



DISCRETIONARY APPLICATION

For Public Display

Applicant:

P D A Surveyors

Location:

6977 Lyell Highway, Ouse

Proposal:

Subdivision 3 Lots & Balance

DA Number:

DA 2023 / 00042

Date Advertised:

18 August 2023

Date Representation Period Closes:

1 September 2023

Responsible Officer:

Louisa Brown (Planning Officer)

Viewing Documents:

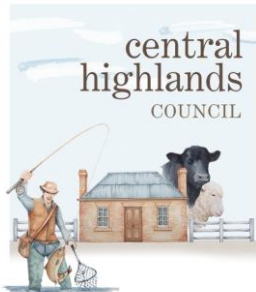
The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

Representations to:

General Manager
19 Alexander Street
BOTHWELL TAS 7030

Email:

development@centralhighlands.tas.gov.au



Development & Environmental Services
19 Alexander Street
BOTHWELL TAS 7030

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

www.centralhighlands.tas.gov.au

For office use only:

Date Received:	
DA Number:	
PID:	

Application for Planning Approval – Subdivision & Strata Division

Use this form to apply for subdivision approval in accordance with section 81 of the Local Government (Building & Miscellaneous Provisions) Act 1993 and section 57 and 58 of the Land Use Planning and Approvals Act 1993 (the Act).

Tick ☒ if there has been a pre-application meeting with a Council officer:

Yes: ☐ No: ☐

Officer's name: Date:

Applicant, Owner & Contact Details:

Provide details of the Applicant and Owner of the land. (Please print)

Applicant:	Payal Patel of PDA		Phone No:	03 6423 6875
Address:	77 Gunn Street, Devonport TAS 7310		Fax No:	
			Mobile No:	
Email:	payal.patel@pda.com.au			
Owner:	Philippa Eddington Allwright		Phone No:	
Address:	PO BOX 29 OUSE TAS 7140		Fax No:	

Land Details:

Provide details of the land, including street address, title details and the existing use.

Address:	6977 LYELL HWY OUSE TAS 7140	Volume:	223796/4, 233565/5
		Folio:	
Existing Use	residential - vacant	Please use definitions in planning scheme	

Proposed Development Details:

Provide details of the proposed subdivision development.

Development:	subdivision - please see attached documents

Tick ☒ if proposed developed is to be staged:

Yes ☐ No ☒

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

Yes ☐ No ☒

Provide an estimate of the completed value of the proposed development works, including the value of all site works and any labour contributions by the Applicant or the Owner.

Est. value: Write 'Nil' if no works are proposed, e.g. boundary adjustment

Declaration:

I/we hereby apply for planning approval to carry out the subdivision development described in this application and the accompanying documents and declare that: -

- The information in this application is true and correct.
- In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- I/we authorise Council to provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

Council will only use the information provided to consider and determine the application for planning approval. Information provided may be made available for public inspection in accordance with section 57 of the Act.

- I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the Land Use Planning and Approvals Act 1993.

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.

Signature:

The Applicant must sign and date this form.

Date:

Refer to application checklist over page for additional information requirements

Checklist

To ensure that we can process your application as quickly as possible, please read the following checklist carefully and ensure that you have provided the following at the time of lodging the application. If you are unclear on any aspect of your application, please contact Central Highlands Council by phone on (03) 6259 5503 to discuss or arrange an appointment concerning your proposal. Note that Council may require additional information in accordance with section 54 of the Land Use Planning and Approvals Act 1993.

1. A completed Application for Approval of Use/Development form.
Please ensure that the information provides an accurate description of the proposal, has the correct address and contact details and is signed and dated by the applicant.
2. A current copy of the Certificate of Title for all lots involved in the proposal.
The title details must include, where available, a copy of the search page, title plan, sealed plan or diagram and any schedule of easements (if any), or other restrictions, including covenants, Council notification or conditions of transfer.
3. Two (2) copies of the following information -
 - a) An analysis of the site and surrounding area setting out accurate descriptions of the following -
 - (i) topography and major site features including an indication of the type and extent of native vegetation present, natural drainage lines, water courses and wetlands, trees greater than 5 metres in height in areas of skyline or landscape importance and identification of any natural hazards including flood prone areas, high fire risk areas and land subject to instability;
 - (ii) soil conditions (depth, description of type, land capability etc);
 - (iii) the location and capacity of any existing services or easements on the site or connected to the site;
 - (iv) existing pedestrian and vehicle access to the site;
 - (v) any existing buildings on the site;
 - (vi) adjoining properties and their uses; and
 - (vii) soil and water management plans.
 - b) A site plan for the proposed use or development drawn, unless otherwise approved, at a scale of not less than 1:200 or 1:1000 for sites in excess of 1 hectare, showing -
 - (i) a north point;
 - (ii) the boundaries and dimensions of the site;
 - (iii) Australian Height Datum (AHD) levels and contours;
 - (iv) natural drainage lines, watercourses and wetlands;
 - (v) soil depth and type;
 - (vi) the location and capacity of any existing services or easements on the site or connected to the site, including the provisions to be made for supplying water and draining the lots;
 - (vii) the location of any existing buildings on the site, indicating those to be retained or demolished, and their relationship to buildings on adjacent sites, streets and access ways;
 - (viii) the use of adjoining properties;
 - (ix) the proposed subdivision lots boundaries and the building envelopes for buildings, including distinguishing numbers, boundary dimensions and areas;
 - (x) the streets, roads, footpaths and other ways public and private, existing and to be opened or constructed on the land, including the widths of any such roads, footpaths and other ways;
 - (xi) the general location of all trees over three (3) metres in height;
 - (xii) the position of any easement over or adjoining the land;
 - (xiii) the location of any buildings on the site or lots adjoining it;
 - (xiv) any proposed public open space, or communal space or facilities;
 - (xv) proposed landscaping, indicating vegetation to be removed or retained and species and mature heights of plantings; and
 - (xvi) methods of minimizing erosion and run-off during and after construction and preventing contamination of storm water discharged from the site.
4. A written submission supporting the application that demonstrates compliance with the relevant parts of the Act, State Policies and the Central Highlands Planning Scheme 1998, including a Traffic Impact Statement where the development is likely to create more than 100 vehicle movements per day.
5. Application fees.
As per Fee Schedule. Please contact Central Highland Council's Development and Environmental Services Department by phone on (03) 6259 5503 if you require assistance in calculating the fees.

SEARCH OF TORRENS TITLE

VOLUME 223796	FOLIO 4
EDITION 2	DATE OF ISSUE 25-Jan-2022

SEARCH DATE : 27-Mar-2023

SEARCH TIME : 09.28 AM

DESCRIPTION OF LAND

Town of OUSE

Lot 4 on Plan 223796

Derivation : Part of 2000 Acres Gtd to C McLachlan & Ors

Prior CT 2831/72

SCHEDULE 1

M940935 TRANSFER to PHILIPPA EDDINGTON ALLWRIGHT Registered
25-Jan-2022 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOT RECORDED FOR OFFICE

CONVENESE TO REPLACE



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2831 72

Cert. of Title Vol. 412 Fol. 198

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF OUSE

TOWN OF GOSE
ONE ROOD THIRTY SEVEN PERCHES AND SEVEN-TENTHS OF A PERCH on
the Plan hereon

FIRST SCHEDULE (continued overleaf)

THE PUBLIC TRUSTEE

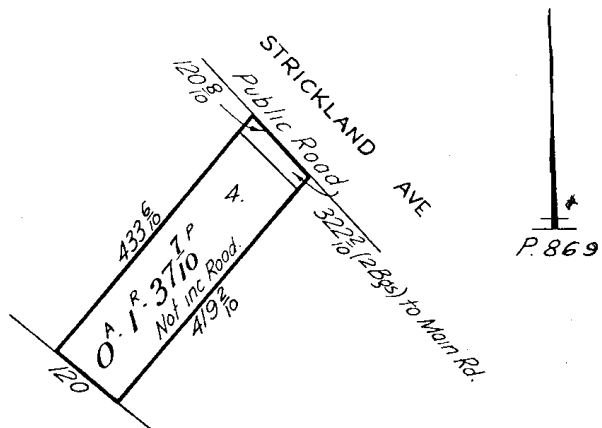
SECOND SCHEDULE (continued overleaf)

NIL.

Lot 4 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER

223796



Part of 2,000 Acres. - Gtd. to C. McLachlan & Ors. - Meas. in Links.

SECOND Edition. Registered 20 MAY 1972

Derived from C.T. Vol. 412.Fol.198.

Transfer 97842 R.B.K. Pitt. & Ors.
Application A272462.

SEARCH OF TORRENS TITLE

VOLUME 233565	FOLIO 5
EDITION 2	DATE OF ISSUE 25-Jan-2022

SEARCH DATE : 27-Mar-2023

SEARCH TIME : 09.29 AM

DESCRIPTION OF LAND

Town of OUSE

Lot 5 on Plan 233565

Derivation : Part of 2000 acres Gtd to C McLachlan and Ors

Prior CT 3179/96

SCHEDULE 1

M940935 TRANSFER to PHILIPPA EDDINGTON ALLWRIGHT Registered
25-Jan-2022 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE

CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

3172 96

Cert. of Title Vol. 299 Fol. 66

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

G. M. A. G.

Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF OUSE
TWO ROODS THREE PERCHES AND ONE TENTH OF A PERCH on the Plan hereon

FIRST SCHEDULE (continued overleaf)

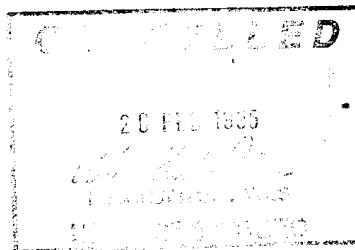
THE PUBLIC TRUSTEE as personal representative of Henry Leonard,
Parsons, deceased.

