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**From:** O'Connor, Tom <Tom.Oconnor@fire.tas.gov.au>  
**Sent:** Tuesday, 21 February 2023 8:24 AM  
**To:** Development  
**Subject:** Draft Planning Scheme Amendment RZ2022/05 - South Brighton Development Precinct

Attn: General Manager

Dear Sir,

I write in relation to Draft Amendment RZ2022/05. TFS has no objections to the proposal but provides the following comments:

1. The Draft Amendment will facilitate urban development around the Brighton High School site. This is considered to have strategic merit from a bushfire risk perspective as it will facilitate reduced hazard exposure to a vulnerable use activity.
2. The western, southwestern and southeast edges of the SAP area with interface with non-urban land. It is important that future subdivision design can accommodate setbacks to achieve BAL-19 along these interfaces, as required by the Bushfire-Prone Areas Code. It is important that the final version of the SAP ordinance allows discretion in relation to minimum lot sizes to ensure lots can be designed in accordance with the Code.

Regards,

**Tom O'Connor**  
Senior Planning & Assessment Officer  
Bushfire Risk Unit

Tasmania Fire Service

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