

DISCRETIONARY APPLICATION

For Public Display

Applicant:

Rogerson & Birch Surveyors

Location:

9 Marriotts Road, Ellendale

Proposal:

Boundary Reorganisation

DA Number:

DA 2021 / 00021

Date Advertised:

31 May 2021

Date Representation Period Closes:

14 June 2021

Responsible Officer:

Louisa Brown (Planning Officer)

Viewing Documents:

The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

Representations to:

General Manager
19 Alexander Street
BOTHWELL TAS 7030

Email:

development@centralhighlands.tas.gov.au

Our Reference: DASTU01
cbr/sf
9th March 2021

Central Highlands Council
PO BOX 20
HAMILTON TAS 7140

Dear Sir/Madam

RE: Proposed Boundary Re-Organisation – 9 Marriotts Road, Ellendale for Mr. S.A. Davies.

Further to our clients instructions, please find enclosed:

1. Copy of the above named Proposed Re-Organisation of Boundaries.
2. Copy of the relevant titles.
3. Council Development Application Form.

Your advice in relation to necessary Council fees is requested.

We advise that on receipt of Councils invoice, we will forward same to our client for payment.

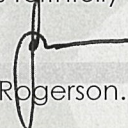
Please be advised that our client will contact Council in relation to Sec 26.5.2 (C) of the Central Highlands Interim Planning Scheme.

It is our understanding that the application accords with Councils planning for the area and can be developed at no cost to the municipality.

Should you have any queries in relation to same, please do not hesitate to contact.

We now await your further advice.

Yours faithfully


for: C.B. Rogerson.



Development & Environmental Services
19 Alexander Street
BOTHWELL TAS 7030

Phone: (03) 6259 5503
Fax: (03) 6259 5722

www.centralhighlands.tas.gov.au

OFFICE USE ONLY

Application No.: _____

Property ID No.: _____

Date Received: _____

Application for Planning Approval Use and Development

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Applicant / Owner Details:

Applicant Name

Rogerson & Birch Surveyors.

Postal Address

unit 1/2 Kennedy Drv
Cambridge 7170

Phone No: 6248 5898

Fax No:

Email address

admin@rbsurveyors.com

Owner/s Name

S.A. Davies

(if not Applicant)

Postal Address

9 Marriotts Road
Ellendale 7140

Phone No: 0419 007 353

Fax No:

Email address:

stuathol@gmail.com.

Description of proposed use and/or development:

Address of new use and development:

9 Marriotts Road, Ellendale.

Certificate of Title No:

Volume No

209350
197616

Lot No:

1
1

Description of proposed use or development:

Re-Organisation of
Boundaries.

ie: New Dwelling / Additions / Demolition
/ Shed / Farm Building / Carport /
Swimming Pool or detail other etc.

Current use of land and buildings:

Rural Resource.

Eg. Are there any existing buildings
on this title?
If yes, what is the main building
used as?

Proposed Material

What are the proposed
external wall colours

What is the proposed roof colour

What is the proposed
new floor area m².

What is the estimated value of
all the new work proposed:

\$

Is proposed development to be staged:

Yes ☐

No ☒

Tick ✓

Is the proposed development located on land previously used as a tip site?

Yes ☐

No ☒

Is the place on the Tasmanian Heritage Register?

Yes ☐

No ☒

Have you sought advice from Heritage Tasmania?

Yes ☐

No ☒

Has a Certificate of Exemption been sought for these works?

Yes ☐

No ☒

Signed Declaration

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Central Highlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
2. In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
3. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature");
Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

Applicant Signature

(if not the Owner)

Applicant Name (Please print)

Sophie Flack
of Rogerson & Birch
Surveyors.

Date

2.03.2021

Land Owner(s) Signature

Land Owners Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

✓

[illegible]

<p>Information</p> <p>If you provide an email address in this form then the Central Highlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act").</p> <p>If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.</p> <p>It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.</p> <p>If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box</p>	<input type="checkbox"/>
<p>Heritage Tasmania</p> <p>If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 or email enquires@heritage.tas.gov.au)</p>	
<p>TasWater</p> <p>Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)</p>	

SEARCH OF TORRENS TITLE

VOLUME 197616	FOLIO 1
EDITION 7	DATE OF ISSUE 03-Jul-2017

SEARCH DATE : 02-Mar-2021

SEARCH TIME : 03.09 PM

DESCRIPTION OF LAND

Parish of SUTHERLAND, Land District of BUCKINGHAM
Lot 1 on Plan 197616
Derivation : Whole of 50 Acres Gtd. to M. Dillon.
Prior CT 3718/54

COPY

SCHEDULE 1

D139481 TRANSFER to STUART ATHOL DAVIES Registered
01-Apr-2016 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
E95270 MORTGAGE to Commonwealth Bank of Australia
Registered 03-Jul-2017 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER</p> <p>FOLIO REFERENCE C.T. 3718-54</p> <p>GRANTEE</p>		<p>PLAN OF TITLE</p> <p>LOCATION BUCKINGHAM SUTHERLAND</p> <p>FIRST SURVEY PLAN No. 7a/76 L.O.</p> <p>COMPILED BY</p> <p>SCALE 1:4000 LENGTHS IN METRES</p>		<p>Registered Number</p> <p>P.197616</p> <p>APPROVED 14 SEP 1995</p> <p><i>Michael O'Brien</i></p> <p>Recorder of Titles</p>
<p>MAPSHEET MUNICIPAL CODE No. 105</p>	<p>LAST UPI No. 2001111</p>	<p>LAST PLAN No.</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>	

BALANCE PLAN

(D.104219)

MONTOS CREEK

DILLONS ROAD

MARRIOTT'S RD.

RESERVED ROAD

TO ELLENDALE RD.

LOT 1

20.23ha
NOT INC. DILLONS ROAD

694.03

902.84

261.52

(D.23462)

A-143

SEARCH OF TORRENS TITLE

VOLUME 209350	FOLIO 1
EDITION 7	DATE OF ISSUE 03-Jul-2017

SEARCH DATE : 02-Mar-2021

SEARCH TIME : 03.08 PM

DESCRIPTION OF LAND

Parish of SUTHERLAND, Land District of BUCKINGHAM
Lot 1 on Plan 209350
Derivation : Lot 24054 Gtd. to M. Dillon
Prior CT 2441/64

COPY

SCHEDULE 1

D139481 TRANSFER to STUART ATHOL DAVIES Registered
01-Apr-2016 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
E95270 MORTGAGE to Commonwealth Bank of Australia
Registered 03-Jul-2017 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER FOLIO REFERENCE 2441-64 GRANTEE		PLAN OF TITLE LOCATION BUCKINGHAM - SUTHERLAND FIRST SURVEY PLAN No. COMPILED BY L.T.O. SCALE 1: 4000 LENGTHS IN METRES		Registered Number P. 209350 APPROVED 18 NOV 1998 <i>[Signature]</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 105 (4628)	LAST UPI No 2001114	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

