEG Live communities on subject site and surrounding land. FUR – Urban areas

3 SITE ASSESSMENT

The site assessment was conducted by James Rogerson (BFP-161) on the 14th of March 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. The site is to north of Brighton and southwest of Brighton Park (sports fields). The terrain within the property is flat. The property is rectangle 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.

NORTHEAST OF THE TITLE BDY

To the northeast of the property (across slope) is 5 & 7 Glen Lea Road. 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 properties 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.

SOUTHEAST OF THE TITLE BDY

To the southeast of the property (upslope) 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.

SOUTHWEST OF THE TITLE BDY

To the southwest of the property (across slope) there are 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 these properties have wind break vegetation around some of the boundaries.

NORTHWEST OF THE TITLE BDY

To the northwest of the property boundary (across slope) is various medium-sized, developed and vacant 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.

The vacant property 17 Linda Avenue (C.T.184545/2) is covered by unmanaged grass, due to minimal to no land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

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

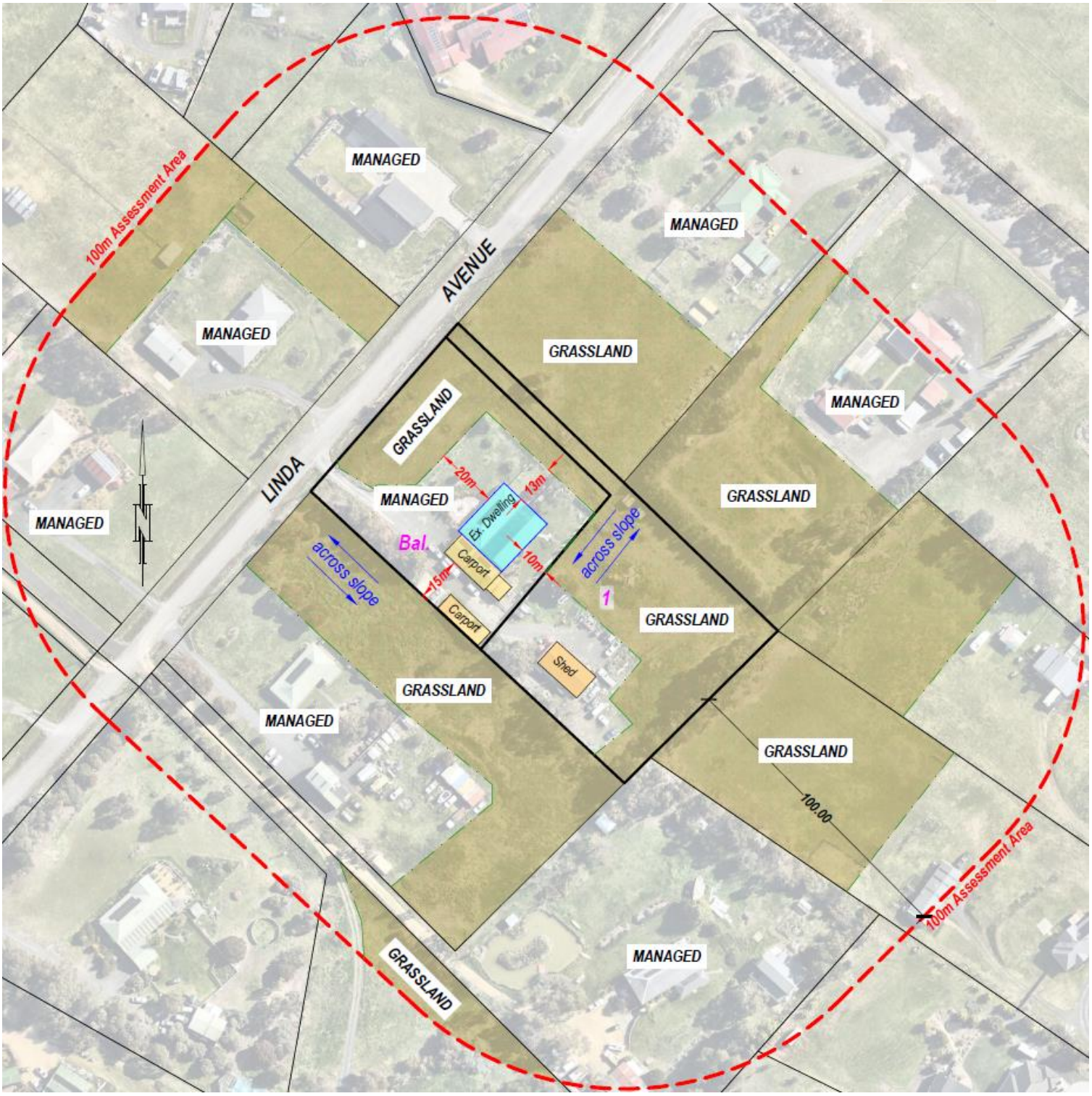


Figure 4 classified vegetation (within 100m of site) and existing separation from bushfire-prone vegetation (not to scale)