SECOND SCHEDULE (continued overleaf)

NIL.

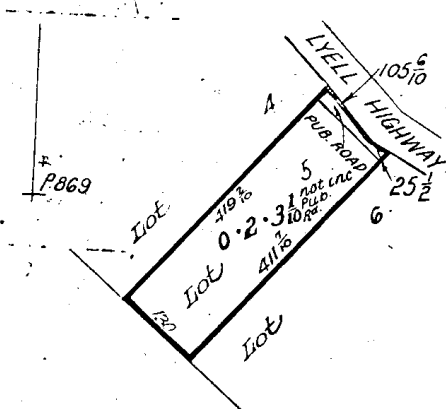
ORDER OF TITLES ARE NO LONGER SUBSISTING.

Lot 5 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.



REGISTERED NUMBER

233565



Area of 2,000 acs. Gtd. to C. McLachlan and ors. Meas. are in links.
FIRST. Edition. Registered P869

Derived from C.T. Vol. 299 Fol. 66 - Transfer 57697 T.W. Gellibrand & ors.



PDA

SURVEYORS, ENGINEERS & PLANNERS



Planning Compliance Report

6977 LYELL HIGHWAY, OUSE
Subdivision: 4 lot subdivision

51017CT | JULY 2023

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PDA Contributors

Planning Assessment	Payal Patel	July 2023
Review & Approval		

Revision History

Revision	Description	Date
0	First Issue	July 2023
1	Revision	

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EXECUTIVE SUMMARY

Council approval is sought for a 4 lot subdivision at 6977 Lyell Highway, Ouse (CT 223796/4, CT 233565/5). This planning assessment, combined with supplementary documentation has been provided in support of the proposed development.

Development Details:

Client/Owner	Philippa Eddington Allwright
Property Address	6977 Lyell Highway, Ouse
Proposal	Subdivision: 4 lots
Land Area	4065m ² ±

PID / CT	5469422	223796/4, 233565/5
Planning Ordinance	<i>Tasmanian Planning Scheme – Central Highlands</i>	
Land Zoning	Village	
Specific Areas Plans	N/A	
Code Overlays	Bushfire Prone Area Natural Assets Code - Waterway and coastal protection area	

Use Status	Residential
Application Status	Discretionary

2. The Proposal

A Planning Permit for a 4 lot subdivision and balance is sought, in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 8.8.1 (b) of the *Tasmanian Planning Scheme - Central Highlands*.

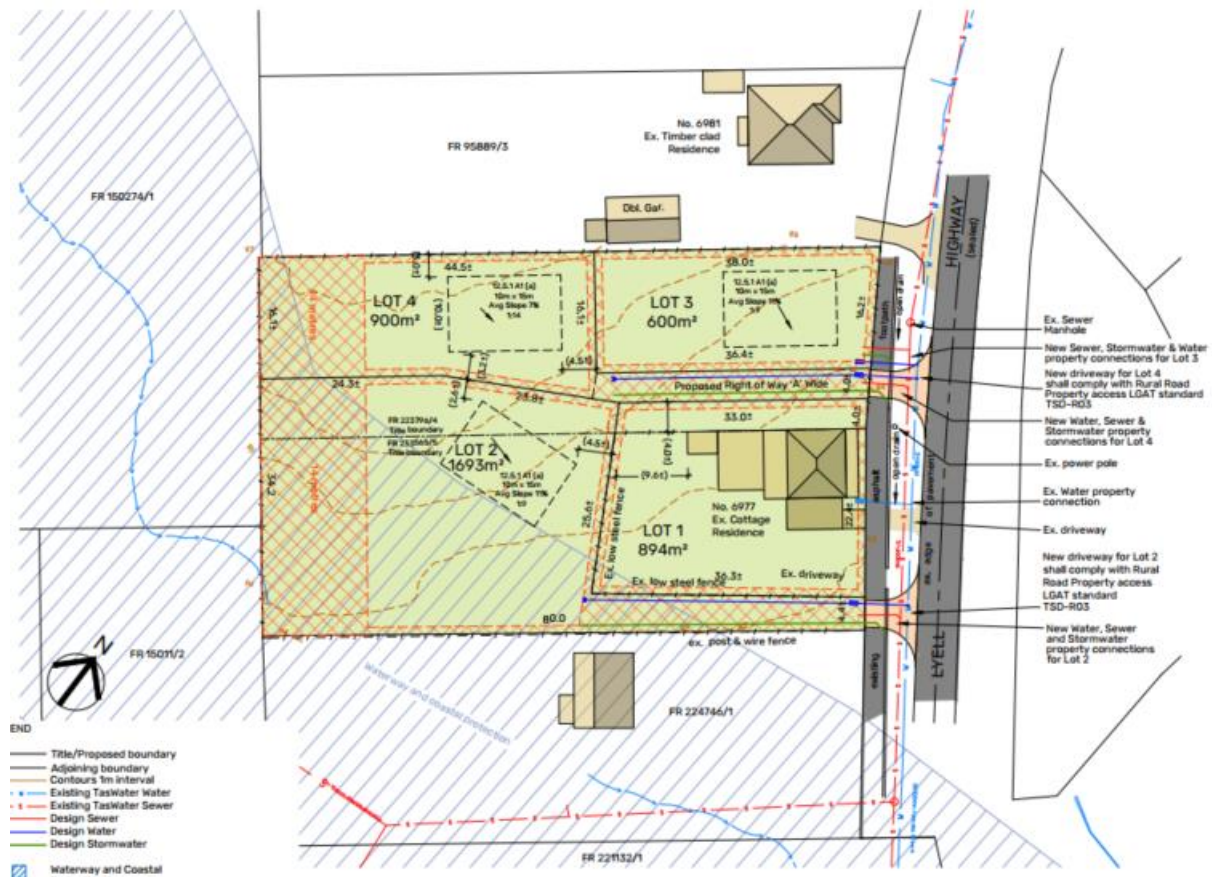


Figure 2. Proposed Plan of Subdivision with enlargement
 (Please refer to the attached file PDA 51017CT-3A for complete Plan of Subdivision)

It is proposed that the land of title CT 223796/4 and CT 233565/5 be subdivided into 4 lots, as shown in Figure 2. The Lot 1 will encompass the land that includes existing dwelling and associated outbuildings, existing water connection and vehicular access. Lot 2, 3 and 4 has also been provided with a 10m x 15m indicative building area, new sewer connection, and new vehicular access through Lyell Highway to meet council standard.

3. Planning Assessment

This current proposal for subdivision has been developed in accordance with the Tasmanian Planning Scheme - *Central Highlands*.

3.1. Use Class

Not applicable. Use will be determined by the purchaser.

3.2 Zoning

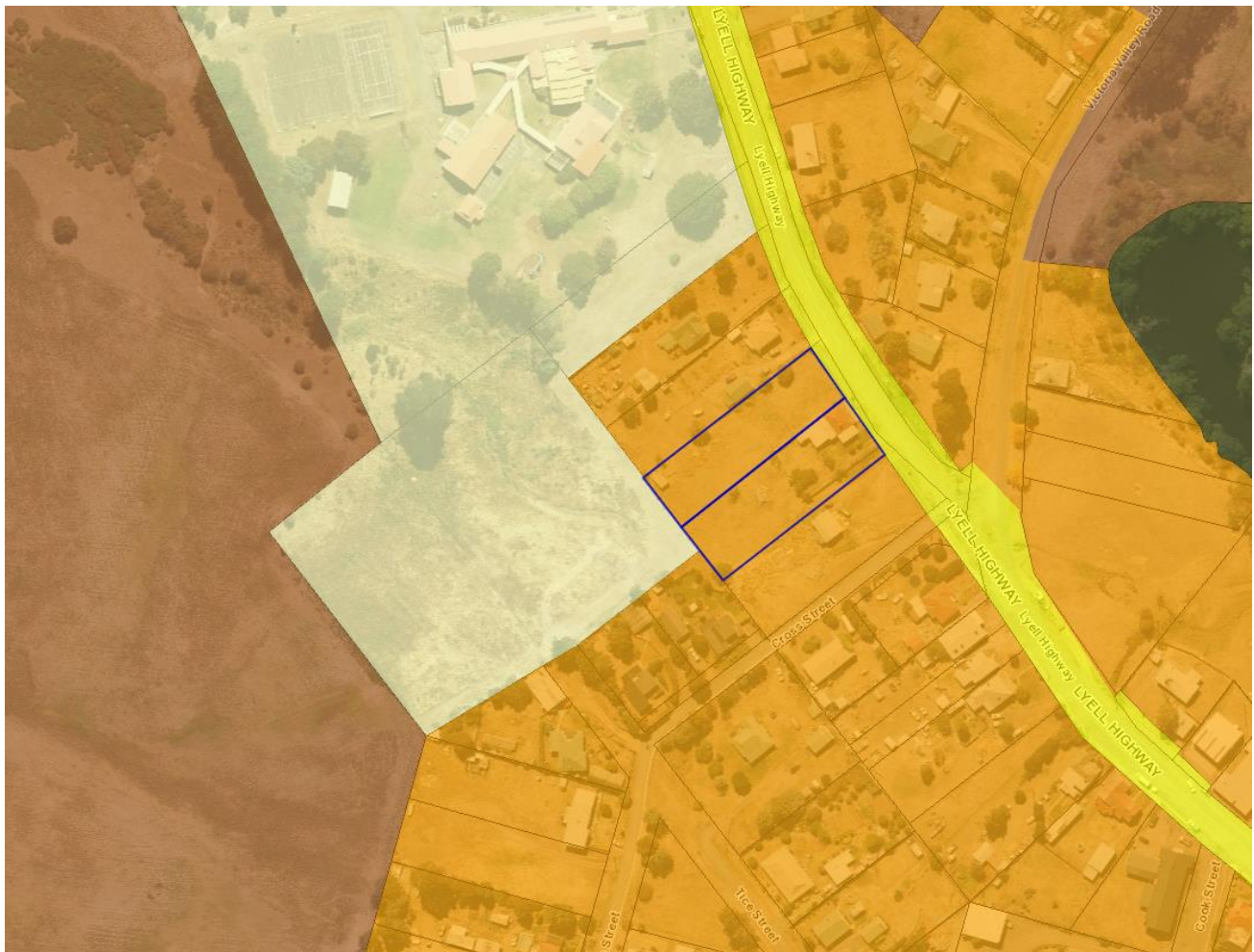


Figure 3. Zoning identification of the subject land and surrounds (LISTmap, 2023)

The subject land is located within the Village Zone , whilst is also adjacent to Community Purpose Zone near southern boundary as shown in Figure 3.

