



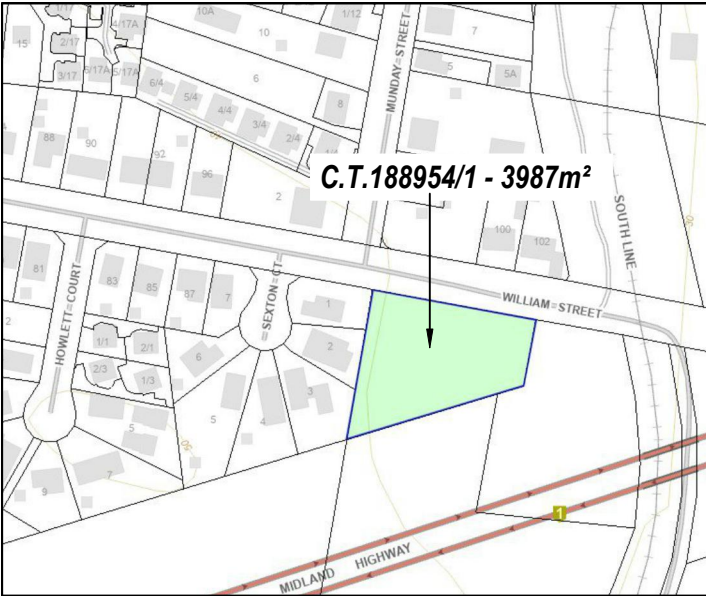
Brighton Council

ATTACHMENTS

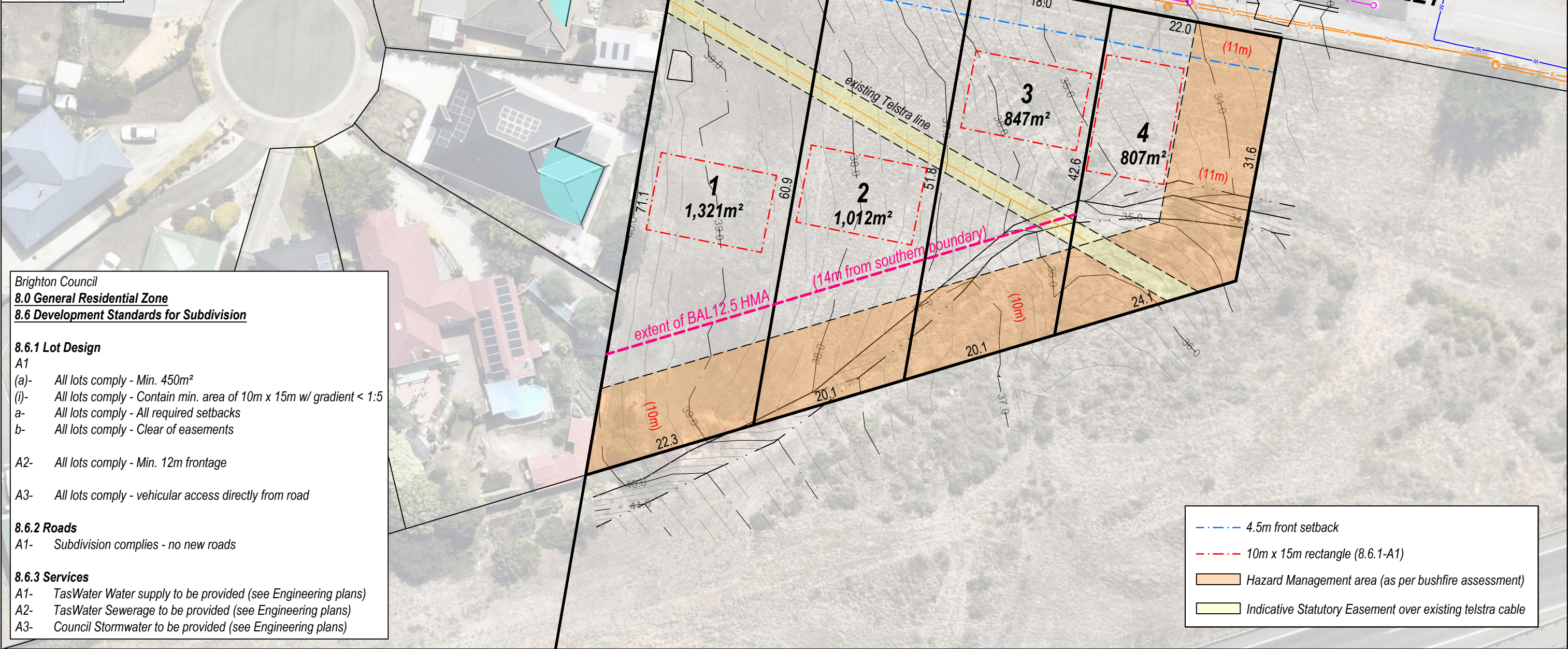
PLANNING AUTHORITY MEETING

04 AUGUST 2026





LOCATION PLAN



Brighton Council
8.0 General Residential Zone
8.6 Development Standards for Subdivision

8.6.1 Lot Design
A1
(a)- All lots comply - Min. 450m²
(i)- All lots comply - Contain min. area of 10m x 15m w/ gradient < 1:5
a- All lots comply - All required setbacks
b- All lots comply - Clear of easements

A2- All lots comply - Min. 12m frontage

A3- All lots comply - vehicular access directly from road

8.6.2 Roads
A1- Subdivision complies - no new roads

8.6.3 Services
A1- TasWater Water supply to be provided (see Engineering plans)
A2- TasWater Sewerage to be provided (see Engineering plans)
A3- Council Stormwater to be provided (see Engineering plans)

- 4.5m front setback
- 10m x 15m rectangle (8.6.1-A1)
- Hazard Management area (as per bushfire assessment)
- Indicative Statutory Easement over existing telstra cable

E				
D				
C				
B				
A	BAL 12.5 HMA added to Lots 1, 2 & 3	AB	27-2-26	AB
REV	AMENDMENTS	DRAWN	DATE	APPR.



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

OWNER: Homes Tasmania
TITLE REFERENCE: C.T.188954/1
LOCATION: Lot 1 William Street
BRIGHTON

Proposed Subdivision

Date: 20-2-2026	Reference: HOMES07 16062-10
Scale: 1:500 (A3)	Municipality: Brighton

CLIENT / ARCHITECT:

AWC - HOMES TASMANIA

PROJECT DETAILS:

SUBDIVISION DEVELOPMENT

WILLIAM STREET, BRIGHTON

PROJECT No:

256034

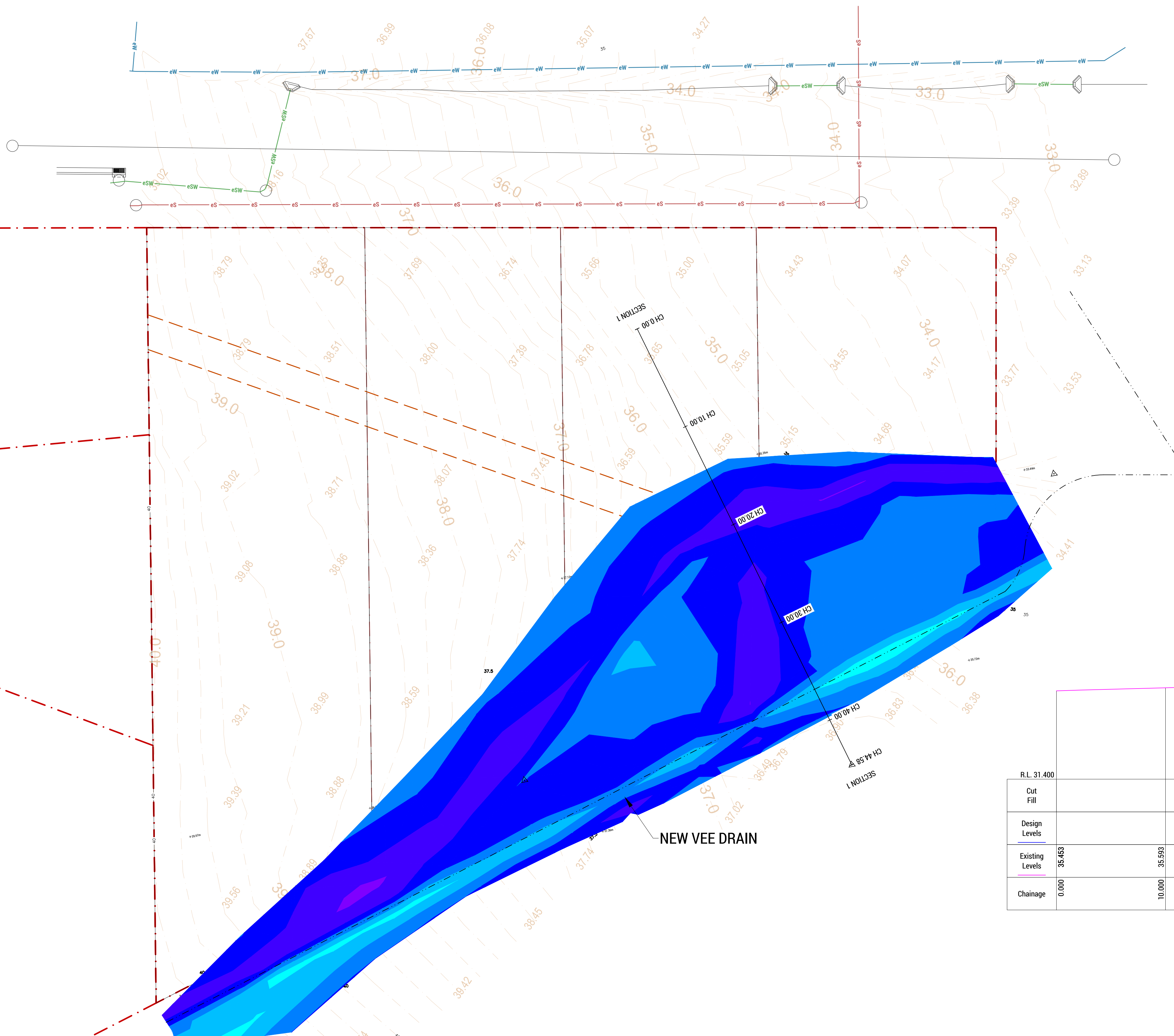
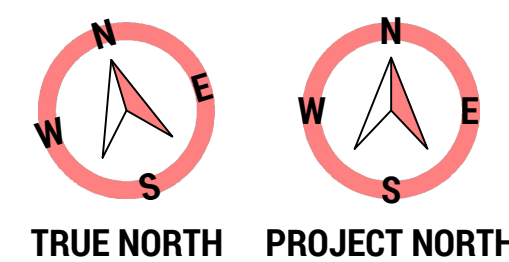
DISCIPLINE:

CIVIL

DRAWINGS:

- COV-C - CIVIL COVER SHEET
- C001 - CIVIL NOTES
- C301 - BULK EARTHWORKS PLAN
- C401 - CIVIL WOKS PLAN
- C501 - INFRASTRUCTURE PLAN
- C801 - CIVIL SECTIONS AND DETAILS