3.3 Bushfire Attack Level (BAL)

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

LOT 1 – VACNT (Indicative Building Area)				
DIRECTION OF SLOPE	**NE**	**SE**	**SW**	**NW**
Vegetation Classification	GRASSLAND MANAGED	GRASSLAND MANAGED	MANAGED GRASSLAND	GRASSLAND MANAGED
Existing Horizontal distance to classified vegetation	0m-67m (G)	0m-100m (G)	34m-66m (G)	0m-10m & 59m-85m (G)
Effective Slope under vegetation	Across slope	Upslope	Across slope	Across slope
Exemption				
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-12.5	BAL-FZ
Separation distances to achieve BAL-19	10m	10m	10m	10m
Separation distances to achieve BAL-12.5	14m	14m	14m	14m
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 GRASSLAND	MANAGED GRASSLAND
Existing Horizontal distance to classified vegetation	13m-80m (G)	10m-100m (G)	15m-47m (G)	20m-45m (G)
Effective Slope under vegetation	Across slope	Upslope	Across slope	Across slope
Exemption				
Current BAL value for each side of the site	BAL-19	BAL-19	BAL-12.5	BAL-12.5
Separation distances to achieve BAL-19	10m	10m	10m	10m
Separation distances to achieve BAL-12.5	14m	14m	14m	14m
Current BAL rating	**BAL-19**			

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 the Balance 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	**NE**	**SE**	**SW**	**NW**
BAL-19	10m	10m	10m	10m
BAL-12.5	14m	14m	14m	14m

BALANCE – Separation Distances (Existing Dwelling)				
Aspect	**NE**	**SE**	**SW**	**NW**
BAL-19	10m (achieved)	10m (achieved)	10m (achieved)	10m (achieved)
BAL-12.5	14m	14m	14m	14m

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:

Balance

At present, the Balance is serviced via an all-weather gravel driveway, which runs perpendicular off Linda Avenue, runs parallel to the SW boundary, and terminates adjacent to the dwelling and carports in a large parking/turning area. The nominal carriageway length of the driveway is 70m for a nominal width of 3m at its skinniest

Lot 1

No existing access to Lot 1.

Figure 5 – (part of) the existing access to the Balance, view facing SE

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, Lot 1 must comply with Acceptable Solution A1 and Table C13.2 (B), which is outlined below in Table 3.

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

Balance

Existing access to the dwelling in the Balance is <3m wide and >30m. However, access is not required for a fire appliance as the furthest part of the dwelling is within 120m of a fire hydrant (~100m) and the access for the Balance is therefore compliant with Acceptable Solution A1.

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. One hydrant exists within the vicinity of the proposed Balance. However, a static water tank is required for Lot 1.

Compliance to C13.6.3

Balance

The building area within the Balance is within 120m (hose lay) of a hydrant and are therefore compliant with C13.6.3 A1 (b) and Table C13.4.

Lot 1

The building area within Lot 1 lots requires 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 tank for Lot 1 must be installed prior to occupancy of a future habitable dwelling.

Figure 6 – Ex. Fire hydrant on Linda Av

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 the Balance 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. Lot 1 requires access compliance with Table C13.2 (B)/ The Balance has no construction or design requirements as a hydrant is within 120m (hose lay), therefore, the proposal satisfies the Acceptable Solution C13.6.2(A1).
C13.6.3 A2 Provision of water supply for firefighting purposes.	The building area within Lot 1 requires a static water supply per Table C13.5. Therefore, compliant with C.13.6.3. The building area within the Balance is within 120m (hose lay) of a hydrant. 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 the Balance 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 Lot 1 be implemented prior to occupancy of a future habitable dwelling (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 March 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 March 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 7 – Grassland fuel within Lot 1, view facing NW

Figure 8 – Grassland fuel (foreground) & managed land (background) within Lot 1, view facing SW