3.3 Zone Standards – Village

12.5 Development standards for Subdivision

12.5.1 Lot design

Objective:

That each lot:

- (a) has an area and dimensions appropriate for use and development in the zone; and
- (b) 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 600m² and:
 - (i) be able to contain a minimum area of 10m x 15m, with a gradient of not more than 1 in 5, clear of:
 - a. all setbacks required by clause 12.4.3 A1 and A2; and
 - b. easements or other title restrictions that limit or restrict development; and
 - (ii) existing buildings are consistent with the setback required by clause 12.4.3 A1 and A2;
- (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.

Response:

A1 (a) is met: At Lot 1- 894m²±, Lot 2- 1693m²±, Lot 3 - 600m²±, and Lot 4 - 900m²±, all proposed lots meet the acceptable solution with suitable building area compliant with required setbacks as per 12.4.3 A1 and A2.

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 frontage not less than 10m.

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;

	<p>(c) the functionality and useability of the frontage;</p> <p>(d) the anticipated nature of vehicles likely to access the site;</p> <p>(e) the ability to manoeuvre vehicles on the site;</p> <p>(f) the ability for emergency services to access the site; and</p> <p>(g) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.</p>
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Response:

P2 is met: Lot 1 and Lot 3 would have frontage of 22m± and 16m±, whereas Lot 2 and Lot 4 are internal lots with frontage of 4m±. The frontage of each proposed lot satisfies the performance criteria as follows:

- a) Each lot would have sole and principal means of access with their respective access arrangements as shown on the plan of subdivision.
- b) The site is mostly flat.
- c) The usability of the frontage is sufficient for the use and further is consistent with the surrounding pattern of residential development.
- d) The nature of the traffic expected to use this access will be light vehicles.
- e) The ability to manoeuvre vehicles on the site is suitable for residential use.
- f) The ability to access emergency services on the site is suitable for residential use.
- g) The proposed frontage and existing access are suitable for the intended use and is comparable to a number of surrounding established residential properties.

A3 The frontage for each lot must be no less than 15 m, except if for public open space, a riparian or littoral reserve or utilities or if an internal lot.	P3 The frontage of each lot must satisfy all of the following: <ul style="list-style-type: none"> (a) provides opportunity for practical and safe vehicular and pedestrian access; (b) provides opportunity for passive surveillance between residential development on the lot and the public road, (c) is no less than 6m.
---	---

Response:

A3 is met: All 4 lots proposed on the plan of subdivision would have a vehicular access from the boundary of the lot to Lyell Highway as shown on the plan of subdivision.

12.5.2 Roads

Objective:

That the arrangement of new roads within a subdivision provides:

- (a) safe, convenient and efficient connections to assist accessibility and mobility of the community;
- (b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and
- (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

Acceptable Solutions

Performance Criteria

A1

The subdivision includes no new road.

Response:

A1 is met: No new roads are proposed are part of this development.

12.5.3 Services

Objective:

That the subdivision of land provides services for the future use and development of the land.

Acceptable Solutions

Performance Criteria

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

- (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.

Response:

A1 is met: The Lot 1 has an existing connection to a reticulated potable water supply, while a new connection to service lot 2, 3 and 4 is proposed as indicated on the Plan of Subdivision.

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 system.

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 wastewater treatment system adequate for the future use and development of the land

Response:

A2 is met: The Lot 1 has an existing connection to a reticulated sewerage system, while a new connection to service lot 2, 3 and 4 is proposed as indicated on the Plan of Subdivision.

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, excluding for public open space, a riparian or littoral reserve or Utilities, 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
- (f) any watercourse on the land.

Response:

A3 is met: The Lot 1 has an existing connection to a stormwater system, while a new connection to service lot 2, 3 and 4 is proposed as indicated on the Plan of Subdivision.

3.4 Codes

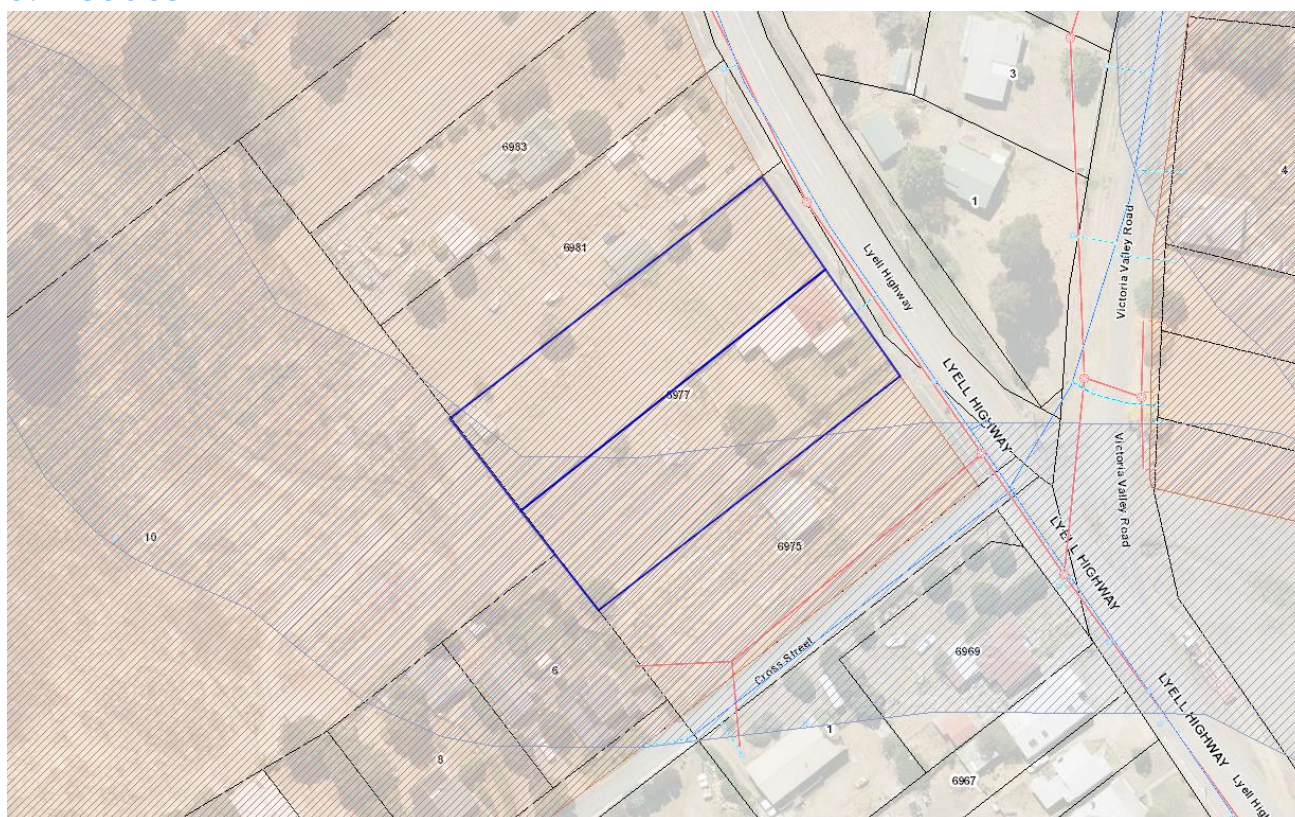


Figure 4. Scheme Overlay identification of the subject land and surrounds (LISTmap, 2023)

The subject land is overlaid with a Bushfire Prone Area & Natural Assets Code as illustrated in Figure 4, whilst the proposed 4 lots require the following Codes under the *Central Highlands Local Provision Schedule* to be considered.