SEE SURVEY NOTES
FOR RE-MARK PLAN

1.
11.03ha
NOT INC. ROADS

305.98
RESERVED ROAD

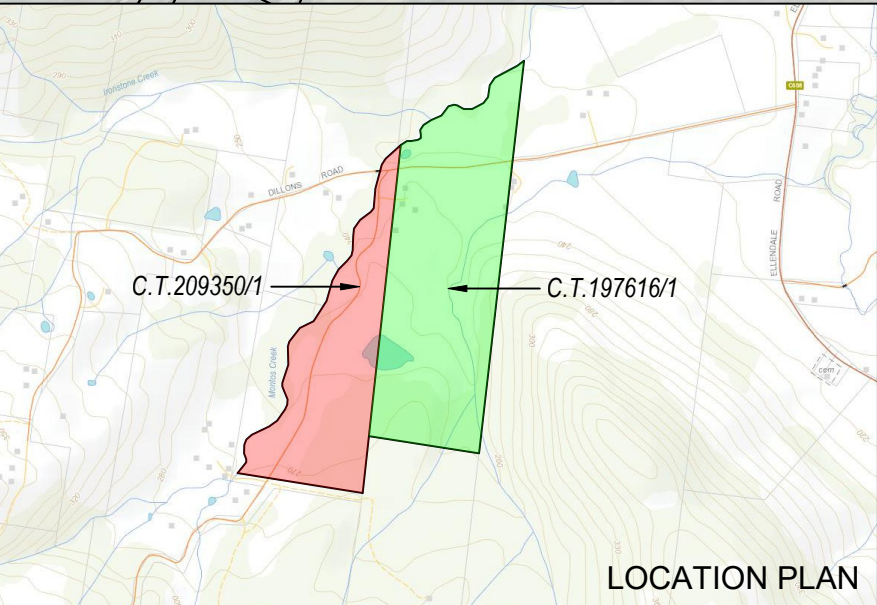
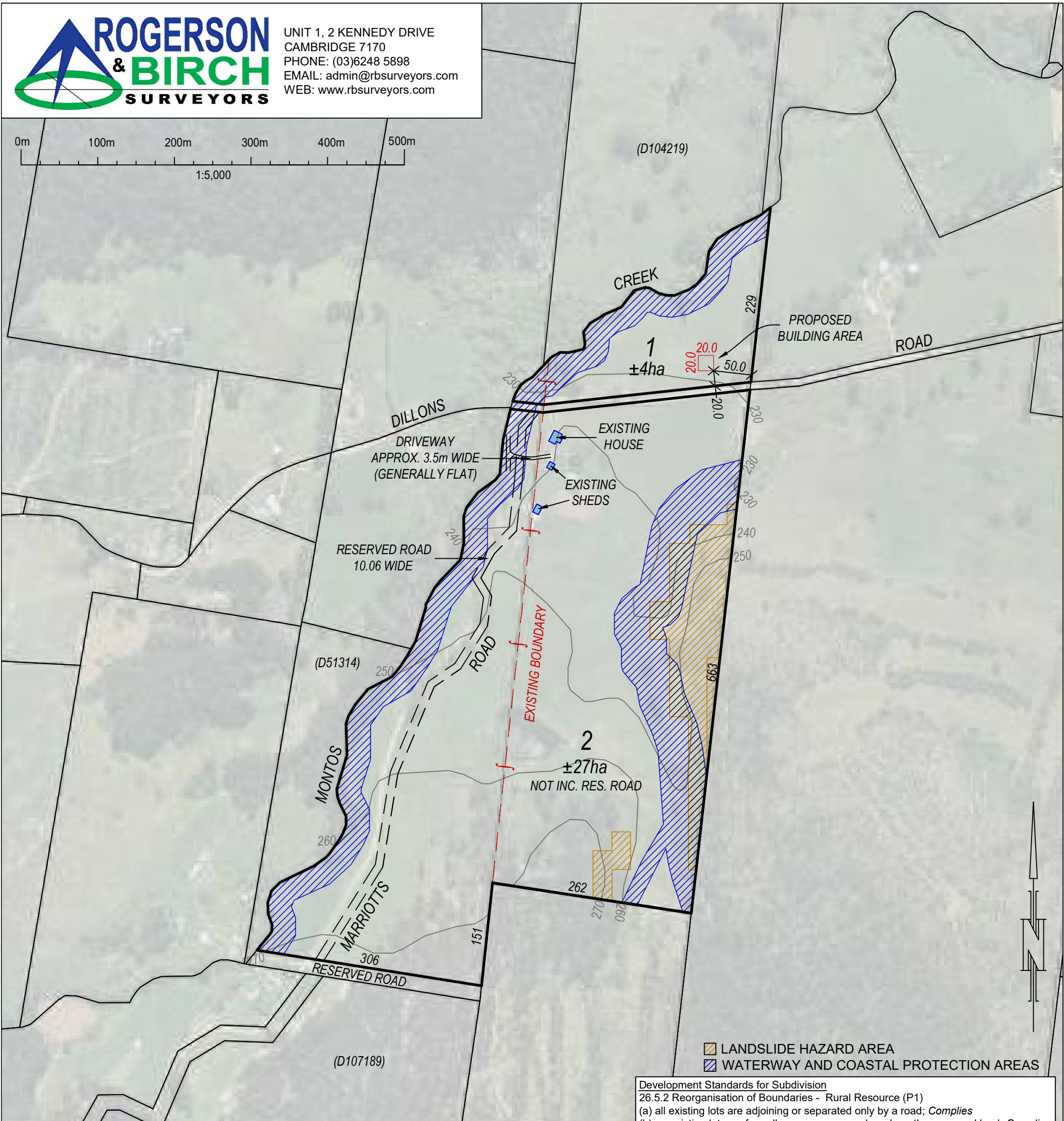
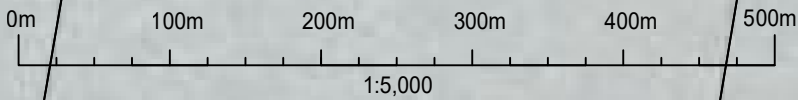
844.91

(P. 197616)

(D. 51314)

(D. 107189)

R.T.C. 143



Development Standards for Subdivision
26.5.2 Reorganisation of Boundaries - Rural Resource (P1)
(a) all existing lots are adjoining or separated only by a road; *Complies*
(b) no existing lot was formally a crown reserved road or other reserved land; *Complies*
(c) provide for the sustainable commercial operation of the land by either:
(i) encompassing all or most of the agricultural land and key agricultural infrastructure (including the primary dwelling) in one lot, the 'primary agricultural lot', as demonstrated by a whole farm management plan,
(ii) encompassing an existing or proposed non-agricultural rural resource use in one lot;
(d) if a lot contains an existing dwelling, setbacks to new boundaries satisfy clause 26.4.2; *Complies*
(e) if containing a dwelling, other than the primary dwelling, the dwelling is surplus to rural resource requirements of the primary agricultural lot; *Not Applicable*
(f) a new vacant lot must:
(i) contain land surplus to rural resource requirements of the primary agricultural lot;
(ii) contain a building area capable of accommodating residential development satisfying clauses 26.4.2 and 26.4.3.
(iii) not result in a significant increase in demand for public infrastructure or services; *Complies*
(g) all new lots must comply the following:
(i) be no less than 1ha in size; *Complies*
(ii) have a frontage of no less than 6m; *Comply*
(iii) be serviced by safe vehicular access arrangements; *Complies*
(h) be consistent with any Local Area Objectives or Desired Future Character Statements provided for the area.

This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

OWNER: STUART ATHOL DAVIES
TITLE REFERENCE: C.T.209350/1 &
C.T.197616/1
LOCATION: 9 MARRIOTTS ROAD
ELLENDALE

Proposed Subdivision

Date:	Reference:
03-05-2021	DASTU01 13130-01
Scale:	Municipality:
1:5000 (A3)	CENTRAL HIGHLANDS

9 Marriotts Road, Ellendale

Bushfire Hazard Report

For planning approval

19 May 2021



ERA Planning Pty Ltd trading as ERA Planning and Environment

ABN 67 141 991 004

This document may only be used for the purposes for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

Job Number: 2021-100

Document Status

Document Version	Date	Author	Reviewer
Draft for review	11 May 2021	Frances Beasley	Clare Hester
Final	19 May 2021	Frances Beasley	Clare Hester

Contents

1	Introduction	4
1.1	Purpose of the report	4
1.2	The proposal	4
2	Site description	5
2.1	Title details	5
2.2	Site and surrounds	5
2.3	Planning context	6
2.4	Natural values	6
2.5	Fire history of area	6
3	Bushfire Hazard Assessment	8
3.1	Vegetation and effective slope	8
3.2	Bushfire Attack Level (BAL)	9
4	Bushfire Protection Measures	12
4.1	Hazard Management Areas	12
4.2	Construction standards	13
4.3	Access	14
4.4	Water	15
5	Bushfire-Prone Areas Code	18
5.1	Purpose of the Code	18
5.2	Development standards	18
6	Building compliance	21
7	Conclusion	22
Appendix A Proposal plans		
Appendix B Bushfire Hazard Management Plan		
Appendix C Planning Certificate		

1 Introduction

1.1 Purpose of the report

ERA Planning & Environment have been engaged by Stuart Davies, the property owner of 9 Marriotts Road, Ellendale, to prepare a Bushfire Assessment Report and Bushfire Hazard Management Plan (BHMP) for a proposed boundary adjustment. This report assesses the proposed subdivision against the requirements of the Bushfire Prone Areas Code in the *Central Highlands Interim Planning Scheme 2015* (the Scheme).

Enquiries relating to this planning report should be directed to:

Frances Beasley

Planner

ERA Planning & Environment

Email: frances@eraplanning.com.au

Phone: 0422 079 274

1.2 The proposal

The proposal seeks to amend the existing boundaries for CT 197616/1 and CT 209350/1, which are both known as 9 Marriotts Road, Ellendale (see Figure 1). Proposed lot 1 would have an overall area of approximately 4 ha; lot 2 would have an overall area of approximately 27 ha. Both lots are used for agricultural purposes, with proposed lot 2 containing the existing dwelling and farm sheds. Both lots would have frontage to Dillons Road with lot 2 also maintaining the existing access from Marriotts Road. The land is not in an area with a reticulated water or sewer service.

Plans for the proposed boundary adjustment are attached at Appendix A.