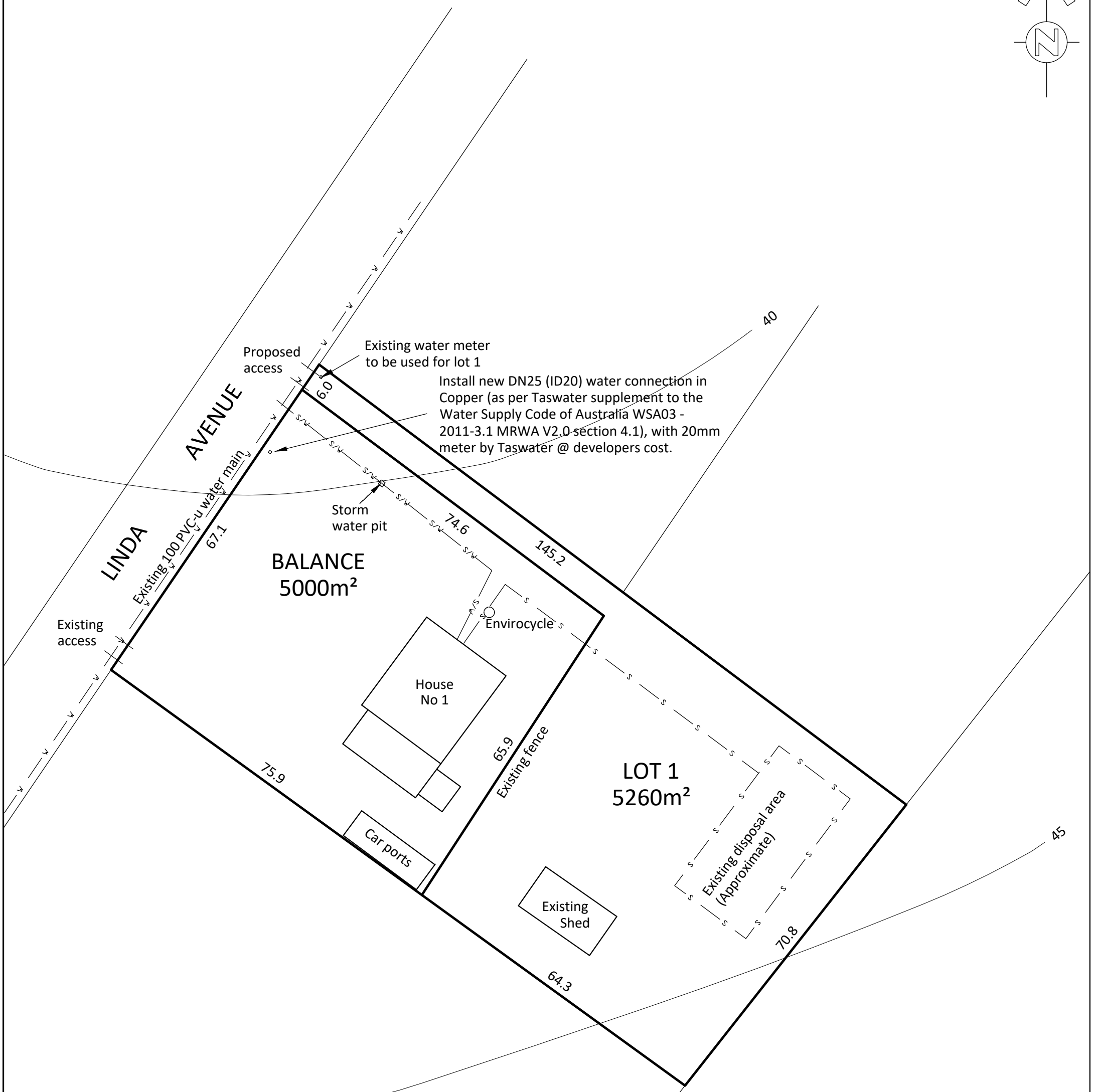
Figure 9 – Grassland fuel within the balance, view facing NE