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C	REVISED DEVELOPMENT APPLICATION	SCP	18-05-26												
B	REVISED DEVELOPMENT APPLICATION	SCP	20-04-26												
A	DEVELOPMENT APPLICATION	SCP	13-02-26												
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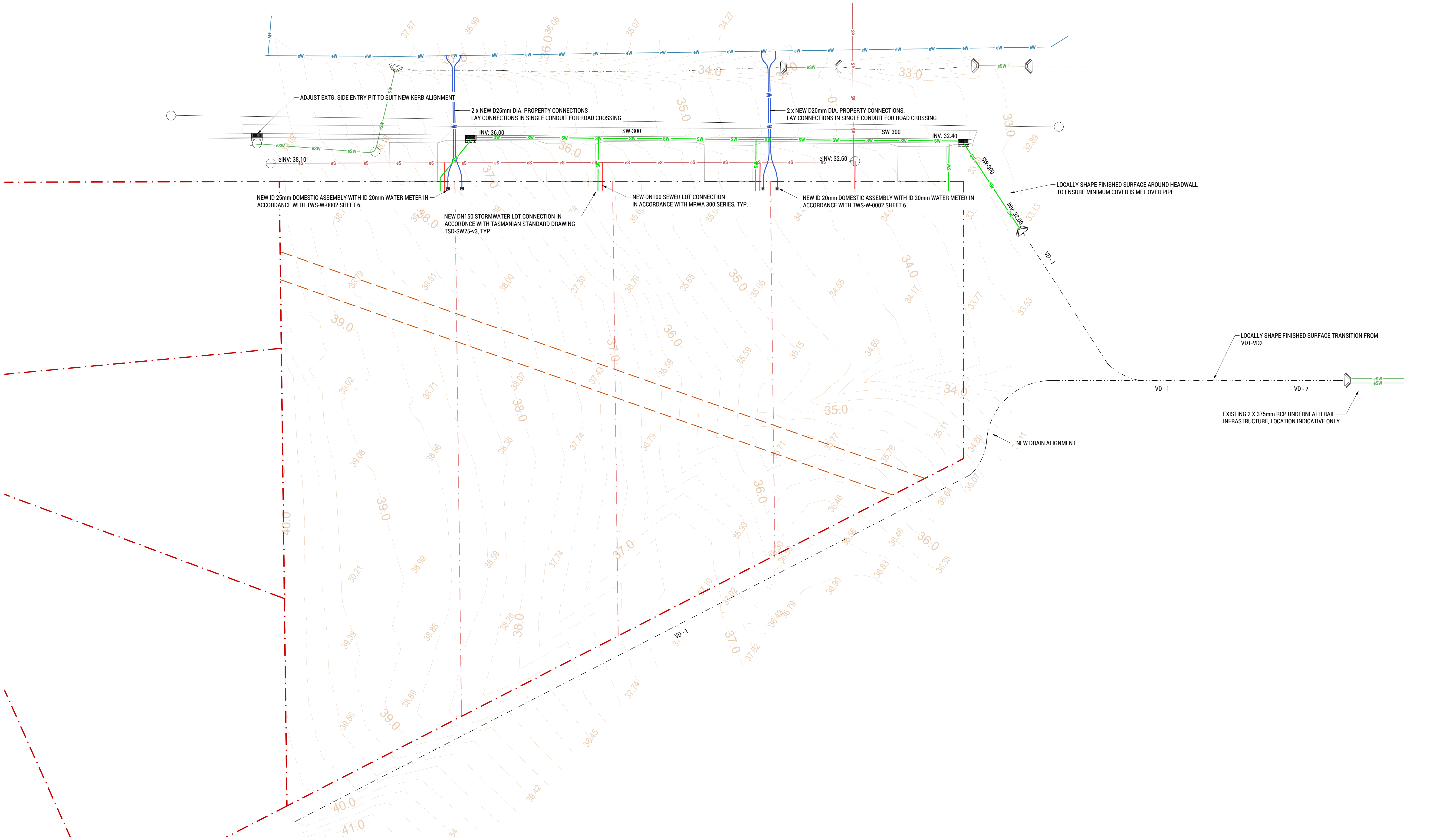
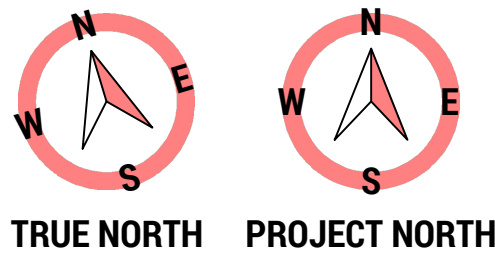
LEVELS TABLE				
NO.	FROM DEPTH	TO DEPTH	COLOUR	VOLUME
1	-0.750	-0.500		1.13m ³
2	-0.500	-0.250		20.39m ³
3	-0.250	0.000		89.82m ³
4	0.000	0.250		123.97m ³
5	0.250	0.500		22.54m ³
6	0.500	0.750		0.08m ³

Chainage	Existing Levels	Design Levels	Cut Fill	R.L. 31.400
0.000	35.453			
10.000	35.593			
13.873	35.657	35.660	+0.003	
20.000	35.906	35.757	+0.351	
27.048	35.863	35.868	+0.005	
30.000	36.090	36.086	-0.004	
35.830	36.497	36.497	+0.000	
36.083	36.532	36.043	-0.489	
38.482	36.625	36.544	-0.081	
39.997	36.739	36.743	+0.004	
40.000	36.739			
44.578	36.693			

LONGITUDINAL SECTION
Scales: H 1:200 V 1:100

SECTION 1

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A	REVISED DEVELOPMENT APPLICATION	SCP	20-04-26													
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C	REVISED DEVELOPMENT APPLICATION	SCP	19-05-26
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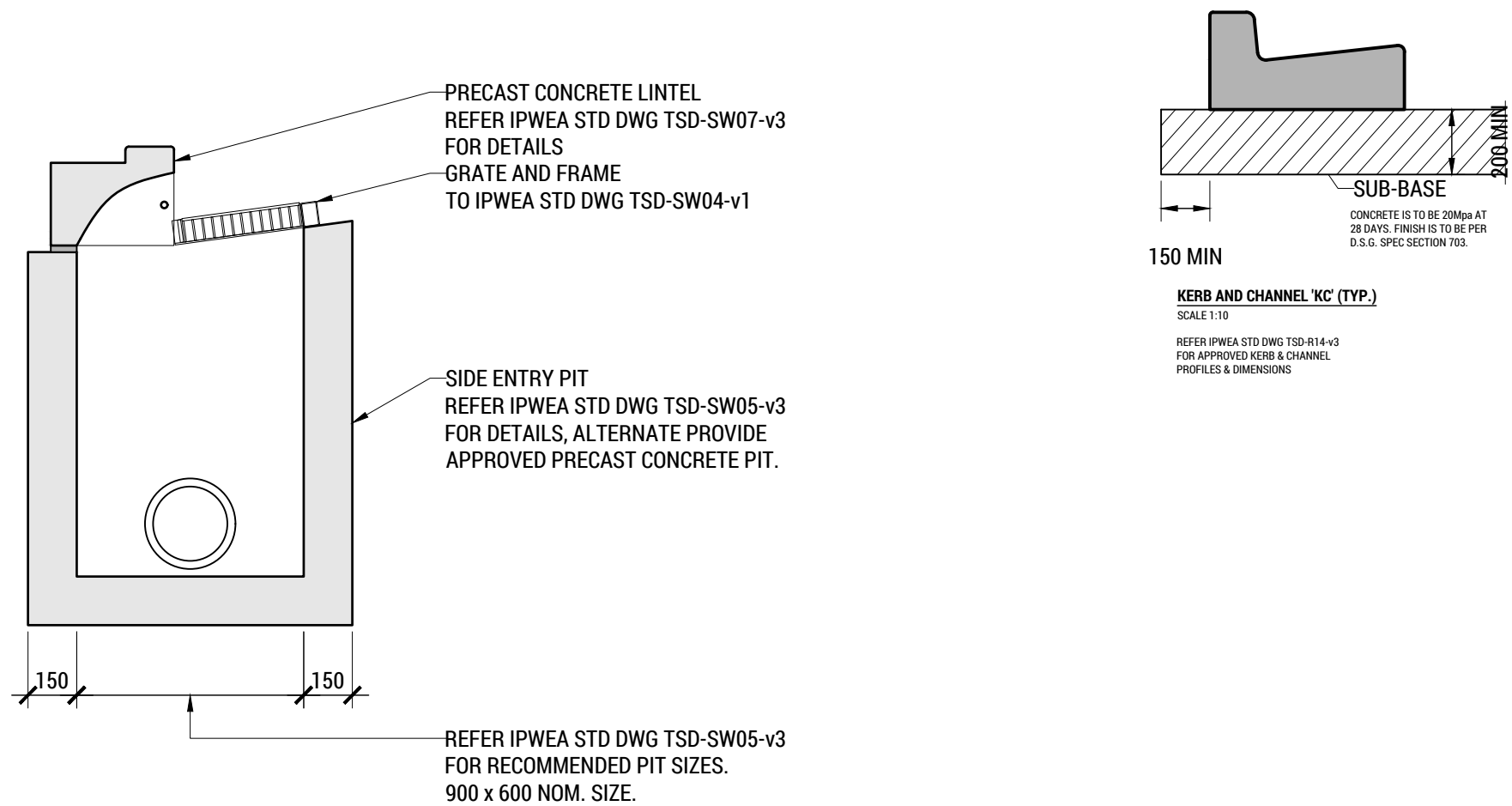
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CLIENT / ARCHITECT:
AWC - HOMES TASMANIA

PROJECT DETAILS: SUBDIVISION DEVELOPMENT WILLIAM STREET, BRIGHTON				
DESIGN BY:	DESIGN CHECK:	DRAWN BY:	DRAFT CHECK:	CERTIFIER:
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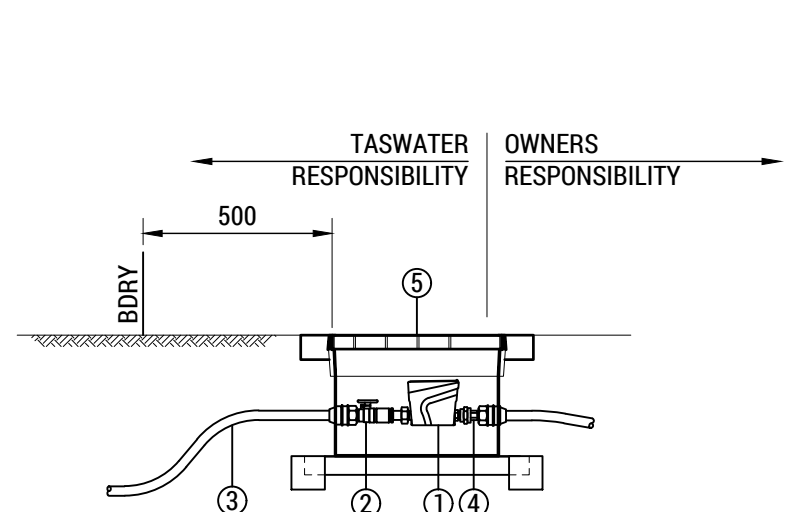
DRAWING TITLE: INFRASTRUCTURE PLAN			
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SIDE ENTRY PIT 'TYPE 1' - SEP