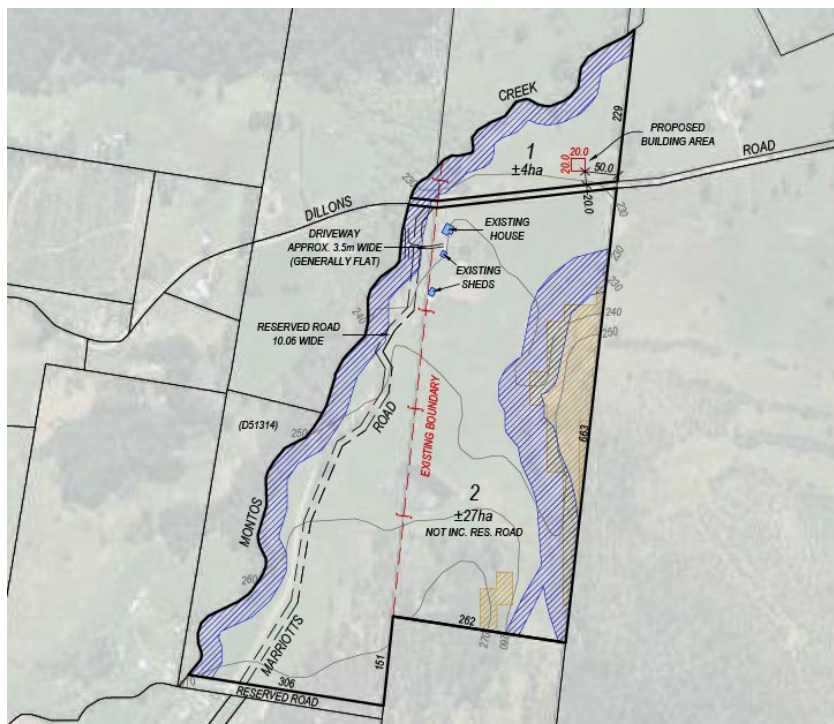


Figure 1 - Plan of Subdivision (Rogerson and Birch surveyors)

2 Site description

2.1 Title details

The site for the purposes of this report is contained within CT 197616/1 and CT 209350/1. The title has no easements or covenants that have implications on the bushfire assessment.

2.2 Site and surrounds

The subject land comprises two titles, both known as 9 Marriotts Road, Ellendale (see Figure 2). The combined area of the two titles is approximately 31 ha. Both land parcels are used for sheep grazing and support a Southdown ram stud run from the property.

The site contains an existing dwelling and several outbuildings that are primarily associated with farming operations. The dwelling is set within a fenced garden area, which is managed in a minimum fuel condition. The western boundary of the site follows the alignment of Montos Creek which flows downhill to the north and under Dillons Road where it widens to a natural pool. A large dam is located towards the southern end of the site. Marriotts Road traverses the western extent of the site and provides a connection off Dillons Road to 82 Marriotts Road to the south.

The surrounding area is predominantly grazing pasture with single dwellings and associated outbuildings, with larger areas of native bushland and plantation forest further to the north and south. The land rises towards the southeast where larger areas of native bushland are present.

The Ellendale township is located approximately 1.4 km to the southeast of the site.

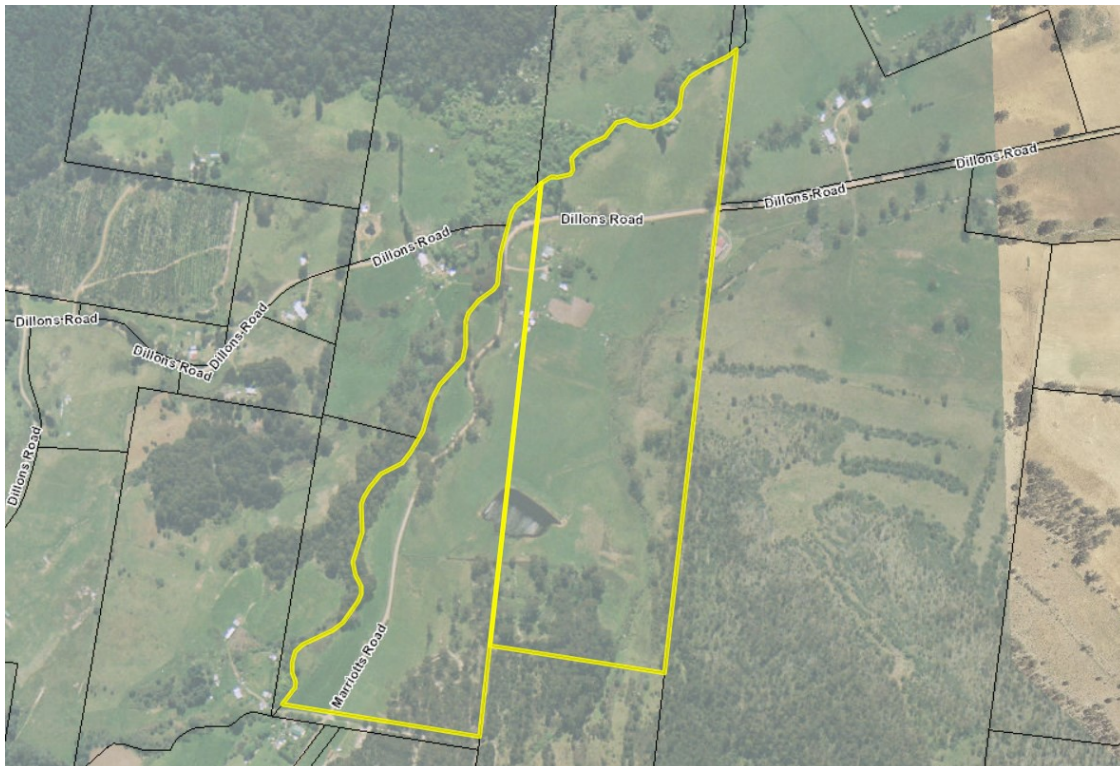


Figure 2 - Subject site outlined in yellow (Source: LISTmap)

2.3 Planning context

The relevant planning instrument for use and development of the site is the *Central Highlands Interim Planning Scheme 2015*. The site and surrounding land are zoned Rural Resource (see Figure 3). The site is also affected by the waterway and coastal protection area overlay and the landslide hazard area overlay.

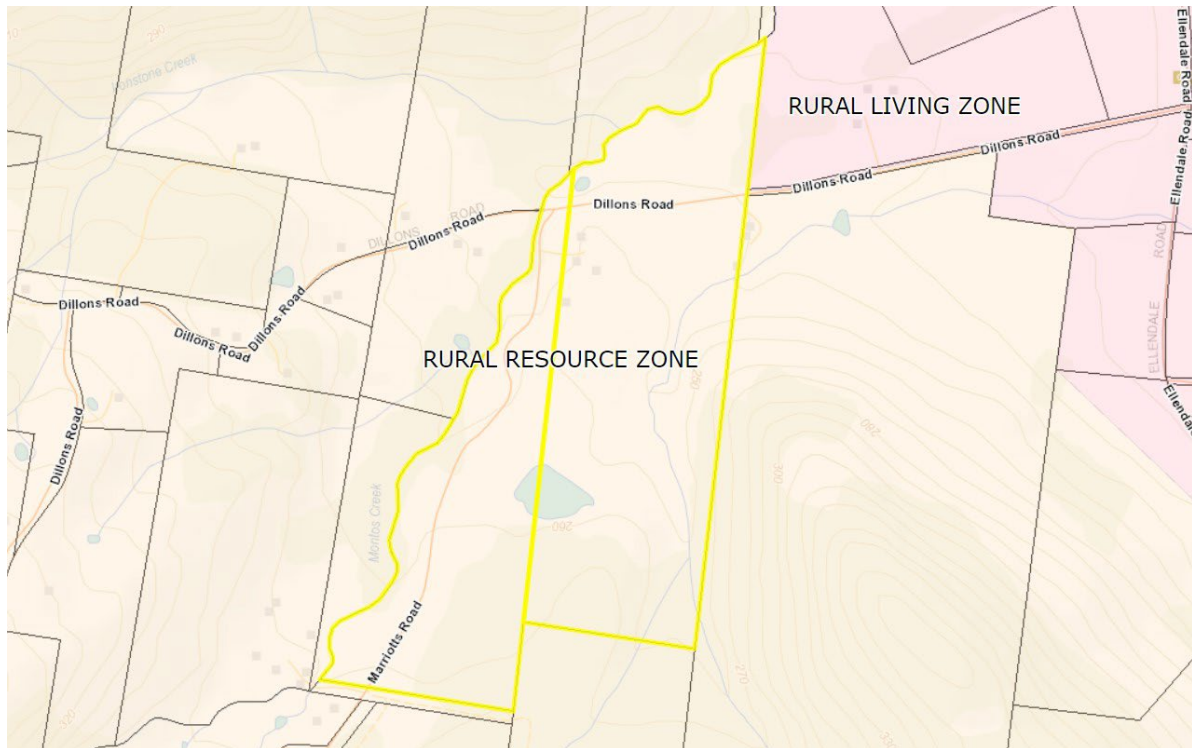


Figure 3 - Zoning. Site outlined in yellow (Source: LISTmap)

2.4 Natural values

The TASVEG 4.0 database maps the site as predominantly agricultural land (FAG) with areas of the following vegetation communities:

- *Eucalyptus obliqua* dry forest (DOB)
- *Eucalyptus viminalis* grassy forest and woodland (DVG)
- *Acacia delbata* forest (NAD)

Montos Creek runs along the site's western boundary.