Code	Comments:
C1.0 Signs Code	N/A
C2.0 Parking and Sustainable Transport Code	<i>Applicable – please refer to planning compliance assessment below.</i>
C3.0 Road and Railway Assets Code	N/A
C4.0 Electricity Transmission Infrastructure Protection Code	N/A
C5.0 Telecommunications Code	N/A
C6.0 Local Historic Heritage Code	N/A
C7.0 Natural Assets Code	<i>Applicable – please refer to planning compliance assessment below.</i>
C8.0 Scenic Protection Code	N/A
C9.0 Attenuation Code	N/A
C10.0 Coastal Erosion Hazard Code	N/A

C11.0 Coastal Inundation Hazard Code	N/A
C12.0 Flood-prone Areas Hazard Code	N/A
C13.0 Bushfire-prone Areas Code	A Bushfire Hazard Report is provided by Alice Higgins of Enviro-Dynamics
C14.0 Potentially Contaminated Land Code	N/A
C15.0 Landslip Hazard Code	N/A
C16.0 Safeguarding of Airports Code	N/A

3.5 Code Standards

C2.0 Parking and Sustainable Transport Code

C2.5.1 Car parking numbers

Objective:	
That an appropriate level of car parking spaces are provided to meet the needs of the use.	
Acceptable Solutions	Performance Criteria
A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if: <ul style="list-style-type: none"> (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: <ul style="list-style-type: none"> (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: $N = A + (C - B)$ $N = \text{Number of on-site car parking spaces required}$ $A = \text{Number of existing on site car parking spaces}$ 	P1

<p>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p>C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	
<p>Comment:</p> <p>A1 is met: as the proposal complies with criterion (d)(ii). The site relates to an intensification of an existing use. Proposed Lot 1 contains an existing parking area that has capacity to contain more than the required parking specified in table C2.1. The proposed Lot 2, 3 and 4 are vacant, however there is sufficient area for a future residential development to meet the requirements of table C2.1.</p>	

C2.6.3 Number of accesses for vehicles

<p>Objective:</p> <p>That:</p> <ul style="list-style-type: none"> (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The number of accesses provided for each frontage must:</p> <ul style="list-style-type: none"> (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater. 	<p>P1</p>
<p>Comment:</p> <p>A1 is met: as no more than 1 access is provided per lot as shown on the plan of subdivision.</p>	

C7.0 Natural Assets Code

As per C7.7.1, (a) the proposed subdivision would create a separate lot 1 for existing residence. (e) The proposal does not include any works as it is only for subdivision at this stage and the building area for Lot 2 would be outside of water and coastal protection area.

C13.0 Bushfire-prone Areas Code

A Bushfire Hazard Assessment has been prepared and supplied in support of the proposed subdivision. As seen below, Section 4 of Enviro-Dynamics Bushfire Hazard Report by Alice Higgins, provides a summary of planning compliance applicable to this current application.

4 Conclusions

The assessment of the bushfire risk of a proposed 4-lot subdivision at 6977 Lyell Highway, Ouse indicates that it can achieve the requirements of, C13.0 Bushfire-Prone Areas Code provided compliance with the following measures:

- Building areas are designed for all proposed lots 1 to 4 inclusive, as indicated on the BHMP (Attachment 1).
- Hazard Management Areas (HMAs) for lots 1 to 4 inclusive are managed in a low fuel condition to the lot boundaries as per the Bushfire Hazard Management Plan (Attachment 1).
- Future habitable buildings (Class 1a buildings) on lots 2, 3 and 4 and any alterations and additions to the existing habitable building on lot 1 will comply with minimum construction standards for BAL 12.5 as per AS 3959 -2018 (Sections 3 and 5).
- Property access to lots 1 to 4 inclusive is not required for a fire appliance to access a firefighting water point. The furthest part of the building area for each lot is within 120 m, measured as a hose lay, from an existing water connection point. In this circumstance property access meets the requirements C13.6.2 and Table C13.2 Element A of the Code.
- The proposed subdivision area is serviced by an existing reticulated water supply system with a water connection point (hydrant) within 120 m measured as a hose lay, of the furthest part of the building areas on each lot is indicated in the BHMP (Attachment 1). Provision of fire-fighting water supply meets the requirements C13.6.3 and Table C13.4 of the Code.

Figure 5. Conclusions within Bushfire hazard management report (Enviro Dynamics)

Conclusion

The planning assessment and supporting documentation provided, demonstrates that the development proposal for a 4-lot subdivision at 6977 Lyell Highway, Ouse meets all requirements of the Tasmanian Planning Scheme – Central Highlands.

Yours faithfully,
PDA Surveyors, Engineers & Planners
Per:



Payal Patel
PLANNER

Contact

For any enquiries, please contact one of our offices:

HOBART

A: 127 Bathurst Street, Hobart Tasmania 7000

P: (03) 6234 3217

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PLAN OF SUBDIVISION

Owners
Philippa Eddington Allwright

Title References
FR 223796/7 & FR 233565/5

Address
6977 Lyell Highway, Ouse

Council
Central Highlands Council

Planning scheme
Central Highlands Local Provisions
Schedule

Zone
12 Village

Zone Code Overlay
7 Waterway and coastal prot. area
13 Bushfire-prone Area

Map reference
'Ouse' 4629

PID
5469422

Point of interest GDA2020 MGA55
476013E, 5296503N

Schedule of Easements
Proposed Right of Way 'A' in
favour of Lot 3.

NOTES

This plan has been prepared only
for the purpose of obtaining
preliminary subdivision approval
from the Council and the
information shown hereon should
be used for no other purpose. All
measurements and areas are
subject to final survey.

The entire site is subject to the
Bushfire-prone areas Code.
This isn't shown for plan clarity.

LIST Cadastral Parcels
by State of Tasmania
www.thelist.tas.gov.au
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Digital Aerial Photo:
Ouse 10cm 27 March 2017
by State of Tasmania
<https://nre.tas.gov.au/land-tasmania/aerial-photography>
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1.0m Contours:
DerwentValley2019-DEM-1m
<https://elevation.fsdf.org.au/>
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LEGEND

- Title/Proposed boundary
- Adjoining boundary
- Contours 1m interval
- Existing TasWater Water
- Existing TasWater Sewer
- Design Sewer
- Design Water
- Design Stormwater

Waterway and Coastal
Protection Area

Hazard Management Area
(Enviro-Dynamics Bushfire Hazard Report)

NOTES:

SURVEYOR

GEOCIVIL

DRAWN

CHECKED

DATE

21 APRIL 2023

PLAN OF SUBDIVISION
6977 LYELL HIGHWAY, OUSE
for JAMES ALLWRIGHT



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SCALE

PAPER

1:500 (A3)

JOB NUMBER

DRAWING

51017CT-3A

Bushfire Hazard Report

For a proposed 4-lot subdivision at
6977 Lyell Highway, Ouse, July
2023 v1.0



Client:	J. Allwright
Prepared by:	Alice Higgins (BFP-165)
Date:	July 2023

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Executive Summary

This bushfire hazard report for a new 4-lot subdivision at 6977 Lyell Highway, Ouse (Title References: 233565/5 and 223796/4) is a requirement of a subdivision application within a bushfire prone area under the Tasmanian Planning Scheme – Central Highlands and C13.0 Bushfire-Prone Areas Code (the Code).

The Code requires a new subdivision to achieve a minimum BAL 19 rating for all building areas on the newly formed lots. To illustrate the bushfire hazard management and protection measures needed to achieve the rating, a Bushfire Hazard Management Plan (BHMP) is also required by the Code.

Based on Drawing (51017CT-3), the neighboring land uses and separation distances to classified vegetation, the assessment has determined that the existing habitable building on Lot 1 and the new habitable buildings within the designated building areas on lots 2, 3 and 4 will be able to achieve **BAL 12.5** provided the following conditions are achieved:

- Building areas are designed for all proposed lots 1 to 4 inclusive as indicated on the BHMP (Attachment 1).
- Hazard Management Areas (HMA) for lots 1 to 4 inclusive are managed in a low fuel condition to the lot boundaries as per the Bushfire Hazard Management Plan (Attachment 1).
- Future habitable buildings (Class 1a buildings) on lots 2, 3 and 4 and any alterations and additions to the existing habitable building on lot 1 will comply with minimum construction standards for BAL 12.5 as per AS 3959 -2018 (Sections 3 and 5).
- Property access to lots 1 to 4 inclusive is not required for a fire appliance to access a firefighting water point. The furthest part of the building area for each lot is within 120 m, measured as a hose lay, from an existing water connection point. In this circumstance there are no specific requirements for property access and meets the requirements C13.6.2 and Table C13.2 Element A of the Code.
- The proposed subdivision area is serviced by an existing reticulated water supply system with water connection points (hydrants) with the furthest part of the building area for each lot within 120 m, measured as a hose lay, from an existing water connection point and is indicated in the BHMP (Attachment 1). Provision of fire-fighting water supply meets the requirements C13.6.3 and Table C13.4 of the Code.

Disclaimers

The assessor has taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.

Whilst measures outlined in this report are designed to reduce the bushfire risk to the habitable buildings, due to the unpredictable nature of wildfires and impacts of extreme weather conditions the survival of the structure during a fire event cannot be guaranteed.

Planning Scheme provisions

This report and the attached Bushfire Hazard Management Plan (BHMP) address the requirements of the Code. In so doing, they define 'indicative building areas' which demonstrate the capacity of the proposed subdivision to support habitable buildings which can meet the requirements of BAL-19. It is the owners' responsibility to address any other planning requirements relating to the use and development of the subject land. Nothing in this report or the attached BHMP should be taken to suggest or imply that the indicative building areas will:

- satisfy all relevant provisions of the Scheme in respect of the current application for subdivision; or*
- at the time of any future applications to build on lots arising from the subdivision, satisfy any relevant provisions of the planning scheme in force at that time.*

Australian Standards

AS3959 – 2018 Construction of Buildings in Bushfire-Prone Areas has been referenced in writing this report. In respect of Bushfire Attack Level (BAL) determinations based on vegetation type and slope, the content of Table 2.6 in AS3959:2018 has been utilized and the attached Bushfire Hazard Management Plan is consistent with the provisions of AS3959:2018.