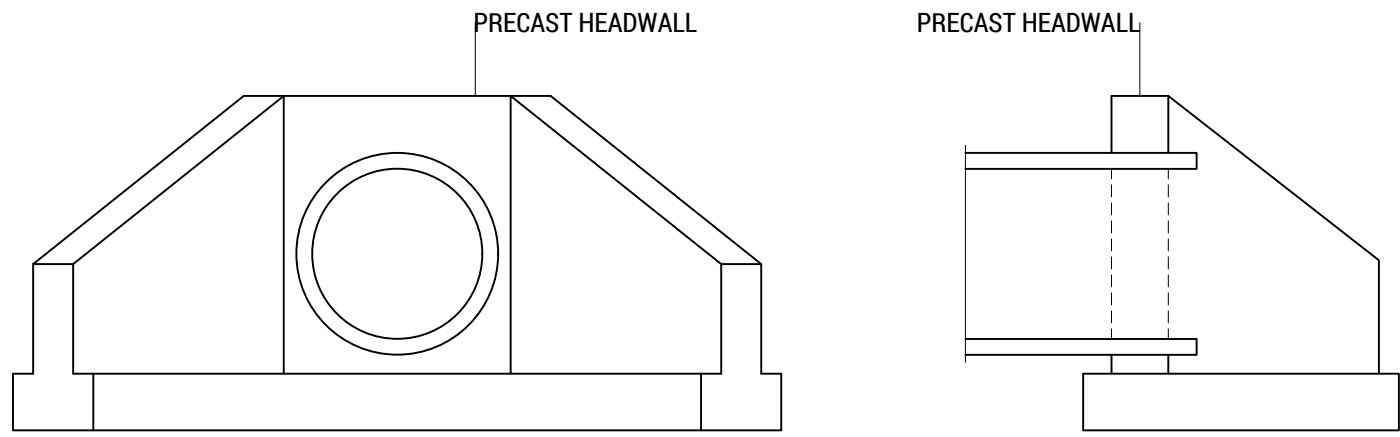
SCALE 1:20

REFER IPWEA STANDARD DRAWINGS FOR ADDITIONAL SIDE ENTRY PIT DETAILS

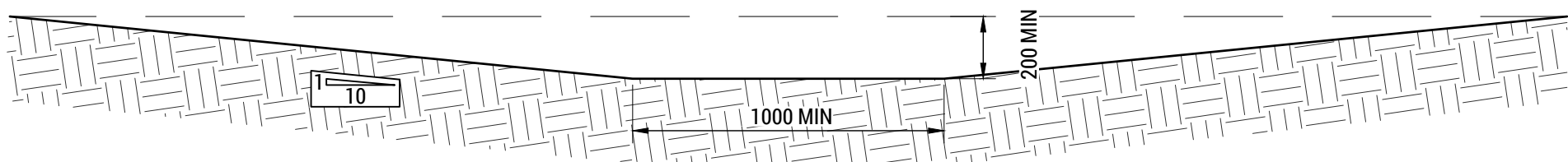


EQUIPMENT SCHEDULE (PER UNIT)	
ITEM	DESCRIPTION
1	'SENSUS' WATER METER WITH DUAL CHECK VALVE - SUPPLIED BY TASWATER
2	20mm BALL VALVE - W/MRK LOCKABLE QUARTER TURN BRASS DZR, RESILIENT SEATED WITH EXTENDABLE NUT AND TAIL - SUPPLIED BY TASWATER
3	20mm PIPE AND FITTINGS (PN. 16 MINIMUM) - REFER SCHEDULE
4	20mm BRASS NUT & TAIL - SUPPLIED BY TASWATER
5	METER BOX - REFER TASWATER STD DWG TWS-W-0002 SH05 FOR METER BOXES IN NON-TRAFFICABLE (CLASS A) / FOOTPATH AND PAVED AREAS (CLASS B) & TRAFFICABLE AREAS

D01 20mm LOW HAZARD BELOW GROUND METER DETAIL
SCALE 1:20

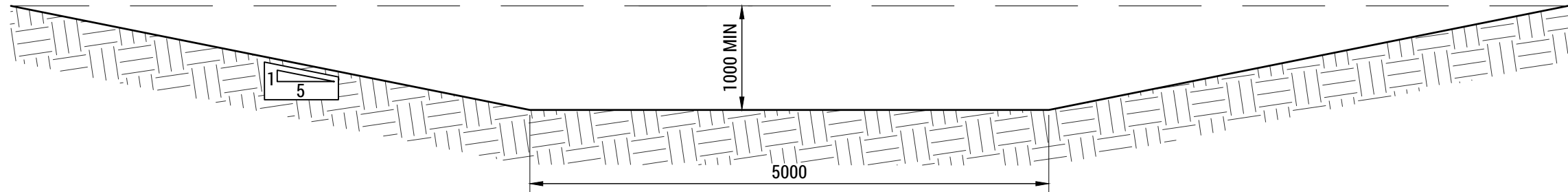


TYPICAL HEADWALL
SCALE 1:20



VD1 - DRAIN DETAIL

SCALE 1:20



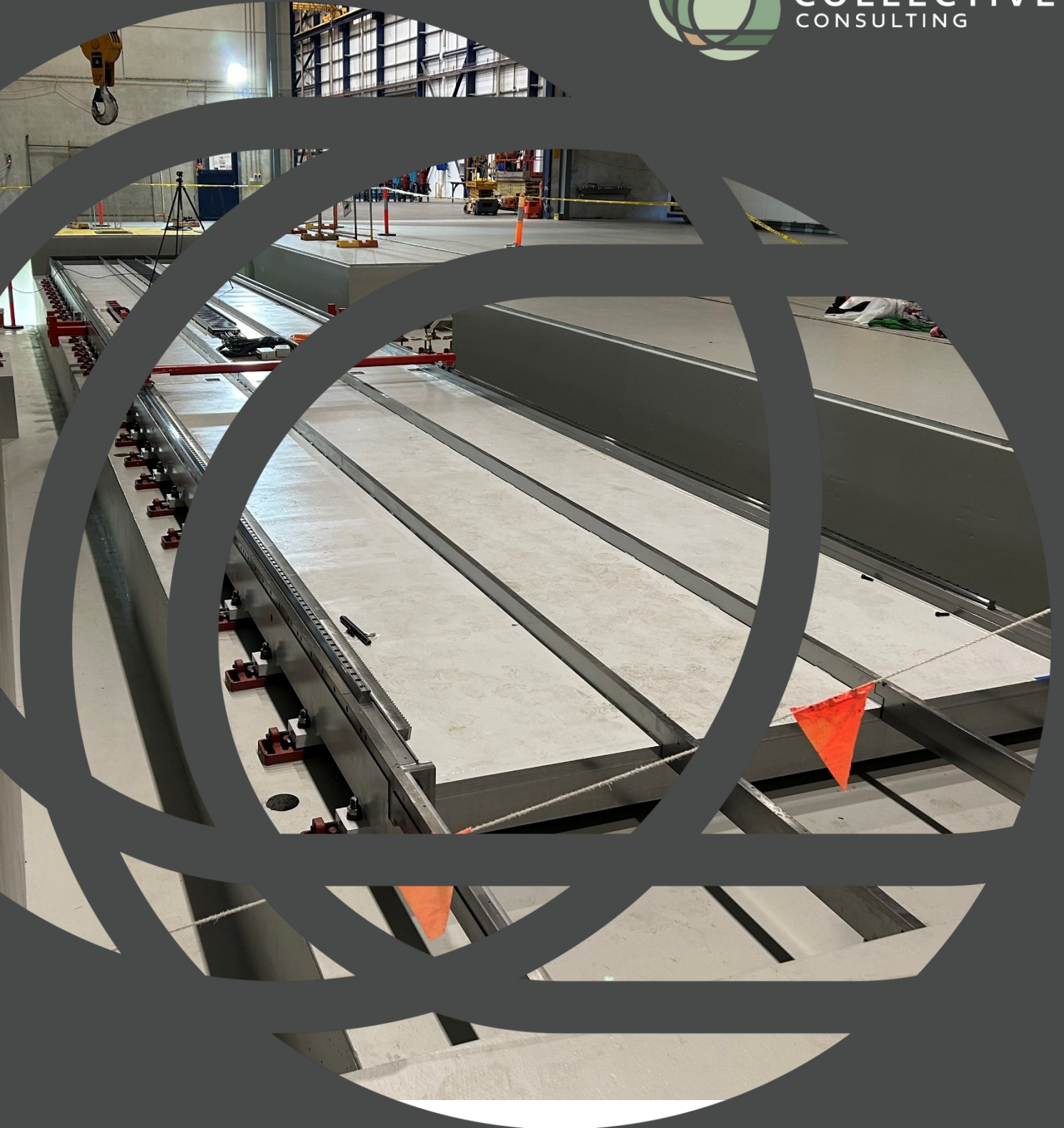
VD2 - DRAIN DETAIL

SCALE 1:50

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C	REVISED DEVELOPMENT APPLICATION	SCP	18-05-26																		
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COLLECTIVE
CONSULTING



INFRASTRUCTURE REPORT

FEBRUARY 2026

PREPARED FOR

**AWC CONSTRUCTIONS –
WILLIAM STREET, BRIGHTON**

DOCUMENT TRANSMITTAL

RECORD OF ISSUE

Issue	Reason	Version	Date	Prepared By	Approved By
01	Development Application	01	18/02/2026	JTA	JTA
02	Revised Development Application	02	20/04/2026	JTA	JTA
03	Response to Council RFI	03	18/05/2026	SCP	JTA
04	Response to Council RFI	04	17/06/2026	SCP	JTA

RECORD OF ISSUE

Company	Name & Address	Contact	Copies
AWC Constructions	Brendan Moore 2 Whitestone Drive Austins Ferry TAS 7011	Ph: 0428 969 532 E: brendan.moore@awctas.com.au	1

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1. INTRODUCTION

This infrastructure services report has been prepared to provide supplementary information to the planning authority for the purpose of assessing and approving the planned development.

The proposal is for a 4 lot residential subdivision at Lot 1 William Street, Brighton (CT: 188954/1).



Figure 1 – Location Plan

This report details the demand for water and sewer infrastructure services, as well as stormwater management for the development.

2. WATER INFRASTRUCTURE

2.1. Water Introduction

This report should be read in conjunction with the development application drawings prepared by Collective Consulting, project number 256034 (Appendix A).

The existing lot is currently un-serviced however there is a 100mm cement lined cast iron main that runs along the northern side of William Street. There are 2 fire plugs connected to the 100mm water main in the vicinity of the development, one near the intersection of Munday Street and one outside 102 William Street

2.2. Demand / Sizing

TasWater's supplement to Water Supply Code of Australia (WSA-03) specifies two methods to determine the required flow rate of a development depending on the number of equivalent tenements.

For developments under 100 ET, the probable simultaneous Demand (PSD) method, outlined in AS3500.1 Plumbing and Drainage – Part 1: Water Services, should be used.

Appendix A of TasWater's supplement to WSA-03 provides equivalent tenements (ET) for various residential, commercial and industrial developments. The supplement states 1 ET per lot for residential lots. This development has 4 lots.

