



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

SA2025/025

LOCATION OF AFFECTED AREA

**251 GLENSTONE ROAD, LOT 1/221 GLENSTONE ROAD & LOT 5/221
GLENSTONE ROAD, BRIDGEWATER**

DESCRIPTION OF DEVELOPMENT PROPOSAL

**SUBDIVISION (2 LOTS & BALANCE) BOUNDARY ADJUSTMENT &
ASSOCIATED INFRASTRUCTURE**

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 **02/09/2026**. 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



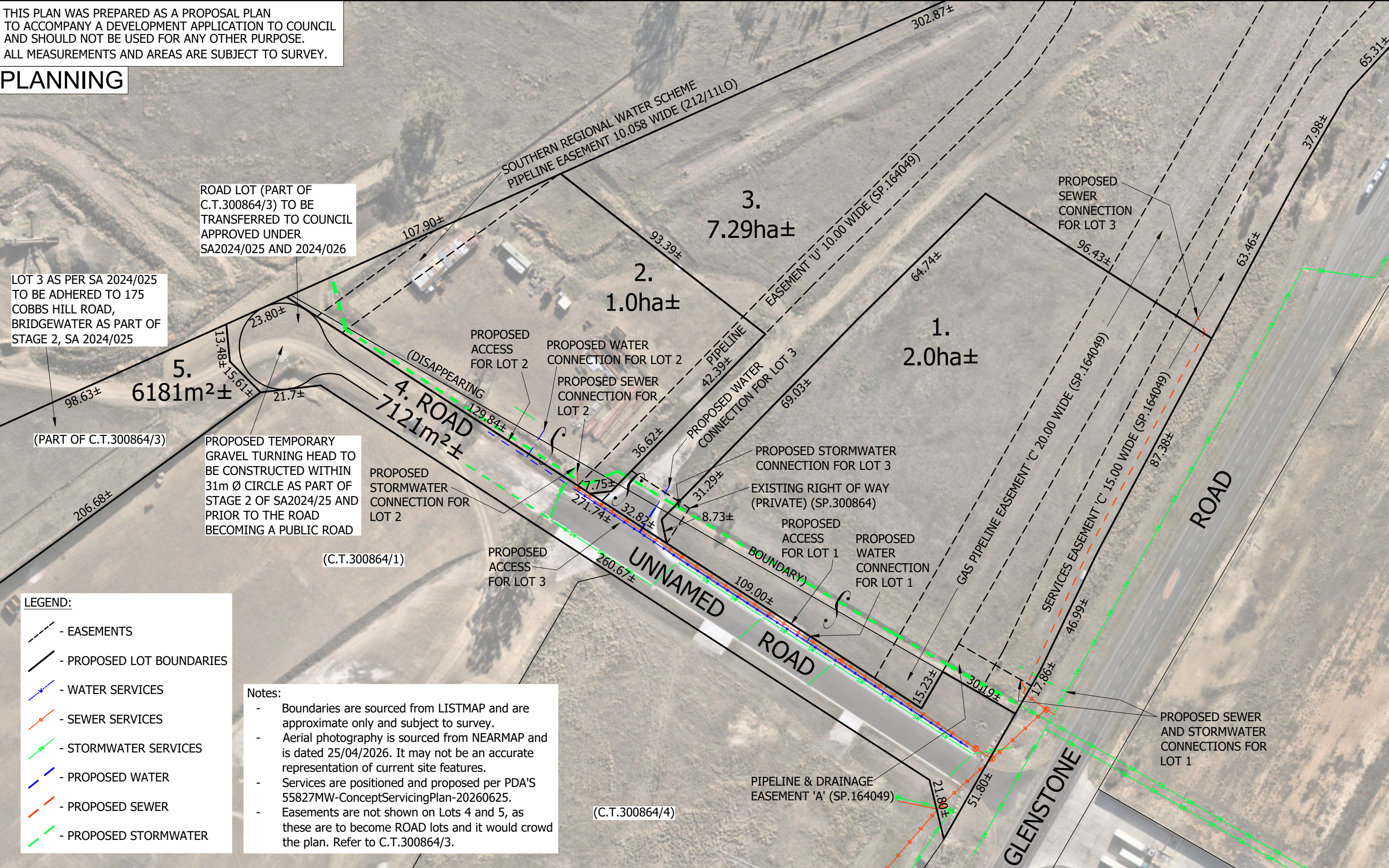
Brighton
going places

PLANNING



THIS PLAN WAS PREPARED AS A PROPOSAL PLAN
TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL
AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

PLANNING





July 2025

PLANNING REPORT

**Subdivision of the land - 2 lots, 2 balance lots
and 1 road lot**

221 & Lot 2 Glenstone Road BRIDGEWATER



Prepared by
Woolcott Land Services Pty Ltd
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Rev.no	Description	Date
1	Draft	30 June 2025
2	Final	8 July 2025
3	Review	27 October 2025
4	Review	9 December 2025

References

There are no sources in the current document.

Annexures

Annexure 1 Copy of title and folio plan
Annexure 2 Proposal plan

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1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

Proposed development
Adjustment of a boundary (7.3).
Subdivision of the land – 2 lots and balance

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal Plan	Arthur Moehrke Surveys Pty Ltd
Bushfire Assessment	Woolcott Land Services

2. Subject site and proposal

2.1 Site details

Address	Lot 2 Glenstone Road, Bridgewater TAS 7030 <i>Unit 1 221 Glenstone Road, Bridgewater TAS 7030</i> <i>Unit 5 221 Glenstone Road, Bridgewater TAS 7030</i>
Property ID	9429898 <i>9127843</i> <i>9127844</i>
Title	181190/2 <i>185369/1</i> <i>185369/5</i>
Land area	10.07ha and 11ha (as a total)
Planning Authority	Brighton Council
Planning Scheme	Tasmanian Planning Scheme – Brighton
Covenants or Agreements on title	Southern regional water supply pipeline easement Gas pipeline easement Services/drainage/pipeline easements Wayleave easement Right of way easement

Application status	Discretionary application
Existing Vehicle Access	Existing access from Glenstone Road over CT. 185369/1 (ROW)
Zone	General Industrial
General Overlay	Brighton Industrial Hub Specific Area Plan
Overlays	Low landslip hazard band Waterway and coastal protection area Bushfire-prone areas Attenuation area – Bridgewater Quarry
Existing development	Subject site (181190/2) is vacant (excluding services and connections).
Existing services and infrastructure	
Water	Reticulated main – TasWater
Sewer	Reticulated main – TasWater
Stormwater	Reticulated main – Brighton

2.2 Proposal

The proposal will create 2 vacant lots and a balance lot (3 lots). The subject site is 181190/2 but includes a right of way access proposed over 185369/1 which is a strata lot. Both 185369/1 and 185369/5 use the existing access point from Glenstone Road.

The proposal includes a minor boundary adjustment between 185369/1 and 181190/2 to align the lots to the made vehicle access (made road). This is proposed under 7.3 of the Planning Scheme.

Lot	Frontage	Access	Area
1	No frontage	Via right of way over 185369/1	1.0ha
2	129.33m	Via right of way over 185369/1	2.0ha
Balance	Balance frontage to Glenstone Road	Via right of way over 185369/1	7.29ha

Notwithstanding, the strata title included to this application is to be converted to Torrens title (pending) but this will have no effect one way or the other on the proposed. The right of way easement will be carried over until such time as the road becomes a public asset. This application is made based on the titles at time of application.

2.3 Images



Figure 1 Aerial view of the subject site (Land Tasmania 2021)

2.4 Site description

The land is located at Lot 2 Glenstone Road and 221 Glenstone Road, Bridgewater. The lot at 221 Glenstone Road, at the time of application is a part of a strata title with CT. 185369/5 (Strata Corporation Number 185369). The proposed right of way to the new lots will be over this land. The lots associated with the strata title are in process of issue of title for freehold lots and the access way, while a right of way for the purpose of this application, will be made to be a public road, creating public access to all lots in due course.

The land is a part of an industrial estate known as Brighton Hub¹. Glenstone Road connects to Midland Highway, which is a major transport road and the Brighton Hub functions as freight and logistics centre for the greater Hobart area, including freight rail. The surrounding area also supports industrial

¹ <https://brightoncommunitynews.com.au/the-brighton-industrial-estate-is-now-the-brighton-hub/> (no date)

development according to the General Industrial Zone and the Brighton Industrial Hub Specific Area Plan, as applied under the Brighton local provisions schedule.

The adjoining land to the north west is zoned as Rural.

3. Zone and overlays

3.1 Zoning

The site is zoned General Industrial under the scheme and abuts the Utility (Roads) Zone and Rural Zone.

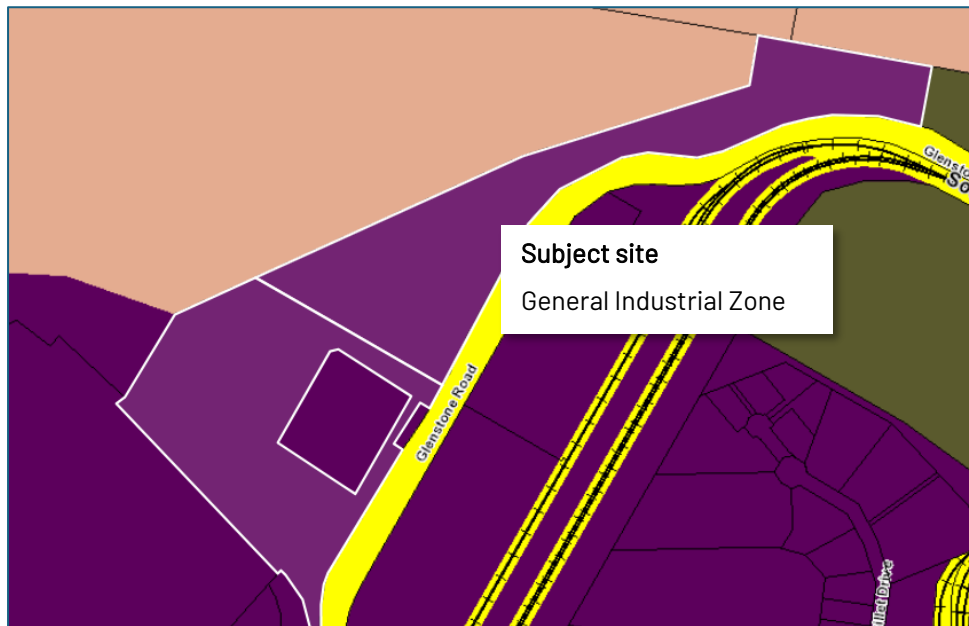


Figure 2 Zoning of the subject site and surrounding area (Land Tasmania 2021)

3.2 General Overlays

The subject site is within the Brighton Industrial Hub Specific Area Plan and the Bridgewater Quarry Specific Area Plan overlaps the site partially.

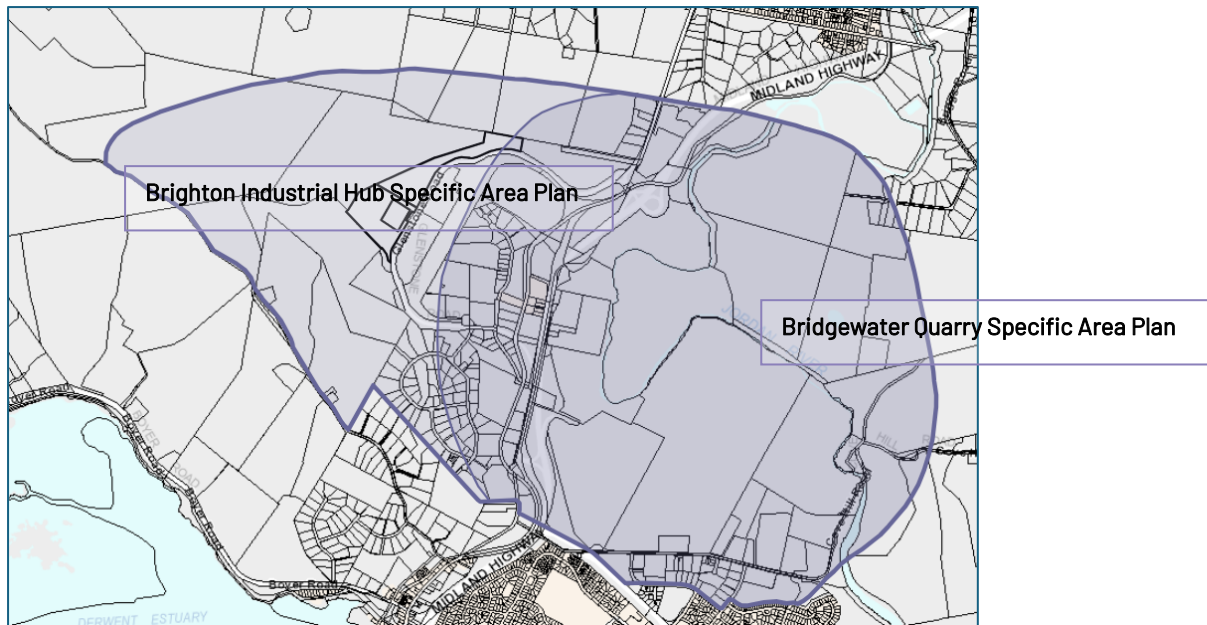


Figure 3 General overlays affecting the subject site (Land Tasmania 2021)

3.3 Overlays

The subject site is affected by several overlays. The landslip hazard bands (shown as yellow hatch) partially overlap the north boundary, the Waterway and coastal protection area overlay is shown as blue hatch and the Bushfire-prone area overlay affects the whole of site (red hatch).

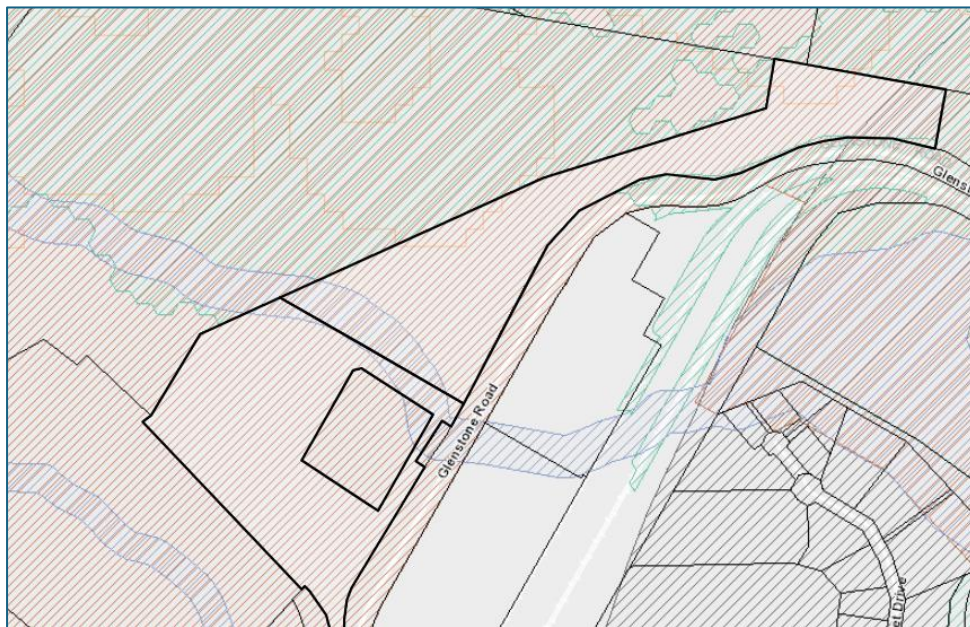


Figure 4 Overlays affecting the subject site (Land Tasmania 2021)

4. Planning Scheme Assessment

4.1 Zone assessment

BRI-S10.0 Brighton Industrial Hub Specific Area Plan

BRI-S10.1 Plan Purpose

BRI-S10.1.1	To protect the Brighton Industrial Hub from sensitive use establishing in the area.
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Response

The proposal is in accordance with the Plan Purpose.

7.3 Adjustment of a Boundary

7.3.1 An application for a boundary adjustment is Permitted and a permit must be granted if:

a	no additional lots are created	Complies The proposed boundary adjustment creates no new lots and is applied for outside of the subdivision for new lots.
b	there is only minor change to the relative size, shape and orientation of the existing lots;	Complies. The change is minor and does not greatly affect any aspect of the lots. The boundary adjustment better aligns the land to the made vehicle infrastructure and sets up the subdivision proposal.
c	no setback from an existing building will be reduced below the relevant Acceptable Solution setback requirement;	Complies. No building setbacks are affected in any significant way.
d	no frontage is reduced below the relevant Acceptable Solution minimum frontage requirement;	Complies. No frontage is affected in a significant way.
e	no lot is reduced below the relevant Acceptable Solution minimum lot size unless already below the minimum lot size; and	Complies.
f	no lot boundary that aligns with a zone boundary will be changed.	Complies.

19.0 General Industrial Zone

19.1 Zone Purpose

19.1.1	To provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be impacts on adjacent uses.
19.1.2	To provide for use or development that supports and does not adversely impact on industrial

activity.

7.10 Development not Required to be Categorised into a Use Class

7.10.1 An application for development that is not required to be categorised into one of the Use Classes under subclause 6.2.6 of this planning scheme and to which 6.8.2 applies, excluding adjustment of a boundary under subclause 7.3.1, may be approved at the discretion of the planning authority.

6.2.6 Notwithstanding subclause 6.2.1 of this planning scheme, development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.

Response

The subject site has an existing use (to CT. 185369/1). No further use proposal is made for the purpose of this application.

19.5 Development Standards for Subdivision

19.5.1 Lot Design

Objective	
That each lot: has an area and dimensions appropriate for use and development in the zone; and is provided with appropriate access to a road.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: a) have an area of not less than 2000m² and: i. be able to contain a minimum area of 20m x 40m clear of: a. all setbacks required by clause 19.4.2 A1; and b. easements or other title restrictions that limit or restrict development; and ii. existing buildings are consistent with the setback required by clause 19.4.2 A1; b) be required for public use by the Crown, a council or a State authority; c) be required for the provision of Utilities; or d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: a) the relevant requirements for development of buildings on the lot; b) existing buildings and the intended location of new buildings on the lot; c) the topography of the site; d) the presence of any natural hazards; and e) the pattern of development existing on established properties in the area.

Response

A1 The acceptable solution is achieved. Please refer to proposal plan.

A2 Each lot, or a lot proposed in a plan of subdivision, must have a frontage of not less than 20m.	P2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; b) the topography of the site; c) the functionality and useability of the frontage; d) the anticipated nature of vehicles likely to access the site; e) the ability to manoeuvre vehicles on the site; f) the ability for emergency services to access the site; and g) the pattern of development existing on established properties in the area.
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Response

P2 The performance criteria are addressed. Proposed Lot 2 will not have frontage. Lot 2 will have a legal connection to Glenstone Road by right of carriageway.

- a. At the time of application, 5 lots in total will have use of the right of way as a principle means of access as proposed. It is understood that this access way will be formalised to be a public road upon issue of title for 185369/1 and 185369/5. This will provide sufficient frontage for each lot proposed under this application. It is also understood that a condition of permit will control the succession of development to ensure the transition to a public road. At the time of application, this response must be for the performance criteria.
- b. The site is lightly sloped, but not topographically challenging.
- c. Limiting access points to Glenstone Road is likely to allow a better outcome, to reduce vehicle interactions and maintain flow. Providing each lot with frontage to Glenstone Road would not be practical in the context of the site.
- d. Vehicles are most likely anticipated to be heavy or large vehicles for industrial activity.
- e. Each site is specifically designed and allows for larger vehicle manoeuvrability – this is the intent and purpose behind the development.
- f. All access abilities are afforded. The made road is 10.5m allowing two-way traffic. This is commensurate with the road width of Glenstone Road.
- g. There are several strata lots within the Brighton Industrial Hub that have shared access (at the time of application). Materially, the proposed is in accord with the surrounding pattern of development in terms of access alone. Future frontages have been considered and will be incorporated into future stages of development.