Alice Higgins – ENVIRO-DYNAMICS PTY LTD

ACCREDITED BUSHFIRE ASSESSOR (BFP-165)

CERTIFICATE No: ED 0897 DATE: 5/07/2023

Signed



1 Introduction

The following Bushfire Hazard Assessment Report has been developed as part of the planning requirements of the Tasmanian Planning Scheme – Central Highlands and Bushfire-Prone Areas Code for a 4-lot subdivision located within a bushfire prone area. The Code requires that a new subdivision achieves a minimum BAL rating of BAL 19 for all future habitable buildings on newly formed lots within a bushfire prone area. Under the Code, development standards must be certified by the Tasmania Fire Service (TFS) or an accredited person.

This report provides an assessment of the Bushfire Attack Level (BAL) and outlines protective features and controls that must be incorporated into the design and layout of the subdivision to ensure compliance with AS 3959-2018 Construction of Buildings in Bushfire Prone Areas.

1.1 Site Details

<u>Landowner:</u>	J. Allwright
<u>Location:</u>	6977 Lyell Highway, Ouse
<u>Title reference:</u>	CT: 233565/5 & 223796/4 PID: 5469422 & 5469422
<u>Municipality:</u>	Central Highlands
<u>Zoning:</u>	Village (Tasmanian Planning Scheme – Central Highlands)
<u>Planning Scheme Overlays:</u>	Bushfire Prone Areas (whole site) Waterway and Coastal Protection Area (half of site)
<u>Type of Building:</u>	Class 1a buildings
<u>Date of Assessment:</u>	5/07/2023
<u>Assessment Number:</u>	ED0897

1.2 Subdivision Proposal

The proposed subdivision comprises of two existing titles and will result in the formation of four lots (Lots 1, 2, 3 and 4). The subdivision is proposed to occur in a single stage. Lot 1 supports an existing habitable building and lots 2, 3 and 4 are undeveloped and can comply with Hazard Management Area standards within each lot in conjunction with the adjoining properties/roadways to the north, east and south which have been considered managed land as a part of this assessment.

Lot 1 has existing access connecting to the Lyell Highway from the eastern boundary and the proposed access for Lots 2, 3, and 4 will connect to the Lyell Highway from the eastern boundaries of each lot as shown on the subdivision plan in Appendix 1 and the Bushfire Hazard Management Plan in Attachment 1.

1.3 Site Description

The proposed 0.41 ha property (two titles: 233565/5 & 223796/4) is located at 6977 Lyell Highway, Ouse, approximately 0.6 km west from the Ouse Golf Course and 5.4 km north-west from Meadowbank Lake (Figure 1). The site is situated in the north-western part of the Ouse township on gentle slopes (0 to 5 degrees) with a south-easterly aspect and a range of 95 to 100 m above sea level. The lands surrounding the site consist of:

- North and south – existing dwellings on small size lots in a residential landscape (small township),
- East – small residential lots, the Ouse River, and the Ouse Golf Course beyond,
- North-west – Ouse Primary School and grasslands beyond,
- West – large scale grasslands beyond.



Figure 1 – Site Location Plan (Image source: LISTmap 2023)

A context and zoning map is provided in Figure 2 which illustrates the site and the surrounding lands. Lands to the north, east, and south are zoned village with existing residential development. Lands to the north-west and west are zoned community purpose and supports the Ouse Primary School with grassland to the west. Lands further to the east are zoned as recreation and support the Ouse Golf Course. Land beyond the Ouse township are zoned agriculture and are predominantly occupied by grasslands.

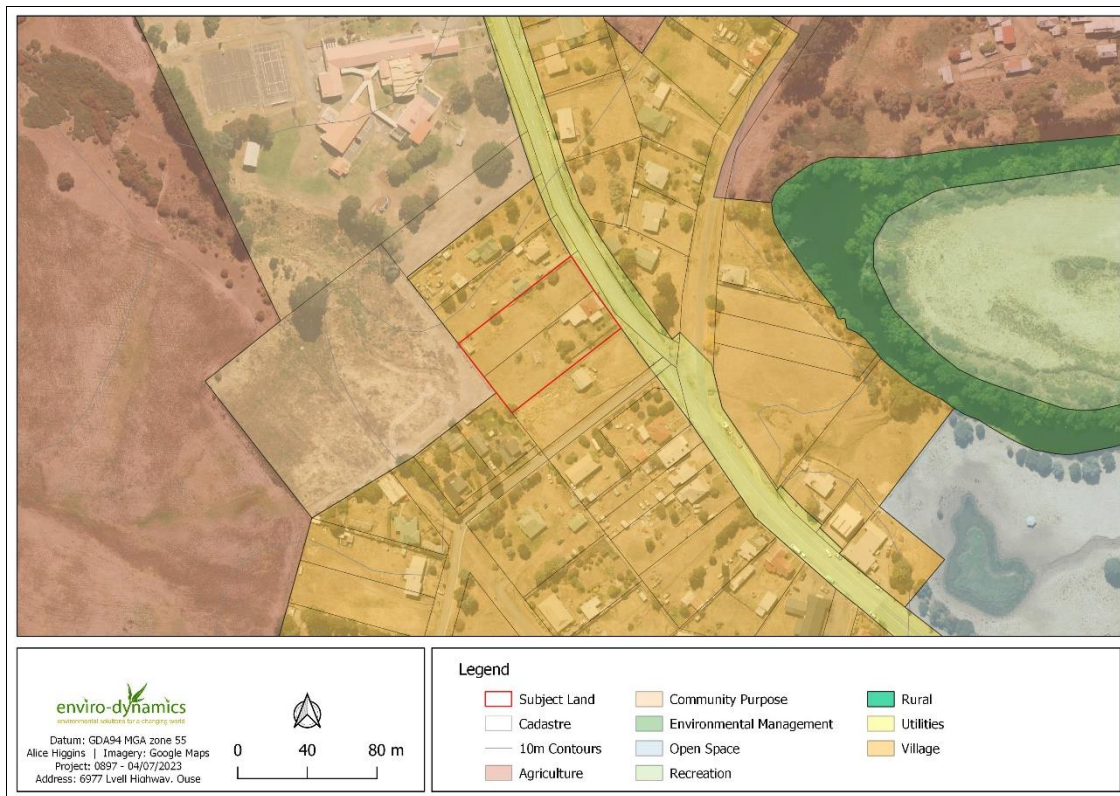


Figure 2 – Site context and zoning map (Image source: LISTmap 2023)

2 Bushfire Attack Level Assessment

The following is a summary of the bushfire risk at the property.

Bushfire Hazard: Slope and grassland vegetation, and fuel loads.

Bushfire Attack Mechanisms: Radiant heat, ember attack, wind, direct flame, and smoke.

Bushfire Threat Direction

The highest bushfire threat to the future proposed habitable buildings within the provided building envelopes is from the grassland across and upslope from the north-west and west. The prevailing wind direction is from the north-west during bushfire season. The fire history layer on LISTMap (theLIST, 2023) indicates that a grassland fire from the west came within 1.5 km of the proposed development in 2009 and a native forest vegetation fire came from the north-west to within 0.5 km of the proposed development in 2019. No other fires are recorded.

Fire Danger Index: FDI 50 (this index applies across Tasmania).

Vegetation & Slope

The vegetation classification system as defined in AS 3959-2018 Table 2.3 and Figure 2.4 (A to H) was used to determine bushfire prone vegetation types within 100 m of the proposed 4-lot subdivision (Tables 1 to 4 inclusive).

Vegetation to the north-west and west consists predominantly of grassland across flat ground. Lands adjoining the proposed development to the north, east, and south consist of existing urban development and are considered managed land.

Significant Natural Values:

No threatened flora species were recorded on the site (LISTmap 2023) during the bushfire assessment (July 2023). The vegetation community on the site is Modified Land (Urban Areas – FUR) as per TASVEG 4.0. There is no native forest vegetation within or adjoining the proposed development area and therefore does not contain mature trees with potential to provide fauna habitat. It is possible to implement bushfire protection measures and achieve bushfire hazard management outcomes without affecting any significant values.

Refer to Tables 1 to 4 inclusive and Figure 3 for a summary of the Bushfire Hazard Assessment for the proposed habitable building areas.