Figure 10 – Existing dwelling & managed land within the Balance, view facing SE

Figure 11 – Grassland fuel southeast of the property (Lot 1), view facing S, SE

Figure 12 – Grassland fuel northeast of the property (Balance), view facing NE

9 APPENDIX B – SUBDIVISION PROPOSAL PLAN



OWNERS
FRANK PETER ANDREWS
MARIA ANTONIETTE ANDREWS
C.T. 103224/16

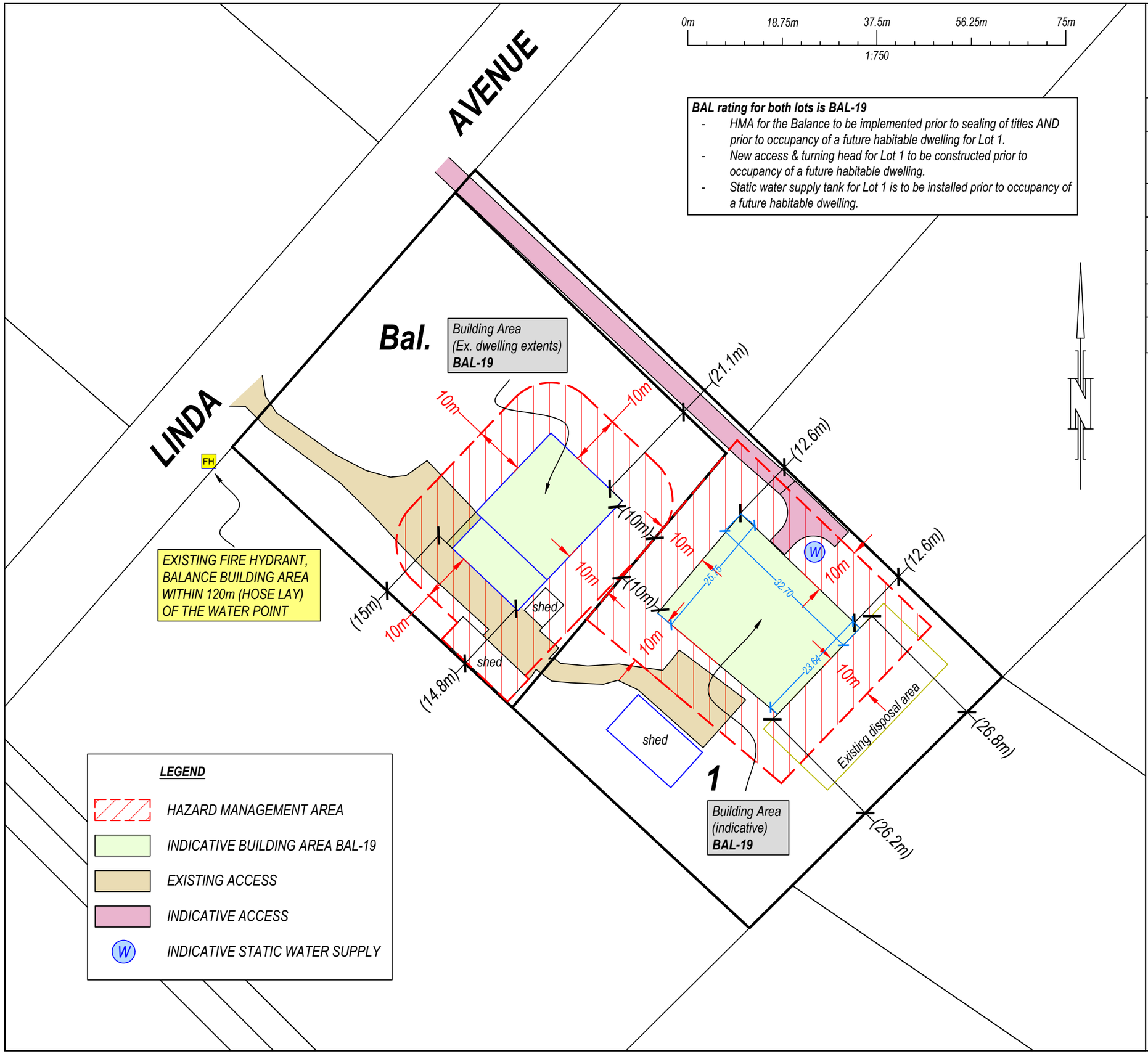
ALL MEASUREMENTS SUBJECT TO FINAL SURVEY

PROPOSED SUBDIVISION
1 LINDA AVENUE
PONTVILLE

SCALE 1: 750 (A3)	DATE: JANUARY 2026	DRAWN: IDS/TNW	DWG NO. D5118-1

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

10 APPENDIX C – BUSHFIRE HAZARD MANAGEMENT PLAN



BAL rating for both lots is BAL-19

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

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

BUSHFIRE HAZARD MANAGEMENT PLAN

LOCATION:	1 Linda Avenue, Pontville TAS 7030
TITLE REFERENCE:	C.T.103224/16
PROPERTY ID:	1437095
MUNICIPALITY:	Brighton
DATE:	2nd od April 2026 (v1.0)
SCALE: 1:750 @ A3	REFERENCE: M_Andrews-BA01

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. RETICULATED & STATIC WATER SUPPLY
   - 4.1 The reticulated and 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) 1 Linda Avenue, Pontville" dated 19/03/2026.*

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

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:	**1 Linda Avenue, Pontville TAS 7030**
Certificate of Title / PID:	**C.T.103224/16 / 1437095**

2. Proposed Use or Development

Description of proposed Use and Development:	**SUBDIVISION (2 LOTS) OF C.T.103224/16**
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	T. N. WOOLFORD & ASSOCIATES	JAN 2026	D5118-1
BUSHFIRE HAZARD REPORT – 1 LINDA AVENUE, PONTVILLE	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	19/03/2026	1.0
BUSHFIRE HAZARD MANGAEMENT PLAN– 1 LINDA AVENUE, PONTVILLE	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	02/04/2026	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)	Reticulated water supply complies with the relevant Table (Balance)
☐	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. (Lot 1)
☐	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* JRogerson

Name: JAMES ROGERSON **Date:** 2/4/26

Certificate Number: 161

(for Practitioner Use only)

ONSITE WASTEWATER ASSESSMENT

1 Linda Avenue

Pontville

March 2026

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Frank & Maria Andrews
Site Address:	1 Linda Avenue, Pontville
Date of Inspection:	10/03/2026
Proposed Works:	Sub-division
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	103224/16
Title Area:	Approx. 1.022 ha
Applicable Planning Overlays:	Bushfire-prone areas
Slope & Aspect:	Flat with no dominant aspect
Vegetation:	Grass

Background Information

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

Investigation

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

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.15	0.00-0.20	SM	**SILTY SAND:** brown, dry, dense
0.15-0.30	0.20-0.40	SM	**SILTY SAND:** brown, grey, slightly moist, dense
0.30-1.5+	0.40-1.5+	CI	**SANDY CLAY:** low to medium plasticity, light brown, slight moist, stiff, no refusal.