The probable simultaneous flow rate for varying ET's (or dwellings) can be found in Table 3.2.3 of AS3500.1. For developments of 4 ET, a minimum flow rate of 1.03 L/s should be used. A residual pressure of 350kPa is required at the connection.

The existing fire plugs can service the proposed development.

2.3. Sizing

Given each lot will be a standard residential lot under 1500m², a 20mm water connection and water meter for each lot serviced off the 100mm main in William Street would be sufficient for this development, however based on the sizes of Lots 1 and 2, further development is possible and as such, 25mm water connections and water meters have been proposed for these lots.

3. SEWER INFRASTRUCTURE

3.1. Sewer Introduction

This report should be read in conjunction with the development application drawings prepared by Collective Consulting, project number 256034 (Appendix A).

The existing lot is not serviced by TasWater's infrastructure. An existing DN150 uPVC sewer main runs along the southern boundary of William Street which can service this development. There is also a DN300 trunk main running down William Street, however this asset will not be utilised for this development.

3.2. Demand

Water Services Association of Australia – Sewerage Code of Australia (WSA 02) specifies the method to determine the average flow and peak flow of a development.

- The average dry weather flow (ADWF) = $0.0021 \times EP$ and
- Peak dry weather flow (PDWF) = $d \times ADWF$
- EP = Equivalent population = $ET \times 3.5$

Appendix A of TasWater's supplement to WSA-03 provides equivalent tenements (ET) for various residential, commercial and industrial developments. The supplement states 1ET's per lot for residential lots. This development has 4lots.

Based on ET of 4,

- EP = $3.5 \times 4 = 14$
- ADWF = $0.0021 \times 14 = 0.029 \text{ L/s}$

From Appendix C of WSA 02

- $d = 0.01(\log A)^4 - 0.19(\log A)^3 + 1.4(\log A)^2 - 4.66\log A + 7.57$, where A is the land area.
- $A = 3,987\text{m}^2$
- $d = 9.66$
- PDWF = $9.66 \times 0.029 = 0.28 \text{ L/s}$

3.3. Sizing

For sewer lines on gradients of 1.67% or steeper, the maximum ET for a DN150 is 275. Thus, a DN150 sewer pipe is sufficient to service this development.

4. STORMWATER MANAGEMENT

4.1. Stormwater Introduction

This report should be read in conjunction with the Development Application drawings prepared by Collective Consulting project number, 256034 (Appendix A).

The stormwater drainage system on the development application documents in Appendix A, has been prepared with reference to the State Stormwater Strategy and the Tasmanian Planning Scheme – Brighton. The purpose of this report is to supplement the aforementioned documents to show compliance with the council and state policies and to ensure that the councils' downstream infrastructure and adjacent properties will not be negatively affected by the development.

4.1.1. Design Storm Events and Climate Effects

- Major Design Storm Event, 1% AEP
- Minor Design Storm Event, 5% AEP
- Climate Change Allowance as per AR&R scenario SSP 3-7.0 for the year 2100 equating to a maximum 66% increase in rainfall.

4.1.2. Stormwater Quality Targets

This development does not meet any of the exemptions stated within the Stormwater Strategy. As such the following Stormwater Quality Targets are allowed for: -

- 90% reduction in the average annual load of litter/gross pollutants based on typical urban stormwater concentrations; AND
- 80% reduction in the average annual load of total suspended solids (TSS) based on typical urban stormwater TSS concentrations; AND
- 45% reduction in the average annual load of total phosphorus (TP) based on typical urban stormwater TP concentrations; AND
- 45% reduction in the average annual load of total nitrogen (TN) based on typical urban stormwater TN concentrations.

4.2. Pre-development Hydrology

The existing property is a 3,987m² grassland site on the edge of a suburban area. The site in its predevelopment state consists of grasslands, shrubs and trees. The existing topography has a time of concentration of approximately 10 minutes. The existing lot has an overland flow path to the north-east towards the rail corridor.

The subdivision sits within a wider catchment area which discharges through twin DN375 concrete culverts under the rail line to the east of the development. This area is divided into two sub-catchments (see image 1 below).

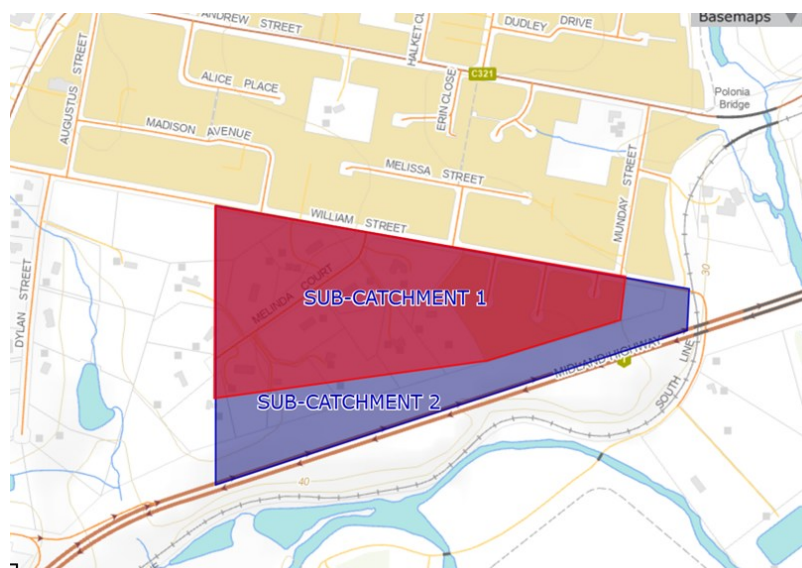


Image 1: Sub-catchments analysed in DRAINS model

Sub-catchment 1 comprises mostly of developed land where runoff is concentrated in an underground pipe network. This runoff is mostly directed away from the twin DN375 concrete culverts via the underground network to the north of the site, however more extreme events cause overflow from William Street to continue on to the twin DN375 concrete culverts.

Sub-catchment 2 comprises of the existing green field site and an area to the north of the midland highway. The runoff in this area concentrates in an open drain / valley which currently flows through the development site and on to the twin DN375 concrete culverts. This open drain / valley has been created as a result of excess spoil from the construction of the Brighton Bypass (Midlands Highway). As part of this development the design team is liaising with State Growth to reshape the 'shoulders' of the Midlands Highway so that all of the fill is within the Midlands Highway road reserve. This 'reshaping' will allow the construction of an open drain within the road reserve to ensure the overland flows currently running through the site (majority of which comes from the Midlands Highway) is contained within the road reserve.

The 1% AEP overland flow and discharge through the rail corridor in the pre-developed state for the critical storm event (45 minute) is 0.983L/s. The twin culverts are at capacity and transfer 461L/s of the flow under the rail line and 520L/s overtop the rail line, the remainder is dammed behind the rail line.

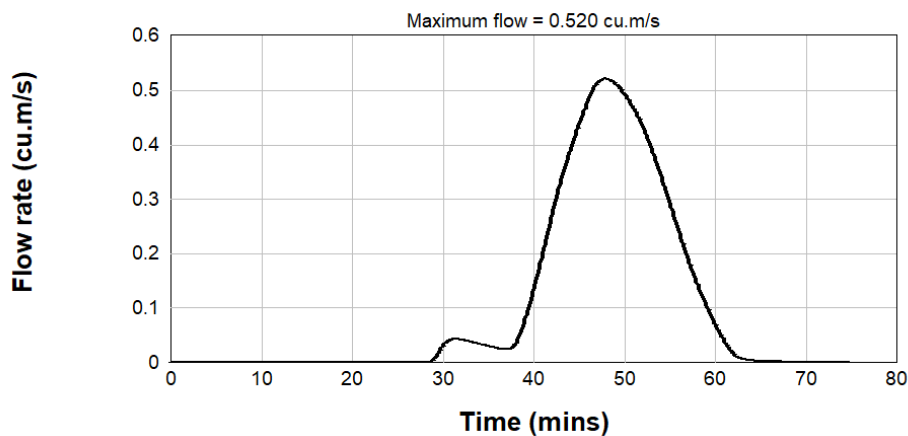


Image 2: Twin Culvert Overflow Critical Storm Hydrograph – Pre-development.

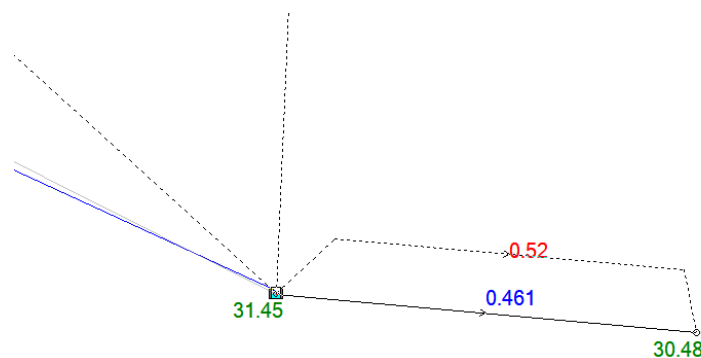


Image 3: Twin Culvert Discharge Flows – Pre-development.

4.3. Post Development Stormwater Runoff

All lots, kerbs and nature strips of the developed area will discharge into a new underground network to be installed on the southern side of the William Street. This network will discharge through a headwall into a formed open drain in the Midlands Highway road reserve east of the lots. The open drain / valley that currently exists within the development site will be realigned so that concentrated flows are contained within the Midland Highway road reserve to the south of the new lots. Flows will converge together before discharging through the existing twin culverts under the rail line.

Watercom Drains has been used to design the post developed scenario utilising an initial loss / continual loss (IL/CL) model. The modelling for the post development flows was undertaken based on a theoretical impervious area of 80% of the lot sizes. This is to account for the possibility of unit developments including roofed and driveway areas. The major storm events (1%) have been the basis of the design.

The modelling shows that the proposed development will slightly reduce the impact on the new open drains and the existing twin culverts for the critical storm event. This is due to the 'quick release' of the critical storm from the proposed development discharging through the open drains and twin culverts before the runoff from the Midlands Highway reaches the open drains. The flows overtopping the rail line has reduced from 520L/s to 506 L/s.

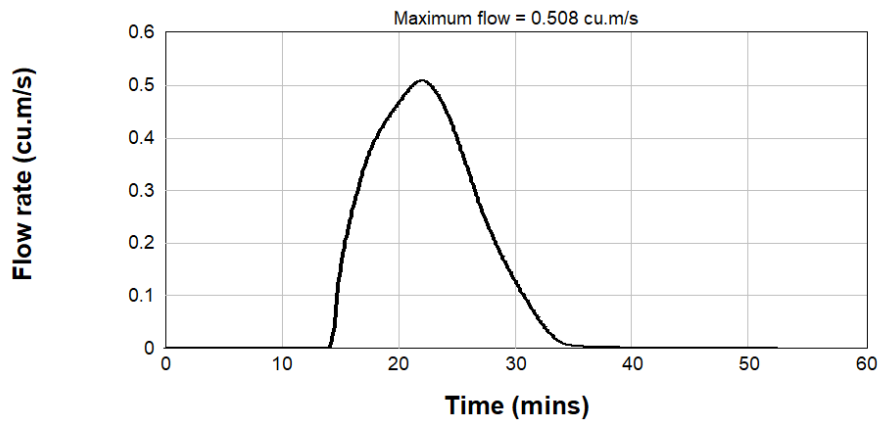


Image 4: Twin Culvert Overflow Critical Storm Hydrograph – Post-development.