Table 1 – Separation distances for proposed subdivision - Lot 1 (existing habitable building)

Direction	Vegetation Classification [#]	Effective Slope under classified vegetation	Approx. distance from building Area (m)	Current BAL rating	Separation distance for BAL 12.5 (m)	Prescribed minimum HMA
North	Managed land*	Upslope	0-100	BAL LOW	N/A	Title Boundary
East	Managed land*	0 to 5° Downslope	0-54	BAL LOW	N/A	Title Boundary
	G. Grassland ^A	0 to 5° Downslope	54-100	BAL LOW	N/A	
South	Managed land*	0 to 5° Downslope	0-100	BAL LOW	N/A	Title Boundary
West	Managed land*	Flat (across slope)	0-47	BAL LOW	N/A	Title Boundary
	G. Grassland ^A	Flat (across slope)	47-100	BAL 12.5	14-<50	

- * Exclusion under AS3959-2018 2.2.3.2 (a), (e) and (f),
- ^A Vegetation classification as per AS3959-2018, Table 2.3 and Figures 2.4(A) - 2.4(H)
- N/A Not applicable

Table 2 – Separation distances for proposed subdivision - Lot 2 (undeveloped)

Direction	Vegetation Classification [#]	Effective Slope under classified vegetation	Approx. distance from building Area (m)	Current BAL rating	Separation distance for BAL 12.5 (m)	Prescribed minimum HMA
North	Managed land*	Upslope	0-100	BAL LOW	N/A	Title Boundary
East	Managed land*	0 to 5° Downslope	0-96	BAL LOW	N/A	Title Boundary
	G. Grassland ^A	0 to 5° Downslope	96-100	BAL LOW	N/A	
South	Managed land*	0 to 5° Downslope	0-100	BAL LOW	N/A	Title Boundary
West, south-west	G. Grassland ^A	Flat (across slope)	0-100	BAL FZ	14-<50	14 m

- * Exclusion under AS3959-2018 2.2.3.2 (a), (e) and (f),
- ^A Vegetation classification as per AS3959-2018, Table 2.3 and Figures 2.4(A) - 2.4(H)
- N/A Not applicable

Table 3 – Separation distances for proposed subdivision - Lot 3 (undeveloped)

Direction	Vegetation Classification [#]	Effective Slope under classified vegetation	Approx. distance from building Area (m)	Current BAL rating	Separation distance for BAL 12.5 (m)	Prescribed minimum HMA
North	Managed land*	Upslope	0-100	BAL LOW	N/A	Title Boundary
East	Managed land*	0 to 5° Downslope	0-70	BAL LOW	N/A	Title Boundary
	G. Grassland ^A	0 to 5° Downslope	70-100	BAL LOW	N/A	
South	Managed land*	0 to 5° Downslope	0-100	BAL LOW	N/A	Title Boundary
West	Managed land*	Flat (across slope)	0-44	BAL LOW	N/A	Title Boundary
	G. Grassland ^A	Flat (across slope)	44-100	BAL 12.5	14-<50	

- * Exclusion under AS3959-2018 2.2.3.2 (a), (e) and (f),
- ^A Vegetation classification as per AS3959-2018, Table 2.3 and Figures 2.4(A) - 2.4(H)
- N/A Not applicable

Table 4 – Separation distances for proposed subdivision - Lot 4 (undeveloped)

Direction	Vegetation Classification [#]	Effective Slope under classified vegetation	Approx. distance from building Area (m)	Current BAL rating	Separation distance for BAL 12.5 (m)	Prescribed minimum HMA
North	Managed land*	Upslope	0-100	BAL LOW	N/A	Title Boundary
East	Managed land*	0 to 5° Downslope	0-100	BAL LOW	N/A	Title Boundary
South	Managed land*	0 to 5° Downslope	0-100	BAL LOW	N/A	Title Boundary
West, south-west	G. Grassland ^A	Flat (across slope)	0-100	BAL FZ	14-<50	14 m

- * Exclusion under AS3959-2018 2.2.3.2 (a), (e) and (f),
- ^A Vegetation classification as per AS3959-2018, Table 2.3 and Figures 2.4(A) - 2.4(H)
- N/A Not applicable

^A Vegetation within 100 m of the proposed subdivision is identified as Modified Land – Urban Areas (FUR) (TasVeg 4.0) and is comprised of grassland. The areas classified as managed land are the Lyell Highway (sealed), Ouse Primary School and adjoining residential titles.

The Bushfire Attack Level is classified BAL—LOW where the vegetation is one or a combination of any of the following:

- Non-vegetated areas, including, **roads, footpaths, buildings**, and rocky outcrops.
- Low threat vegetation, including grassland managed in a minimal fuel condition, **maintained lawns**, golf courses, maintained public reserves and parklands, vineyards, orchards, **cultivated gardens**, commercial nurseries, nature strips and windbreaks. NOTE: minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognisable as short-cropped for example, to a nominal height of 100 mm).

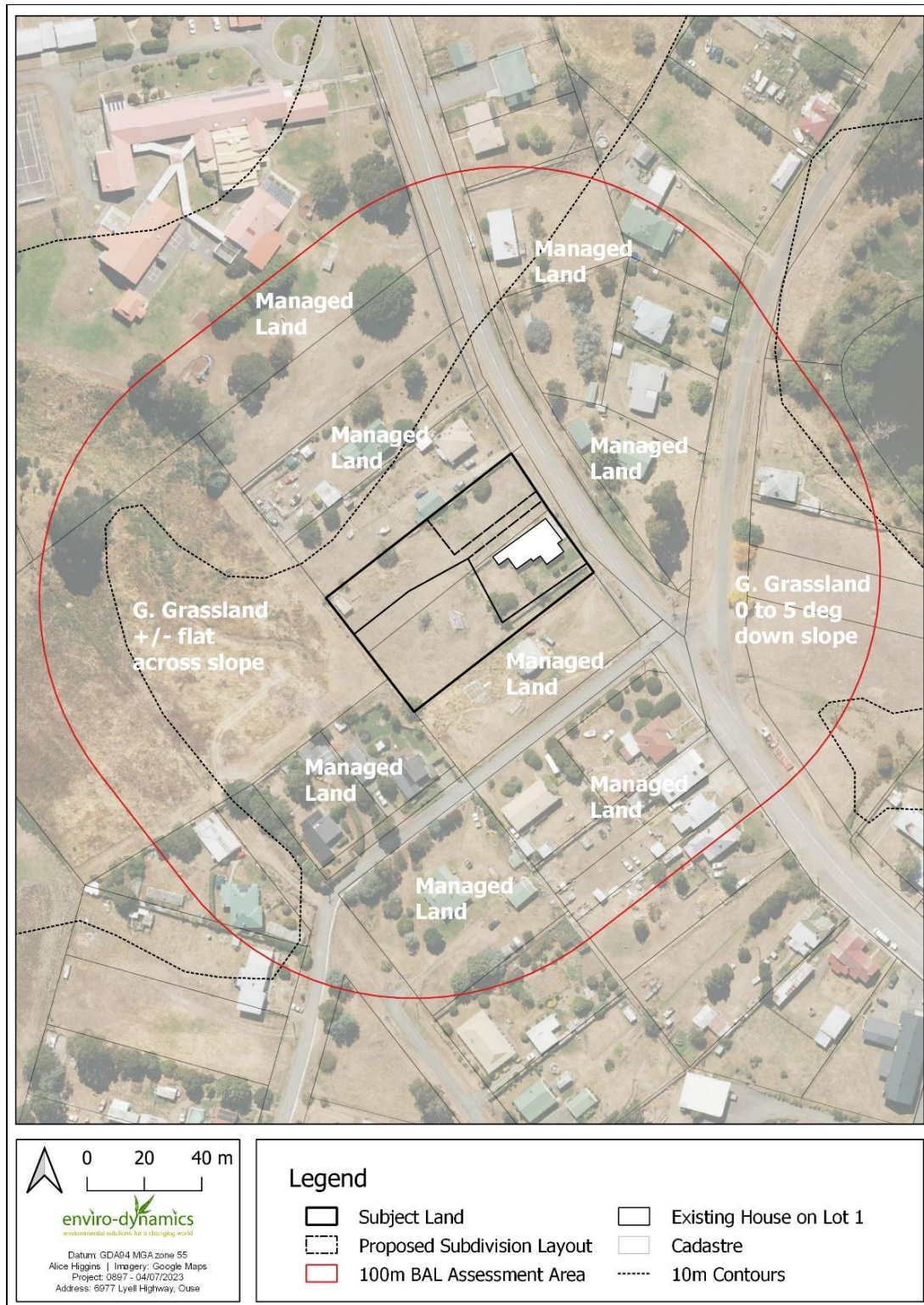


Figure 3 – Aerial photo of site showing managed land/low threat vegetation and vegetation types within 100 m radius BAL Assessment area and slopes. Refer to Appendix 2 for photos. (Image source: LISTmap 2023)

3 Bushfire Protection Measures

The site is within a defined Bushfire-Prone Area as defined by the Tasmanian Planning Scheme – Central Highlands.

As such, a subdivision development at the site must meet minimum development standards.

These development standards are set out under clause C13.6 of the code and include Provision of HMA (C13.6.1), Public and firefighting access (C13.6.2) and Provision of water supply for fire-fighting purposes (C13.6.3). The subdivision development must comply with the following clauses of C13.0 – Bushfire-Prone Areas Code (shaded clauses in Table 3).

If future development is undertaken in compliance with the Bushfire Hazard Management Plan associated with this report, a building surveyor may rely upon it for building compliance purposes if it is not more than six years old.

Table 5 – Compliance with C13.0

CLAUSE	ISSUE
C13.2	Application of Code
C13.3	Definition of terms in this Code
C13.4	Use or development exempt from this Code
C13.5	Use Standards
C13.5.1	Vulnerable Uses
C13.5.2	Hazardous Uses
C13.6	Developments Standards
C13.6.1	Subdivision: Provision of hazard management areas (HMA)
C13.6.2	Subdivision: Public and fire-fighting access
C13.6.3	Subdivision: Provision of water supply for fire-fighting purposes

3.1 Development Standards

The Bushfire-Prone Area Code C13.0 of the planning scheme articulates requirements for the provision of hazard management areas, standards for access and firefighting water supplies. The existing developed lot 1 and the undeveloped lots 2, 3, and 4 will need to comply with sections 3.2, 3.3, 3.4 and 3.5 of this report. These specifications will need to be implemented upon approval of the building applications.

3.2 Hazard Management Areas

Bushfire hazard management areas (HMA) provide a cleared space between buildings and the bushfire hazard. Any vegetation in this area needs to be strategically modified and then maintained in a low fuel state to protect buildings from direct flame contact and intense radiant heat thereby allowing them to be defended from lower intensity bushfires. Fine fuel loads must be minimal to reduce the quantity of windborne sparks and embers reaching buildings, to reduce the radiant heat at the building, and to halt or check direct flame attack.