Site Notes

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

Wastewater Classification & Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **LIGHT CLAY (category 5)**. The proposed subdivision requires that both lots have the capability to accept onsite wastewater for a typical residential dwelling. The existing dwelling is currently serviced by an AWTS and 300m^2 of subsurface irrigation area. The proposed subdivision will result in the dwelling and irrigation area being located on separate lots. A new irrigation area will therefore need to be installed on the same lot as the current dwelling. A Design Irrigation Rate (DIR) of 3mm/day has therefore been assigned for secondary treated wastewater.

The existing four-bedroom dwelling has a calculated maximum wastewater output of 900L/day. This is based on a mains water supply and a maximum occupancy of 6 people (150L/day/person).

Using the DIR of 3mm/day, an irrigation area of at least 300m^2 will be required. This is to be installed as subsurface irrigation as per the attached plan. The new Lot 1 currently has an installed irrigation area of 300m^2. Therefore, this Lot has sufficient space for an application area that can accommodate the expected wastewater from a four-bedroom dwelling. It may be possible to re-use the current irrigation area with a new dwelling, however it is recommended that the suitability of the system be assessed when a new dwelling is proposed.

A cut-off drain will not be required due to the limited slope angle onsite however all stormwater overflow (e.g. from roof area, water tanks and/or hardstand areas) will need to be directed away from the application area as necessary.

There is sufficient space available within each lot to accommodate a 100% reserve area due to the large lot size (approx. 5000m^2). Therefore, a formal reserve area has not been assigned.

The following setback are consistent to the Directors Guidelines for Onsite Wastewater Management:

Upslope or level buildings:	3m
Downslope buildings:	2.25m
Upslope or level boundaries:	1.5m
Downslope boundaries:	2.5m
Downslope surface water:	100m

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

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

Director

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for	Frank and Maria Andrews	Assess. Date	27-Mar-26
		Ref. No.	
Assessed site(s)	1 Linda Ave Pontville	Site(s) inspected	10-Mar-26
Local authority	Brighton	Assessed by	John Paul Cumming

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

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment =	900	(using the 'No. of bedrooms in a dwelling' method)
Septic tank wastewater volume (L/day) =	300	
Sullage volume (L/day) =	600	
Total nitrogen (kg/year) generated by wastewater =	2.7	
Total phosphorus (kg/year) generated by wastewater =	1.6	

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

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	41	36	36	45	36	29	46	47	40	48	44	56
Adopted rainfall (R, mm)	41	36	36	45	36	29	46	47	40	48	44	56
Retained rain (Rr, mm)	37	32	32	41	32	26	41	42	36	43	40	50
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**93**	**78**	**59**	**23**	**10**	**3**	**-10**	**0**	**27**	**41**	**65**	**76**

Annual evapotranspiration less retained rain (mm) = 463

Soil characterisitics

Texture = Light clay Category = 5 Thick. (m) = 1.5

Adopted permeability (m/day) = 0.12 Adopted LTAR (L/sq m/day) = 3 Min depth (m) to water = 5

Proposed disposal and treatment methods

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

Suggested dimensions for on-site secondary treatment system

Total length (m) =	31
Width (m) =	10
Depth (m) =	0.6
Total disposal area (sq m) required =	300
comprising a Primary Area (sq m) of:	300
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The assigned DIR for the application area is 3L/m2/day requiring a minimum irrigation area of 300 sqm. Therefore the system will have the capacity to cope with predicted climatic and loading events.