A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular	P3 Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable
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access from the boundary of the lot to a road in accordance with the requirements of the road authority.	vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: a) the topography of the site; b) the distance between the lot or building area and the carriageway; c) the nature of the road and the traffic, including pedestrians; and d) the pattern of development existing on established properties in the area.
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Response

- P3 The performance criteria apply. Each lot will have right of access by the right of way over the made road.
- a. The topography has little bearing on the proposal.
 - b. Each proposed lot has direct access to the carriageway.
 - c. The nature of the road is for industrial use and intended for heavy vehicles.
 - d. The proposed is reasonably in accord with the surrounding pattern given the lots are larger by design.
 - e.

19.5.2 Services

Objective	
That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must: a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or b) be connected to a limited water supply service if the frontage of the lot is within 30m of a connection to a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.	P1 No Performance Criterion.

Response

- A1 The acceptable solution is achieved. Please refer to plans provided.

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage	P2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site waste-
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system.	water treatment system adequate for the future use and development of the land.
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Response

A2 The acceptable solution is achieved. Please refer to plans provided.

A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	P3 Each lot, or a lot proposed in a plan of subdivision, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: a) the size of the lot; b) topography of the site; c) soil conditions; d) any existing buildings on the site; e) any area of the site covered by impervious surfaces; and any watercourse on the land.
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Response

A3 The acceptable solution is achieved. Please refer to plans provided.

4.2 Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

Response

A1 The acceptable solution is achieved. Each lot will have the ability to accommodate parking commensurate to the use.

C2.6 Development standards for buildings and works

No further development is proposed. Each lot will have a single access point.

C3.0 Road and Railway Assets Code

C3.7 Development Standards for Subdivision

C3.5 Use Standards

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

A1 The acceptable solution is achieved. The vehicle access from Glenstone Road is existing and vehicular traffic is not anticipated to become more than the amounts listed in Table C3.1. future Use applications may require further analysis. The carriageway and lots all allow for forward access and egress.

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

Response

No sensitive use is proposed – not applicable.

C7.0 Natural Assets Code

C7.7 Development Standards for Subdivision

C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area

P1 The performance criteria apply as future lot connections will be within the overlay area, though no other particular works will be required. The overlay is applied to Crooked Billet Creek, shown as a tributary connecting to Jordan River. The creek, where it is over the subject site, has been redirected and trenched, controlling flows to an inlet at Glenstone Road. The waterway is then shown as piped to an outlet on CT.163911/3, flowing to the land at CT. 164049/5, which is public land.

- a. Future development is unlikely to create adverse impacts as the waterway is already largely modified.
- b. Future development likely to be facilitated includes lot development (buildings and structures) typical to the General Industrial Zone. Aside from service connections, not other development is proposed at this time.

C13.0 Bushfire-Prone Areas Code

Please refer to provided report.

C15.0 Landslip Hazard Code

C15.4 Use or Development Exempt from this Code

C15.2.1 This code applies to:

- (a) use or development of land within a landslip hazard area

Response

No use or development is proposed as a part of this application that is within the overlay area.

5.0 Conclusion

This application seeks a subdivision of land in the General Industrial Zone. The land is within the Brighton Industrial Hub Specific Area Plan. The outcome of the subdivision will be larger lots available for industrial use and development, at least 1ha in size. This will facilitate greater flexibility of use and development and promote take up of the industrial land.

The proposal includes a right of way over the made road and access to each lot proposed. Future development stages are considered by the placement of the lots and balance lot. The development will be fully serviced. A planning permit for subdivision in accordance with the provisions of the Scheme is sought from Council.

Submission to Planning Authority Notice

Application details

Council Planning Permit No. SA 2025/025
Council notice date 15/07/2025
TasWater Reference No. TWDA 2025/00845–BTN
Date of response 09/07/2026
TasWater Contact Elio Ross
Phone No. 0467 874 330

Response issued to

Council name BRIGHTON COUNCIL
Contact details development@brighton.tas.gov.au
Development details
Address LOT 2 GLENSTONE RD, BRIDGEWATER
Property ID (PID) 9429898
Description of development Subdivision – 2 vacant lots, 2 balance lots

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
PDA	Project: 55827MW C Sheets: 001 to 006, 010, 011, 020.	P1	25/06/2026

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 connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.

Note: In accordance with Section '5.11.2 of WSA (MRWA) Connections to water mains' Dry connections (drillings/tapings) shall not be provided in industrial or commercial developments as the location and size of property services can only be determined at the time of application to connect in conjunction with building development.

Advice: As a compromise to the design TasWater suggests terminating a min DN100mm take off point to each lot just outside of the property boundary, within the nature strip (road reserve) for a future connection. Pre-tapped connectors shall be used for all property services connecting to new DI, PVC-M and PVC-O DN 100 and DN 150 mains. Isolation valves shall be provided at the tapping point for all property services. Methods of connection (including tapping) are dependent upon both the reticulation main and

property service pipe type. (Refer to Drawings MRWA-W-106, MRWA-W-107 and MRWA-W-111). Connections shall be located so as to provide at least 500 mm spacing between connections (tapping bands and saddles), pre-tapped connectors and/or pipe joints.

NOTE: In the event that property water connections are required for obtaining any relevant associated approvals, then property water connections must be designed in accordance with TasWater's Standard Drawings, Water Metering Policy / Water Sub-Metering Policy, Boundary Backflow Containment Business Rule & AS3500.1:2003, installed at the property boundary.

2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

ASSET CREATION & INFRASTRUCTURE WORKS

4. Prior to applying for a Engineering Design Approval, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.
5. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
6. Prior to applying for a Permit to Construct to construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.
7. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
8. Prior to undertaking any works related to water and sewerage, physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.
9. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
10. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings, and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
11. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
12. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document the developer must obtain a Certificate of Practical

Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:

- a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.
- b. A request for a joint on-site inspection with TasWater's authorised representative must be made.
- c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.
- d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

13. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.
14. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
15. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
16. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

17. 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.
18. Pipeline easements to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions and requirements.
19. In the event that the property sewer connection for affected lots (including balance lots) cannot control the lot for a gravity connection, the Plan of Subdivision Council Endorsement Page for those affected lots is to note, pursuant to Section 83 of the Local

Government (Building and Miscellaneous Provisions) Act 1993, that TasWater cannot guarantee sanitary drains will be able to discharge via gravity into TasWater's sewerage system.

Advice: See WSA 02—2014-3.1 MRWA Version 2 section 5.6.5.3 Calculating the level of the connection point

DEVELOPER CHARGES

20. 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 \$7028.00 to TasWater for water and sewerage infrastructure for 2 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.
21. In the event Council approves a staging plan, prior to TasWater issuing a Consent to Register a Legal Document for each stage, the developer must pay the developer charges commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

DEVELOPMENT ASSESSMENT FEES

22. 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.

In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit

<https://www.taswater.com.au/building-and-development/application-information/application-for-development-services-form>

Important Notice Regarding Plumbing Plans and Associated Costs

The SPAN includes references to documents submitted as part of the application. These plans are acceptable for planning purposes only and are subject to further detailed assessment and review during the next stage of the development proposal.

TasWater's assessment staff will ensure that the design contains sufficient detail to assess compliance with relevant codes and regulations. Additionally, the plans must be clear enough for a TasWater contractor to carry out any water or sewerage-related work.

Depending on the nature of the project, your application may require Building and/or Plumbing permits or could be exempt from these requirements. Regardless, TasWater's assessment process and associated time are recoverable through an assessment fee.

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

Developer Charges

For information on Developer Charges please visit the following webpage –

<https://www.taswater.com.au/building-and-development/developer-charges>

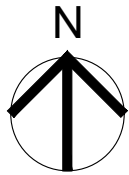
Service Locations

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

- a. A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- b. TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.
- c. Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

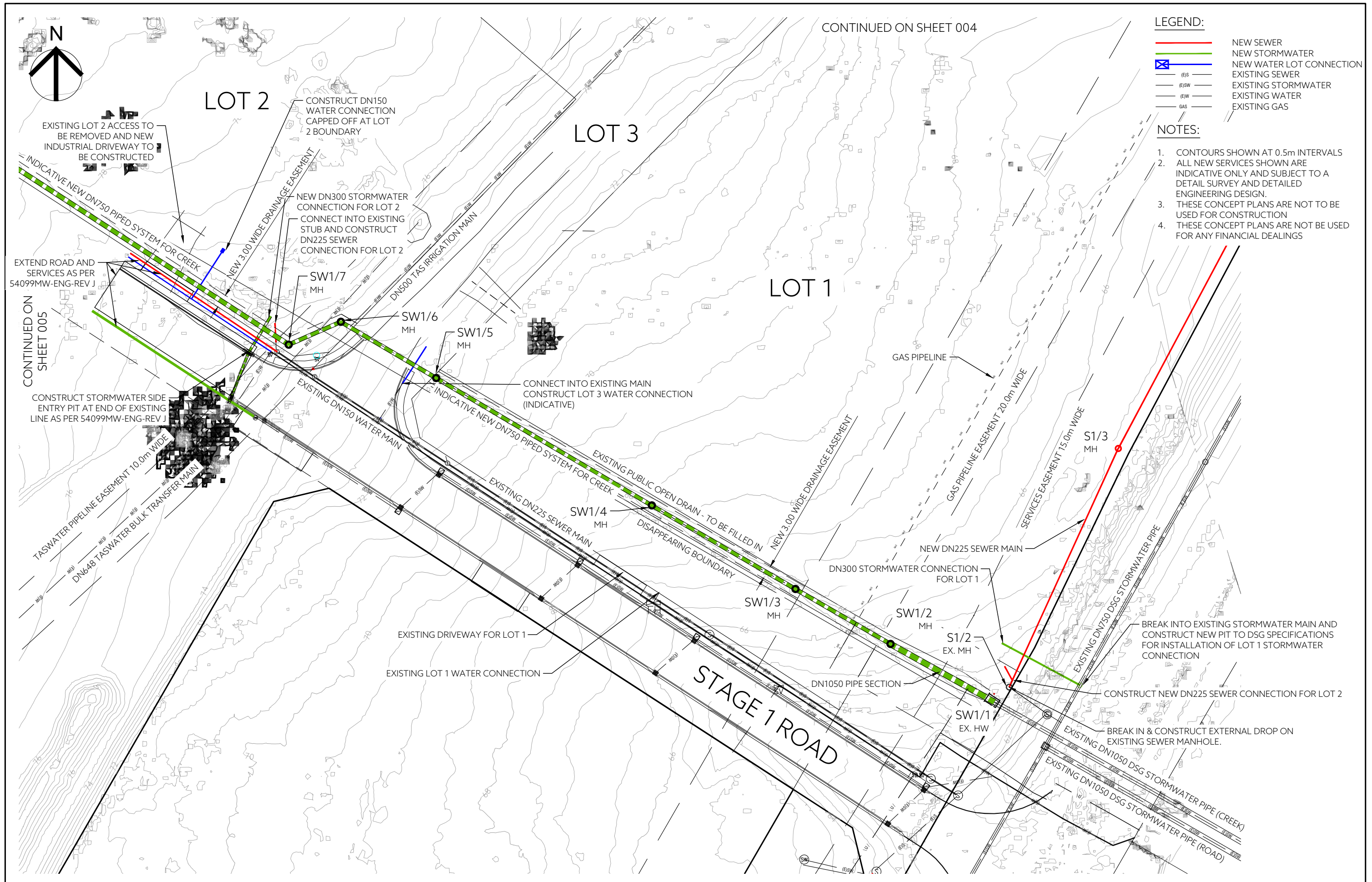
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.



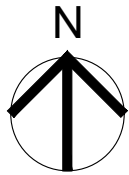
- LEGEND:
- NEW SEWER
 - NEW STORMWATER
 - NEW WATER LOT CONNECTION
 - EXISTING SEWER
 - EXISTING STORMWATER
 - EXISTING WATER
 - EXISTING GAS



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REV	AMENDMENTS			DRAWN	DATE	APPR.	THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED			ISSUED DATE: 25/06/2026			REGISTRATION NUMBER: ----		



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LEGEND:

NEW SEWER
NEW STORMWATER
NEW WATER LOT CONNECTION
EXISTING SEWER
EXISTING STORMWATER
EXISTING WATER
EXISTING GAS

- NOTES:
1.

2.

3.

4.
- CONTOURS SHOWN AT 0.5m INTERVALS

ALL NEW SERVICES SHOWN ARE INDICATIVE ONLY AND SUBJECT TO A DETAIL SURVEY AND DETAILED ENGINEERING DESIGN.

THESE CONCEPT PLANS ARE NOT TO BE USED FOR CONSTRUCTION

THESE CONCEPT PLANS ARE NOT BE USED FOR ANY FINANCIAL DEALINGS

LOT 3
(BALANCE)

LOT 2

LOT 1

CONTINUED ON SHEET 003

BALANCE LOT SEWER CONNECTION

BALANCE LOT STORMWATER CONNECTION

NEW DN225 SEWER MAIN - REFER TO SHEET 010 FOR LONG-SECTION

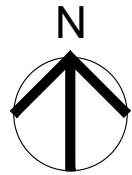
BREAK IN AND CONNECT INTO EXISTING PIT WITHIN GLENSTONE ROAD FOR NEW STORMWATER CONNECTION

GAS PIPELINE EASEMENT 20.0m WIDE

SERVICES EASEMENT 15.0m WIDE

GLENSTONE ROAD

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REV			AMENDMENTS			DRAWN	DATE	APPR.	THIS SHEET MAY BE PRINTED USING COLOUR AND MAY BE INCOMPLETE IF COPIED				ISSUED DATE: 25/06/2026			REGISTRATION NUMBER: ----				
DATE/TIME: Thursday, 25 June 2026 4:45:04 PM			PLOTTED: FINN MURPHY						FILE LOCATION: S:\55827MW-EN-BULLOCK PROPERTY DEVELOPMENTS-LOT 2 GLENSTONE ROAD\4-ENG\3-DESIGN INPUT\55827MW-CONCEPTSERVICINGPLAN.DWG											

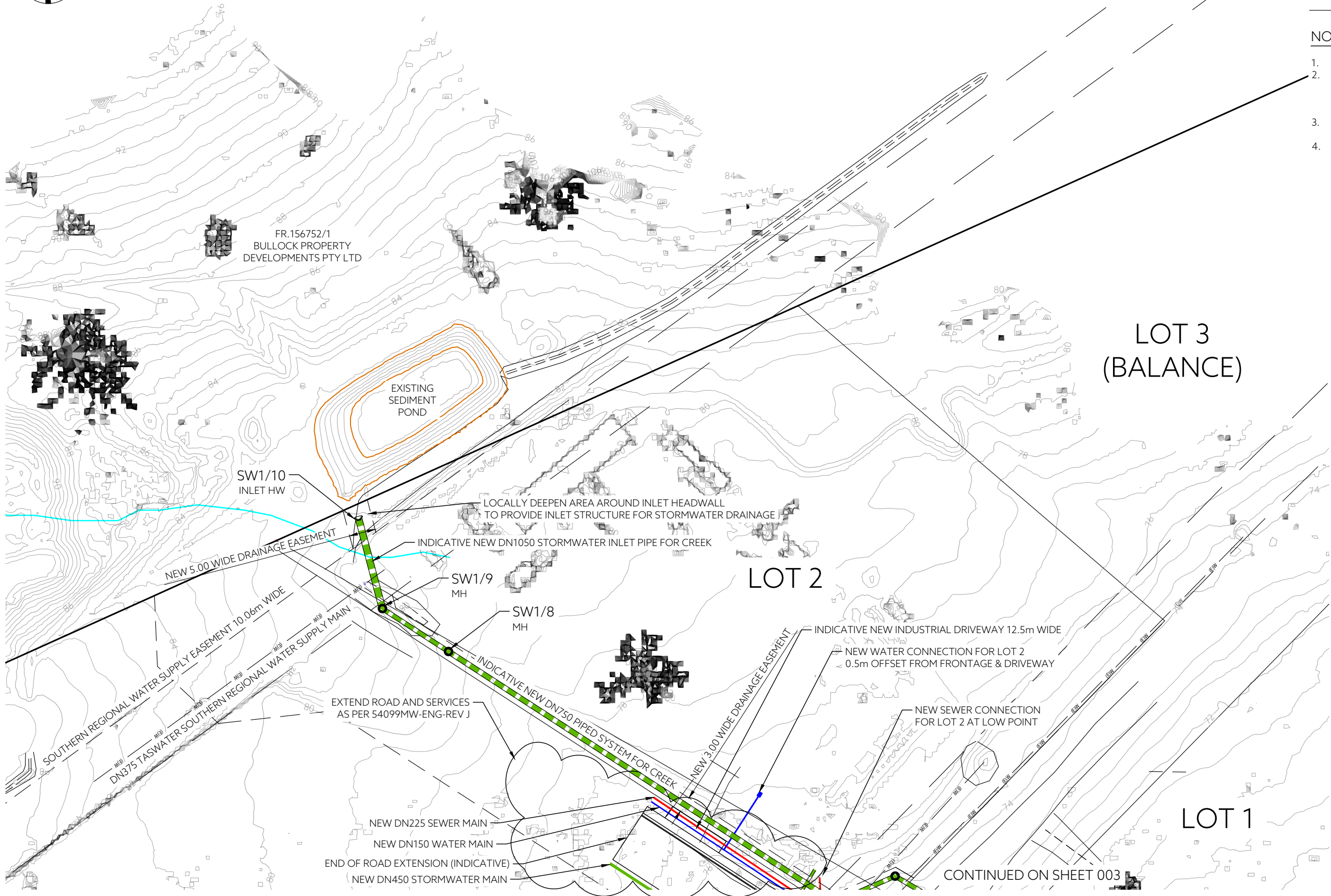


LEGEND:

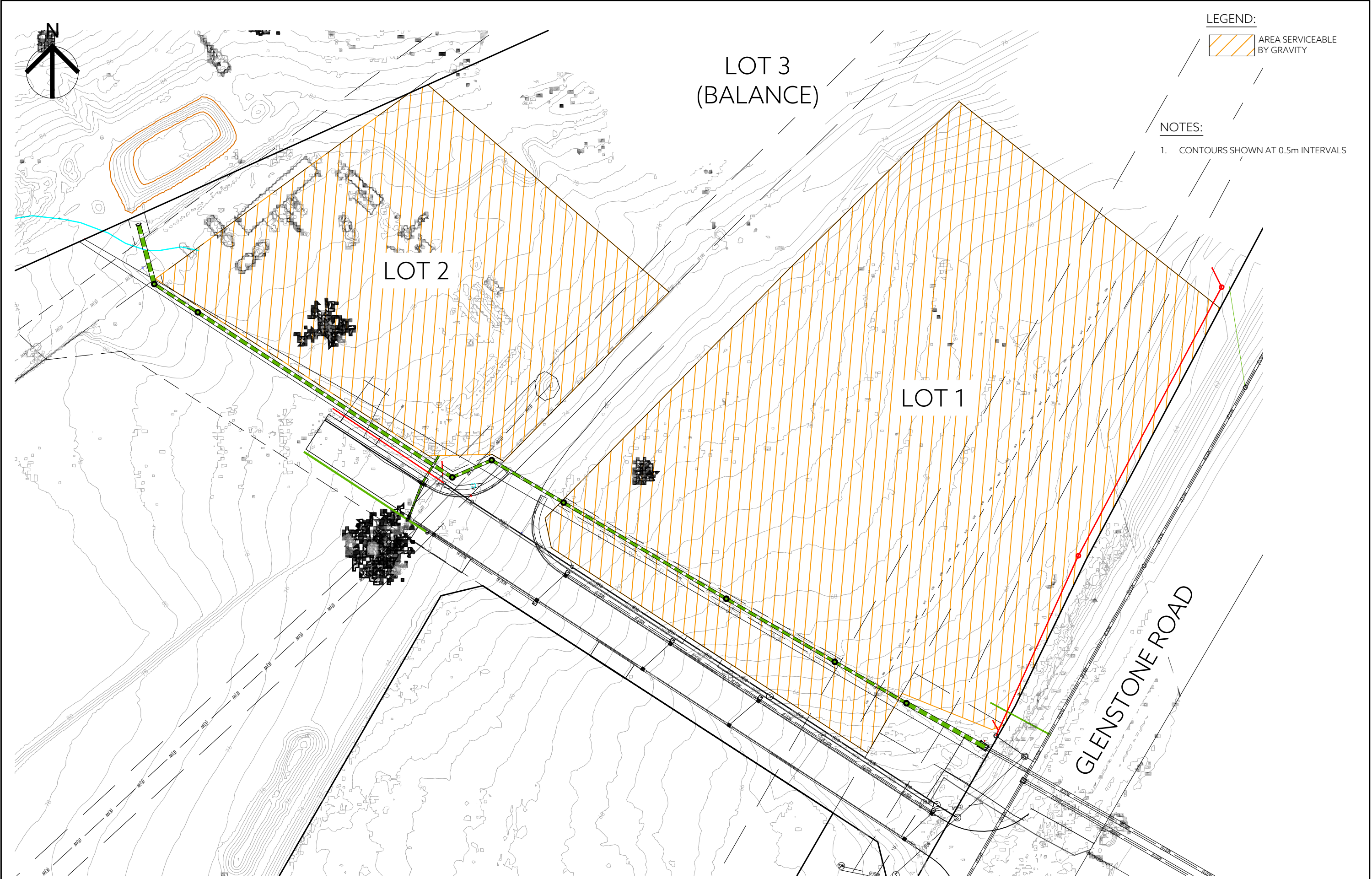
	NEW SEWER
	NEW STORMWATER
	NEW WATER LOT CONNECTION
	EXISTING SEWER
	EXISTING STORMWATER
	EXISTING WATER
	EXISTING GAS