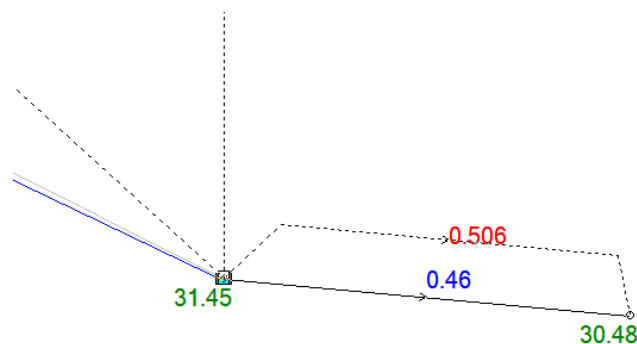


Image 5: Twin Culvert Discharge Flows –Post-development.

The new open drains within the Midlands Highway road reserve will be designed to cater for the critical 1% storm event.

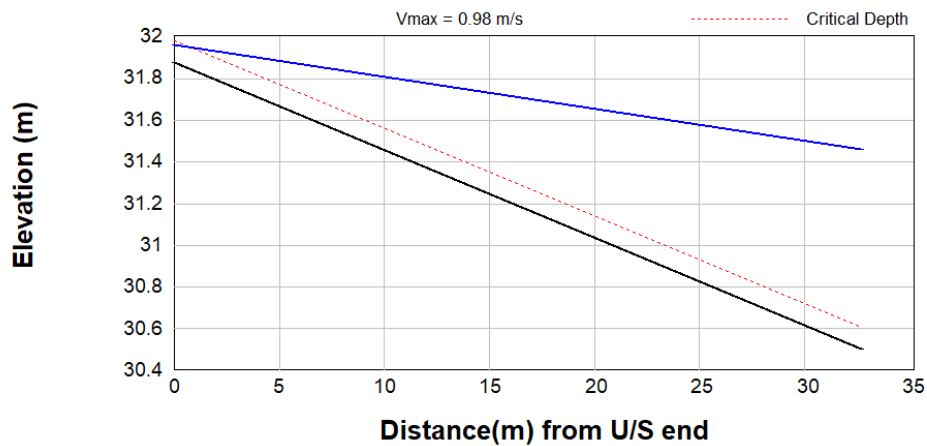


Image 6: Open Drain Long Section – Maximum 1% depth.

4.4. Stormwater Treatment

Along with stormwater volume management, stormwater quality management through treatments is an essential part of the stormwater design. Each development relies on the networks of stormwater infrastructure downstream to manage the runoff impacts. Effective water quality treatments as the source collection points are essential in improving water quality and minimising the potential harm caused to waterways, estuaries and the ocean environments.

Stormwater treatment is achieved through Water Sensitive Urban Design (WSUD). WSUD is as the integration of urban planning with the management, protection, and conservation of the urban water cycle, that ensures urban water management is sensitive to natural hydrological and ecological processes. The Environmental Protection Authority Tasmania (EPATAS) has prepared the State Stormwater Strategy (2010) which state the minimum stormwater quality targets as listed in 4.1.2 Stormwater Quality Targets.

Stormwater treatment is required for this development as it does not meet any of the exemptions as per clause 2.1 of the State Stormwater Policy.

Accordingly two options are available for this development

- Provision of stormwater treatment infrastructure within the Council-owned William st road reserve and/or the Crown Land; or
- Payment of a financial contribution to Brighton Council in lieu of installing a stormwater treatment system

4.5. Stormwater Summary

Stormwater runoff for the new lots will be captured and directed to new lot connections before discharging into the new open channel network and the existing twin DN375 culverts. The flows from the development will discharge to the twin culverts at a quicker rate than the pre-developed network allowing the higher flows from the critical events to pass under the rail line prior to flows from the rest of the catchment to flow through the open drains. As a result of the development, overtopping flows across the rail line are reduced.

5. APPENDICES

5.1. Appendix A – Collective Consulting Drawings 256034-C



BUSHFIRE ASSESSMENT REPORT

Proposed Subdivision (4 lots)

Address: Lot 1 William Street, Brighton TAS 7030

Title Reference: C.T.188954/1



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

VERSION – 1.0

Date: 22/02/2026



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

INTRODUCTION

1.1 Background

This Bushfire Assessment Report and associated Bushfire Hazard Management Plan (BHMP) has been prepared by James Rogerson of *JR Bushfire Assessments* on behalf of the proponent to form part of supporting documentation for the proposed subdivision of four lots at Lot 1 William Street, Brighton. Under the Tasmanian Planning Scheme – Brighton (TPS) and C13.0 Bushfire-Prone Areas Code it is a requirement that a subdivision application within a bushfire-prone area must accomplish a minimum Bushfire Attack Level (BAL) rating of BAL-19 for all future dwellings on newly formed allotments. This report also includes an associated BHMP which is also a requirement under C13.0.

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

1.2 Scope

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

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

1.3 Scope of BFP Accreditation

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



1.4 Limitations

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

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

1.5 Proposal

The proposal is for the subdivision of the current title C.T.188954/1 into 4 resultant titles. See proposal plan (Appendix B).

2 PRE-FIELD ASSESSMENT

2.1 Site Details

Table 1

Owner Name(s)	Homes Tasmania
Location	Lot 1 William Street, Brighton TAS 7030
Title Reference	C.T.188954/1
Property ID	9722805
Municipality	Brighton
Zoning	8 – General Residential
Planning Overlays	13 – Bushfire-prone Areas Code
Water Supply for Firefighting	The property is serviced by reticulated water. Two hydrants exist within the vicinity of the proposed development
Public Access	Access to the development is off William Street.
Fire History	Record fires within and surrounding the development from 2002-2003.
Existing Development	N/A

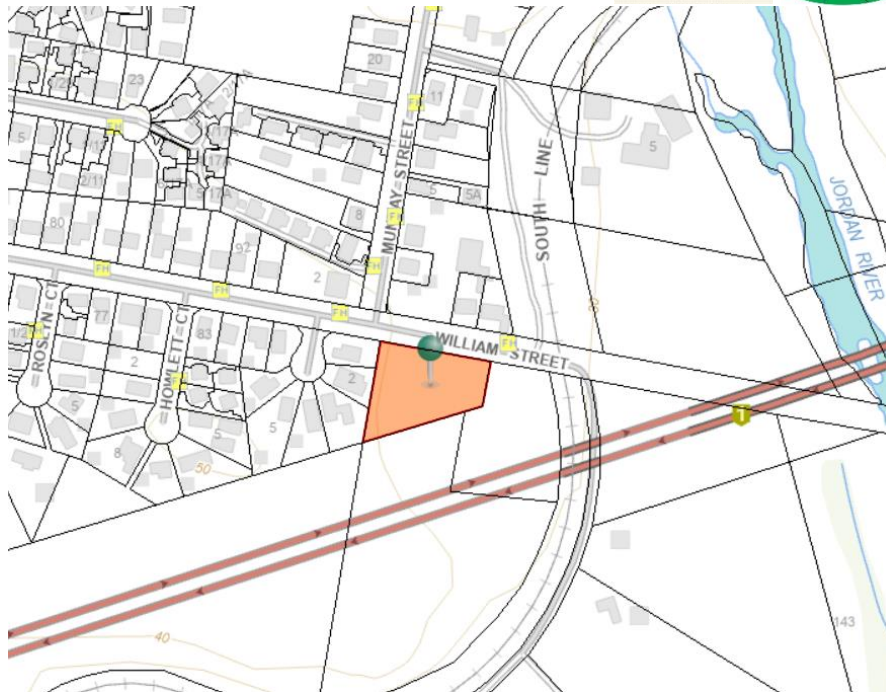


Figure 1 - Location of subject site and nearby hydrants. Source: The LIST, © State of Tasmania

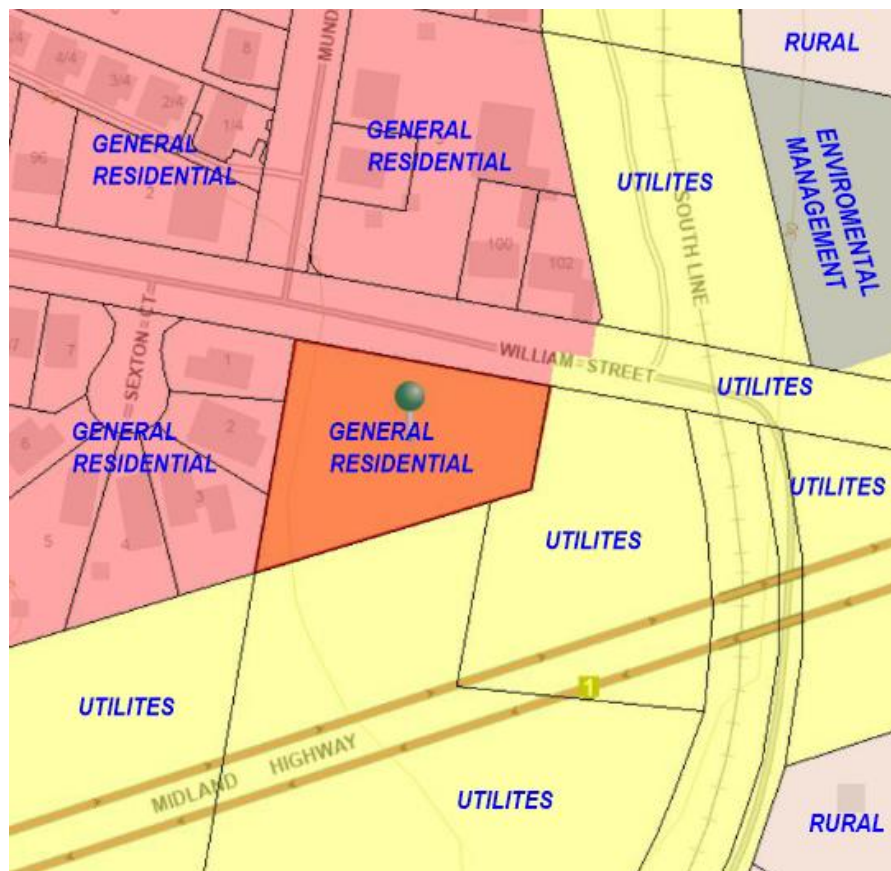


Figure 2 - Planning Scheme Zoning of site and surrounding properties. Source: The LIST, © State of Tasmania

2.2 TASVEG Live

There are 2 classified vegetation communities on the subject site, and one additional 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.