2.5 Fire history of area

The closest bushfire recorded was the Montos Creek 1997 – 1998 fire which was approximately 900 m southwest of the site. A much larger fire, known as the Lake Repulse fire, burned during the 2012 – 2013 season approximately 1.5 km northeast of the site (see Figure 4).

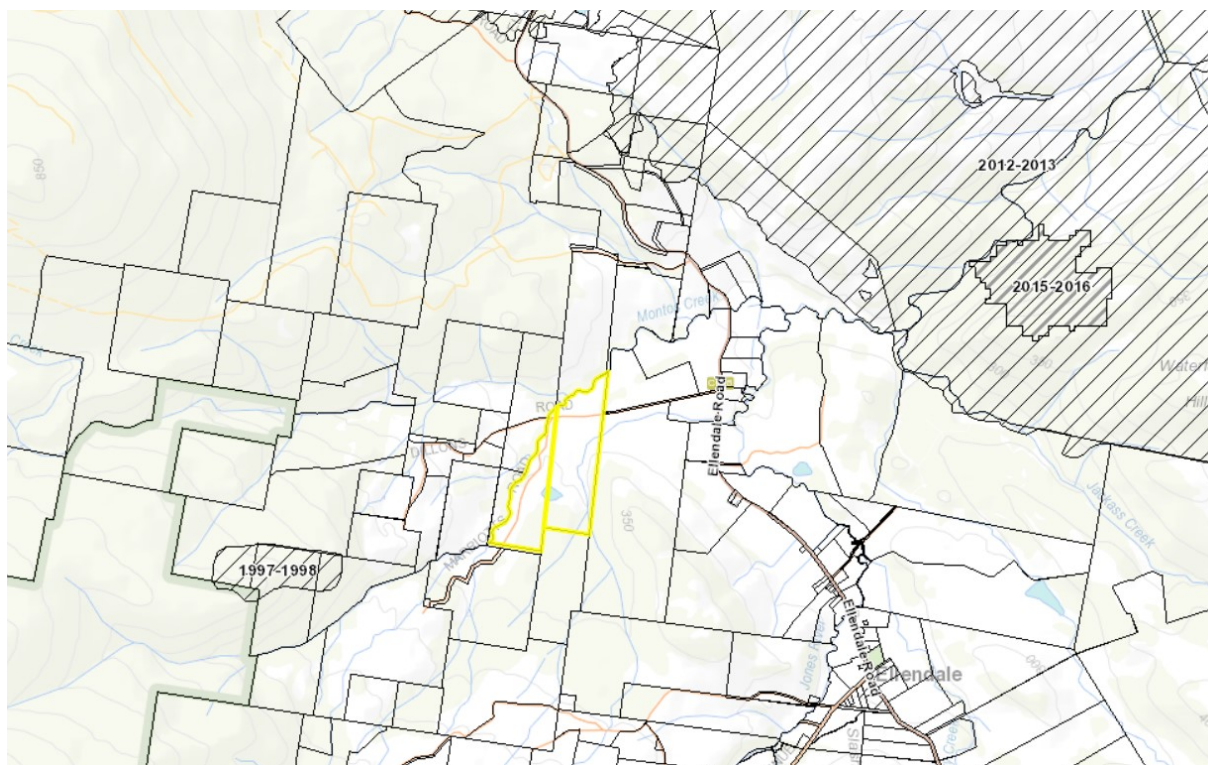


Figure 4 - Fire history of area. Site outlined in yellow (Source: LISTmap)

3 Bushfire Hazard Assessment

The subject site is within 100 m of an area of bushfire-prone vegetation equal to or greater than 1 ha. Therefore, the site is within a 'bushfire prone area' as defined under Clause E1.3 of the Bushfire-Prone Areas Code.

The key factors affecting bushfire behaviour are fuel, weather conditions and topography. This section of the report considers these factors in the context of *AS 3959:2018 construction of buildings in bushfire-prone areas*, which is required to determine compliance with planning and building requirements for bushfire protection.

3.1 Vegetation and effective slope

AS 3959:2018 provides categories for classifying vegetation based on structural characteristics.

The Bushfire Attack Level (BAL) determines the likely exposure to uncontrolled bushfire hazard. The method for determining BAL ratings is outlined in AS 3959:2018. This assessment has relied on Method 1, which considers vegetation type, distance from hazardous vegetation and effective slope.

'Effective Slope' refers to the slope of land underneath bushfire-prone vegetation relative to the subject site. Effective Slope affects a fire's rate of spread and flame length and is accordingly, a critical aspect affecting bushfire behavior. AS 3959:2018 refers to five categories of Effective Slope and these have been used for the purposes of this analysis.

Figure 5 shows land within 100 m of the proposed development site and the areas of vegetation classified as bushfire prone.

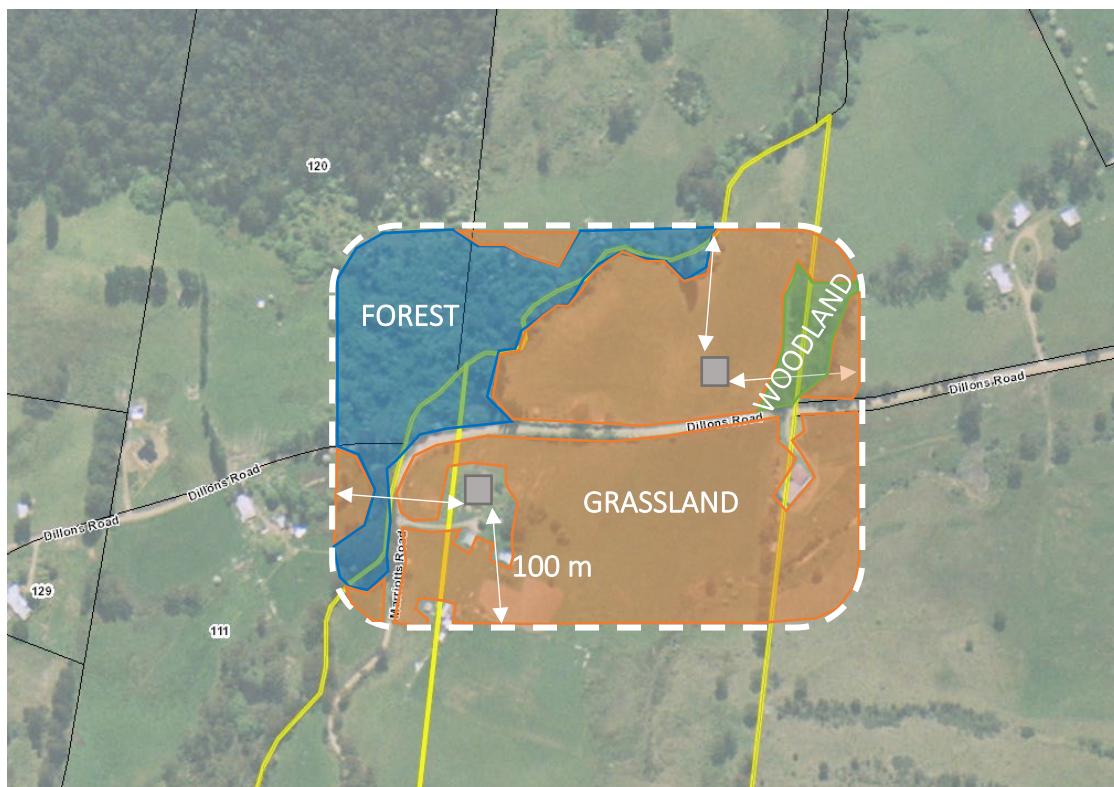


Figure 5 - Site analysis. Grey square indicates approximate location of existing and proposed building areas.

3.2 Bushfire Attack Level (BAL)

The applicable Fire Danger Index (FDI) for Tasmania is 50 in accordance with AS 3959:2018 Clause 2.2.2. The vegetation within 100 m of the site has been assessed below.