NOTES:

1. CONTOURS SHOWN AT 0.5m INTERVALS
2. ALL NEW SERVICES SHOWN ARE INDICATIVE ONLY AND SUBJECT TO A DETAIL SURVEY AND DETAILED ENGINEERING DESIGN.
3. THESE CONCEPT PLANS ARE NOT TO BE USED FOR CONSTRUCTION
4. THESE CONCEPT PLANS ARE NOT BE USED FOR ANY FINANCIAL DEALINGS



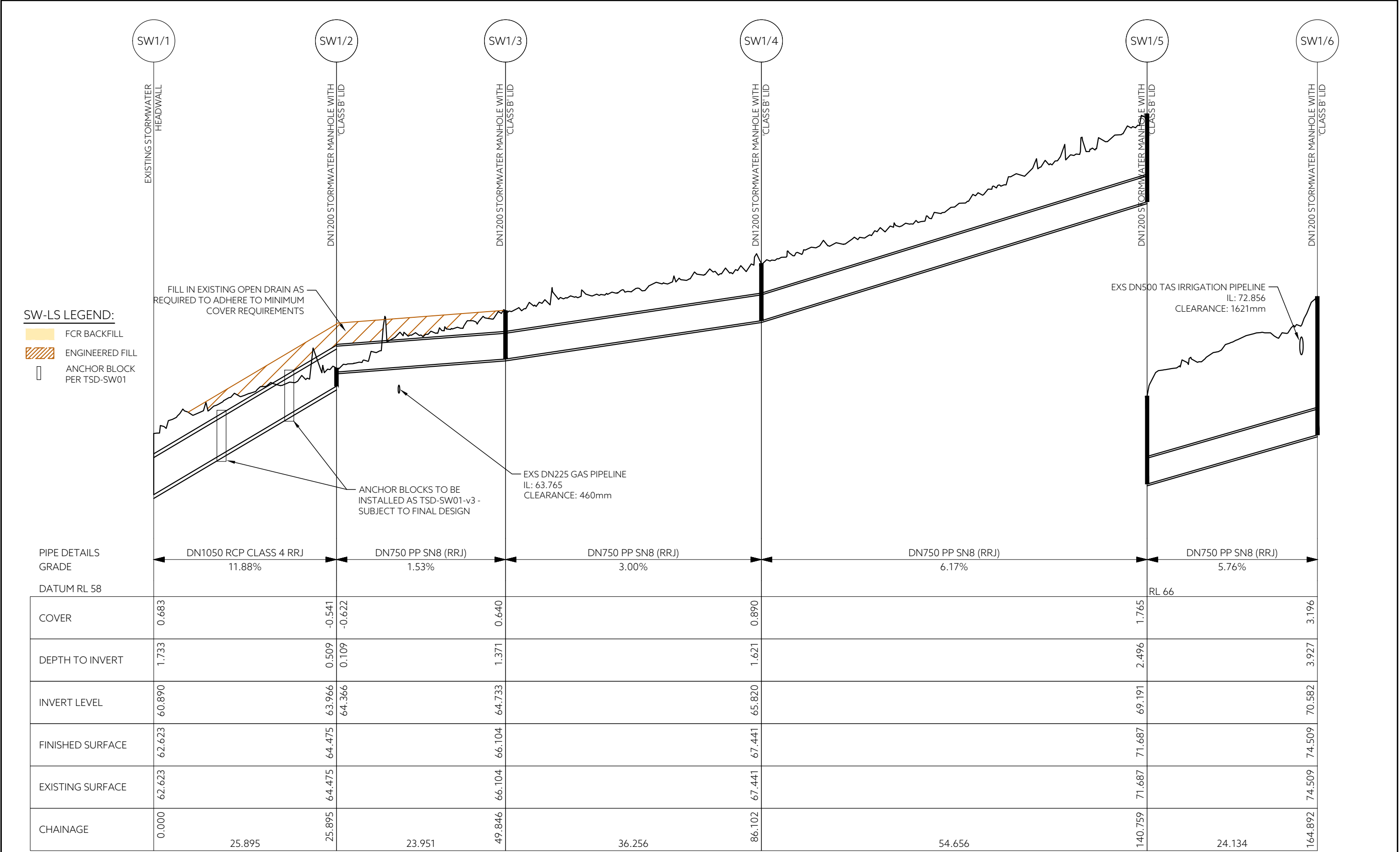
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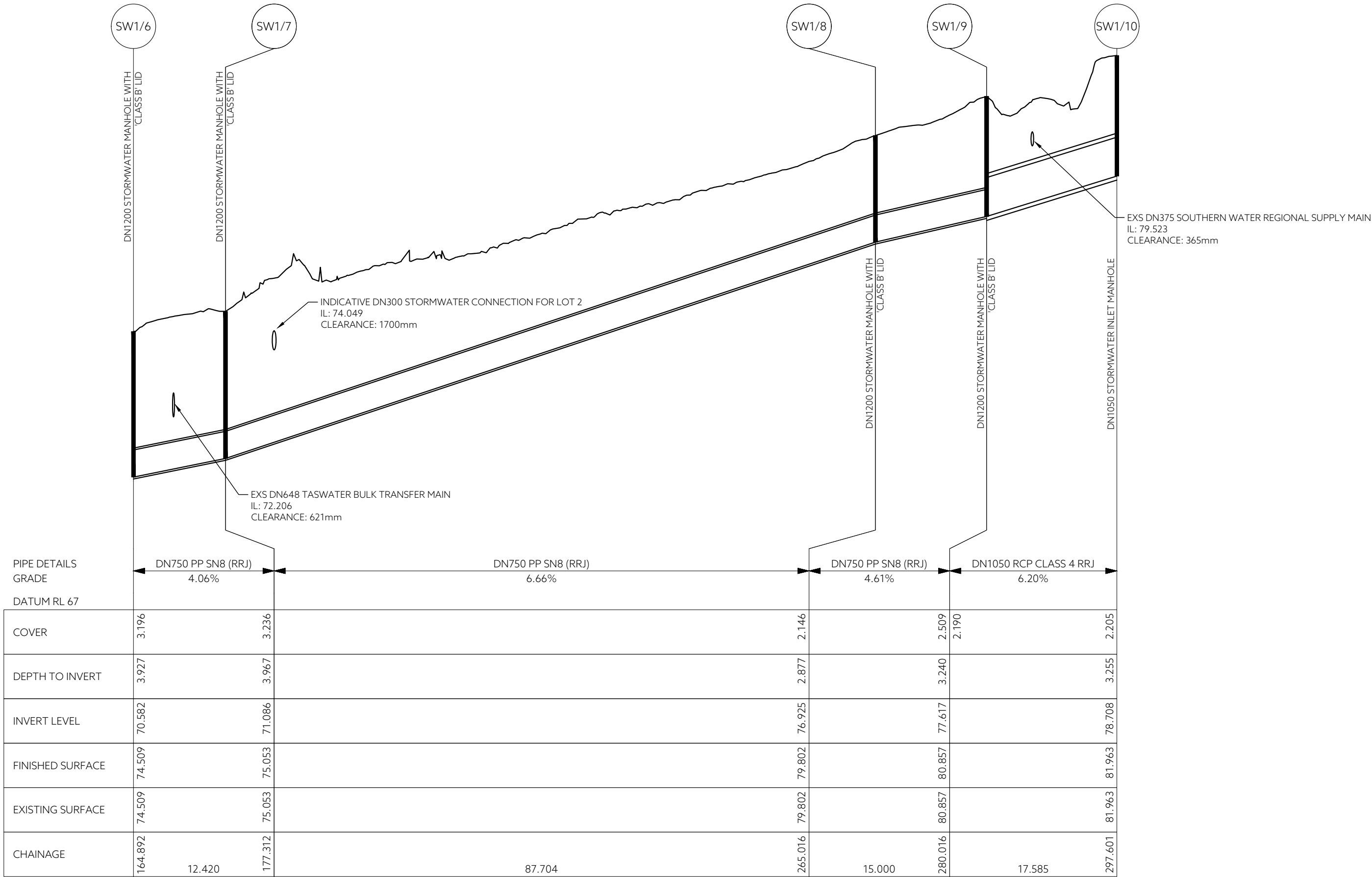


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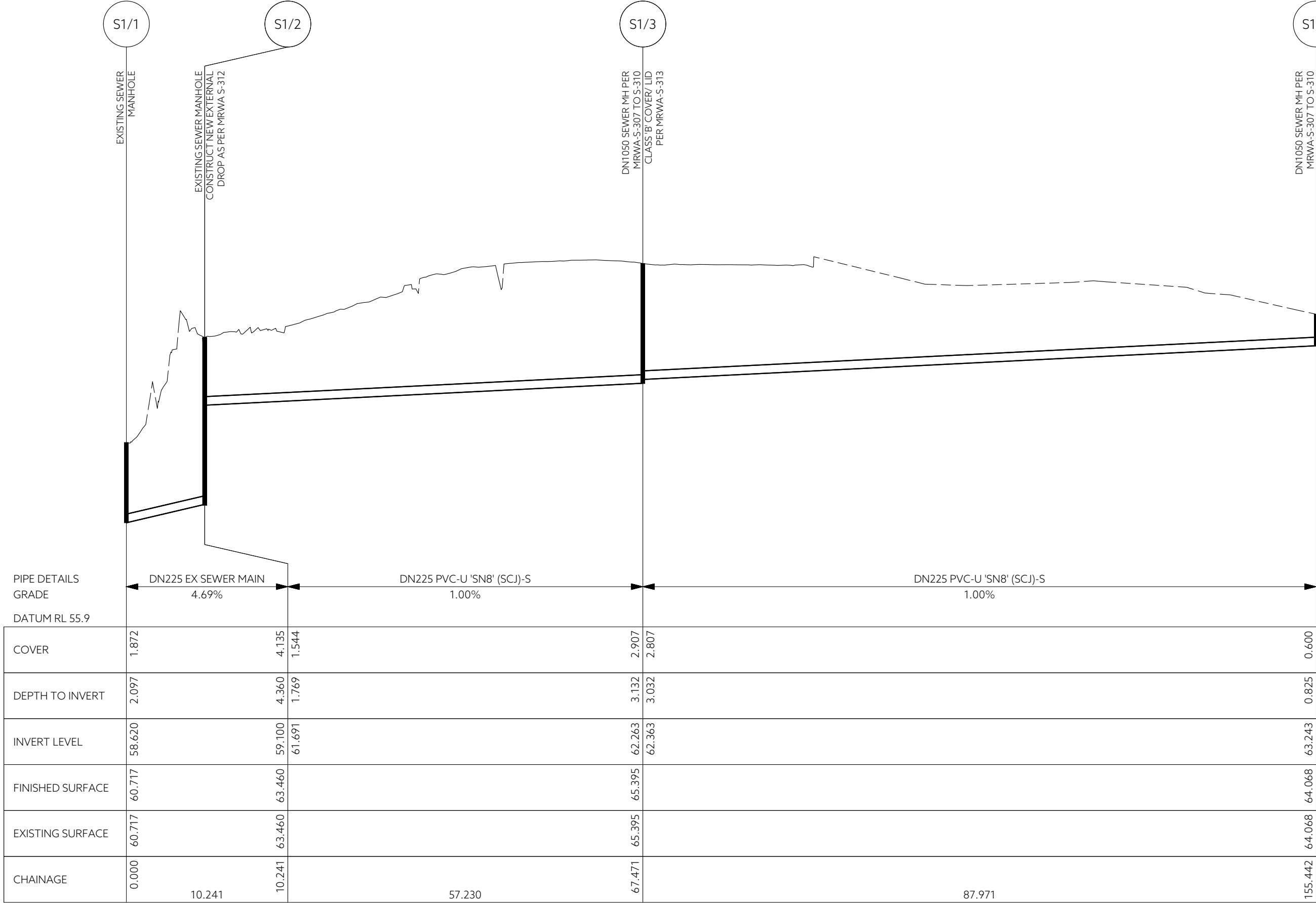
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Bullock Property Developments
221 Glenstone Road,
Bridgewater Tasmania 7030

SA 2025 / 00025: Stage 2 - Proposed Subdivision / Stormwater Management Report

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0	Submitted for approval	14/05/2026
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1. Project and site Overview

This report has been prepared to present the stormwater management design for Stage 2 of the proposed subdivision at 221 Glenstone Road, Bridgewater, Tasmania 7030 (Figure 1). The proposed development comprises three lots, and the assessment has been undertaken to evaluate the stormwater management requirements of the site, with particular consideration of the full flow capacity of the DN1050 pipe conveying creek flows to the existing pond. Stage 1 lots have also been considered in the broader assessment, as all stage 1 lots and the three Stage 2 lots have a similar outflow DN1050 pipe. The assessment has been undertaken under the 2% AEP SSP1-2.6 2100 climate scenario for the minor storm event, the 1% AEP SSP3-7.0 2100 climate scenario for the major storm event, and the 2% AEP existing climate condition event for the Stage 1 detention tanks. For the hydrological assessment, a combined modelling approach incorporating RORB and the Initial Loss–Continuing Loss (IL–CL) model has been adopted, as the upstream catchment area exceeds the recommended limits for application of the IL–CL model alone. Under this approach, RORB has been used to represent the runoff response of the larger upstream catchments, while the IL–CL model has been applied to the detailed assessment of the local site drainage conditions.

The upstream developing catchment was initially assessed under the SSP5-8.5 2100 climate change scenario, as required by Brighton Council for developing upstream catchments. This upstream developing catchment is associated with an existing creek that conveys flow towards the downstream DN1050 pipe. In addition, the 1% AEP SSP2-4.5 2100 climate change scenario was also considered in accordance with the Department of State Growth guideline. The assessment confirmed that the existing downstream DN1050 pipe does not have sufficient capacity to convey the full upstream creek flow under either of the two climate change scenarios. Accordingly, the maximum available flow capacity of the existing DN1050 pipe was adopted as the controlling downstream boundary condition and used as the basis for the initial design of the creek pipe system. This approach was adopted because the downstream pipe forms part of the existing public drainage infrastructure under the custodianship of the Department of State Growth, rather than the proposed development. As such, the governing limitation is considered to arise from the capacity of the existing public drainage system rather than from the proposed subdivision itself. Based on this constraint, a 299 m pipe system has been adopted **instead of a drainage channel**, comprising approximately 255 m of DN750 pipe and 44 m of DN1050 pipe. The proposed pipe system has been designed to convey flow up to the maximum available capacity of the downstream DN1050 pipe, consistent with the adopted downstream hydraulic constraint.

For the developed on-site areas under Stage 1 containing detention tanks, runoff has been assessed under the 2% AEP existing climate condition event, in accordance with Brighton Council guidelines.

2. Stormwater Hydrology & Hydraulics

For the developed on-site areas in Stage 2, runoff has been assessed under the SSP3-7.0 and SSP1-2.6 2100 climate scenarios, in accordance with Brighton Council guidelines. It is noted that part of the site has already been developed as Stage 1, and PSD values have been imposed upon Stage 1 lots by Council.

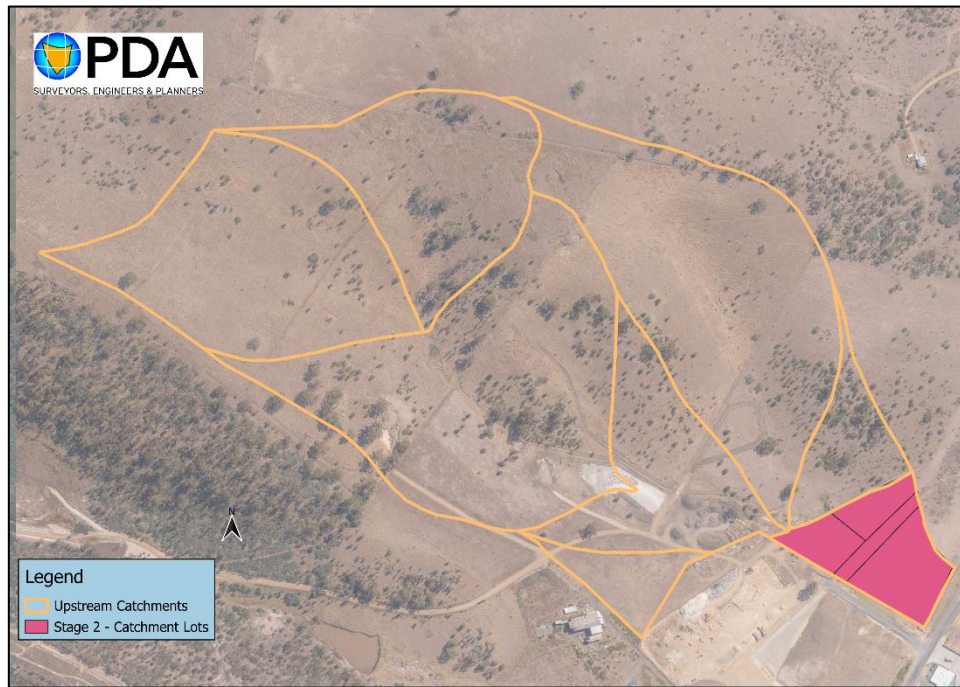


Figure 1: Approximate upstream catchment area for the Stage 2 land development

1.1 Design requirements

The adopted design requirements are as follows:

- The major stormwater system for the developed on-site areas is to be designed for the 1% AEP event under the SSP3-7.0 2100 climate change scenario, in accordance with Brighton Council requirements.
- The minor stormwater system for the developed on-site areas is to be designed for the 2% AEP event under the SSP1-2.6 2100 climate change scenario, in accordance with Brighton Council requirements.
- For the hydraulic assessment of the creek, the full flow capacity of the existing downstream DN1050 pipe was adopted as the governing design condition.
- Although Brighton Council requires the upstream undeveloped catchment to be considered under the SSP5-8.5 2100 climate change scenario, and the Department of State Growth guideline requires consideration of the 1% AEP SSP2-4.5 2100 climate change scenario, the full upstream catchment flow under these scenarios was not

adopted for the drainage design due to the capacity limitation of the downstream DN1050 pipe.