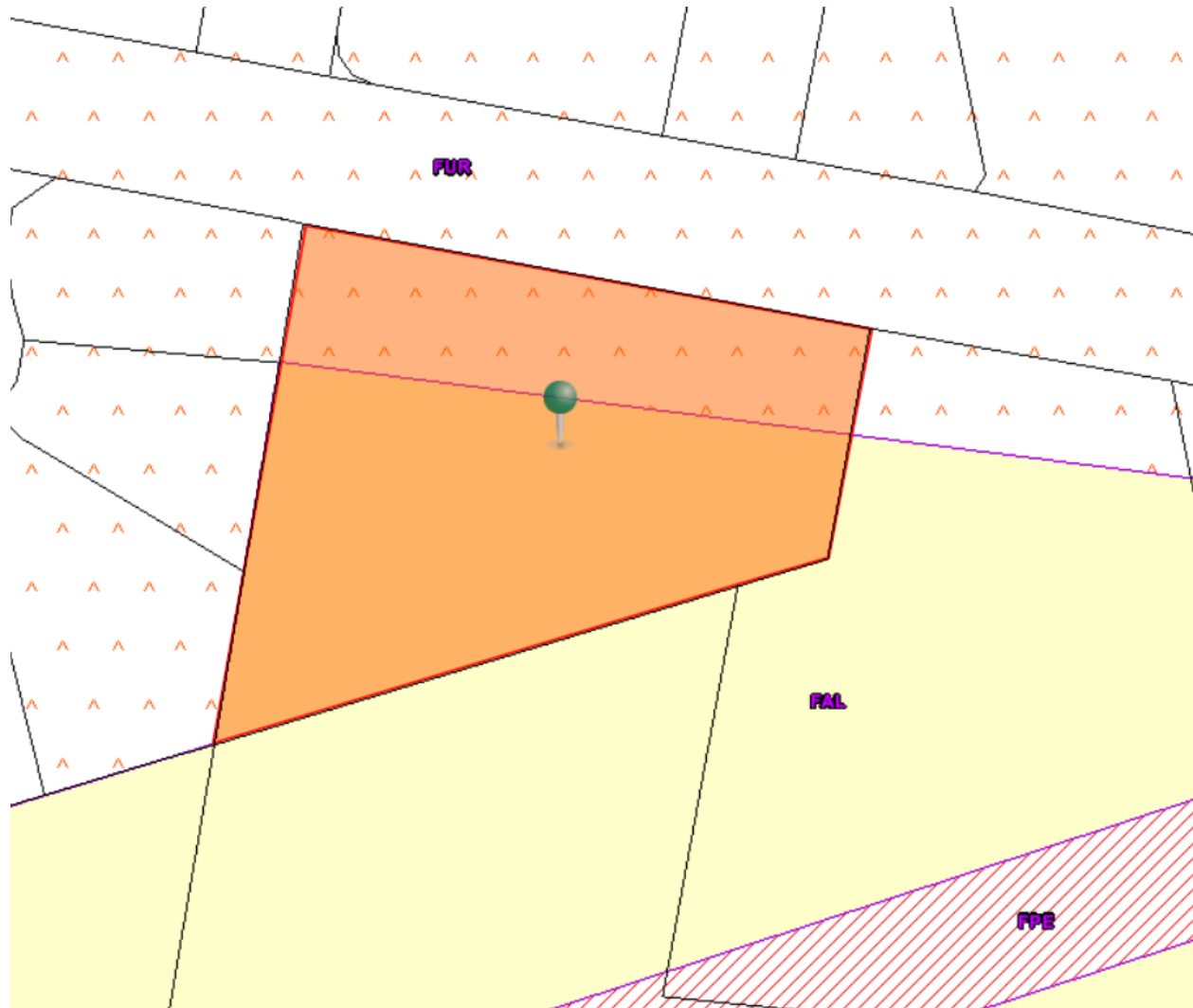


Figure 3 – TASVEG Live communities on subject site and surrounding land. FUR – Urban areas & FAL – Agricultural land & FPE – Permanent easements

3 SITE ASSESSMENT

The site assessment was conducted by James Rogerson (BFP-161) on the 17th of December 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. Additional threats are also from Forest southwest of 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, vacant, General Residential zoned property that is located at the southeastern area of the suburb of Brighton. The property is oriented north, northeast – south, southwest and is located on the south side of William Street. The property is surrounded by developed blocks to the north and west. Vacant land is to the west and south. The site north of the Midland Highway and borders the title the highway sits in. The site is to the west of the South Line and the Jordan River. The terrain within the property is gentle, sloping to the east. The land within the site is covered with unmanaged pasture grass. (See Figure 4 for slopes).

The unmanaged pasture grassy areas have the grass >100mm with minimal to nil 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 (across slope) is various developed, vacant, General Residential & utilities zoned properties. The developed General Residential zoned properties all consist of Class 1a dwellings, in addition to Class 10a sheds, landscaped areas, gardens and formed driveways. The land directly surrounding the dwellings 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. Further justification for the classified LOW THREAT VEGETATION for the 3 smaller properties in this aspect (100 William St, 102 William St & 1 Munday St is that they come under the Bushfire Hazard Advisory Note No 1 version 3 08/11/2017. (BHAN-01) from the Tasmanian Fire Service (TFS) website.

BHAN-01 states that vegetation may be assumed low threat vegetation if located on land that meets the following criteria:

- a) The land is zoned Inner Residential, General Residential or Village;
- b) The land within any given title has a maximum area of 1,500m²; or
- c) The vegetation is on land that is shown on a bushfire prone areas map, endorsed by the TFS, as not being within a bushfire prone area.

As the subject site meets a & b of the above it is justified that the site is classed as LOW THREAT VEGETATION.

The larger General Residential, developed property (3 Munday St) is well maintained outside of the POS. the grass backyard is regularly mowed and landscaped and is also therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018.



The Utilities zoned block (C.T.122892/1) is owned by the CROWN and the south railway line runs through this land. There is a gravel parking area west of the rail tracks and an old large steel structure. These are classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The remainder of this parcel is grassed, appearing unmanaged and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

EAST, SOUTHEAST OF THE TITLE BDY

To the east, southeast of the property (downslope >0°-5°) are various parcels that are zoned Utilities and owned by the CROWN and Brighton Council. In this aspect is the railway line, a portion of the Midland Highway and William Street Road. These areas are classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The remainder of the land in this direction is grassed, appearing unmanaged and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

SOUTH, SOUTHWEST OF THE TITLE BDY

To the south, southwest of the property (upslope, across slope & downslope >5°-10°) is a parcel owned by the CROWN with the Midland Highway passing through. The highway formation is classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The remainder of the land in this direction is grassed, appearing unmanaged and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

WEST, NORTHWEST OF THE TITLE BDY

To the west, northwest of the property boundary (upslope) are various developed, General Residential zoned properties, all consisting of Class 1a dwellings, Class 10a sheds, landscaped areas, gardens and formed driveways. All of these properties are used as POS, due to the small area of the land and are therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. Further justification for LOW THREAT VEGETATION is that all of these properties can be covered under BHAN-01 as per above, as they're zoned General Residential and <1500m².

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

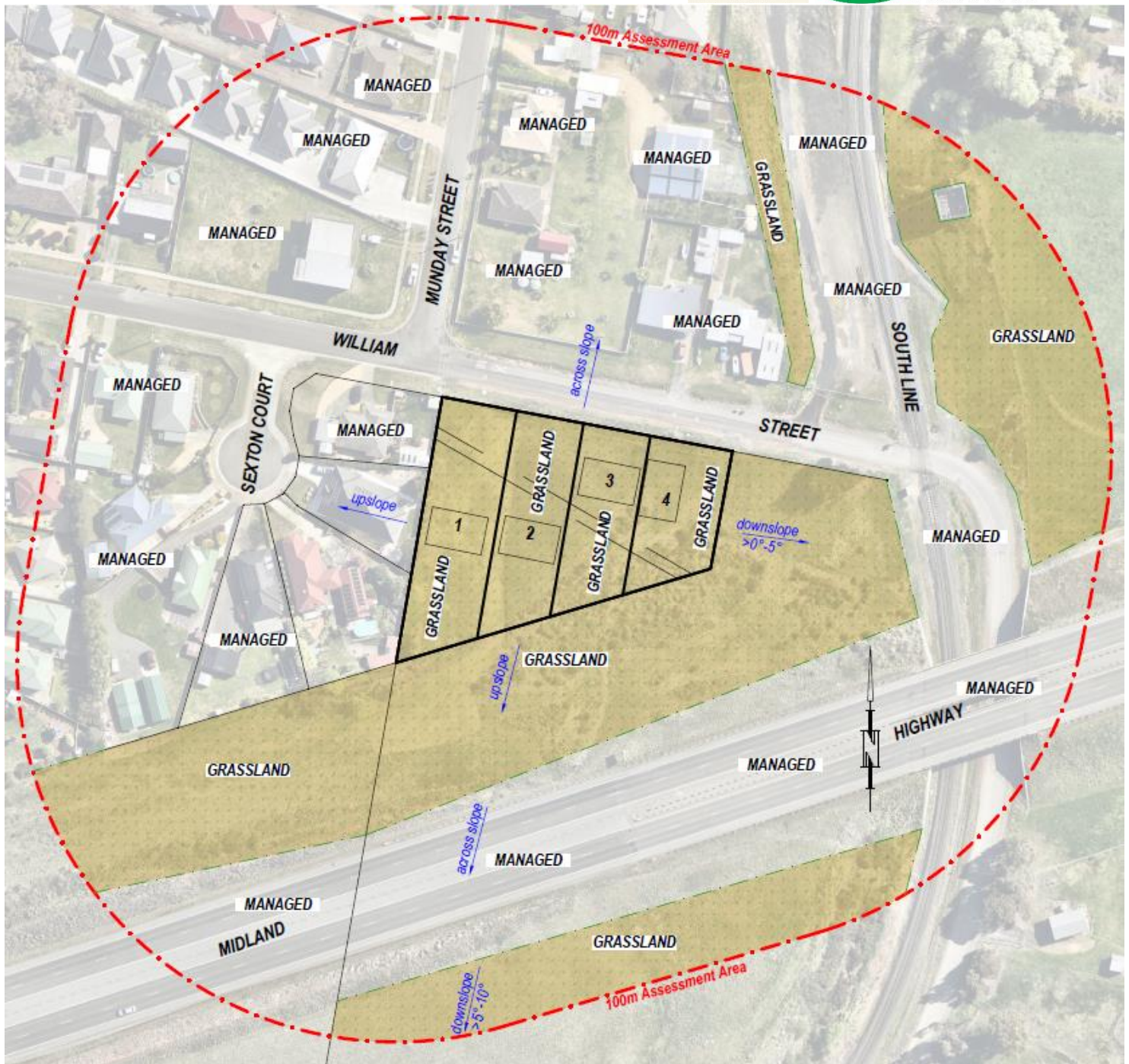


Figure 4 classified vegetation (within 100m of site) and existing separation from bushfire-prone vegetation (not to scale)

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	N, NE	E, SE	S, SW	W, NW
Vegetation Classification	GRASSLAND MANAGED	GRASSLAND	GRASSLAND MANAGED	GRASSLAND MANAGED
Existing Horizontal distance to classified vegetation	0m-29m (G)	0m-100m (G)	0m-71m (G)	0m-2m (G)
Effective Slope under vegetation	Across slope	Downslope >0°-5°	Upslope	Upslope
Exemption				
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	10m	11m	10m	10m
Separation distances to achieve BAL-12.5	14m	16m	14m	14m
Current BAL rating	BAL-FZ			