Further information on the maintenance of the equivalent 'defendable space' are provided on the Tasmania Fire Service website (www.fire.tas.gov.au).

The current conditions and the compliance of the four lots affected by potential bushfire-prone vegetation are described below.

The Bushfire Prone Areas Code requires the HMA be contained within the development site, or a formal agreement entered with the owner of any adjoining land that needs to be managed as part of the HMA. In this circumstance, it is possible for all lots 1 to 4 inclusive, to maintain a hazard management area within the proposed title boundaries and comply with Hazard Management Area standards within each lot in conjunction with the adjoining properties/roadways which are assessed as managed land.

3.2.1 Requirements:

To comply with Acceptable solutions under C13.6.1 – A1. Acceptable solutions A1 the plan of subdivision must:

- show building areas* for each lot
- indicate HMAs which separate building areas from bushfire prone vegetation with separation distances required for BAL 12.5 as a minimum as per Table 2.6 of AS 3959-2018 Construction of Buildings in Bushfire Prone Areas
- is accompanied by a bushfire hazard management plan that addresses all the individual lots as a minimum as per Table 2.6 of AS 3959-2018 Construction of Buildings in Bushfire Prone Areas
- formal agreement with Council for ongoing management of vegetation in HMAs located on public land.

** Refer to disclaimer re setback requirements for planning.*

3.2.2 Current conditions:

- 6977 Lyell Highway, Ouse is currently developed with an existing habitable building on the south-east title (CT: 233565/5) and comprises managed gardens and short grass.
- The adjoining title to the north-west is currently undeveloped and comprises short grass.
- The existing residential development to the north, east, and south with the Lyell Highway to the east is assessed as managed land or low threat vegetation. As such this managed land contributes to the prescribed Hazard Management Area.

3.2.3 Compliance:

- Lots 1 to 4 inclusive have a designated building area, which extends to the title boundaries except the south-western boundary of Lots 2 and 4 where the proposed development adjoins bushfire prone grassland vegetation.
- Lots 1 to 4 inclusive will have HMAs applied to the whole lot to provide protection for future habitable buildings in the subdivision and any alterations and additions to the existing habitable building on Lot 1 (Attachment 1).
- The vegetation across Lots 1 to 4 inclusive within the bushfire HMA must be maintained with short grass (<100mm), horizontal separation between tree (if planted in the future) canopies and the

removal of low branches to create vertical separation between the ground and the canopy to reduce fuel loads and protect future habitable buildings from direct flame contact and intense radiant heat. In addition, clearing and clean-up of leaf litter, branches and bark is required as on-going management.

3.2.4 Staging Requirements:

The proposed subdivision will not be staged. Hazard management areas are to be established to the title boundaries for each lot once habitable buildings are developed on lots 2, 3, and 4.

3.2.5 Maintenance of Hazard Management Areas

The HMAs applied to the titles, must always be maintained in a minimal fuel condition to ensure bushfire protection mechanisms are effective. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season and any flammable material such as leaves, litter, wood piles removed.

3.3 Construction Standards

All future habitable buildings (Class 1a buildings) on proposed lots 2, 3 and 4, or any alterations and additions to the existing habitable building on Lot 1 will comply with construction standards for **BAL 12.5** as per AS3959-2018 (Sections 3 and 5). If future buildings are located on lots 2, 3, and 4 and if any alterations and additions to the existing building on Lot 1 are within the building areas and comply with the minimum setbacks for the lot, the buildings may be constructed to the bushfire attack level assigned to that lot i.e., BAL 12.5. If associated structures like sheds or other non-habitable buildings exist or are proposed, they do not need to conform to a BAL unless they are within 6 m of the habitable building.

3.4 Public and Fire-fighting Access

3.4.1 Requirements:

There is no proposal for the construction of new public roads and therefore no standards apply.

Property access is less than 30 m and access is not required for a fire appliance to access a firefighting water point as there is a TasWater fire hydrant in Lyell Highway. No specific design and construction standards apply as per C13.6.2 and Table C13.2 Element A of the code.

3.4.2 Current conditions:

- Lot 1 has an existing crossover.
- Lots 2, 3, and 4 have proposed access crossovers.

3.4.3 Compliance:

- Lots 1, 2, 3 and 4 access to the proposed subdivision will comply with C.13.6.2 and Table C13.2 of the code as described above.

3.5 Reticulated Fire-fighting Water Supply

An adequate, accessible, and reliable water supply for fire-fighting purposes must be supplied to allow for the protection of life and property from the risks associated with bushfire.

3.5.1 Requirements:

The fire hydrants will be required to conform with the following specifications:

- The building area to be protected must be located within 120 m of a fire hydrant, and
- The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.

3.5.2 Current conditions:

Lots 1 to 4 are serviced by existing reticulated water supply managed by TasWater. Hydrants are in the Lyell Highway corridor.

3.5.3 Compliance:

The proposed subdivision will be fully serviced with a reticulated water supply and complies with the preceding requirements and Table C13.4 Elements A, B, and C. The fire hydrant locations are indicated on the Bushfire Hazard Management Plan (Attachment 1).

4 Conclusions

The assessment of the bushfire risk of a proposed 4-lot subdivision at 6977 Lyell Highway, Ouse indicates that it can achieve the requirements of, C13.0 Bushfire-Prone Areas Code provided compliance with the following measures:

- Building areas are designed for all proposed lots 1 to 4 inclusive, as indicated on the BHMP (Attachment 1).
- Hazard Management Areas (HMAs) for lots 1 to 4 inclusive are managed in a low fuel condition to the lot boundaries as per the Bushfire Hazard Management Plan (Attachment 1).
- Future habitable buildings (Class 1a buildings) on lots 2, 3 and 4 and any alterations and additions to the existing habitable building on lot 1 will comply with minimum construction standards for BAL 12.5 as per AS 3959 -2018 (Sections 3 and 5).
- Property access to lots 1 to 4 inclusive is not required for a fire appliance to access a firefighting water point. The furthest part of the building area for each lot is within 120 m, measured as a hose lay, from an existing water connection point. In this circumstance property access meets the requirements C13.6.2 and Table C13.2 Element A of the Code.
- The proposed subdivision area is serviced by an existing reticulated water supply system with a water connection point (hydrant) within 120 m measured as a hose lay, of the furthest part of the building areas on each lot is indicated in the BHMP (Attachment 1). Provision of fire-fighting water supply meets the requirements C13.6.3 and Table C13.4 of the Code.

4.1 Limitations of Plan

The bushfire protection measures outlined in the Bushfire Hazard Management Plan (Attachment 1) are based on a Fire Danger Index of 50 (FDI 50) which relates to a fire danger rating of 'very high'. Defending the property or sheltering within a structure constructed to AS3959-2018 on days when the fire danger rating is greater than 50 (i.e., 'severe' or higher) is not recommended.

Due to the unpredictable nature of bushfire behaviour and the impacts of extreme weather no structure built in a bushfire-prone area can be guaranteed to survive a bushfire. The safest option in the event of a bushfire is to leave the area early and seek shelter in a safe location.

5 Glossary and Abbreviations

AS – Australian Standard

BAL – Bushfire Attack Level – a means of measuring the severity of a building’s potential exposure to ember attack, radiant heat, and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire (AS3959-2018).

BFP – Bush Fire Practitioner – An accredited practitioner recognised by Tasmania Fire Service.

BHMP – Bushfire Hazard Management Plan – plan for individual habitable buildings or subdivision identifying separation distances required between a habitable building(s) and bushfire prone vegetation based on the BAL for the site. The BHMP also indicates requirements for construction, property access and firefighting water.

Class 1a building – is a single habitable building being a detached house; or one of a group of attached habitable buildings being a town house, row house or the like (NCC 2016).

FDI – fire danger index – relates to the chance of a fire starting, its rate of spread, its intensity, and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long- and short-term drought effects (AS3959-2018).

HMA – Hazard Management Area – the area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.

m – metres

ha – hectares

NASH – National Association of Steel Framed Housing

References

AS3959-2018. Australian Standard for Construction of buildings in bushfire-prone areas. SAI Global Limited Sydney, NSW Australia.