- The three proposed lots are to discharge to the existing Stage 1 pipeline drainage system.
- It has been assumed that the stormwater detention to be provided in Stage 1 will be such that the 2% AEP existing climate condition flows will be limited to the PSDs required under the relevant Part V agreements.
- It has been assumed that the stormwater detention to be provided for the proposed Stage 2 lots will be designed to limit the 2% AEP SSP1-2.6 2100 climate change scenario flows to the nominated PSDs for New Lot 1, New Lot 2 and New Lot Balance, in accordance with Brighton Council's updated requirements.

1.2 Stormwater Pipeline System

The designed subdivision and designed pipeline systems have been shown in Figure 2. The site was designed considering stage 1.

For the Stage 1 detention tanks, the 2% AEP event under existing climate conditions was modelled in DRAINS using an IL-CL hydrological model. Table 1 presents the rainfall loss values adopted for the IL-CL hydrological model under existing climate condition.

Table 1: Rainfall loss values for IL-CL hydrological model under existing climate condition

Parameter	Pervious area	Impervious area
IL	26	1.0
CL	4.3	0

The minor stormwater event was modelled in DRAINS using an IL-CL hydrological model, with regional loss values obtained from the ARR Data Hub under the SSP1-2.6 2100 climate scenario. Table 2 presents the adopted loss values as follows:

Table 2: Rainfall loss values for IL-CL hydrological model under SSP1-2.6 climate scenario for the year 2100

Parameter	Pervious area	Impervious area
IL	27.56	1.0
CL	4.816	0

The major stormwater event was modelled in DRAINS using an IL-CL hydrological model, with regional loss values obtained from the ARR Data Hub under the SSP3-7.0 2100 climate scenario. Table 3 presents the adopted loss values as follows:

Table 3: Rainfall loss values for IL-CL hydrological model under SSP3-7.0 climate scenario for the year 2100

Parameter	Pervious area	Impervious area
IL	29.9	1.0
CL	5.762	0

IFD data was obtained from the BOM. Ten ARR temporal patterns were applied to each duration from 10 minutes to 6 hours. All storm events were simulated. The DRAINS application uses a time of concentration and a time-area method to route the applied rainfall hyetographs to produce hydrographs which are applied to the target node in the model. Figure 3 shows the stormwater pipeline system configuration. The information about design parameters of the developed sub-catchments can be seen in Table 4.

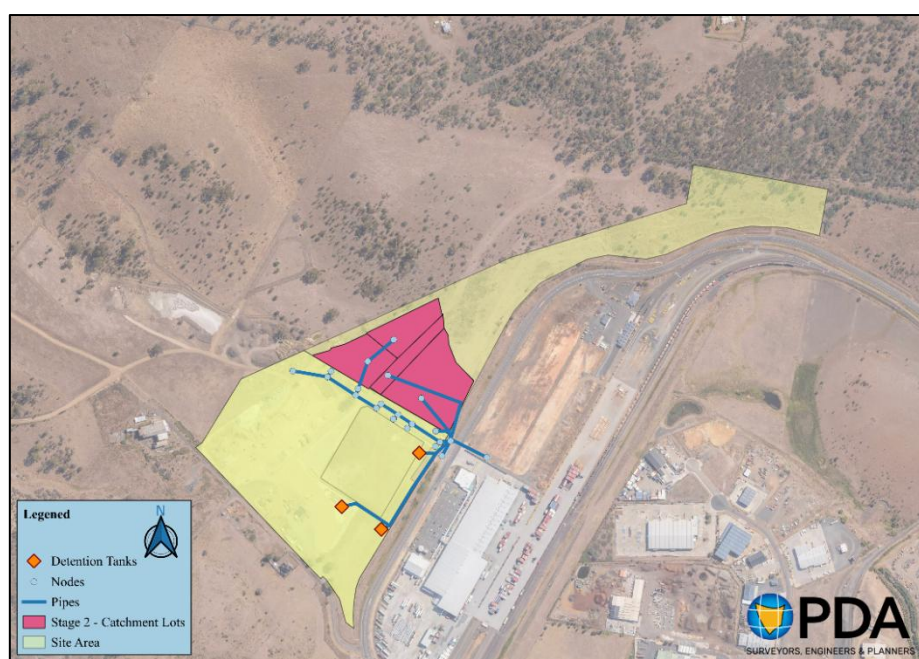


Figure 2: Overview of the designed pipeline systems

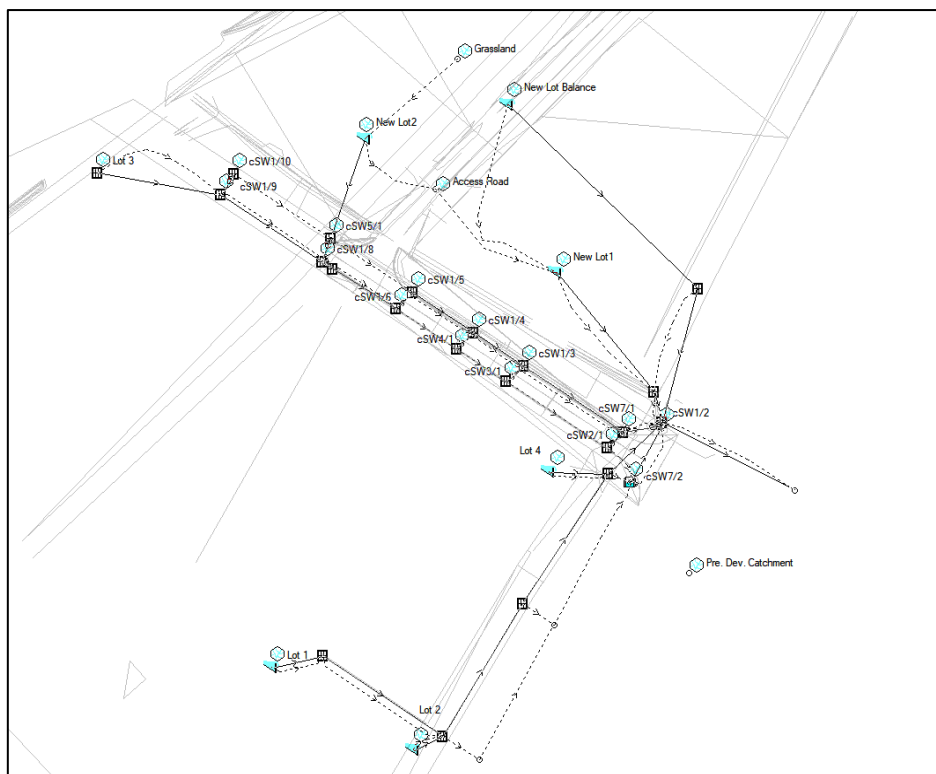


Figure 3: Schematic of designed pipeline system

Table 4: Design parameters of the developed sub-catchments

Sub-catchment	Area (m ²)	% impervious	Time of concentration (min)
New Lot 1	15572	80	5 min pervious. 5 min impervious.
New Lot 2	7550	80	5 min pervious. 5 min impervious.
New Lot Balance	3571	80	5 min pervious. 5 min impervious.
Access Road	300	80	5 min pervious. 5 min impervious.
Grassland	5935	5	5 min pervious. 5 min impervious.
cSW1/2	970	80	5 min pervious. 5 min impervious.
cSW1/3	293	80	5 min pervious. 5 min impervious.
cSW1/4	338	80	5 min pervious. 5 min impervious.
cSW1/5	461	80	5 min pervious. 5 min impervious.
cSW1/6	483	80	5 min pervious. 5 min impervious.
cSW1/8	623	80	5 min pervious. 5 min impervious.
cSW1/9	1105	80	5 min pervious. 5 min impervious.
cSW1/10	634	80	5 min pervious. 5 min impervious.
cSW2/1	652	80	5 min pervious. 5 min impervious.
cSW3/1	303	80	5 min pervious. 5 min impervious.
cSW4/1	355	80	5 min pervious. 5 min impervious.

Sub-catchment	Area (m ²)	% impervious	Time of concentration (min)
cSW5/1	587	80	5 min pervious. 5 min impervious.
cSW7/1	171	80	5 min pervious. 5 min impervious.
cSW7/2	149	80	5 min pervious. 5 min impervious.
Lot 1	58129	80	5 min pervious. 5 min impervious.
Lot 2	13653	80	5 min pervious. 5 min impervious.
Lot 3	6568	80	5 min pervious. 5 min impervious.
Lot 4	22255	80	5 min pervious. 5 min impervious.
Pre-developed Catchment	142916	100	20 min pervious

To satisfy the Permissible Site Discharge (PSD) requirements, Lots 1, 2 and 4, which were developed as part of Stage 1, are required to incorporate detention tanks to limit post-development runoff to the permissible site discharge rate for the 2% AEP event under the existing climate condition. Table 5 illustrates the PSDs and post-development flows from the Stage 1 lots.

Table 5: Permissible Site Discharge (PSD) for Lots 1, 2 and 4 based on the 2% AEP event under the existing climate condition

Lot no.	PSD (L/S)	Post-developed discharge volume (L/S)
Lot 1	284	246
Lot 2	112	108
Lot 4	178	178

To satisfy the Permissible Site Discharge (PSD) requirements for stage 2, the stormwater design for New Lot 1, New Lot 2 and New Lot Balance was assessed against the updated Council design guideline, which requires the PSD to be based on the 2% AEP SSP1-2.6 2100 climate scenario. The adopted PSDs are 120 L/s for New Lot 1, 100 L/s for New Lot 2 and 34 L/s for New Lot Balance, with the post-development discharge from each lot restricted to these corresponding rates. The assessment was subject to three key constraints: first, the post-development discharge from each individual lot was required to be equal to or less than its nominated PSD; second, the combined runoff from the Stage 1 and Stage 2 catchments is conveyed from the development area to the downstream sedimentation pond via an approximately 230 m long DN1050 pipe; and third, the existing Stage 1 detention tanks were originally designed for the 2% AEP existing climate condition, which made it more challenging to achieve post-development discharge rates equal to or lower than the relevant pre-development flow rates under the updated climate change design scenario. Table 6 illustrates the PSDs and post-development flows from the Stage 2 lots.

Table 6: Permissible Site Discharge (PSD) for Lots 1, 2 and 4 based on the 2% AEP event under SSP1-2.6 climate scenario for the year 2100

Lot no.	PSD (L/S)	Post-developed discharge volume (L/S)
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New Lot 1	273	273
New Lot 2	175	175
New Lot Balance	95	95

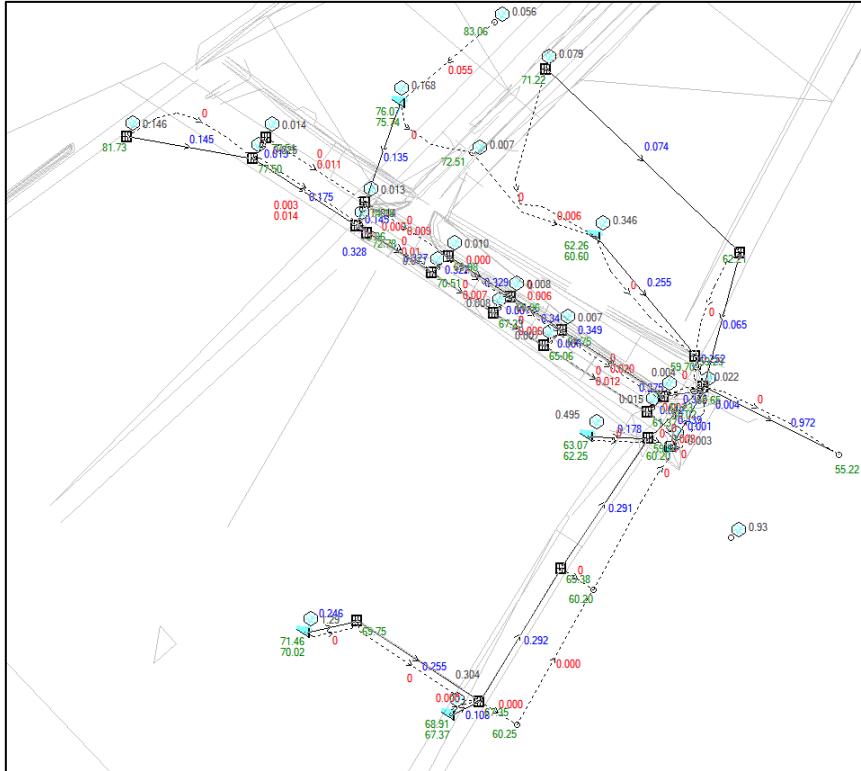


Figure 4: DRAINS model configuration under the 2% AEP event under existing climate condition

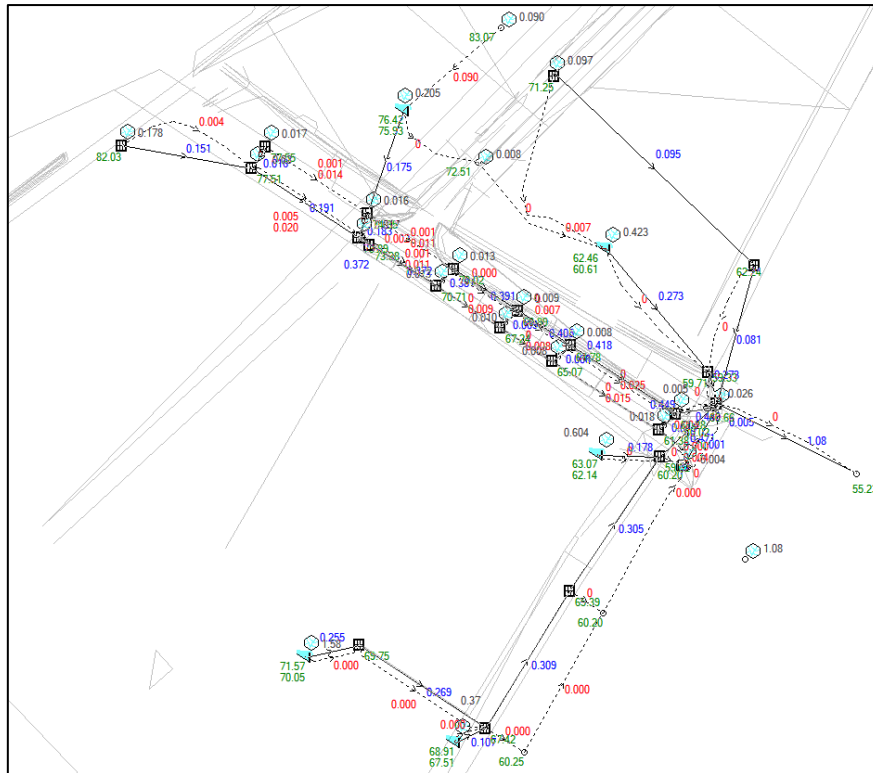


Figure 5: DRAINS model configuration under the 2% AEP event of SSP1-2.6 climate scenario for the year 2100

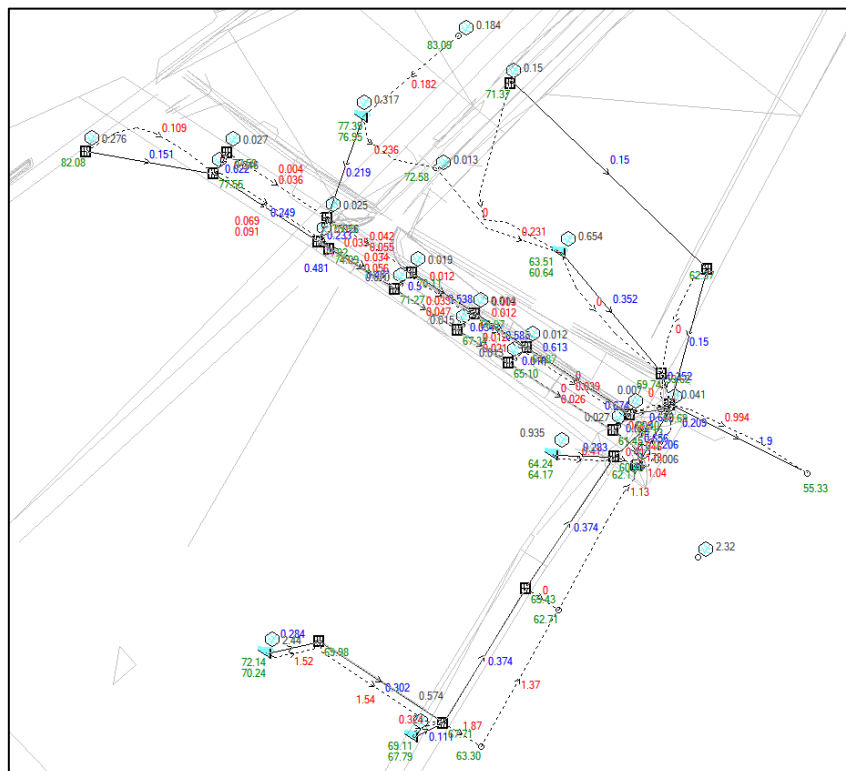


Figure 6: DRAINS model configuration under the 1% AEP event of SSP3-7.0 climate scenario for the year 2100

The DRAINS hydraulic assessment was undertaken for three relevant design conditions: the 2% AEP existing climate condition for the Stage 1 detention tanks, the 2% AEP SSP1-2.6 2100 climate change scenario for the minor storm event, and the 1% AEP SSP3-7.0 2100 climate change scenario for the major storm event.

For the 2% AEP existing climate condition, the pre-development flow from 221 Glenstone Road was approximately 0.93 m³/s. Following development and detention, the Stage 1 detention tank assessment indicates a controlled peak discharge of approximately 0.972 m³/s. While this is slightly higher than the pre-development flow, the assessment demonstrates that the discharge remains consistent with the permitted PSDs adopted for Stage 1 (Figure 4). The minor increase is associated with the Stage 2 development arrangement and overall drainage configuration. The post-development discharge from each new lot is restricted to its nominated PSD under the 2% AEP SSP1-2.6 2100 climate change scenario. In addition, the combined post-development discharge from the overall 221 Glenstone Road catchment is approximately 1.08 m³/s, which is generally consistent with the corresponding pre-development flow rate. Therefore, the proposed stormwater management arrangement demonstrates that the development does not increase the overall discharge from the site under the adopted Council design scenario (Figure 5). For the 1% AEP SSP3-7.0 2100 major storm event, the pre-development flow from 221 Glenstone Road was approximately 1.9 m³/s. Under the developed condition, the model indicates a peak discharge of approximately 0.994 m³/s to the downstream drainage system, with localised overflow/surcharge occurring mainly around the Stage 1 detention tank outlets (Figure 6). This behaviour is expected, as the Stage 1 detention tanks were designed based on the 2% AEP permissible site discharge (PSD) requirements and were not intended to fully attenuate the 1% AEP major storm event. Overall, the developed-condition discharge remains controlled by the adopted PSD arrangements and is lower than the corresponding pre-development 1% AEP SSP3-7.0 2100 flow.

Overall, the results indicate that runoff from the developed lots is conveyed through the proposed and existing drainage network toward the downstream DN1050 pipe system. The identified overflows are primarily associated with the Stage 1 detention tanks and their original adopted design basis, rather than a capacity limitation of the downstream DN1050 pipe. The Stage 1 detention tanks were previously designed based on the 2% AEP existing climate condition; however, Council's updated guideline requires assessment against the 2% AEP SSP1-2.6 2100 climate scenario for the development of the Stage 2. As a result of the revised design criteria, the adopted rainfall intensity and runoff volume increased under the 2% AEP SSP1-2.6 2100 climate scenario. The Stage 1 detention tanks had already been designed based on the previous 2% AEP existing climate condition and therefore do not have sufficient detention volume to fully contain the increased runoff generated under the updated climate change scenario. Consequently, localised overflow from the Stage 1 detention tanks occurs into the internal drainage system. In contrast, the Stage 2 detention system has been designed in accordance with the updated Council guideline, based on the 2% AEP SSP1-2.6 2100 climate scenario, and no capacity issue has been identified for the Stage 2 design.