LOT 2 – VACNT (Building Area per Survey Plan)				
DIRECTION OF SLOPE	N, NE	E, SE	S, SW	W, NW
Vegetation Classification	GRASSLAND MANAGED	GRASSLAND	GRASSLAND MANAGED	GRASSLAND MANAGED
Existing Horizontal distance to classified vegetation	0m-28m (G)	0m-94m (G)	0m-62m (G)	0m-22m (G)
Effective Slope under vegetation	Across slope	Downslope >0°-5°	Upslope	Upslope
Exemption				
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	10m	11m	10m	10m
Separation distances to achieve BAL-12.5	14m	16m	14m	14m
Current BAL rating	BAL-FZ			



	LOT 3 – VACNT (Building Area per Survey Plan)			
DIRECTION OF SLOPE	N, NE	E, SE	S, SW	W, NW
Vegetation Classification	GRASSLAND MANAGED	GRASSLAND	GRASSLAND MANAGED	GRASSLAND MANAGED
Existing Horizontal distance to classified vegetation	0m-9m (G)	0m-71m (G)	0m-70m (G)	0m-40m (G)
Effective Slope under vegetation	Across slope	Downslope >0°-5°	Upslope	Upslope
Exemption				
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	10m	11m	10m	10m
Separation distances to achieve BAL-12.5	14m	16m	14m	14m
Current BAL rating	BAL-FZ			

	LOT 4 – VACNT (Building Area per Survey Plan)			
DIRECTION OF SLOPE	N, NE	E, SE	S, SW	W, NW
Vegetation Classification	GRASSLAND MANAGED	GRASSLAND	GRASSLAND MANAGED	GRASSLAND MANAGED
Existing Horizontal distance to classified vegetation	0m-6m (G)	0m-58m (G)	0m-58m (G)	0m-56m (G)
Effective Slope under vegetation	Across slope	Downslope >0°-5°	Upslope	Upslope
Exemption				
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	10m	11m	10m	10m
Separation distances to achieve BAL-12.5	14m	16m	14m	14m
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:

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

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

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

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

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

BAL ratings are as stated below:

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

4 BUSHFIRE PROTECTION MEASURES

4.1 Hazard Management Areas (HMA)

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

Compliance to C13.6.1

The building areas within all 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.

All 4 lots are to be used as an HMA. The HMA’s for each lot is to be implemented prior to occupancy of future habitable dwellings.

Interim HMA’s are also to be used on each block until adjacent blocks are sold. Interim HMA’s are to be implemented by the developer until the adjacent lots are sold to new owners.

Minimum separation distances for each lot are stated below.

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

LOT 2 – Separation Distances (Building Area per Survey Plan)				
Aspect	N, NE	E, SE	S, SW	W, NW
BAL-19	10m	11m	10m	10m
BAL-12.5	14m	16m	14m	14m

LOT 3 – Separation Distances (Building Area per Survey Plan)				
Aspect	N, NE	E, SE	S, SW	W, NW
BAL-19	10m	11m	10m	10m
BAL-12.5	14m	16m	14m	14m

LOT 4 – Separation Distances (Building Area per Survey Plan)				
Aspect	N, NE	E, SE	S, SW	W, NW
BAL-19	10m	11m	10m	10m
BAL-12.5	14m	16m	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 William Street. The road is public, is of bitumen seal and maintained by the Council. William Street 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:

Currently there is no proper access to the property. A small gate and pull off exists in front of proposed Lot 4.



Figure 5 – Existing access to the site

Compliance to C13.6.2

All lots

Access to all lots will be <30m and access isn't required for a fire appliance. Therefore, there are no design and construction requirements, and all lots will comply with the Acceptable Solution A1 and C13.6.2.

4.3 Water Supply for Fire Fighting

Current Conditions:

Site assessment confirmed the development is serviced by reticulated water. Two hydrants exist in William Street within the vicinity of the development.



Figure 6 – Ex hydrant (east most hydrant on William St)



Figure 6.1 – Ex hydrant (west most hydrant on William St)



Compliance to C13.6.3

All lots

The building areas within all lots are within 120m (hose lay) of a hydrant and are therefore compliant with C13.6.3 A1 (b) and Table C13.4.

4.4 Construction Standards

Future habitable 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 <i>Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas</i>. The BHMP demonstrates that all lots can accommodate a minimum BAL rating of BAL-19. The HMAs for all lots to be implemented prior to occupancy of future habitable dwellings. Interim HMA's to be implemented by the developer until adjacent lots are sold. 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. All lots do not require design or construction requirements, as they will all be <30m and not required for a fire appliance.
C13.6.3 A2 Provision of water supply for firefighting purposes.	The building areas within all lots are within 120m (hose lay) of a hydrant. 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 all lots**. Providing compliance with measures outlined in the BHMP (Appendix C) and sections 4 & 5 of this report.

Recommendations:

- The HMAs within all lots to be implemented prior to occupancy of future habitable dwellings per section 4.1 of this report and the BHMP (Appendix C).
- Interim HMA's be implemented by the developers and maintained until adjacent lots are sold.
- Clarence 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 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 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 7 – Grassland fuel within the property, view facing E, SE



Figure 8 – Grassland fuel within the property, view facing NE



Figure 9 – Managed land within Sexton Court, west of the property, view facing S, SW



Figure 10 – Managed land north, northeast of the property, view facing NE



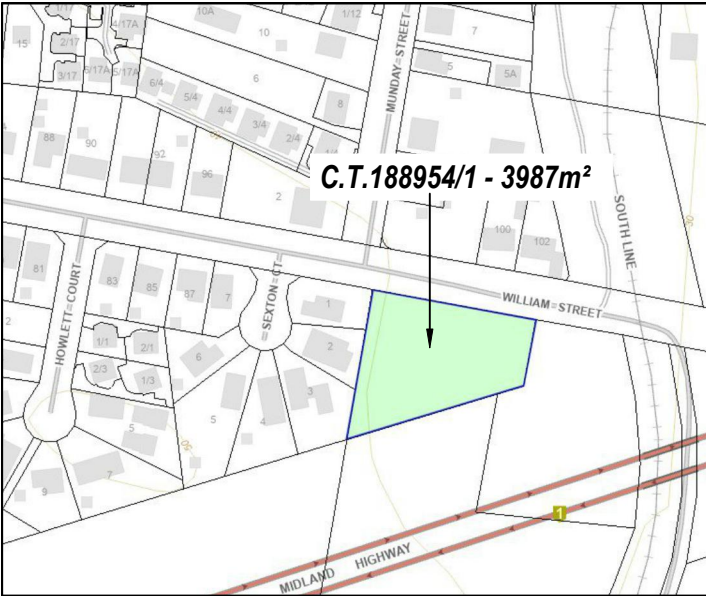
Figure 11 – Grassland fuel and managed land (highway) southeast of the property, view facing E, SE



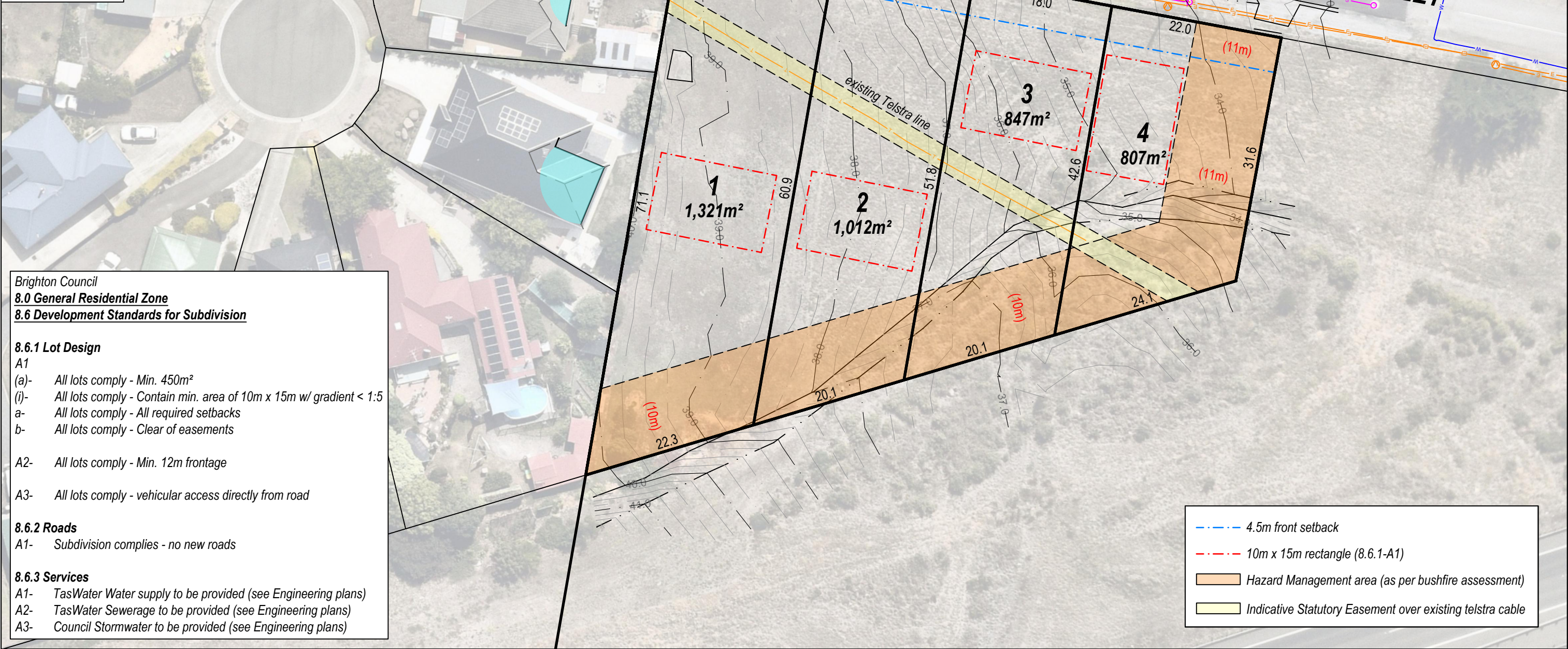
Figure 12 – Grassland fuel east of the site, view facing E, SE



9 APPENDIX B – SUBDIVISION PROPOSAL PLAN



LOCATION PLAN



Brighton Council
8.0 General Residential Zone
8.6 Development Standards for Subdivision

8.6.1 Lot Design
A1
(a)- All lots comply - Min. 450m²
(i)- All lots comply - Contain min. area of 10m x 15m w/ gradient < 1:5
a- All lots comply - All required setbacks
b- All lots comply - Clear of easements

A2- All lots comply - Min. 12m frontage

A3- All lots comply - vehicular access directly from road

8.6.2 Roads
A1- Subdivision complies - no new roads

8.6.3 Services
A1- TasWater Water supply to be provided (see Engineering plans)
A2- TasWater Sewerage to be provided (see Engineering plans)
A3- Council Stormwater to be provided (see Engineering plans)

E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.