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for on-site waste water disposal

Assessment for	Frank and Maria Andrews	Assess. Date	27-Mar-26
		Ref. No.	
Assessed site(s)	1 Linda Ave Pontville	Site(s) inspected	10-Mar-26
Local authority	Brighton	Assessed by	John Paul Cumming

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

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Expected design area	sq m	5,000	V. high	Very low		
	Density of disposal systems	/sq km	10	Mod.	Very low		
	Slope angle	degrees	1	High	Very low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Imperfect		High	Moderate		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern hemi.)	Faces N		V. high	Very low	Moderate	
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	900	High	High	Moderate	Other factors lessen impact
	SAR of septic tank effluent		1.2	High	Low		
	SAR of sullage		2.1	High	Moderate		
	Soil thickness	m	1.5	V. high	Very low		
	Depth to bedrock	m	2.0	Mod.	Low		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	5	V. high	Low		
	Soil pH		7.0	High	Very low		
	Soil bulk density	gm/cub. cm	1.5	High	Low		
	Soil dispersion	Emerson No.	7	V. high	Very low		
	Adopted permeability	m/day	0.12	Mod.	Very low		
A	Long Term Accept. Rate	L/day/sq m	3	High	High		

To enter comments, click on the line below 'Comments' . (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The site has the capability to accept onsite wastewater.

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for on-site waste water disposal

Assessment for	Frank and Maria Andrews	Assess. Date	27-Mar-26
		Ref. No.	
Assessed site(s)	1 Linda Ave Pontville	Site(s) inspected	10-Mar-26
Local authority	Brighton	Assessed by	John Paul Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. 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	100	High	Low		
	Phos. adsorp. capacity	kg/cub m	0.6	High	Moderate		
	Annual rainfall excess	mm	-463	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	4.4	High	Very low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	2	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
	Dist. to nearest surface water	m	200	V. high	Moderate		
	Dist. to nearest other feature	m	50	V. high	Moderate	No change	
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	500	V. high	Very low		

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

Disclaimer

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

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

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

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

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

Acceptable Solutions	**Performance Criteria**	**Compliance**
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: (i) 3m from an upslope building or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 a) The land application area is located so that (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Complies with A1 (a) Land application area will be located with minimum separation distance to proposed building of 3m.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A2 (a) Land application area located > 100m from downslope surface water

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Complies with A3 (b) (iii) Land application area will be located with a minimum separation distance of 2.5m of downslope property boundary
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	Complies with A4 No bore or well identified within 50m

A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	Complies with A5 (b) No groundwater encountered
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Complies with A6 (b)
A7 nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties	Complies

GES
GEO-ENVIRONMENTAL
SOLUTIONS

AS1547:2012 – Loading Certificate – AWTS Design

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

Site Address: 1 Linda Avenue, Pontville (Existing dwelling - Balance Lot)

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

Summary of Design Criteria

DIR: 3mm/day.

Irrigation area: 300m^2

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

Water saving features fitted: Standard fixtures

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

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

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

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

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

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

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Frank & Maria Andrews *Owner name*
1 Linda Avenue *Address*
Pontville 7030 *Suburb/postcode*

Designer details:

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

Details of the proposed work:

Owner/Applicant Frank & Maria Andrews
Designer's project reference No. J12786
Address: 1 Linda Avenue
Lot No: 103224/16
Pontville 7030

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

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

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

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

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☒ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

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

Other details:

Existing AWTS with new irrigation area

Design documents provided:

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

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Mar-26
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Mar-26
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Mar-26

Standards, codes or guidelines relied on in design process:

AS1547:2012 On-site domestic wastewater management.

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

Any other relevant documentation:

Onsite Wastewater Assessment - 1 Linda Avenue Pontville - Mar-26

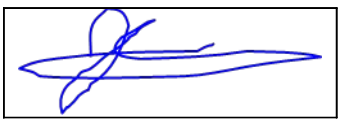
Onsite Wastewater Assessment - 1 Linda Avenue Pontville - Mar-26

Attribution as designer:

I John-Paul Cumming, am responsible for the design of that part of the work as described in this certificate;

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

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

	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		27/03/2026
Licence No:	CC774A		

Assessment of Certifiable Works: (TasWater)

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

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

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

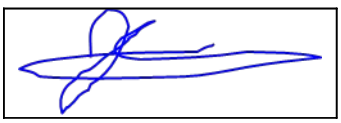
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