1.3 Creek Pipeline System

As previously noted, a separate existing DN1050 pipe is provided downstream to convey stormwater flows generated from the upstream catchment. This upstream area is classified as a developing catchment and, in the absence of detailed future development information, Brighton Council guidelines require the SSP5-8.5 2100 climate change scenario to be considered for the assessment of upstream flows, as presented in Table 7. In addition, Table 8 presents the 1% AEP SSP2-4.5 2100 climate change scenario in accordance with the Department of State Growth guideline.

The hydraulic assessment indicates that the existing downstream DN1050 pipe is not capable of conveying the full upstream creek/catchment flow under either of these climate change scenarios. According to the results for the 1% AEP event for the upstream catchment, the peak flow is estimated to be 5.23 m³/s under the SSP2-4.5 2100 climate change scenario and 8.98 m³/s under the SSP5-8.5 2100 climate change scenario. As the downstream DN1050 pipe forms part of the existing public drainage infrastructure under the custodianship of the Tasmanian Department of State Growth, any upgrade or augmentation of that asset is outside the scope of the proposed development.

Accordingly, the proposed creek pipeline system assessment was undertaken with reference to the maximum available capacity of the existing downstream DN1050 pipe as the governing downstream condition. This ensures that the proposed creek pipeline system is designed to convey flow up to the downstream DN1050 pipe capacity, rather than the full unconstrained upstream catchment flow generated under the assessed climate change scenarios. The calculation parameters adopted for the full capacity assessment of the DN1050 pipe are presented in Table 9. The downstream pipeline located at the end of the proposed creek pipeline system is estimated to be approximately 495 m long and discharges to the nearby pond.

Based on this constraint, a 299 m creek pipeline system has been adopted, comprising approximately 255 m of DN750 pipe and 44 m of DN1050 pipe, to convey flows from the upstream creek/flow path towards the existing downstream DN1050 pipe (Figure 7).

Table 7: Rainfall loss values for IL-CL hydrological model under SSP2-4.5 climate scenario for the year 2100

Parameter	Pervious area	Impervious area
IL	28.6	1.0
CL	5.246	0

Table 8: Rainfall loss values for IL-CL hydrological model under SSP5-8.5 climate scenario for the year 2100

Parameter	Pervious area	Impervious area
IL	30.94	1.0
CL	6.192	0

Table 9: Calculation parameters of the DN1050 pipe full capacity

Parameters	Values
n or roughness	0.013
D	1050 mm
A	0.8659 m ²
P	3.2986 m
R	0.2625 m
L	495 m
Slope (provided by the council)	1 %
Gravity acceleration (g)	9.81 m ² /s
Entrance loss coefficient (C_e)	0.2

Following the calculation parameters, the calculation for the full capacity of the DN1050 pipe is as follows:

$$h_f = L \left(\frac{Qn}{AR^{2/3}} \right)^2, h_e = C_e \times \frac{\left(\frac{Q}{A} \right)^2}{2g}$$

$$h_f + h_e = 495 \times 0.01 = 4.95 \text{ m}$$

$$495 \left(\frac{Q \times 0.013}{(0.8659)(0.2625)^{2/3}} \right)^2 + 0.2 \times \frac{\left(\frac{Q}{0.8659} \right)^2}{2 \times 9.81} = 4.95 \rightarrow Q = 2.67 \text{ m}^3/\text{s}$$

According to the following parameters and calculations are considered for the proposed creek pipeline system as follows:

- The proposed creek pipeline system is designed to convey upstream creek/catchment flows towards the existing downstream DN1050 pipe.
- **The proposed creek pipeline system does not receive additional discharge from the proposed land lots.** Runoff from the lots is intended to be managed separately through the internal drainage and detention system.
- The proposed creek pipeline system acts only as a conveyance system between the creek flow path and the downstream DN1050 pipe.
- The proposed creek pipeline system must have sufficient hydraulic capacity to convey the calculated maximum capacity of the downstream DN1050 pipe. This ensures that the downstream DN1050 pipe remains the governing hydraulic control in the system.
- The downstream DN1050 pipe remains the governing hydraulic constraint, with its full available capacity calculated as approximately **2.67 m³/s**.
- **A 299 m pipeline, comprising 255 m of DN750 pipe and 44 m of DN1050 pipe**, has been provided to convey creek flows to the downstream DN1050 drainage system.

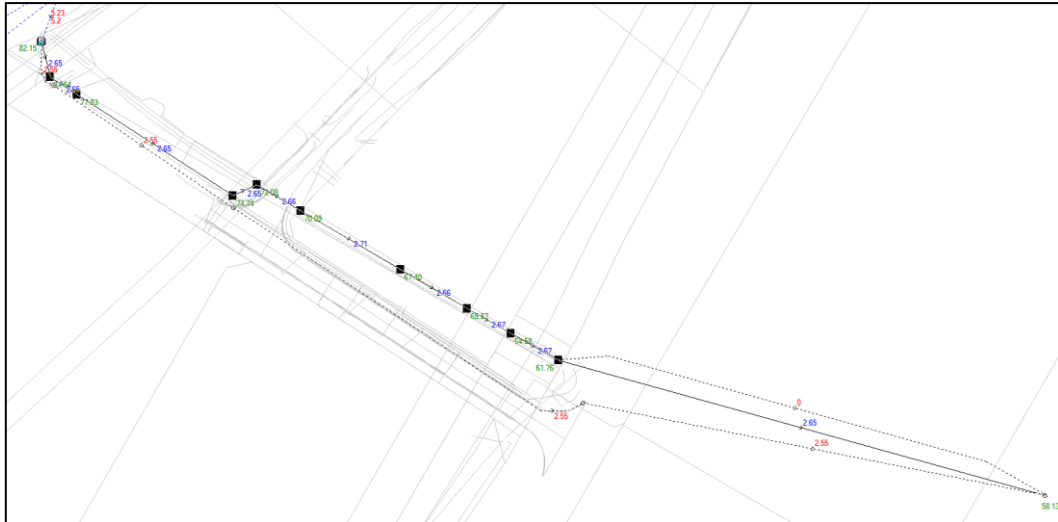


Figure 9: DRAINS model results showing the creek pipeline system conveying the full available capacity of the downstream DN1050 pipe (approximately 2.65 m³/s), with an overflow of approximately 2.56 m³/s under the 1% AEP SSP2-4.5 2100 climate change scenario.

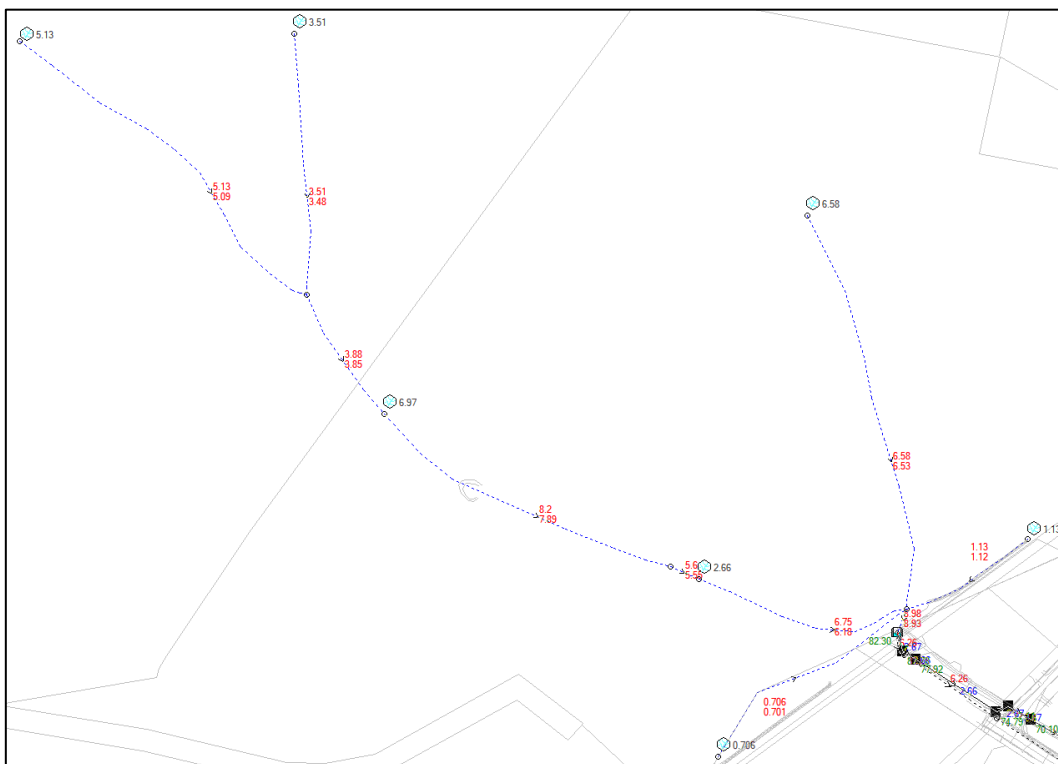


Figure 10: DRAINS model configuration of the upstream creek catchments under the 1% AEP SSP5-8.5 2100 climate change scenario, indicating a peak flow of approximately 8.98 m³/s.

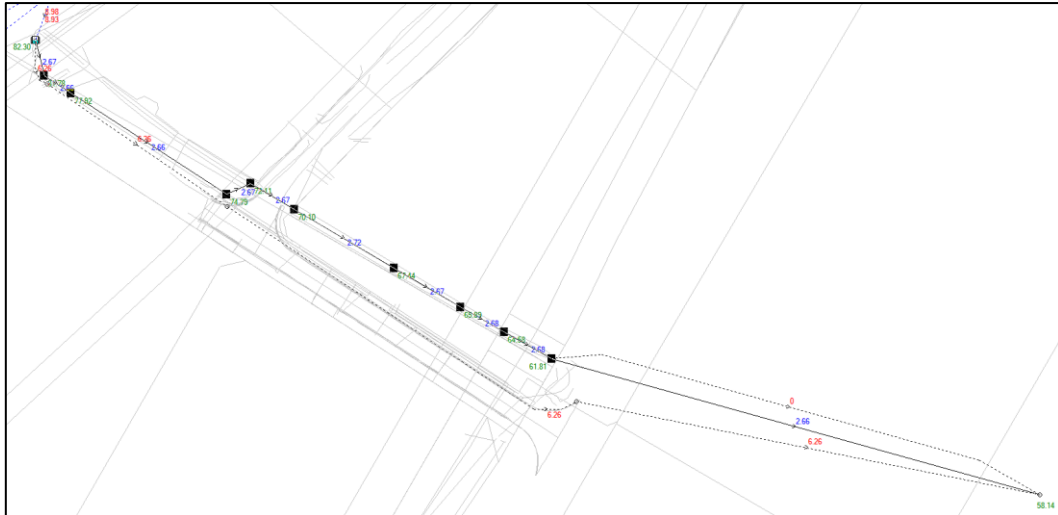


Figure 11: DRAINS model results showing the creek pipeline system conveying the full available capacity of the downstream DN1050 pipe (approximately 2.66 m³/s), with an overflow of approximately 6.26 m³/s under the 1% AEP SSP5-8.5 2100 climate change scenario.

Figure 8 shows the DRAINS model configuration for the upstream creek catchments under the 1% AEP SSP2-4.5 2100 climate change scenario. The model indicates that the upstream catchments generate a peak flow of approximately 5.23 m³/s at the creek outlet location before discharging toward the downstream drainage system. According to Figure 9, the creek pipeline system is capable of conveying flow up to the full available capacity of the downstream DN1050 pipe, which is approximately 2.65 m³/s. This confirms that the proposed creek pipeline configuration provides sufficient capacity to convey the controlling downstream pipe flow, with the downstream DN1050 pipe remaining the hydraulic constraint on the system. As the upstream catchment flow exceeds this downstream pipe capacity, the excess flow is represented as overflow of approximately 2.56 m³/s. This confirms that the downstream DN1050 pipe remains the controlling hydraulic constraint on the system. Figure 10 shows the DRAINS model configuration for the upstream creek catchments under the 1% AEP SSP5-8.5 2100 climate change scenario. The model indicates that the upstream catchments generate a peak flow of approximately 8.98 m³/s at the creek outlet location before discharging toward the downstream drainage system. In addition, Figure 11 shows the DRAINS model results for the creek pipeline system under the 1% AEP SSP5-8.5 2100 climate change scenario. The results indicate that the pipeline system conveys the full available capacity of the downstream DN1050 pipe, approximately 2.66 m³/s. As the upstream catchment flow exceeds this downstream pipe capacity, the excess flow is represented as overflow of approximately 6.26 m³/s. This confirms that the downstream DN1050 pipe remains the controlling hydraulic constraint on the system.

3. Summary

This report presents the stormwater management assessment for Stage 2 of the proposed subdivision at 221 Glenstone Road, Bridgewater, Tasmania, covering three proposed lots and their connection to the existing drainage infrastructure. The assessment includes hydrological modelling of the developed and upstream catchments, a hydraulic assessment of the piped stormwater network, and a full analysis for the design of a pipeline system to convey creek flow.

A key outcome of the report is that the site contains two separate DN1050 pipes, each serving a different function and requiring separate consideration in the stormwater design.

- **Overall design basis:** The developed on-site areas were assessed in accordance with Brighton Council requirements, with the minor stormwater system assessed under the 2% AEP SSP1-2.6 2100 climate change scenario and the major stormwater system assessed under the 1% AEP SSP3-7.0 2100 climate change scenario. The Stage 2 detention tanks were designed and assessed based on the 2% AEP SSP1-2.6 2100 climate change scenario, in accordance with the updated Council guideline. The Stage 1 detention tanks were assessed separately under the 2% AEP existing climate condition, consistent with their originally adopted design basis. The upstream creek catchment, which is classified as a developing catchment, was assessed with reference to the 1% AEP SSP2-4.5 2100 climate change scenario in accordance with Department of State Growth requirements, and the SSP5-8.5 2100 climate change scenario as required by Brighton Council where no detailed future development information is available.
- **Developed site stormwater pipeline system:** One of the existing DN1050 pipes serves the stormwater drainage network for the developed area at 221 Glenstone Road, including both Stage 1 and the proposed Stage 2 lots. This pipe conveys site runoff toward the sedimentation pond downstream of Glenstone Road before discharging to the downstream pond. The DRAINS hydraulic assessment indicates that the downstream DN1050 pipe system performs satisfactorily under the adopted design events, with no overland flow identified from the DN1050 pipe system. For the 2% AEP existing climate condition, the pre-development flow was approximately $0.93 \text{ m}^3/\text{s}$, while the Stage 1 detention tank assessment indicates a controlled peak flow of approximately $0.972 \text{ m}^3/\text{s}$. Although this is slightly higher than the pre-development flow, the discharge remains consistent with the permitted PSDs adopted for Stage 1, with the minor increase associated with the Stage 2 development arrangement and overall drainage configuration. Under the 2% AEP SSP1-2.6 2100 minor storm event, the pre-development flow was approximately $1.08 \text{ m}^3/\text{s}$, while the developed drainage network conveys approximately $1.08 \text{ m}^3/\text{s}$. Under the 1% AEP SSP3-7.0 2100 major storm event, the pre-development flow was approximately $1.9 \text{ m}^3/\text{s}$, while the developed drainage network conveys approximately $0.994 \text{ m}^3/\text{s}$ through the DN1050 pipe system, with additional localised overflow of approximately $0.994 \text{ m}^3/\text{s}$ mainly associated with the Stage 1 detention tanks. These overflows are expected because the Stage 1 detention tanks were designed based on the 2% AEP permissible site discharge values rather than the 1% AEP major storm event, and they do not represent a capacity limitation of the downstream DN1050 pipe system. Overall, the assessment demonstrates that the DN1050 pipeline system performs acceptably under the adopted design events, with the identified overflow behaviour primarily associated with the Stage 1 detention tank design basis rather than the downstream DN1050 pipe capacity.
- **Detention outcomes:** To satisfy the Permissible Site Discharge (PSD) requirements, detention measures have been considered for the developed lots within 221 Glenstone Road. The existing Stage 1 detention tanks, serving Lots 1, 2 and 4, were originally

designed to restrict post-development runoff to the permissible discharge rate for the 2% AEP event under existing climate conditions, consistent with their approved design basis at the time. For the current assessment, however, PSD compliance for the overall developed catchment has been assessed against Brighton Council's updated requirement, based on the 2% AEP SSP1-2.6 2100 climate change scenario. Accordingly, the Stage 2 detention tanks for New Lot 1, New Lot 2 and New Lot Balance have been designed based on the 2% AEP SSP1-2.6 2100 climate change scenario, with consideration of three key constraints. First, the post-development discharge from each individual lot was required to be equal to or less than its nominated PSD. Second, the combined runoff from the Stage 1 and Stage 2 catchments is conveyed from the development area to the downstream sedimentation pond via an approximately 230 m long DN1050 pipe. Third, the existing Stage 1 detention tanks were originally designed for the 2% AEP existing climate condition, which made it more challenging to achieve post-development discharge rates equal to or lower than the relevant pre-development flow rates under the updated climate change design scenario.

- **Upstream creek pipeline outcomes:** The upstream creek catchment generates peak flows of approximately 5.23 m³/s under the 1% AEP SSP2-4.5 2100 scenario and 8.98 m³/s under the 1% AEP SSP5-8.5 2100 scenario. The proposed creek pipeline system can convey the full available downstream DN1050 pipe capacity of approximately 2.65–2.66 m³/s, with the excess flows represented as overflows of approximately 2.56 m³/s and 6.26 m³/s, respectively. This confirms that the downstream DN1050 pipe remains the controlling hydraulic constraint, while the proposed creek pipeline has sufficient capacity to convey the available downstream pipe flow.

4. Qualifications

This document is intended solely for the purpose of documenting the calculations followed for the design of the stormwater drainage system and should not be used for any other purpose without proper consultation. It should be used by qualified professionals in conjunction with their professional judgement.

The calculations presented in this document are based on the data available at the time of the writing. The design calculations were performed in accordance with the relevant design standards and guidelines applicable at the time of the writing. Future updates to these standards may require revisions to the design.

This document includes, but is not limited to, several assumptions regarding the site's condition, hydrological parameters, and, where applicable, projections for future climate scenarios. These assumptions are detailed within the report and any deviation from these assumptions may affect the outcome of the design. The design is based on site-specific conditions understood from available information. This includes information and data provided by third parties. While this information is believed to be accurate, no warrant is given as to its completeness and or reliability.

While every effort has been made to ensure the accuracy of the calculations and design, PDA and the authors assume no liability for any direct, indirect, or consequential damages resulting from the use of this document. The performance of the stormwater drainage system is subject to external factors such as extreme weather events, future land-use changes, and maintenance practices. These factors can significantly impact the effectiveness of the system.

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Per:



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August 2026

BUSHFIRE HAZARD REPORT

3 lot Subdivision

Lot 2 Glenstone Rd Bridgewater



Job Number: L250516

Prepared by: Geoff McGregor (geoff@woolcott.au)

Bushfire Hazard Practitioner BFP-176 – 1,2,3B

Rev.no	Description	Date
1		12 August.2026
2	Final	14 August.2026

The referenced documents were referred to in the preparation of and should be read in connection with this bushfire assessment report

References

Director of Building Control – Tasmanian Government, 2021. *Director's Determination – Bushfire Hazard Areas*, s.l.: Department of Justice.

Standards Australia Committee FP-020, 2018. *AS 3959:2018 Construction of buildings in bushfire prone areas*, s.l.: Standards Australia Limited 2018.

Tasmanian Planning Commission, 2024. *Tasmanian Planning Scheme – State Planning Provisions*, s.l.: Tasmanian Planning Commission.