**ROGERSON
& BIRCH
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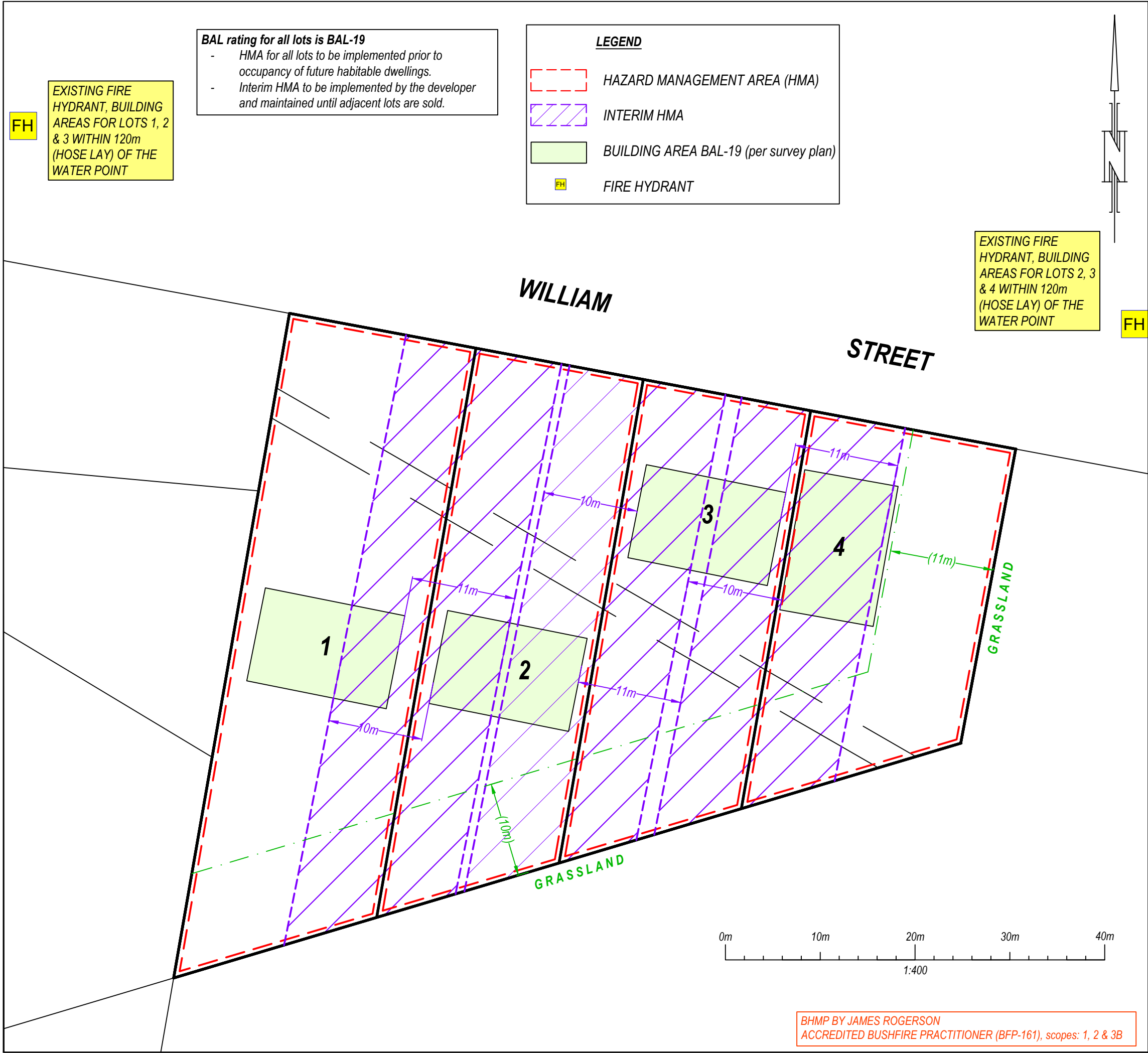
OWNER: Homes Tasmania
TITLE REFERENCE: C.T.188954/1
LOCATION: Lot 1 William Street
BRIGHTON

Proposed Subdivision

Date: 20-2-2026	Reference: HOMES07 16062-10
Scale: 1:500 (A3)	Municipality: Brighton



10 APPENDIX C – BUSHFIRE HAZARD MANAGEMENT PLAN





ROGERSON & BIRCH
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BUSHFIRE HAZARD MANAGEMENT PLAN

LOCATION:	Lot 1 William Street, Brighton TAS 7030
TITLE REFERENCE:	C.T.188954/1
PROPERTY ID:	9722805
MUNICIPALITY:	Brighton
DATE:	26th of February 2026 (v1.0)
SCALE: 1:400 @ A3	REFERENCE: HOMES07

REQUIREMENTS

1. HAZARD MANAGEMENT AREAS (HMA)

1.1. HMA to be established to distances indicated on this plan and as set out in Section 4.1 of the Bushfire Hazard Report.

1.2. Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future dwellings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of wind borne sparks and embers reaching buildings; and to halt or check direct flame attack.

1.3. Some trees can be retained provided there is horizontal separation between the canopies; and low branches are removed to create vertical separation between the ground and the canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.

1.4. No trees to overhang houses to prevent branches or leaves from falling on the building.

1.5. Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.

1.6. Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).

2. CONSTRUCTION STANDARDS

2.1. Future dwellings within the specified building areas to be designed and constructed to BAL ratings shown on this plan in accordance with AS3959:2018 at the time of building approval

2.2. Future outbuildings within 6m of a class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.

3. PUBLIC AND FIRE-FIGHTING ACCESS REQUIREMENTS

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

4. RETICULATED WATER SUPPLY

4.1 The reticulated water supply must be;

- Consistent with the specifications outlined in section 4.3 of the Bushfire Report.



JR
Bushfire
Assessments

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

This plan is to be read in conjunction with the preceding *Bushfire Assessment Report "Proposed Subdivision (4 lots) Lot 1 William Street, Brighton" dated 22/02/2026.*



11 APPENDIX D – PLANNING CERTIFICATE

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

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

Street address:

Lot 1 William Street, Brighton TAS 7030

Certificate of Title / PID:

C.T.188954/1 / 9722805

2. Proposed Use or Development

Description of proposed Use and Development:

SUBDIVISION (4 LOTS) OF C.T.188954/1

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	20/02/2026	10
BUSHFIRE HAZARD REPORT – LOT 1 WILLAIM STREET, BRIGHTON	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	22/02/2026	1.0
BUSHFIRE HAZARD MANGAEMENT PLAN– LOT 1 WILLAIM STREET, BRIGHTON	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	26/02/2026	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	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.5.1 A2 / C13.5.1 A2	
☐	E1.5.1 A3 / C13.5.1 A2	

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

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

☐	E1.6.1 A1(c) / C13.6.1 A1(c)	
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☐	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.
☐	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)	
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	

5. Bushfire Hazard Practitioner

Name:

JAMES ROGERSON

Phone No:

0488372283

Postal
Address:

UNIT 1-2 KENNEDY DRIVE,
CAMBRIDGE PARK

Email
Address:

JR.BUSHFIREASSESSMENTS@G
MAIL.COM

Accreditation No:

BFP – 161

Scope:

1, 2, 3B

6. Certification

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

- ☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- ☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate for lot 3.

Signed:
certifier



Name:

JAMES ROGERSON

Date:

26/2/2026

Certificate
Number:

(for Practitioner Use only)

Submission to Planning Authority Notice

Application details

Council Planning Permit No. SA 2026 / 00009
Council notice date 12/03/2026
TasWater Reference No. TWDA 2026/00244-BTN
Date of response 19/03/2026
TasWater Contact Huong Pham
Phone No. 0427 471 748

Response issued to

Council name BRIGHTON COUNCIL
Contact details development@brighton.tas.gov.au
Development details
Address LOT 1 WILLIAM ST, BRIGHTON
Property ID (PID) 9722805
Description of development Subdivision – 4 lots

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Rogerson & Birch Surveyors	HomeS07 16062-10	A	27/02/2026
Collective Consulting	256034 sheet C501	A	13/02/2026

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) and sewerage system and 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 commencing construction of the subdivision, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

4. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.

Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.

DEVELOPER CHARGES

5. Prior to TasWater issuing a Consent to Register a Legal Document, the applicant or landowner as the case may be, must pay a developer charge totalling \$10,542 to TasWater for water and sewerage infrastructure for 3 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 \$417.63 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.

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 –

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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.

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TasRail Standard Notes

TasRail values co-operative relationships with adjoining landowners. Our objective is to ensure the safety of our operations, people and assets. Your assistance in helping us achieve these outcomes is appreciated, as is your prompt attention to the matters set out below.

1. Where a building or other development is proposed to be located at a setback distance less than 50 metres from the boundary of the rail corridor, the occupants are likely to be exposed to train horn noise and vibration, noting that TasRail Freight Rail Services operate 24/7 and the configuration, frequency and time of these services is subject to change at any time.
2. Appropriate due diligence should be undertaken to inform residents/tenants of potential exposure to train horn noise and vibration, particularly in relation to building design, material specifications and lifestyle. The train horn is a safety device that is required to be sounded twice per level crossing being on approach and on entry. The minimum duration of each train horn blow is one second. The train driver also has the discretion to sound the horn at any time he/she perceives a risk.
3. Using or creating an unlicensed railway crossing or stock crossing is unsafe and strictly prohibited. Rail Safety National Law requires all private crossings to be subject to an interface agreement (licence). Where a privately owned property interfaces with a rail crossing and/or State Rail Network land please contact property@tasrail.com.au to discuss the necessary authorisations and licencing process.
4. Stormwater or effluent is not permitted to be discharged onto rail land or into the rail drainage system. Should there be a requirement for a service or asset to be installed on rail land in order to connect into an authorised stormwater or other outlet, a separate TasRail Permit is required and will only be approved subject to terms and conditions (costs apply). A Permit Application Form is available by contacting property@tasrail.com.au. A person who owns or occupies land adjoining the rail network must not, without the written consent of TasRail do anything to concentrate the natural drainage of the adjoining land onto the rail network, or to increase, impede or redirect natural drainage in and around the rail network, or cause or allow effluent from the adjoining land to flow, drain, seep or otherwise discharge onto the rail network. A failure to comply with this requirement may lead to TasRail taking action to recover costs from the landowner in accordance with s45 of the *Rail Infrastructure Act 2007*.
5. Any excavation within 3 metres of the rail boundary line requires a separate TasRail Permit from property@tasrail.com.au in accordance with s44 of the *Rail Infrastructure Act 2009*. A minimum of seven (7) business days' notice is required, but earlier engagement is recommended.
6. Rail land is not for private use and should not be encroached for any purpose including for gardens, storage, keeping of animals etc. Dumping of rubbish including green waste into the rail corridor is not permitted.
7. No obstruction, installation or works of any kind are permitted inside railway land for any purpose including for structures, unauthorised vehicles, drainage, water pipes, stormwater discharge, electrical or service infrastructure, storage of materials, vegetation clearing, inspections etc. Consideration should also be given to the orientation and siting of above ground structures on adjoining land as well as landscaping to ensure there is no potential to obscure or obstruct the line of sight with respect to a railway crossing. A failure to comply with this requirement may lead to TasRail taking action to recover costs from the landowner in accordance with s45 of the *Rail Infrastructure Act 2007*.
8. TasRail may remove and dispose of unauthorised/unlawful service infrastructure and take such other action as it sees fit. In accordance with s33 of the *Rail Infrastructure Act 2007* TasRail may recover its costs of doing so as a debt due to TasRail from that person and retain if applicable any proceeds of disposal.

9. No persons should enter rail land for any reason without formal authorisation from TasRail in the form of a TasRail Permit issued by property@tasrail.com.au
10. Rail Corridors are exempt from the Boundary Fences Act.