Grassland vegetation

The site and surrounding land are predominantly used for grazing pasture and contain large areas of unmanaged grasses. As demonstrated in Figure 5, a large portion of the subject site comprises of grassland vegetation. Grassland vegetation on the subject site is identified in Figure 6 and Figure 7. These areas of vegetation are classified as Group G – Grassland under AS 3959:2018.

Grassland vegetation is located upslope of the existing dwelling on proposed lot 2 to the south and east, and downslope $>0 - 5^\circ$ to the north and west. Grassland vegetation is located upslope of the proposed building area on lot 1 to the south, east and west and downslope $>0 - 5^\circ$ to the north.



Figure 6 - Grassland vegetation on subject site, looking southeast. (F. Beasley 16/04/21)



Figure 7 - Grassland vegetation on subject site, looking north towards Dillons Road. (F. Beasley 16/04/21)

Woodland vegetation

The south and southeast ends of the subject site contain large areas of contiguous native bushland which extends further to the south and uphill to the east. This area of vegetation is mapped on TASVEG 4.0 as *Eucalyptus obliqua* dry forest (DOB) to the south (see Figure 8) and *Eucalyptus viminalis* grassy forest and woodland (DVG) to the east (see vegetation in background of Figure 6). These areas of vegetation have an open understorey comprising of low grasses. The canopy cover is approximately 10 – 30% and is dominated by eucalypts with heights ranging between 10 m and 30 m. This vegetation is classified as Group B – Woodland in accordance with Table 2.3 of AS 3959:2018.

This area of vegetation is more than 300 m from the proposed building area on lot 1 and the existing dwelling on proposed lot 2.

A small area of *Eucalyptus viminalis* grassy forest and woodland (DVG) is located on 48 Dillons Road, upslope and to the east of the proposed building area on lot 1. This vegetation has an open, but grassy understorey and a 10 – 15% canopy cover of eucalypts.



Figure 8 - Subject site. Woodland vegetation at southern extent of site seen in background (more than 100 m from proposed building areas). Grassland vegetation in foreground. (F. Beasley 16/04/21)

Forest vegetation

A corridor of riparian vegetation follows the alignment of Montos Creek, to the west of the subject site (see Figure 9). This vegetation traverses the extent of the western boundary of the site and continues to the north as demonstrated in Figure 5. The vegetation within this riparian corridor included a dense understorey of reed grasses, bracken, thorny blackberry, and native shrubs. The canopy cover was approximately 30 % - 70% and included large eucalypts up to 30 m in height. This vegetation is classified as Group A – Forest in accordance with Table 2.3 of AS 3959:2018.

This area of vegetation was approximately 55 m west of the existing dwelling on proposed lot 2 and 55 m north of the proposed building area on lot 1. The vegetation has an effective slope of downslope $>0 - 5^{\circ}$, relative to the existing dwelling and proposed building area.



Figure 9 - Subject site. Forest vegetation following the alignment of Montos Creek and Marriotts Road seen right of photo. Grassland vegetation in foreground. (F. Beasley 16/04/21)

Low threat vegetation/non-vegetated areas

Non-vegetated areas, including existing buildings and roads are excluded from the BAL assessment pursuant to clause 2.2.3.2(e). The domestic garden and area of managed vegetation surrounding the existing dwelling on proposed lot 2 (see Figure 10) is also excluded from the BAL assessment pursuant to clause 2.2.3.2(f) of AS 3959:2018.



Figure 10 - Existing dwelling on subject site. Forest vegetation (more than 100 m from site) seen in background. Managed grassland and driveway in foreground. (F. Beasley 16/04/21)

4 Bushfire Protection Measures

A range of bushfire protection measures are recommended to improve resilience of the proposed development during a bushfire event and to achieve a tolerable level of residual risk to occupants. The protection measures are outlined in this section and have been consolidated in a Bushfire Hazard Management Plan (BHMP) under Appendix B.

4.1 Hazard Management Areas

The Hazard Management Area (HMA) refers to land that is managed in a minimum fuel condition to reduce the potential exposure of habitable buildings and occupants to radiant heat and flames and to provide defensible space. The effectiveness of the hazard management areas is reliant on ongoing maintenance by landowners.

The extent of the required HMA is illustrated on the BHMP. The HMA's must be maintained by the relevant owner in perpetuity.

Following the implementation of the required HMA, the building area on lot 1 can achieve a Bushfire Attack Level (BAL) rating of BAL-12.5. As discussed in section 4.2 below, there is insufficient increase in risk to warrant a HMA for the building area on lot 2.

The minimum extents of the HMA from the building area on lot 1 is identified in Table 1 below and demonstrated on the BHMP. The requirements relating to the maintenance of HMA's are listed under Table 2.

Table 1 – Require Hazard Management Area

Hazard Management Area Prescriptions				
<i>Minimum separation distances from bushfire-prone vegetation</i>	North	East	South	West
	38 m	26 m	14 m	14 m

Table 2 - Hazard Management Area Prescriptions

Hazard Management Area Prescriptions	
<i>Within 10m of habitable buildings</i>	<ul style="list-style-type: none">No storage of flammable materials (e.g. firewood);Avoid locating flammable garden materials near vulnerable building elements such as glazed windows/doors, decks and eaves (e.g. non-fire-retardant plants and combustible mulches);Non-flammable features such as paths, driveways and paved areas are encouraged around habitable buildings.
<i>Trees within HMA</i>	<ul style="list-style-type: none">Maintain canopy separation of approximately 2.0m;Ensure no branches overhang habitable buildings;Remove tree branches within 2.0m of ground level below;Locate any new tree plantings 1.5 x their mature height from house;Avoid planting trees with loose, stringy or ribbon bark.
<i>Understory vegetation within HMA</i>	<ul style="list-style-type: none">Maintain grass cover at <100mm;Maintain shrubs to <2.0m height;Shrubs to be maintained in clumps so as to not form contiguous vegetation (i.e. clumps up to 10sqm in area, separated from each other by at least 10m);

Hazard Management Area Prescriptions

- Avoid locating shrubs directly underneath trees;
- Periodically remove dead leaves, bark and branches from underneath trees and around habitable buildings.

4.2 Construction standards

A future habitable building located within the specified building area, setback the minimum distance shown on the BHMP (Appendix B) and provided with the requisite hazard management area is to be designed and constructed to the following minimum BAL standard under AS 3959:2018.

- Lot 1: BAL-12.5
- Lot 2 (existing dwelling): Insufficient increase in risk, no BAL rating specified.

Lot 2 contains an existing dwelling that has a minimum setback of approximately 12 m from bushfire-prone vegetation, being Grassland vegetation that is upslope of the dwelling to the north, east and south, and downslope >0 to 5 degrees to the west. Clause E1.6.1 A1(a) of the Bushfire-Prone Areas Code allows the TFS or an accredited person to determine that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision. Proposed Lot 2 of the subdivision satisfies clause E1.6.1 A1(a) given:

- Based on the existing separation distances, a rating of BAL-19 could be achieved.
- The existing dwelling and associated outbuildings on proposed Lot 2 will be no closer to bushfire-prone vegetation as a result of the subdivision.
- The creation of Lot 1 will increase the area of managed land on the subject site as a result of that lot being subdivided and developed.
- The BHMP for the subdivision requires that Lot 2 be provided with a static water supply, thus improving the overall resilience against bushfire threat.

The extent of the HMA required to achieve BAL-12.5 construction on Lot 1 is shown on the BHMP (Appendix B) and is identified in Figure 11 below.