Prepared by

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Executive Summary

This report has been prepared for Bullock property developments pty ltd for the development of a 3 -lot subdivision at Lot 2 Glenstone Road, Bridgewater. All lots will be vacant land. Access will be from the existing and new road that will be taken over by council. The site is within the Bushfire-prone areas overlay of the Tasmanian Planning Scheme – Brighton. A bushfire event at this site or within the immediate area is likely to impact any buildings at this location. A bushfire hazard management plan has been prepared and is provided as an appendix to this report. The plan sets out the owner's responsibilities to maintain and managed areas for each lot, taking into consideration the relevant requirements under Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas.

Signed

A handwritten signature in blue ink, appearing to read 'G. McGregor', is positioned below the 'Signed' text.

Author: Geoff McGregor

Accreditation No: BFP 176

1. Introduction

A bushfire assessment is a process of analysing information about the potential impacts that a proposed development is likely to have in a bushfire hazard scenario.

A 'bushfire-prone area' is an area where a bushfire event is likely to occur that may result in significant adverse impact on buildings and life. In Tasmania, all local councils have a Planning Scheme overlay map that identifies bushfire-prone areas. Subdivision within a bushfire-prone area triggers an assessment under the provisions of the Bushfire-prone Areas Code of the planning scheme. The assessment requires a Bushfire Hazard Management Plan (BHMP) to be provided as part of the application.

The bushfire assessment will determine the Bushfire Attack Level (BAL) for the proposed lots. This measures the possible exposure of a building to bushfire hazards. The BAL is assessed in accordance with Australian Standard AS 3959-2018 construction of buildings in bushfire-prone areas.

The assessment has been undertaken in accordance with C13.0 Bushfire-Prone Areas Code to accompany a subdivision application under the Tasmanian Planning Scheme – Brighton. It is also required to understand the fuel management requirements for the subject site and to demonstrate that future buildings on the proposed lots can be constructed to a minimum of BAL19 under the Tasmanian Planning Scheme.

This Bushfire Hazard Report and Bushfire Hazard Management Plan (BHMP) has been prepared in support of a proposed 3 lot subdivision.

2. Subject site

2.1 Site details

Property address	Lot 2 Glenstone Road Bridgewater
Property ID (PID)	9429898
Certificate of title references	181190/2
Property Owners	Bullock property developments Pty Ltd
Existing Use	Vacant
Zoning	General Industrial
Municipality	Brighton Council
Planning Scheme	Tasmanian Planning Scheme – Brighton.
Identified on a Bushfire Overlay Map	Yes
Proposal	3 Lot Subdivision.
Water Supply	Reticulated and static water supply.
Vehicular Access	Existing and new road

2.2 Site description and context

The subject site comprises a single title with an area of 10.07 hectares and is located at Lot 2 Glenstone Road, Bridgewater within the Brighton Municipality. The site is situated on the northern fringe of the Brighton Transport Hub and Industrial Estate and has direct frontage to Glenstone Road.

The surrounding land uses is characterised by a mix of industrial and rural activities:

North: Predominantly rural land comprising grazing paddocks and undeveloped land with dwellings.

East: Glenstone Road, beyond which are transport and industrial facilities associated with the Brighton Transport Hub, together with areas of environmental management land.

South: Established industrial development and transport-related infrastructure within the Brighton Industrial Estate.

West: Predominantly rural land with agricultural uses.

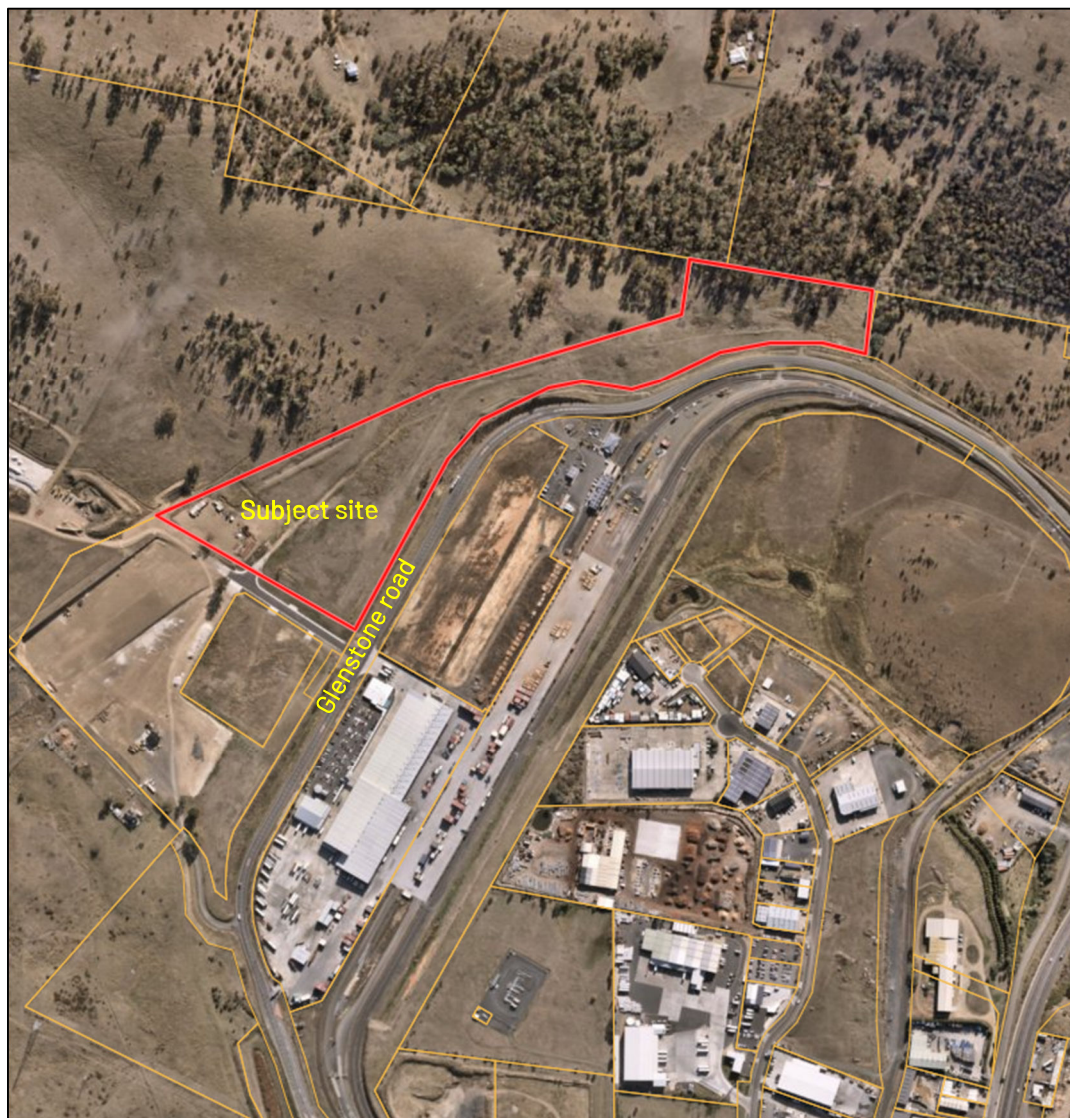


Figure 1 Aerial view of the subject site

The site is zoned General Industrial.

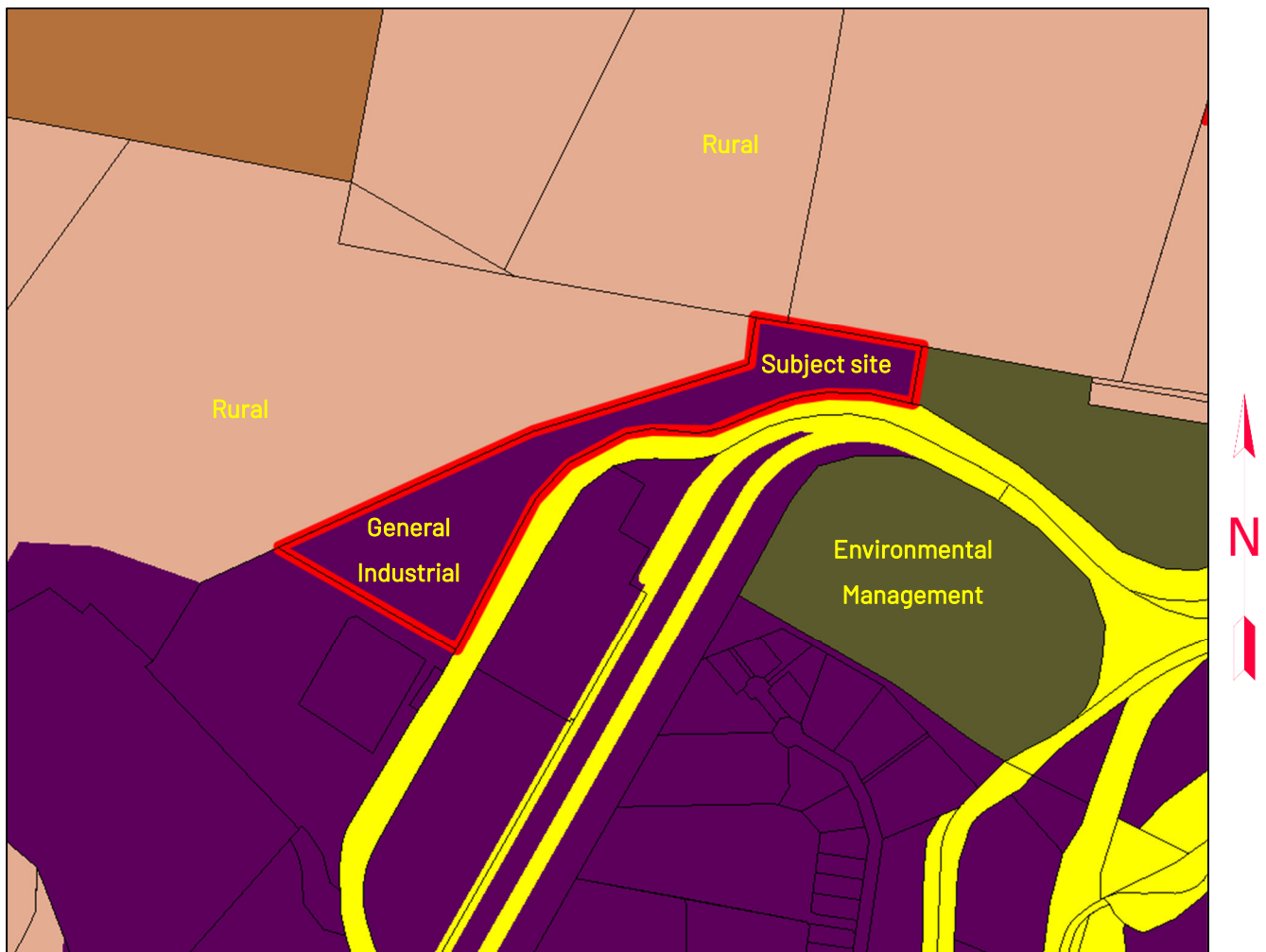


Figure 2 Zoning of surrounding area and the subject site (Source: LIST)

3. Proposal

The proposal comprises the subdivision of the subject site into 3 lots. Vehicular access to each proposed lot will be provided via the existing and new internal road, which is part of the adjoining subdivision approved under Planning Permit SA 2024/00025. Upon completion of the subdivision, the road will be transferred to Council and become part of the public road network.

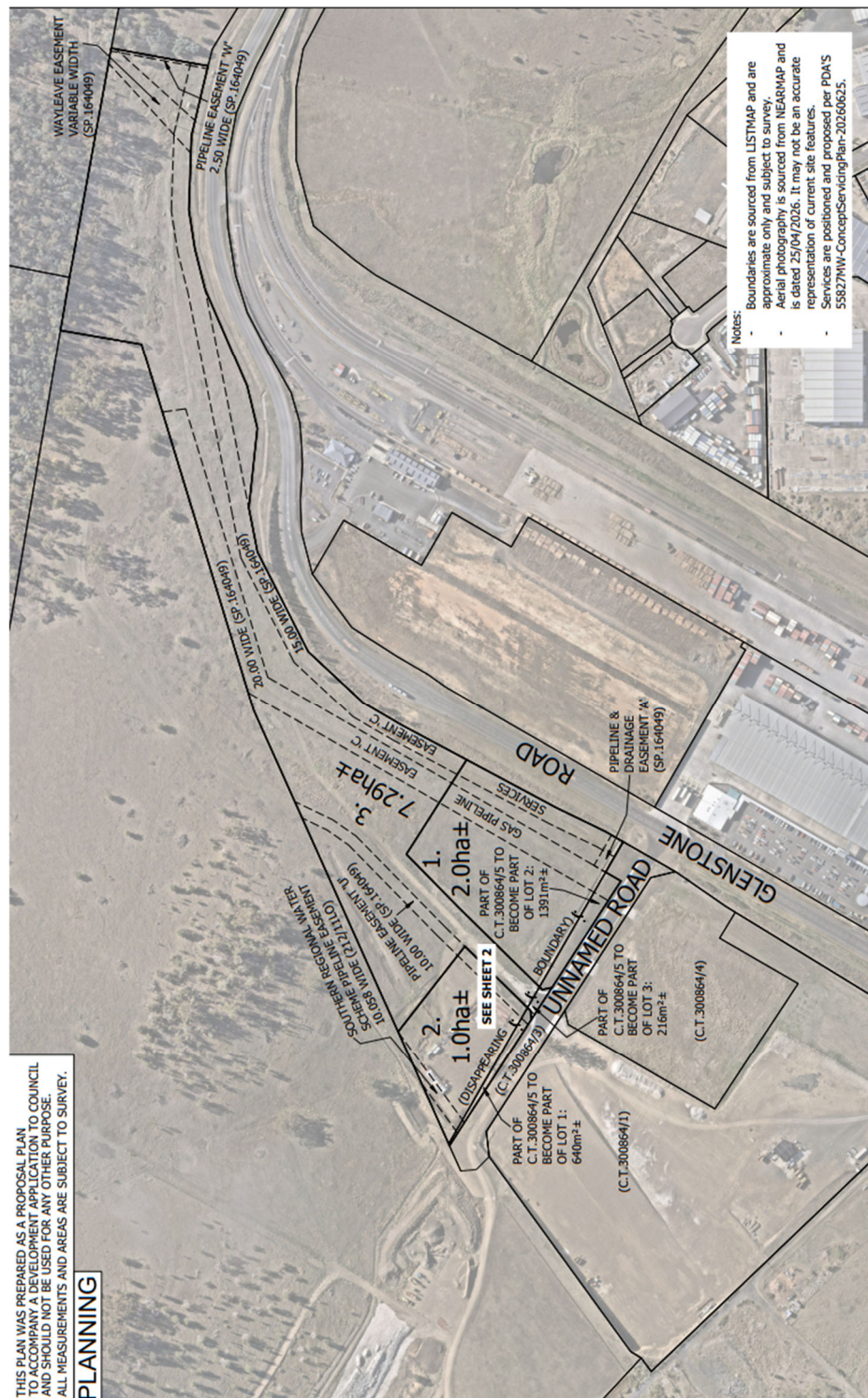


Figure 3 extract from the proposal

4. Bushfire site assessment

4.1 Vegetation analysis

A site visit was undertaken in July 2026 to assess bushfire-prone vegetation within 100 metres of the proposed 20 m × 40 m building area within each lot, as shown in the image below.

Bushfire-prone vegetation within the proposed lots and on adjoining land to the north, south and west comprises predominantly grassland. The vegetation to the south is managed and associated with the existing industrial area and Glenstone Road

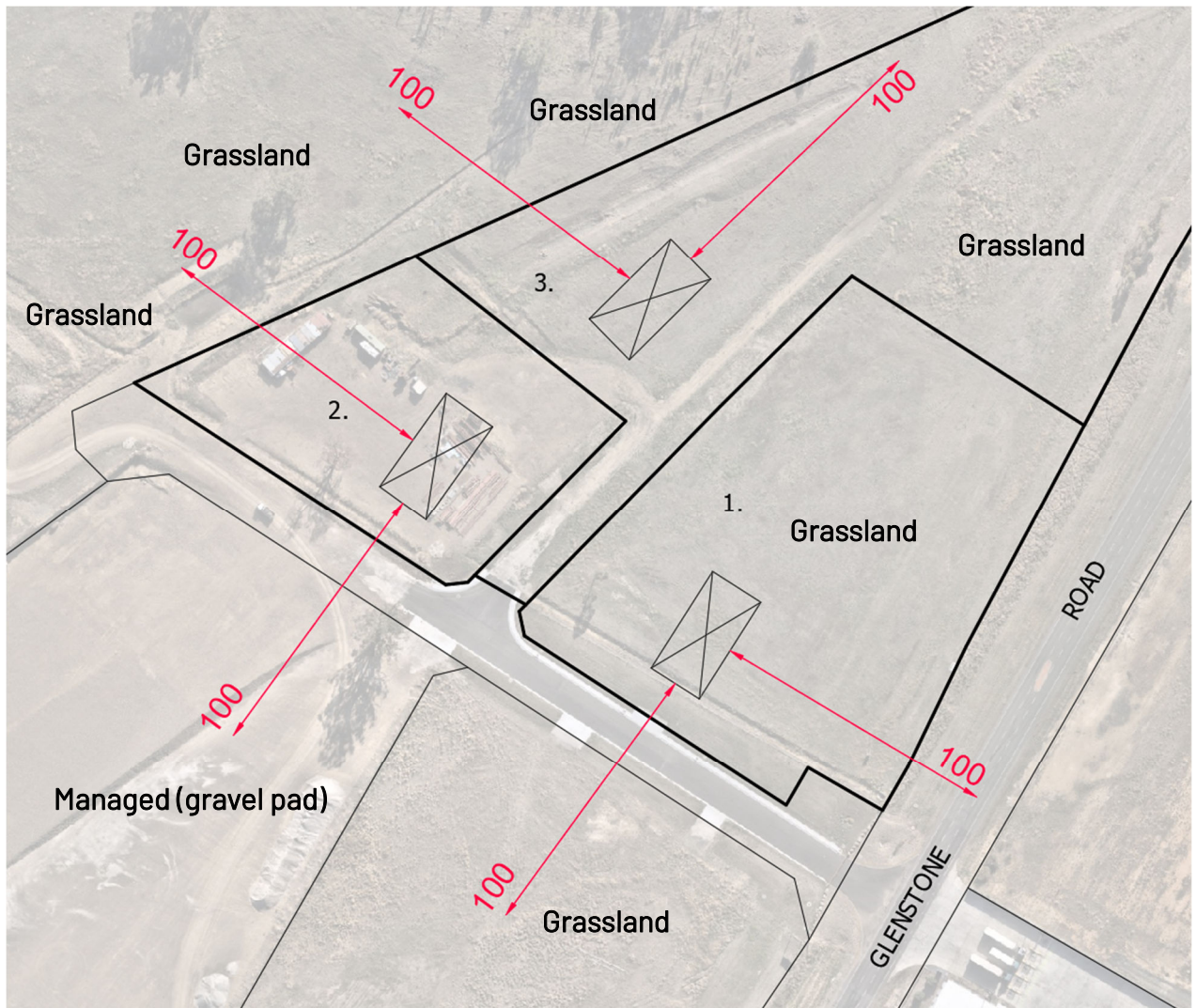
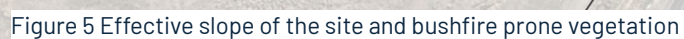


Figure 4 Vegetation analysis within 100m of the site

Figure 5 illustrates the slope of the land beneath the classified vegetation on both the subject site and adjoining land. Lot 2 is generally flat, with cut pads evident. Lot 3 exhibits a very gentle fall toward the south-east, while Lot 1 is generally flat with a small upslope to the north-west.

The adjoining land to the north and west is upslope of the subject site, while the land to the east is generally flat. The land to the south comprises generally flat, cut pads.



4.3 Site photos



Figure 6 Looking west up the existing road, lots to the right



Figure 7 Looking south from the new road opposite lot 3



Figure 8 Road tee to be used as turning area.



Figure 9 looking north over lot 1



Figure 10 Looking west neighbouring farmland.