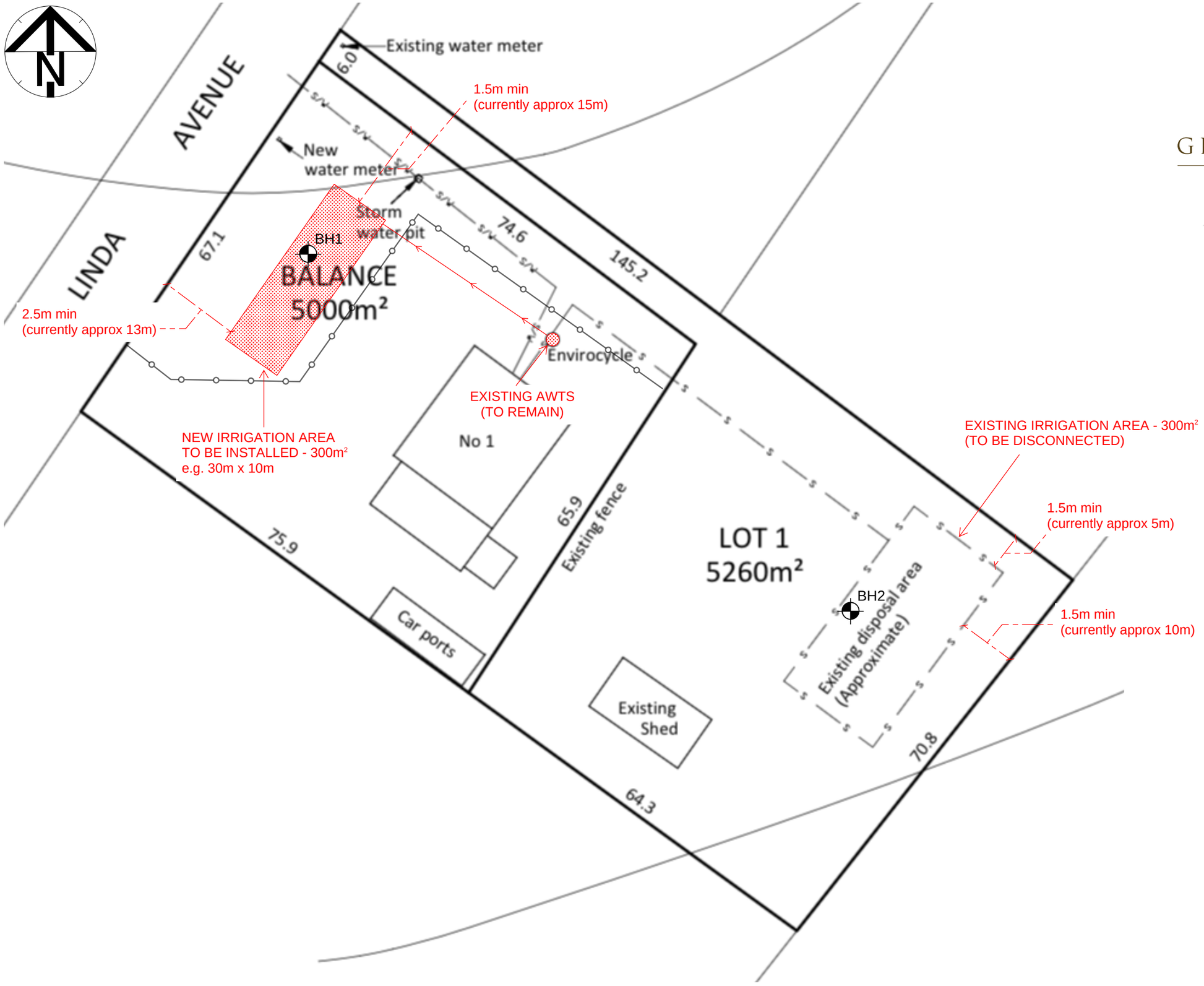
- [x] The works will not increase the demand for water supplied by TasWater
- [x] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [x] The works will not require a new connection, or a modification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

Certification:

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

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

	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		27/03/2026



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

Wastewater system:

Balance Lot:
Existing AWTS unit to remain. Existing irrigation area to be decommissioned.

New subsurface irrigation area - 300m²
e.g. 30m x 10m

Lot 1:
Sufficient space available to accommodate a land application area sized to accommodate a four-bedroom dwelling (300m² required).