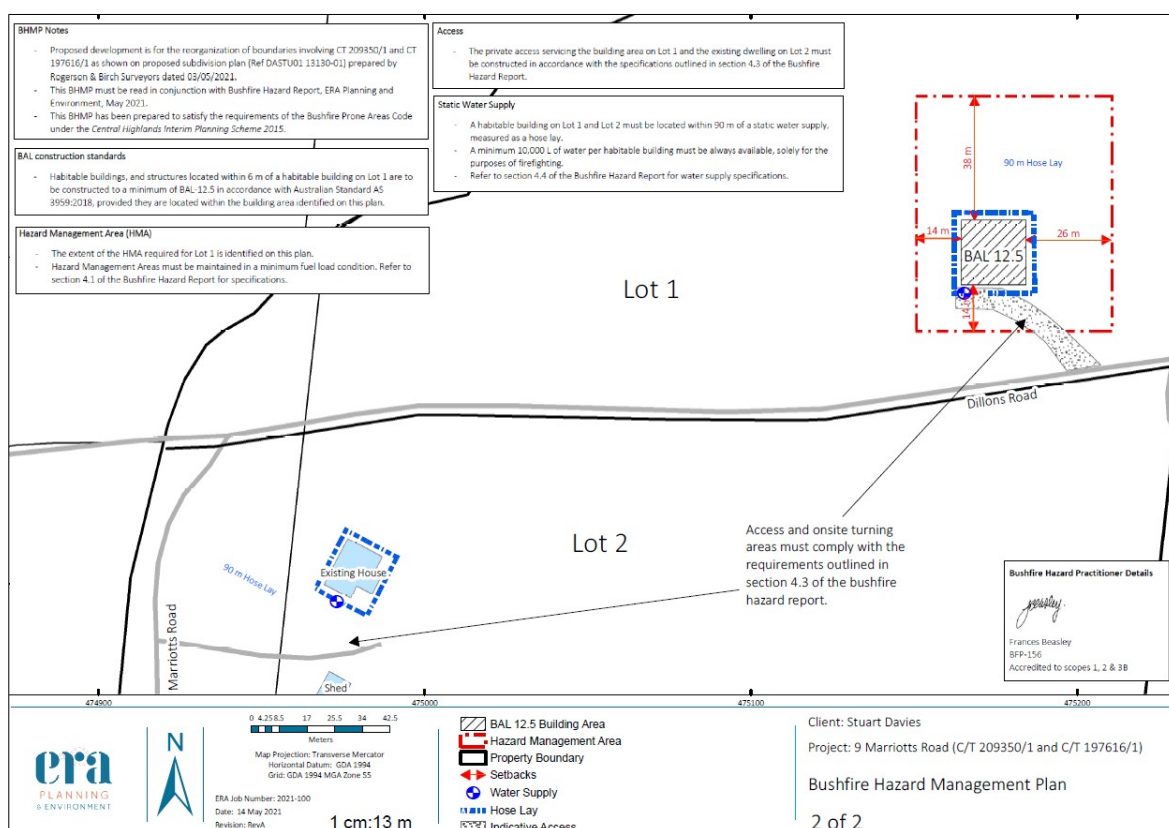


Figure 11 - Hazard Management Areas with BAL-12.5 building area shown hatched.

4.3 Access

The subdivision includes no new roads as each proposed lot will have direct street frontage to Dillons Road and/or Marriotts Road.

The new access for proposed lot 1 is likely to be less than 30 m in length however access for firefighting vehicles will be required to access the static water supply. The existing access to the dwelling on proposed lot 2 is greater than 30 m in length and similarly, access for firefighting vehicles is required to access the onsite water supply.

The private access for both lots will therefore need to be constructed to the specifications set out in Table 3 below. It is noted that the existing access on proposed lot 2 is likely to already meet the requirements of the Code however this should be confirmed by a building surveyor to ensure compliance.

Table 3 - Private Access Specifications

Table E2 Standards for property access	
B. Property access length is 30 m or greater; or access is required for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access:</p> <ol style="list-style-type: none"> all-weather construction; load capacity of at least 20 t, including for bridges and culverts; minimum carriageway width of 4 m; minimum vertical clearance of 4 m; minimum horizontal clearance of 0.5 m from the edge of the carriageway;

Table E2 Standards for property access

	<ul style="list-style-type: none"> 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 10 m; 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: <ul style="list-style-type: none"> (i) a turning circle with a minimum outer radius of 10 m; or (ii) a property access encircling the building; or (iii) a hammerhead “T” or “Y” turning head 4 m wide and 8 m long.
<i>C. Property access length is 200 m or greater.</i>	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> a) The requirements for B above; and b) Passing bays of 2 m additional carriageway width and 20 m length must be provided every 200 m.
<i>D. Property access is greater than 30 m, and access is provided to 3 or more properties.</i>	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> a) The requirements for B above; and b) Passing bays of 2 m additional carriageway width and 20 m length must be provided every 100 m.

4.4 Water

The site is not located in an area with a reticulated water service. As such, each habitable building area to be protected must be provided with an onsite static water supply for firefighting purposes. All parts of the building area on each lot are to be within 90 m of the static water supply measured as a hose lay and an indicative location is demonstrated on the BHMP (Appendix B).

The static water supply for both lots must comply with the specifications set out in Table 4.

Table 4 - Static Water Supply Specifications

Table E5 Static Water Supply for Fire fighting	
<i>A. Distance between building area to be protected and water supply</i>	<p>The following requirements apply:</p> <ul style="list-style-type: none"> a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.
<i>B. Static Water Supplies</i>	<p>A static water supply:</p> <ul style="list-style-type: none"> (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;

Table E5 Static Water Supply for Fire fighting

	<ul style="list-style-type: none"> (c) Must be a minimum of 10,000 L 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 AS 3959:2009 Construction of buildings in bushfire-prone areas</i>, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) Metal; (ii) Non-combustible material; or (iii) Fibre-cement a minimum of 6 mm thickness.
<i>C. Fittings, pipework and accessories (including stands and tank supports)</i>	<p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> (a) Have a minimum nominal internal diameter of 50 mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50 mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) If buried, have a minimum depth of 300 mm¹; (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 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm 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: <ul style="list-style-type: none"> (i) Visible; (ii) accessible to allow connection by firefighting equipment; (iv) at a working height of 450 – 600 mm above ground level; and (v) protected from possible damage, including damage by vehicles.
<i>D. Signage for static water connections</i>	<p>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:</p> <ul style="list-style-type: none"> (a) comply with water tank signage requirements within <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i>; or (b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.
<i>E. Hardstand</i>	<p>A hardstand area for fire appliances must be:</p>

¹ Compliant with *Australian/New Zealand Standard AS/NZS 3500.1-2003 Plumbing and drainage, Part 1: Water Services, Clause 5.23*

Table E5 Static Water Supply for Fire fighting

	<ul style="list-style-type: none">(a) No more than 3 m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);(b) No closer than 6 m from the building area to be protected;(c) A minimum width of 3 m 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.
--	---

5 Bushfire-Prone Areas Code

5.1 Purpose of the Code

The purpose of the Bushfire-Prone Areas Code (the code) is identified under clause E1.1.1 as follows:

The purpose of this Code is to ensure that use and development is appropriately designed, located, serviced and constructed to reduce the risk to human life and property and the cost to the community, caused by bushfire.

In accordance with clause E1.2.1 the code applies to the subdivision of land:

(a) Development, on land that is located within, or partially within, a bushfire-prone area, consisting of the subdivision of land...

5.2 Development standards

E1.6.1 Subdivision: Provision of hazard management areas

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 2.4.4 of Australian Standard AS 3959:2009 Construction of buildings in bushfire-prone areas; and

(iv) is accompanied by a bushfire hazard 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 2.4.4 of Australian Standard AS 3959:2009 Construction of buildings in bushfire-prone areas; 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.

Proposal assessment

The bushfire hazard management plan (BHMP) shows a hazard management area that is equal, or greater than, the separation distances required for BAL 12.5 in Table 2.4.4 of AS 3959 – 2018 Construction of buildings in bushfire-prone area.

As discussed under section 4.2 of this report, the existing dwelling on Lot 2 meets the criteria of A1(a) in that there is insufficient increase in risk to warrant the provision of additional hazard management areas.

The BHMP is certified by an accredited person and there are no hazard management areas required external to the site.

The proposal complies with A1 (b).

<p>E1.6.2 Subdivision: Public and fire fighting access</p> <p>A1</p> <p>(a) <i>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</i></p> <p>(b) <i>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></p> <ul style="list-style-type: none"> (i) <i>demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and</i> (ii) <i>is certified by the TFS or an accredited person.</i> 	<p>Proposal assessment</p> <p>The subdivision includes no new roads as each proposed lot will have direct street frontage to Dillons Road and/or Marriotts Road.</p> <p>The private access to proposed lot 1 will be less than 30 m in length however firefighting appliances will be required to enter the site to access the onsite water supply.</p> <p>The private access to lot 2 will be greater than 30 m in length and access for firefighting appliances will also be required to access the onsite water supply. The existing access is approximately 4.0 m in width and sufficient hard surface area is available to accommodate onsite turning for fire-fighting appliances.</p> <p>The BHMP specifies that both private accesses must comply with the requirements of Table E2.</p> <p>A1(b) is satisfied.</p>
<p>E1.6.3 Subdivision: provision of water supply for firefighting purposes</p> <p>A1</p> <p><i>In areas serviced with reticulated water by the water corporation:</i></p> <ul style="list-style-type: none"> (a) <i>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;</i> (b) <i>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 E4; or</i> (c) <i>A bushfire hazard management plan approved by the TFS or accredited person demonstrates that the provision of water</i> 	<p>Proposal assessment</p> <p>The site is not in an area serviced by a reticulated water supply.</p> <p>The BHMP shows each building area to be protected located within 90 m of a static water supply; with the distance measured as a hose lay, between the firefighting water point and the furthest part of the building area.</p>

<p><i>supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</i></p>	<p>The proposal complies with A2 (b).</p>
<p>A2</p> <p><i>In areas that are not serviced by reticulated water by the water corporation:</i></p> <ul style="list-style-type: none"> <i>(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;</i> <i>(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 Table E5; or</i> <i>(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.</i> 	

6 Building compliance

Future building work on the subject lots that is in accordance with the BHMP (Appendix B) can be relied upon for the purposes of building approval pursuant with Clause r.11H of the *Building Regulations 2014*. Clause 11F(2)(a) allows for a BHMP prepared for a subdivision of which the relevant lot is a part, be used in support of the building permit application, if no more than six years old.