Figure 11 Looking north over lots 2 and 3

5. Bushfire protection measures

5.1 BAL Rating

The purpose of the BAL assessment is to identify the minimum separation between the bushfire prone vegetation and a building area within each proposed lot. The assessment aims to ensure that future habitable buildings can be sited and built to a minimum BAL-19 standard under AS 3959:2018 per the code. The definition of BAL 19 is highlighted as follows:

BUSHFIRE ATTACK LEVEL (BAL)	PREDICTED BUSHFIRE ATTACK AND EXPOSURE LEVEL
BAL-LOW	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front.

The minimum separation distances from the indicative 20x40 to the classified bushfire-prone vegetation are outlined below, together with the applicable vegetation classification and underlying slope.

LOT 1	NORTH	EAST	SOUTH	WEST
Vegetation within 100m of the 20x40	0m-100+m Grassland	0m-100m Grassland	0m-16m Grassland 16m-26m Managed 26m-100m Grassland	0m-100m Grassland
Slope (degrees) over 100m)	Upslope	Flat	Flat	Upslope
BAL-19 min. required setbacks from building.	10m	10m	10m	10m

LOT 2	NORTH	EAST	SOUTH	WEST
Vegetation within 100m of the 20x40	0m-100m Grassland	0m-100m Grassland	0m-16m Grassland 16m-100mm Managed	0m-100m Grassland
Slope (degrees) over 100m)	Upslope	Flat	Flat	Upslope
BAL-19 min. required setbacks from building.	10m	10m	10m	10m

LOT 3	NORTH	EAST	SOUTH	WEST
Vegetation within 100m of the 20x40	0m-100m Grassland	0m-100mGrassland	0m-100m Grassland	0m-100m Grassland
Slope (degrees) over 100m)	Upslope	Downslope 0-5°	Flat	Upslope
BAL-19 min. required setbacks from building.	10m	11m	10m	10m

5.2 Hazard management areas

A BAL-19 Hazard Management Area (HMA) must be established and maintained around any future habitable dwelling, as a minimum, in accordance with the approved Bushfire Hazard Management Plan (BHMP). The HMA must be maintained as low-threat vegetation in perpetuity.

All Hazard Management Areas (HMAs) must be maintained to achieve the following outcomes:

- (a) reduce the quantity of windborne sparks and embers reaching buildings;
- (b) reduce radiant heat impact on buildings; and
- (c) prevent direct flame contact with buildings.

Maintenance of Hazard Management Areas

- The Landowner must, at all times and in perpetuity, maintain and manage the Hazard Management Areas in accordance with the approved Bushfire Hazard Management Plan and this report, and, without limitation, must ensure that:
 - Grass is maintained to a maximum height of 100mm, with fuel loads not exceeding 2 tonnes per hectare.
 - Trees and vegetation are maintained clear of buildings on all sides.
 - All understorey vegetation and undergrowth beneath trees is removed up to a height of 2 metres above ground level.
 - Retained trees are spaced to provide a minimum canopy separation of 5 metres.
 - Shrub cover does not exceed 20% of the available area.

-
- Shrubs are not planted within a distance of less than four (4) times their mature height from any building.
 - Shrubs are not planted in clumps or arrangements that promote the accumulation of combustible debris.
 - Dead vegetation and combustible material are regularly removed.

The Landowner must ensure that Hazard Management Areas are regularly inspected and maintained to ensure ongoing compliance.

Landscaping

The Landowner must ensure that landscaping within Hazard Management Areas:

- Utilises low-flammability plant species, including succulent ground covers where appropriate;
- Avoids vegetation that:
 - produces fine fuels that are easily ignited;
 - sheds excessive debris;
 - retains dead material within branches; or
 - has fibrous or peeling bark characteristics;
- Does not include vines on walls or vegetation overhanging roofs; and
- Does not incorporate timber mulch, woodchips, or other flammable mulch materials.

Brush or timber fencing must be avoided where practicable and must not be located within 6 metres of any habitable building.

5.3 Access and Roads

Access

Standard vehicle crossovers will be provided to each lot in accordance with Council standards.

There are no specific access requirements for firefighting where future habitable buildings are located within a 120-metre hose lay distance of a fire hydrant.

Where a future habitable building is located more than 30 metres from the public road, and access is required for a firefighting appliance to access a firefighting water supply point, an all-weather property access with a minimum 4.0-metre-wide carriageway must be provided from the public road to within 90 metres of the furthest part of the habitable building, measured as a hose lay, and to a hardstand located within 3 metres of the firefighting water connection point. The property access must comply with the requirements of Table C13.2 – Standards for Property Access specified below.

Roads

Prior to the sealing of the Final Plan, the existing internal road serving the subdivision must be transferred to and accepted by Council as a public road. The road must be constructed in accordance with Table C13.1: Standards for roads standards specified below.

This Bushfire Hazard Report has been prepared on the basis that the existing access road will be transferred to and accepted by Council as a public road in accordance with Planning Permit SA 2024/00025. The bushfire assessment and compliance of the proposed subdivision with the bushfire access requirements are dependent upon this occurring. Should the road not be accepted by Council as a public road, the findings, recommendations and conclusions of this report may no longer be valid, and the bushfire access arrangements for the subdivision will require reassessment by an accredited Bushfire Hazard Practitioner.

Table C13.1: Standards for roads

Element	Requirement
A. Roads.	Unless the development standards in the zone require a higher standard, the following apply: (a) two-wheel drive, all-weather construction; (b) load capacity of at least 20 tonnes, including for bridges and culverts; (c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 2m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; (h) curves have a minimum inner radius of 10m; (i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7m in width; (j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and (k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with <i>Australian Standard AS1743:2018 Road signs- Specifications</i>.

Table C13.2: Standards for property access

Element	Requirement
A. Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B. Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	The following design and construction requirements apply to property access: (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (j) terminate with a turning area for fire appliances provided by one of the following: (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.
C. Property access length is 200m or greater.	The following design and construction requirements apply to property access: (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D. Property access length is greater than 30m, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (a) complies with requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.

5.4 Fire Fighting water supply

Reticulated water for firefighting will be provided by the existing fire hydrants installed as part of the road and service infrastructure, as shown on the Hazard Management Plan.

Fire hydrants will provide water supply for firefighting to habitable buildings located within <120m measured as a hose lay from a hydrant any future habitable buildings located greater than 120m measured as a hose lay from a hydrant will need to install static water supply. Reticulated water supply must be in accordance with Table C13.4 and static water supply must be in accordance with table Table C13.5.

Table C13.4: Reticulated Water Supply for Fire Fighting

Element	Requirement
A. Distance between building area to be protected and water supply.	The following requirements apply: (a) the building area to be protected must be located within 120m of a fire hydrant; 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. Design criteria for fire hydrants.	The following requirements apply: (a) fire hydrant system must be designed and constructed in accordance with <i>TasWater Supplement to Water Supply Code of Australia, WSA 03-2011-3.1 MRWA 2nd edition</i> ; and (b) fire hydrants are not installed in parking areas.
C. Hardstand.	A hardstand area for fire appliances must be provided: (a) no more than 3m from the hydrant, measured as a hose lay; (b) no closer than 6m from the building area to be protected; (c) with 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.

Table C13.5: Static Water Supply for Fire Fighting

Element	Requirement
A. Distance between building area to be protected and water supply.	The following requirements apply: (a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B. Static Water Supplies.	The static water supply: (a) may have a remotely located offtake connected to the static water supply; (b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) must be metal, concrete or lagged by non-combustible materials if above ground; and (e) if a tank can be located so it is shielded in all directions in compliance with Section 3.5 of <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas</i>, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6mm thickness.

C.	Fittings, pipework and accessories (including stands and tank supports).	Fittings and pipework associated with a fire fighting water point for a static water supply must: (a) have a minimum nominal internal diameter of 50mm; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm; (e) provide a DIN or NEN standard forged Storz 65 mm 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 comply with: (a) water tank signage requirements of <i>Australian Standard AS 2304:2019 Water storage tanks for fire protection systems</i>; or (b) <i>Water Supply Signage Guideline, version 1.0</i>, Tasmania Fire Service, February 2017.
E.	Hardstand.	A hardstand area for fire appliances must be: (a) no more than 3m from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

6. Bushfire-prone areas code assessment

The following provides an assessment against the provisions of C13.0 Bushfire-prone areas code, according to the Scheme.

C13.6 Development Standards for Subdivision

C13.6.1 Subdivision: Provision of hazard management areas

Objective

Subdivision provides for hazard management areas that:

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

Acceptable solutions

Proposed solutions

A1

- a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or
- b) The proposed plan of subdivision:
 - i. shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;
 - ii. shows the building area for each lot;
 - iii. shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of *Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas*; and
 - iv. is accompanied by a bushfire hazard

- A1a) Na
- A1b) The acceptable solution is achieved. The BHMP:
 - i) shows all lots within the bushfire prone area.
 - ii) shows a 20mx40m building area in each lot.
 - iii) shows bal 19 HMA on each lot
 - iv) is prepared by an accredited bushfire hazard practitioner
- A1c) na

management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone Areas</i>; and c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.	
--	--

C13.6.2 Subdivision: Public and firefighting access

Objective Access roads to, and the layout of roads, tracks and trails, in a subdivision: a) allow safe access and egress for residents, fire fighters and emergency service personnel; b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken; c) are designed and constructed to allow for fire appliances to be manoeuvred; d) provide access to water supplies for fire appliances; and e) are designed to allow connectivity, and where needed, offering multiple evacuation points.	
Acceptable Solutions	Proposed solutions
A1 (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or	(a)- na

(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard management plan that: (i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3 and (ii) is certified by the TFS or an accredited person.	(b)- the proposal plan and the Bushfire Hazard Management plan comply with table C13.1 and is certified by an accredited person.
--	---

C13.6.3 Subdivision: Provision of water supply for firefighting purposes

Objective Adequate, accessible and reliable water supply for the purposes of firefighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.	
Acceptable solutions	Proposed solutions
A1 In areas serviced with reticulated water by the water corporation: a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4; or c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	A1 a) Not applicable b) The acceptable solution is achieved for building within <120m of a hydrant measured as a hoselay. c) Na
A2 In areas that are not serviced by reticulated water by	A2 For building <120m from a fire hydrant

the water corporation: a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with C13.5; or c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	a) Na b) For dwelling located >120m from a fire hydrant.
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Conclusions and recommendations

The proposal seeks planning approval for a 3-lot subdivision at Lot 2 Glenstone Road Bridgewater.

- a. All lots have demonstrated the capacity to accommodate a building area meeting the requirements of BAL-19. Maintenance of hazard management areas must be in perpetuity
- b. Reticulated firefighting water will be provided by the existing fire hydrants installed as part of the road and service infrastructure, as shown on the Hazard Management Plan. Future habitable buildings located within 120 metres, measured as a hose lay from a fire hydrant, will be serviced by the reticulated supply. Future habitable buildings located more than 120 metres from a hydrant must be provided with a static firefighting water supply. Reticulated and static water supplies must comply with Tables C13.4 and C13.5, respectively.
- c. Prior to sealing the Final Plan, the existing internal road serving the subdivision must be transferred to and accepted by Council as a public road. All lots on the plan must be supplied with compliant access.

This Bushfire Hazard Report is based on the road being transferred to Council as a public road in accordance with Planning Permit SA 2024/025. Compliance with the bushfire access requirements relies on this occurring. If the road is not accepted as a public road, the findings of this report will no longer be valid.

Future habitable buildings and outbuildings within 6m of habitable buildings sited in accordance with this report are to be designed and constructed to AS 3959:2018.

Annexure 1 – Bushfire Hazard Management Plan

Annexure 2 – Subdivision Proposal Plan

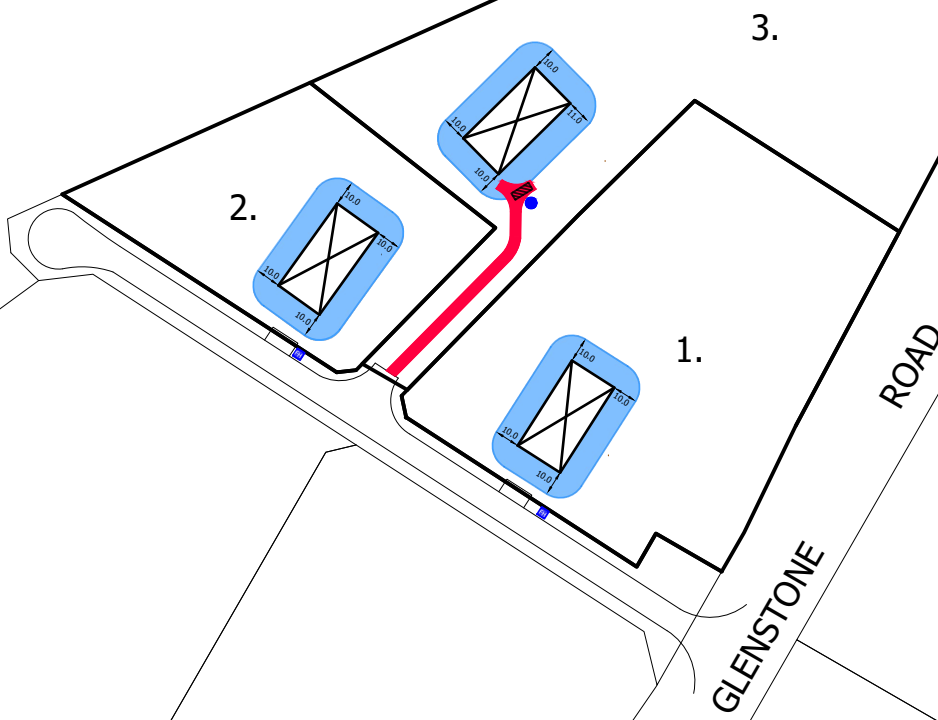
Annexure 3 – Planning Certificate

-  - BAL 19 HAZARD MANAGEMENT AREA
-  - 20m x 40m INDICATIVE BUILDING ENVELOPE
-  - FIRE HYDRANT LOCATION
-  - INDICATIVE COMPLAINT ACCESS
-  - HARDSTAND - 3m x 8m
-  - STATIC FIREFIGHTING WATER SUPPLY

Notes:
Refer plans – L250516 Proposed subdivision 3 lots 13/08/2026 v2.0
All future works to comply with director’s determination –
requirements for building in Bushfire Prone Areas (transitional) (v2.3).
Plan to be read in conjunction with Bushfire Hazard Report L250516 dated 14/08/2026.


Geoff McGregor

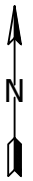
BFP: 176 - 1, 2, 3B.



Design and construction of habitable buildings.

Future habitable buildings and out building within 6m of habitable buildings sited in accordance with this BHMP are to be designed and constructed to AS 3959:2018.

BUSHFIRE HAZARD MANAGEMENT PLAN
PROPOSED 3 LOT SUBDIVISION
BULLOCK PROPERTY DEVELOPMENTS PTY LTD
Lot 2 GLENSTONE RD BRIDGEWATER 030
C.T.181190/2, PID 9429898

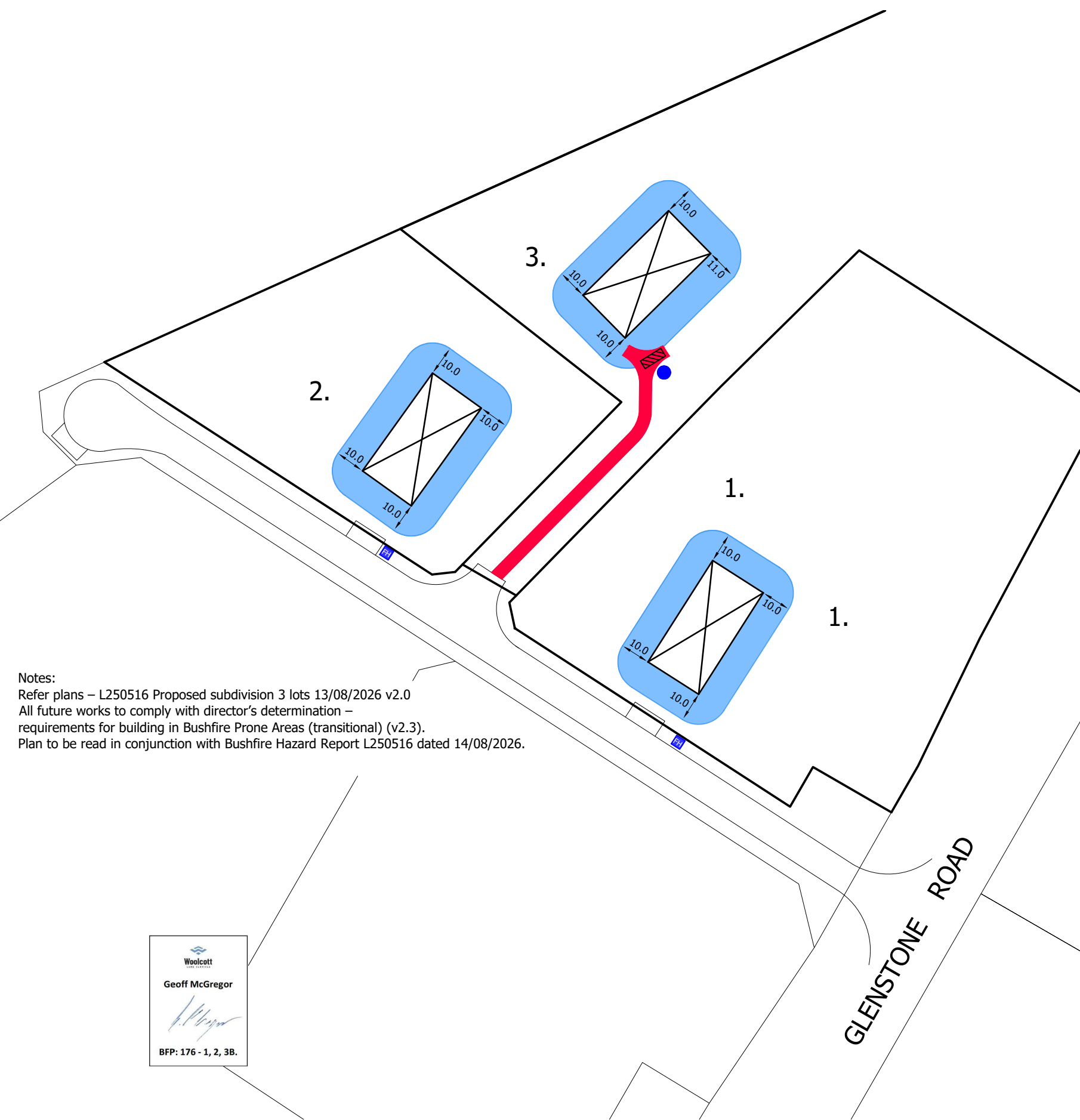




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Job Number
L250516

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LEGEND:

- BAL 19 HAZARD MANAGEMENT AREA
- 20m x 40m INDICATIVE BUILDING ENVELOPE
- FIRE HYDRANT LOCATION
- INDICATIVE COMPLAINT ACCESS
- HARDSTAND - 3m x 8m
- STATIC FIREFIGHTING WATER SUPPLY

Hazard Management and Protection Requirements:

PROPERTY ACCESS

Standard vehicle crossovers will be provided to each lot in accordance with Council standards.

There are no specific access requirements for firefighting where future habitable buildings are located within a 120-metre hose lay distance of a fire hydrant.

Where a future habitable building is located more than 30 metres from the public road, and access is required for a firefighting appliance to access a firefighting water supply point, an all-weather property access with a minimum 4.0-metre-wide carriageway must be provided from the public road to within 90 metres of the furthest part of the habitable building, measured as a hose lay, and to a hardstand located within 3 metres of the firefighting water connection point. The property access must comply with the requirements of Table C13.2

RETICULATED WATER SUPPLY FOR FIREFIGHTING

Fire hydrants will provide water supply for firefighting to habitable buildings located within <120m measured as a hoselay from a hydrant located in the public road reserve any future habitable buildings located greater than 120m measured as a hoselay from a hydrant will need to install static water supply. Reticulated water supply must be in accordance with Table C13.4 and static water supply must be in accordance with table Table C13.5.