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

Refer to GES report

Dr. John Paul Cumming
Building Services Designer-
Hydraulic
CCC774A

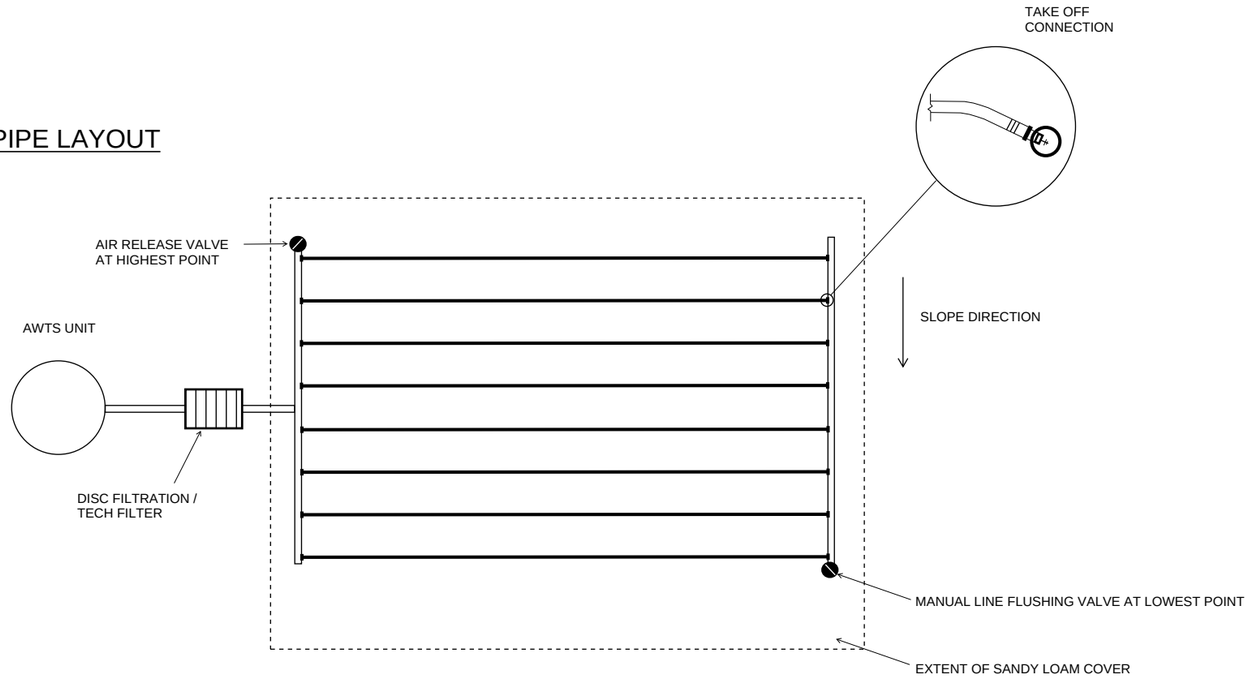
GES GEO-ENVIRONMENTAL SOLUTIONS 29 Kirksway Place Battery Point T| 62231839 E| office@geosolutions.net.au

27/03/2026

Do not scale from these drawings. Dimensions to take precedence over scale.	Frank & Maria Andrews 1 Linda Avenue PONTVILLE 7030	C.T.: 103224/16	Date: 27/03/2026	On-Site Wastewater Management Plan	1:600 @ A3	Sheet 1 of 1 Drawn by: SR

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

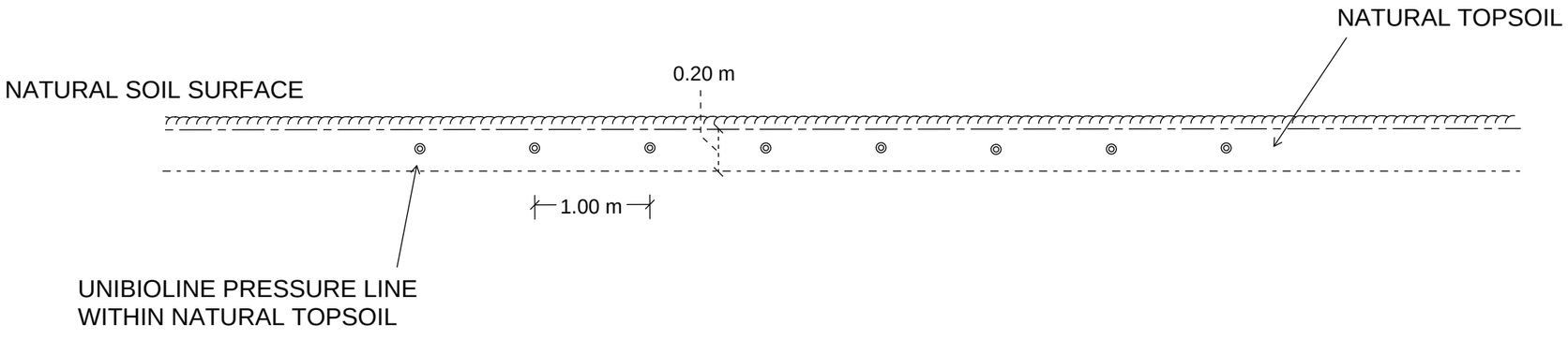
BED PLAN PIPE LAYOUT



APPLICATION AREA NOTES

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

APPLICATION AREA CROSS-SECTION



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

Amended Submission to Planning Authority Notice

Application details

Council Planning Permit No.	SA 2026 / 00005
Council notice date	10/02/2026
TasWater Reference No.	TWDA 2026/00119-BTN
Date of response	20/02/2026
Date of amendment	03/06/2026
TasWater Contact	Phil Papps
Phone No.	0474 931 272

Response issued to

Council name	BRIGHTON COUNCIL
Contact details	development@brighton.tas.gov.au
Development details	
Address	1 LINDA AVE, PONTVILLE
Property ID (PID)	1437095
Description of development	Subdivision - 2 lots

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
T. N. Woolford & Associates	Plan of Subdivision / D5118-2	--	Jan 2026

Conditions

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

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connection(s) 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 use of the development, any water connection utilised for 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 1.0 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 $251.35 and a Consent to Register a Legal Document fee of $265.98 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

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

Declaration

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