7 Conclusion

The proposed subdivision is in a bushfire-prone area with grassland vegetation on the subject site presenting the greatest risk. The subdivision is to occur in a single stage.

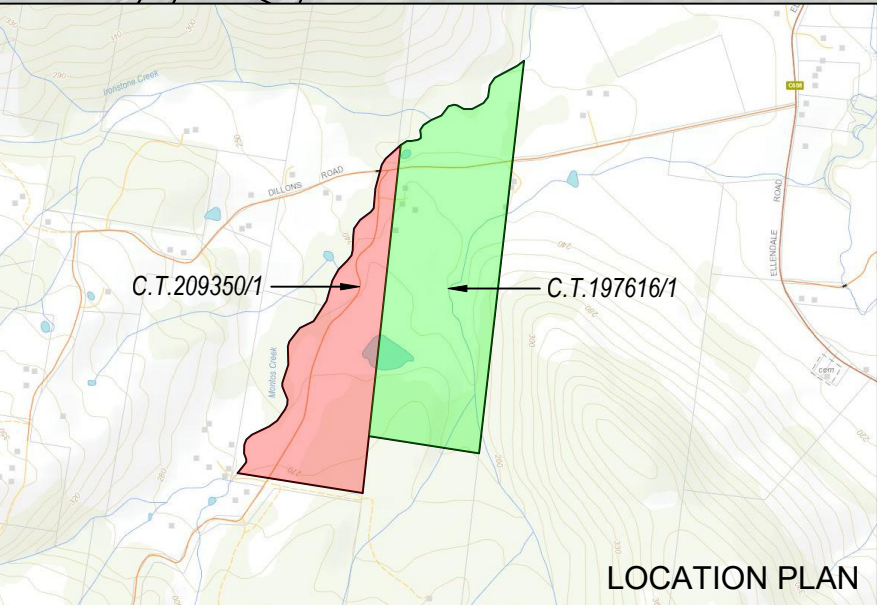
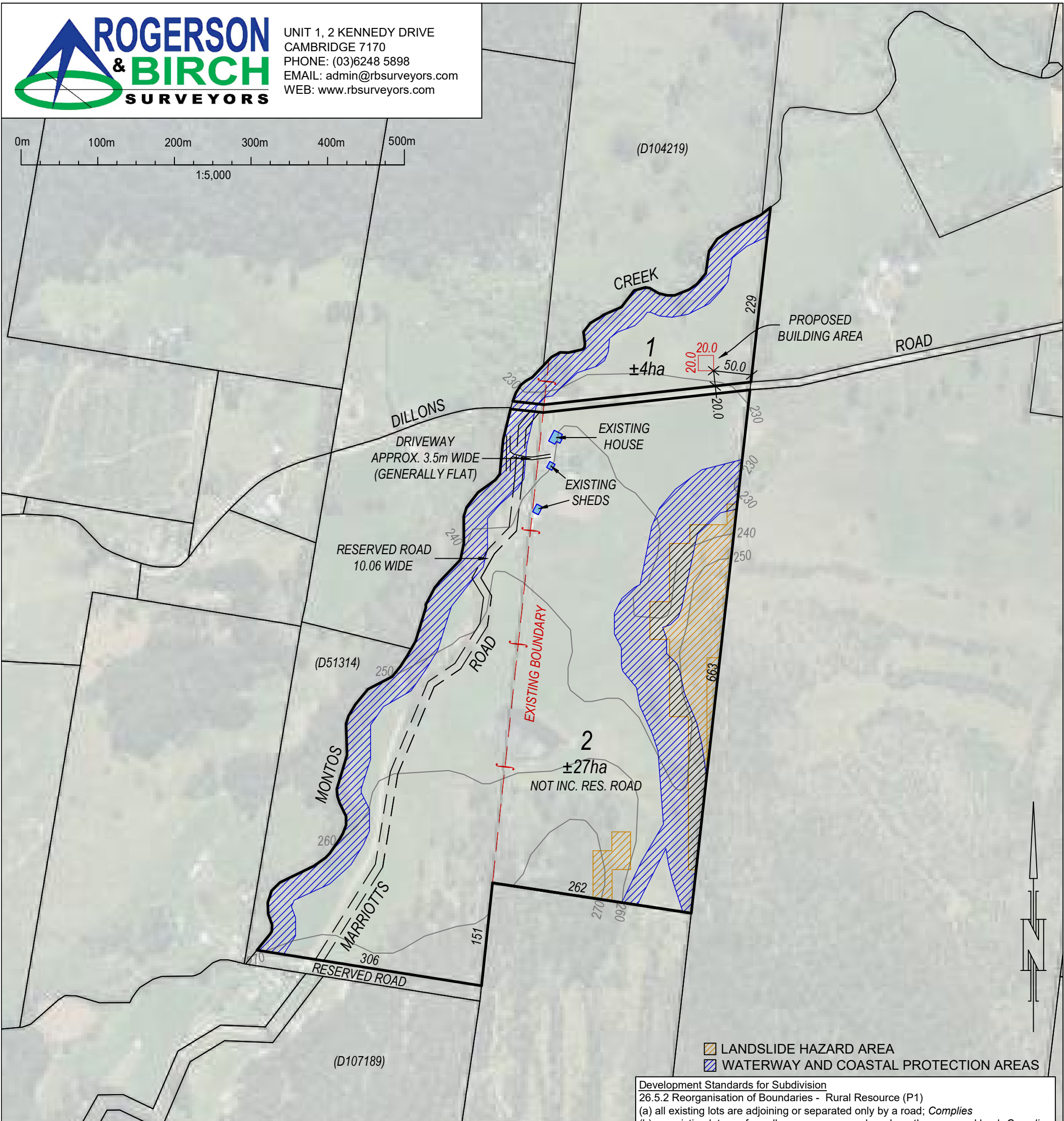
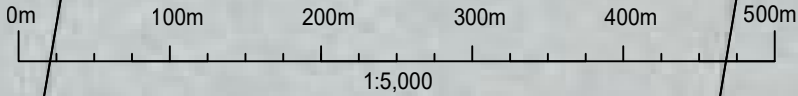
The BHMP provides a building area on lot 1 that can comply with a minimum of BAL-12.5 construction standard under AS 3959:2018. As discussed in section 4.2, there is insufficient increase in risk to warrant a HMA for the building area on lot 2.

The Bushfire Attack Level construction standard is dependent on the establishment and maintenance of hazard management areas as prescribed on the BHMP. The BHMP prepared for the subdivision outlines the required protection measures including hazard management areas, building siting and construction, access, and water supply standards. The BHMP is certified by an accredited Bushfire Hazard Practitioner.

The following conditions are recommended to be placed on the planning permit:

- The bushfire hazard management plan dated 14 May 2021 is to form part of the planning permit with maintenance of bushfire hazard management areas on all lots being the responsibility of current and future owners. The hazard management area on lot 1 must be implemented prior to occupation certificate for a class 1, 2, 3, 8, 9 and 10a building closer than 6 m from a habitable building. The hazard management areas must be maintained by the relevant owner in perpetuity.

Appendix A Proposal plans



Development Standards for Subdivision
26.5.2 Reorganisation of Boundaries - Rural Resource (P1)
(a) all existing lots are adjoining or separated only by a road; *Complies*
(b) no existing lot was formally a crown reserved road or other reserved land; *Complies*
(c) provide for the sustainable commercial operation of the land by either:
(i) encompassing all or most of the agricultural land and key agricultural infrastructure (including the primary dwelling) in one lot, the 'primary agricultural lot', as demonstrated by a whole farm management plan,
(ii) encompassing an existing or proposed non-agricultural rural resource use in one lot;
(d) if a lot contains an existing dwelling, setbacks to new boundaries satisfy clause 26.4.2; *Complies*
(e) if containing a dwelling, other than the primary dwelling, the dwelling is surplus to rural resource requirements of the primary agricultural lot; *Not Applicable*
(f) a new vacant lot must:
(i) contain land surplus to rural resource requirements of the primary agricultural lot;
(ii) contain a building area capable of accommodating residential development satisfying clauses 26.4.2 and 26.4.3.
(iii) not result in a significant increase in demand for public infrastructure or services; *Complies*
(g) all new lots must comply the following:
(i) be no less than 1ha in size; *Complies*
(ii) have a frontage of no less than 6m; *Comply*
(iii) be serviced by safe vehicular access arrangements; *Complies*
(h) be consistent with any Local Area Objectives or Desired Future Character Statements provided for the area.