Hydrant system to be designed and constructed in accordance with taswater supplement to water supply code wsa 03-2011-3.1 mrwa edition 2 and not within parking areas. hazard management area

A BAL-19 Hazard Management Area (HMA) must be established and maintained around any future habitable dwellings, with the HMA capable of being located anywhere within each lot, in accordance with the approved Bushfire Hazard Management Plan (BHMP). The HMA must be maintained as low-threat vegetation in perpetuity.

Roads

Prior to the sealing of the Final Plan, the existing internal road serving the subdivision must be transferred to and accepted by Council as a public road.

- Unless the development standards in the zone require a higher standard, the following apply:
- (a) two-wheel drive, all-weather construction;
 - (b) load capacity of at least 20t, including for bridges and culverts;
 - (c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;
 - (d) minimum vertical clearance of 4m;
 - (e) minimum horizontal clearance of 2m from the edge of the carriageway;
 - (f) cross falls of less than 3 degrees (1:20 or 5%);
 - (g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;
 - (h) curves have a minimum inner radius of 10m;
 - (i) (j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and
 - (j) (k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with Australian Standard AS1743:2018 Road signs-Specifications.

Notes:
Refer plans – L250516 Proposed subdivision 3 lots 13/08/2026 v2.0
All future works to comply with director's determination – requirements for building in Bushfire Prone Areas (transitional) (v2.3).
Plan to be read in conjunction with Bushfire Hazard Report L250516 dated 14/08/2026.

Geoff McGregor

BFP: 176 - 1, 2, 3B.

Design and construction of habitable buildings.

Future habitable buildings and out building within 6m of habitable buildings sited in accordance with this BHMP are to be designed and constructed to AS 3959:2018.

BUSHFIRE HAZARD MANAGEMENT PLAN
PROPOSED 3 LOT SUBDIVISION
BULLOCK PROPERTY DEVELOPMENTS PTY LTD
Lot 2 GLENSTONE RD BRIDGEWATER 030
C.T.181190/2, PID 9429898



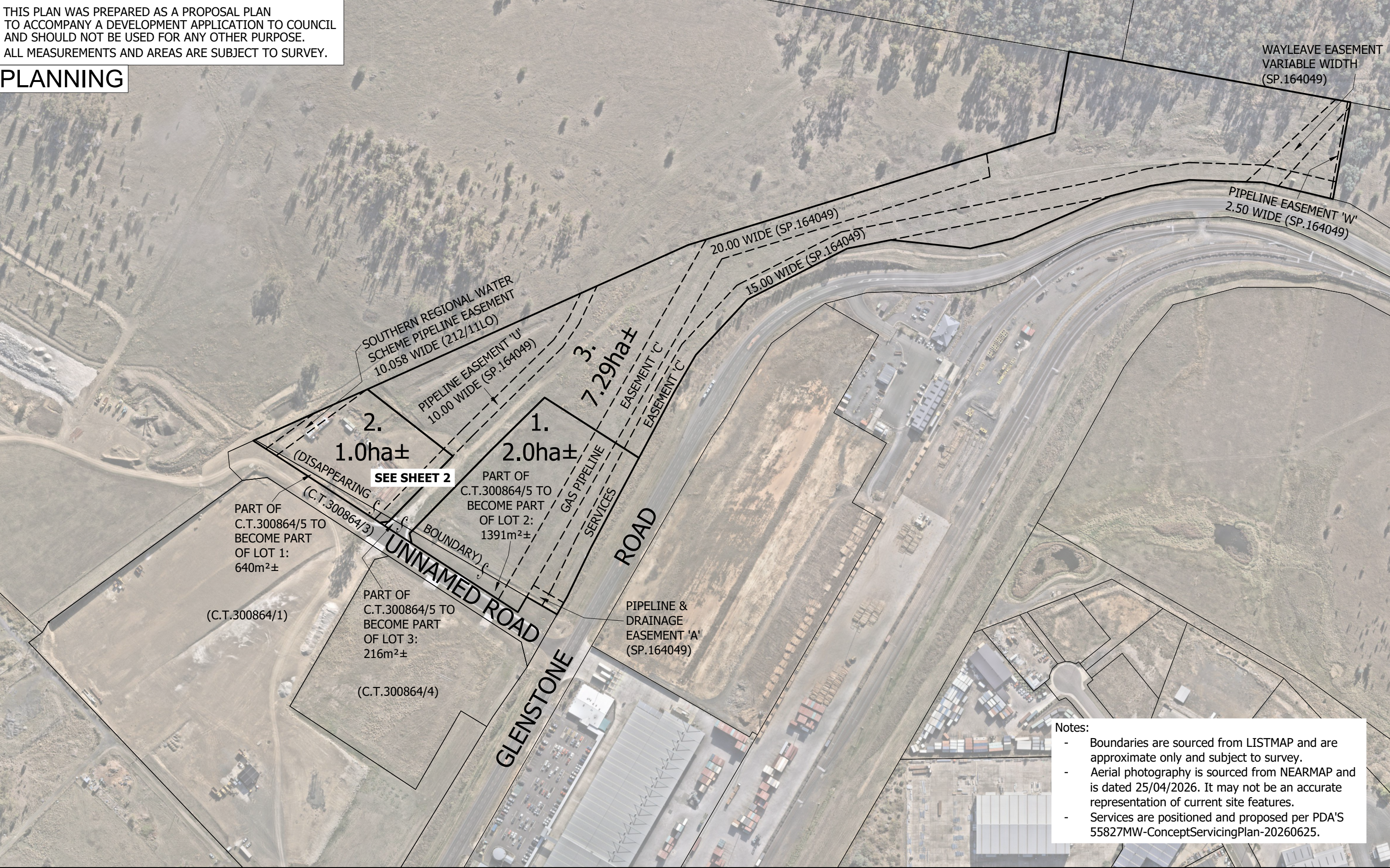
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Job Number
L250516

THIS PLAN WAS PREPARED AS A PROPOSAL PLAN
TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL
AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

PLANNING



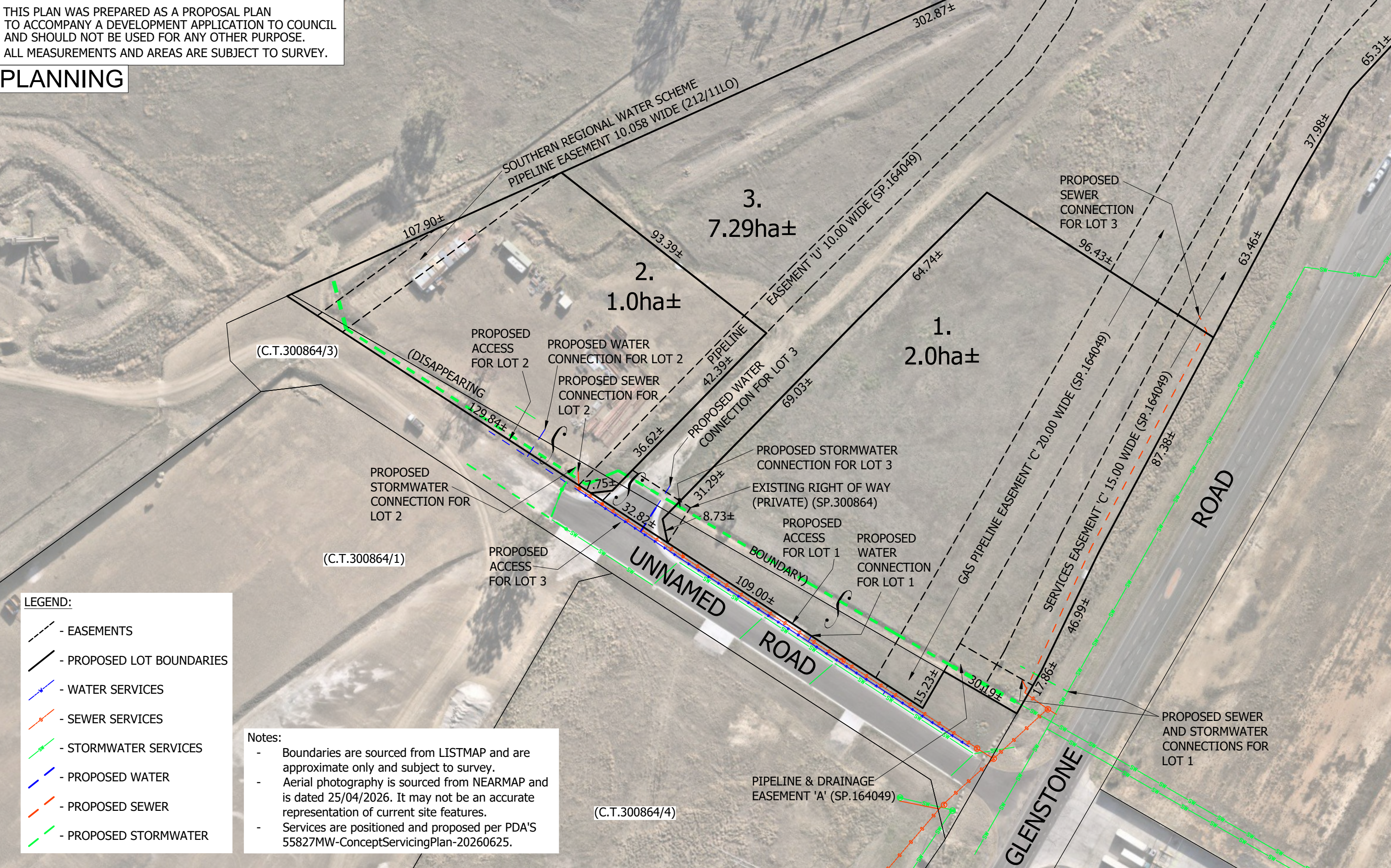
Notes:

- Boundaries are sourced from LISTMAP and are approximate only and subject to survey.
- Aerial photography is sourced from NEARMAP and is dated 25/04/2026. It may not be an accurate representation of current site features.
- Services are positioned and proposed per PDA'S 55827MW-ConceptServicingPlan-20260625.

PROPOSED SUBDIVISION 3 LOTS Lot 2 GLENSTONE ROAD, BRIDGEWATER, 7030 C.T.181190/2 & C.T.300864/5	↑ N ↓	Woolcott LAND SERVICES 10 Goodman Court Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Email: enquiries@woolcott.au				Job Number L250516	
		Drawn EGK	File name L250516_PropPlan_130826_v2.0.dwg	Date 13/08/26	Scale 1:3000@A3	Edition v2.0	Sheet 1/2

THIS PLAN WAS PREPARED AS A PROPOSAL PLAN
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PLANNING



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 2 GLENSTONE RD BRIDGEWATER TAS 7030

Certificate of Title / PID:

CT. 181190/2. PID 9429898

2. Proposed Use or Development

Description of proposed Use and Development:

3 lot subdivision

Applicable Planning Scheme:

Tasmanian Planning Scheme – Brighton

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Report	Woolcott Land Services	14/08/2026	2
Bushfire Hazard Management Plan	Woolcott Land Services	14/08/2026	2
Proposed 3 Lot Subdivision	Woolcott Land Services	13/08/2026	2

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

4. Nature of Certificate

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

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

☐	E1.5.1 / C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
☐	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
☐	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

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

☒	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
☐	E1.6.1 P1 / C13.6.1 P1	<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)	Insufficient increase in risk
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

☒	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
☐	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

☒	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☒	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:

Geoff McGregor

Phone No:

0409 800 387

Postal
Address:

PO BOX 593, Mowbray, Tas, 7248

Email
Address:

geoff@woolcott.au

Accreditation No:

BFP – 176

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.

Signed:
certifier



Name:

Geoff McGregor

Date:

14/08/2026

Certificate
Number:

L250516

(for Practitioner Use only)

AHR Instrument: AHDR10970
Applicant: Jo Blackwell (Brighton Council)
Date: 16 July 2026

RECORD OF ADVICE FROM ABORIGINAL HERITAGE TASMANIA

This document provides a record of advice relating to an application submitted in accordance with the [Aboriginal Heritage Standards and Procedures](#), as adopted by the [Guidelines](#) issued under section 21A of the *Aboriginal Heritage Act 1975*.

Activity: 2 Lot Subdivision/Boundary Adjustment - Lot 2, 251 Glenstone Road, Bridgewater
Advice: Please see next page.

All Aboriginal heritage is protected under the *Aboriginal Heritage Act 1975*. It is an offence to destroy, damage, deface, conceal, or otherwise interfere with a relic (Aboriginal heritage) without a permit granted by the Minister. If at any time Aboriginal heritage is suspected, the process outlined in the [Unanticipated Discovery Plan](#) should be followed as there is an obligation to report findings of Aboriginal heritage as soon as practicable.

As explained in the Guidelines, obtaining this record of advice does not exempt a person from their obligations under the Act but is an important element of the actions summarised in the Guidelines. To be sure that you have “in so far as is practicable ... complied with the guidelines” (s.21(1) of the *Aboriginal Heritage Act 1975*), be sure to read the relevant part and take any other action that may be relevant to your situation.

This advice is valid for 12 months and only for the activity as described in the Aboriginal Heritage Desktop Review application.

Please contact Aboriginal Heritage Tasmania on 1300 487 045 or aboriginal@heritage.tas.gov.au if you require further information.

Disclaimer *The advice contained within this document is based on information available to Aboriginal Heritage Tasmania at the time of its preparation and is provided in good faith. It does not constitute legal advice, is not intended to be a substitute for legal advice and should not be relied upon as such. Proponents should seek specialist legal advice, if required, regarding the Aboriginal Heritage Act 1975 when applying the information to their specific needs.*

Further advice or comments:

Aboriginal Heritage Tasmania (AHT) has completed a search of the Aboriginal Heritage Register (AHR) regarding the 2 lot subdivision, boundary adjustment and services works at Lot 2, 251 Glenstone Road, Brighton.

It is AHT's understanding that this application relates to a 2 lot subdivision of the relevant property and that ground disturbing works are proposed, including storm water, sewer and road realignment works

There is Aboriginal heritage recorded within and close to the property, including artefact scatters, stone quarries and contact sites. The Brighton area is known to be extremely culturally rich with many Aboriginal heritage sites recorded. Additionally, AHT's records indicate this property has not been comprehensively assessed, and there is a high likelihood of additional Aboriginal heritage being present.

An Aboriginal heritage assessment is therefore strongly recommended to identify whether the proposed project or related infrastructure will impact on Aboriginal heritage and to offer avoidance and mitigation advice. This assessment must be undertaken jointly by a Consulting Archaeologist and Aboriginal Heritage Officer.

It is AHT's understanding that this application has been made on behalf of the landowner, Bullock Civil Contracting. An Aboriginal Heritage Assessment was recently done for the neighbouring property, 175 Cobbs Hill Road, also owned by Bullock Civil Contracting. AHT would accept this assessment as an addendum to the aforementioned report. Please note that addendum reports should be completed by the same heritage consultant as the parent report.

If an alternative heritage consultant is engaged, an entirely new Aboriginal Heritage Assessment will be required. A Register of Consulting Archaeologists and a Register of Consulting Aboriginal Heritage Officers containing the names and contact details of consultants who are prepared to work in Tasmania, can be found on AHT's website.

Please be aware that all Aboriginal heritage assessment throughout Tasmania must meet the Aboriginal Heritage Standards and Procedures. A copy of the Standards and Procedures and further relevant information regarding the Aboriginal heritage assessment process can be found on AHT's website. Any assessment that does not meet the Standards and Procedures will be deemed incomplete. An incomplete assessment or report will not be able to form the basis for a request for a permit under the Aboriginal Heritage Act 1975. It is the proponent's responsibility to ensure that the consultants they engage are able to follow the Standards and Procedures. It is therefore strongly advised that testimonials are sought regarding the capacity of the consultants to do the work required.

Once the Aboriginal heritage assessment has been completed a copy of the report should be forwarded to AHT for review/comment.

Department of State Growth

SALAMANCA BUILDING PARLIAMENT SQUARE
4 SALAMANCA PLACE, HOBART TAS

GPO Box 536, Hobart TAS 7001 Australia
Email permits@stategrowth.tas.gov.au Web www.transport.tas.gov.au



Michelle Schleiger
Woolcott Land Services
By email: planning@woolcott.au

Dear Michelle

Crown Landowner Consent Granted SRA-25-905

I refer to your recent request for Crown landowner consent relating to the development application at Lot 2 Glenstone Road, Bridgewater for Subdivision - 2 vacant lots, 2 balance lots, 1 road lot.

I, Fiona McLeod, Director Asset Management, the Department of State Growth, having been duly delegated by the Minister under section 52(1F) of the *Land Use Planning and Approvals Act 1993* (the Act), and in accordance with the provisions of section 52(1B)(b) of the Act, hereby give my consent to the making of the application, insofar as it affects the State road network and any Crown land under the jurisdiction of this department.

The consent given by this letter is for the making of the application only insofar as that it impacts Department of State Growth administered Crown land and is with reference to your application dated 9 December 2025, and the approved documents, as accessible via the link below:

<https://files.stategrowth.tas.gov.au/index.php/s/gLtAla9yg3klWxN>

A copy of the Instrument of Delegation from the Minister authorising the delegate to sign under section 52 of the Act can also be accessed via the above link.

Please access and download these documents for your records as soon as possible as this link will expire six (6) months from the date of this letter.

In giving consent to lodge the subject development application, the department notes the following applicable advice:

- **Other types of works (pipeline, etc.) OR Construction of infrastructure in the State Road reserve/on Crown land (Works permit required)**

In giving consent to lodge the subject development application, the department notes that the works in the State road network will require the following additional consent:

The consent of the Minister under Section 16 of the *Roads and Jetties Act 1935* to undertake works within the State road reservation.

For further information please visit

https://www.transport.tas.gov.au/road_permits/permits_and_bookings or contact permits@stategrowth.tas.gov.au.

- **Discharge of Stormwater or drainage into the State road drainage system (Ministerial consent required)**

In giving consent to lodge the subject development application, the department notes that the works in the State road network will require the following additional consent:

The consent of the Minister under Section 17B of the *Roads and Jetties Act 1935* to concentrate and discharge drainage to the State road reserve.

For further information please visit

https://www.transport.tas.gov.au/road_permits/permits_and_bookings/stormwater_discharge or contact roadassets.utilities@stategrowth.tas.gov.au.

The department reserves the right to make a representation to the relevant council in relation to any aspect of the proposed development relating to its road network and/or property.

- **Stormwater Management Report**

The final stormwater report to be submitted for Ministerial discharge consent is to clearly demonstrate there is no adverse impact to the State road reservation of Glenstone Road by the development and this must include, but is not limited to, demonstration that the inlet structure to the DN1050 culvert is sufficient for the stormwater flows, and that the overland flow path has been assessed.

Additionally, stormwater discharge from the subdivision must be to a Council stormwater main prior to discharge into the State road reservation.

- **Other**

- a) Access to Glenstone Road to include signage and line marking in accordance with the Department's standard drawing SD-84.011 (Rural Junction Without Traffic Island Typical Arrangement).
- b) The land adjacent to Lot 2 Glenstone Road (T/R 181190/2) is a Crown Land Reserve (T/R 164049/7), managed by the Department of State Growth. This land contains the EPBC-listed Critically Endangered vegetation community, Lowland Native Grassland of Tasmania (LNGT). Any future development on Lot 2 Glenstone Road must demonstrate that it will avoid adverse impacts on the ecological values of the Crown Land Reserve.

Yours sincerely



Fiona McLeod

DIRECTOR ASSET MANAGEMENT

Delegate for the Minister administering the *Roads and Jetties Act 1935*

5 June 2026

Cc: General Manager, Brighton Council