This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

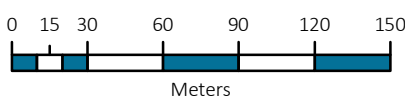
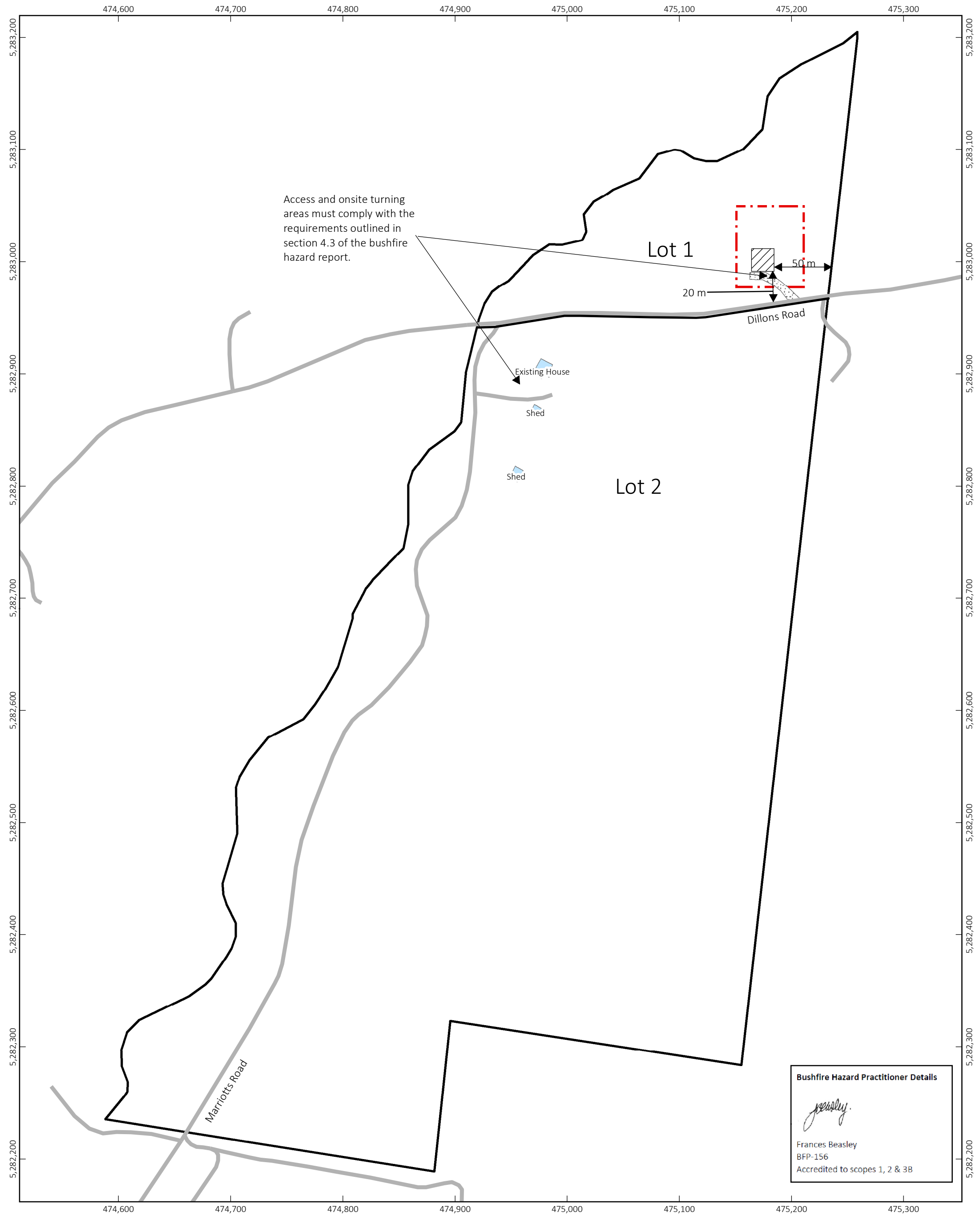
Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

OWNER: STUART ATHOL DAVIES
TITLE REFERENCE: C.T.209350/1 &
C.T.197616/1
LOCATION: 9 MARRIOTTS ROAD
ELLENDALE

Proposed Subdivision

Date:	Reference:
03-05-2021	DASTU01 13130-01
Scale:	Municipality:
1:5000 (A3)	CENTRAL HIGHLANDS

Appendix B Bushfire Hazard Management Plan



Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 55

Job Number 2021_100
Revision A
Date 14 May 2021

Paper Size A3

- Property Boundary
- BAL 12.5 Building Area
- Existing house and sheds
- Hazard Management Area
- Roads

Client: Stuart Davies
Project: 9 Marriotts Road (C/T 209350/1 and C/T 197616/1)

Bushfire Hazard Management Plan

Bushfire Hazard Practitioner Details

Frances Beasley
BFP-156
Accredited to scopes 1, 2 & 3B



BHMP Notes

- Proposed development is for the reorganization of boundaries involving CT 209350/1 and CT 197616/1 as shown on proposed subdivision plan (Ref DASTU01 13130-01) prepared by Rogerson & Birch Surveyors dated 03/05/2021.
- This BHMP must be read in conjunction with Bushfire Hazard Report, ERA Planning and Environment, May 2021.
- This BHMP has been prepared to satisfy the requirements of the Bushfire Prone Areas Code under the *Central Highlands Interim Planning Scheme 2015*.

BAL construction standards

- Habitable buildings, and structures located within 6 m of a habitable building on Lot 1 are to be constructed to a minimum of BAL-12.5 in accordance with Australian Standard AS 3959:2018, provided they are located within the building area identified on this plan.

Hazard Management Area (HMA)

- The extent of the HMA required for Lot 1 is identified on this plan.
- Hazard Management Areas must be maintained in a minimum fuel load condition. Refer to section 4.1 of the Bushfire Hazard Report for specifications.

Access

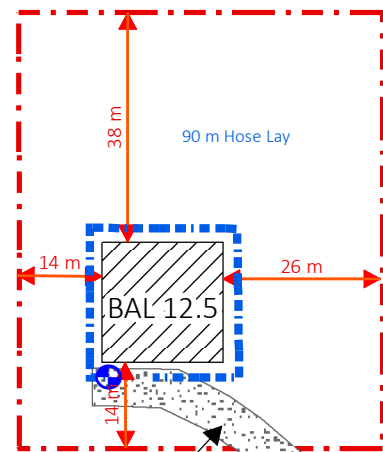
- The private access servicing the building area on Lot 1 and the existing dwelling on Lot 2 must be constructed in accordance with the specifications outlined in section 4.3 of the Bushfire Hazard Report.

Static Water Supply

- A habitable building on Lot 1 and Lot 2 must be located within 90 m of a static water supply, measured as a hose lay.
- A minimum 10,000 L of water per habitable building must be always available, solely for the purposes of firefighting.
- Refer to section 4.4 of the Bushfire Hazard Report for water supply specifications.

Lot 1

Lot 2



Marriotts Road

Dillons Road



Access and onsite turning areas must comply with the requirements outlined in section 4.3 of the bushfire hazard report.

Bushfire Hazard Practitioner Details

Frances Beasley

Frances Beasley
BFP-156
Accredited to scopes 1, 2 & 3B

Appendix C Planning Certificate

BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies

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

Street address:

9 Marriotts Road, Ellendale

Certificate of Title / PID:

CT 197616/1 and CT 209350/1

2. Proposed Use or Development

Description of proposed Use and Development:

Reorganisation of boundaries.

Applicable Planning Scheme:

Central Highlands Interim Planning Scheme 2015

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Proposed Subdivision	Rogerson & Birch Surveyors	03/05/21	-
Bushfire Assessment Report	ERA Planning and Environment	May 2021	-
Bushfire Hazard Management Plan (sheets 1 & 2)	ERA Planning and Environment	14/05/21	-

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:

<input type="checkbox"/>	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

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

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

<input checked="" type="checkbox"/>	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input checked="" type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

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

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

5. Bushfire Hazard Practitioner

Name: Frances Beasley

Phone No: 0422 079 274

Postal Address: 7 Commercial Road, North Hobart, 7000

Email Address: frances@eraplanning.com.au

Accreditation No: BFP – 156

Scope: 1, 2 and 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: Frances Beasley

Date: 19/05/2021

Certificate Number: 2021-100 V1

(for Practitioner Use only)



E: enquiries@eraplanning.com.au

W: www.eraplanning.com.au