Building Act 2016. The State of Tasmania Department of Premier and Cabinet.
<https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025>

Building Act 2016. Director's Determination – Bushfire Hazard Areas (v1.1). Director of Building Control
https://www.cbos.tas.gov.au/__data/assets/pdf_file/0019/607006/directors-determination-bushfire-hazard-areas-v1_1-2021.pdf

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet.
<https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110>

LISTmap 2023. Land Information System Tasmania, Tasmania Government.
<https://maps.thelist.tas.gov.au/listmap/app/list/map>

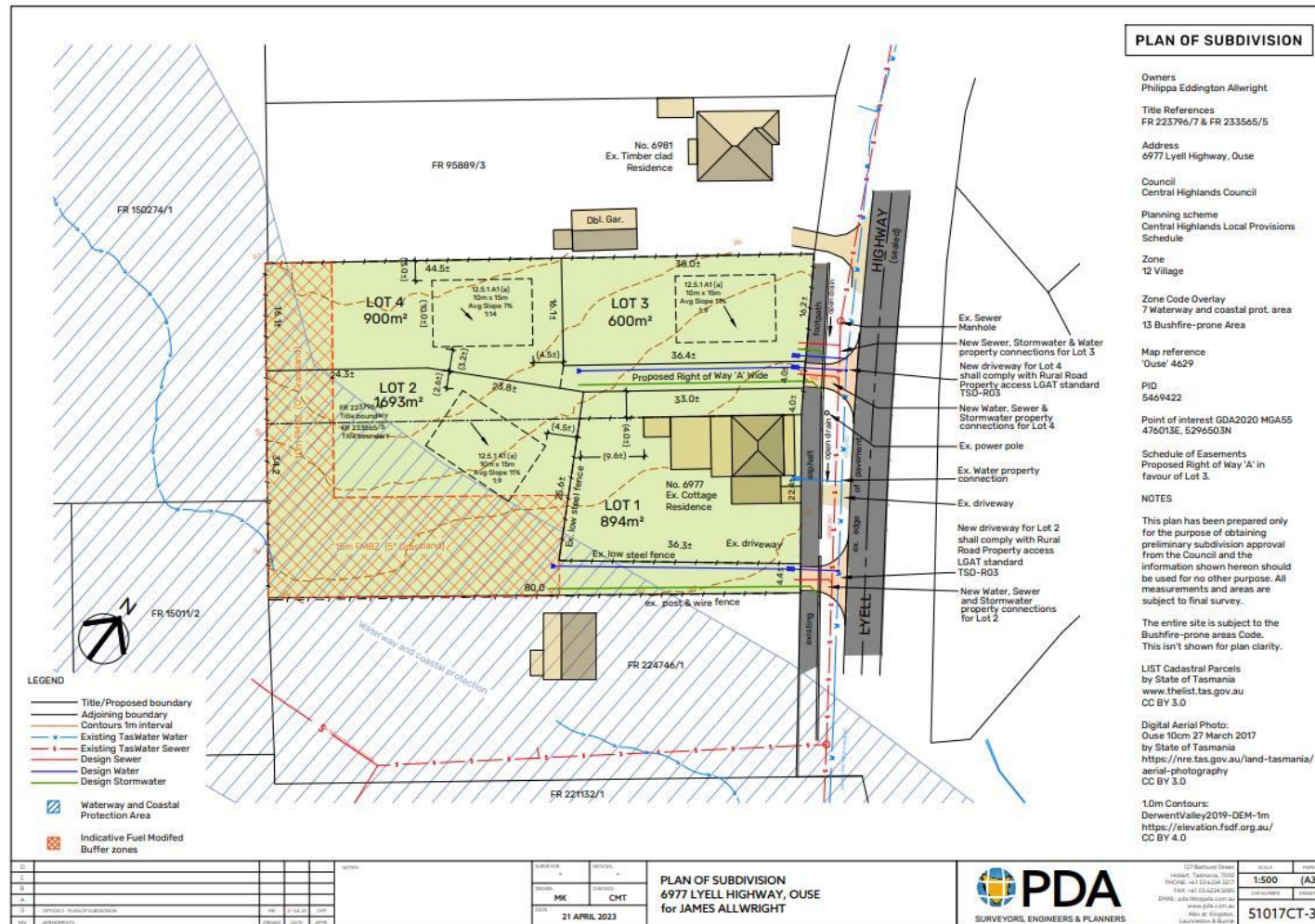
NASH 2014. NASH Standard for Steel Framed Construction in Bush Fire Areas. National Association of Steel Framed Housing Inc.

NCC 2016. National Construction Code 2016 Vol Two, Building Code of Australia Class 1 and Class 10 Buildings. Australian Building Codes Board, Australia.

TPSCHI. Tasmanian Planning Scheme – Central Highlands.
https://www.planning.tas.gov.au/__data/assets/pdf_file/0006/710970/Central-Highlands-Local-Provisions-Schedule.pdf

TFS 2005. Guidelines for Development in Bushfire prone Areas of Tasmania. Living with Fire in Tasmania. Bushfire Planning Group of Tasmania Fire Service, Tasmania.

APPENDIX 1 – Plan of Subdivision



APPENDIX 2 – Photos of site, surroundings, and vegetation.



Photo 1 – Looking north-west at existing habitable building on Lot 1 and adjoining managed land – upslope.



Photo 2 – Looking south-east at existing habitable building on Lot 1 and adjoining managed land – 0-5 deg downslope.



Photo 3 – Looking north-west from Lot 4 at grassland across slope.

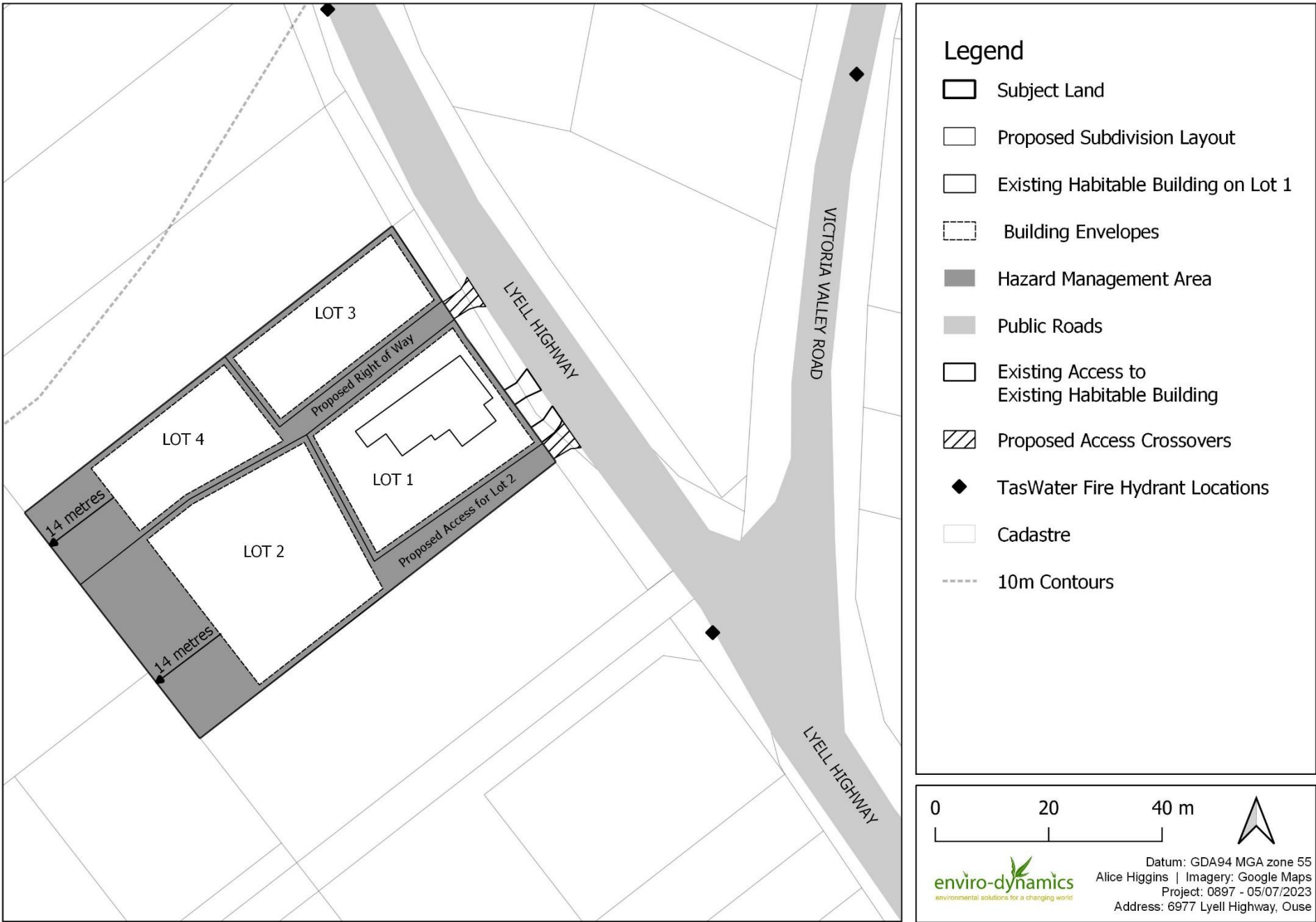


Photo 4 – Looking south-west from Lyell Highway at proposed lots 3 and 4 – Across slope.



Photo 5 – Looking north-east from existing access on Lot 1 at managed land 0 to 5 deg downslope.

ATTACHMENT 1 – Bushfire Hazard Management Plan – July 2023



For: J. Allwright at 6977 Lyell Highway, Ouse

Title: 233565/5 & 223796/4 PID: 5469422

Assessment #: ED0897

Alice Higgins – ENVIRO-DYNAMICS
ACCREDITED BUSHFIRE ASSESSOR (BFP-165)
CERTIFICATE No: ED0897 DATE: 5/07/2023

Signed

enviro-dynamics
environmental solutions for a changing world

Datum: GDA94 MGA zone 55
Alice Higgins | Imagery: Google Maps
Project: 0897 - 05/07/2023
Address: 6977 Lyell Highway, Ouse

NOTES

Hazard Management Area

- HMA to be established on lots 1 to 4 as indicated on this plan and as set out in Tables 1 to 4 for BAL 12.5 as a minimum.
- Vegetation in the HMA must be strategically modified and maintained in a low fuel state to protect future habitable buildings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of windborne sparks and embers reaching buildings; and to halt or check direct flame attack.
- Some trees can be retained or planted provided there is 6 m horizontal separation between tree canopies; and low branches are removed to create vertical separation between the ground and the canopy. Small clumps/row of established trees and/or shrubs may act to trap embers and reduce wind speeds.
- No trees to overhang houses to prevent branches or leaves from falling on the building.
- Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
- Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).

Construction Standards

- Any future habitable buildings on lots 1 to 4 are to be constructed to comply with BAL 12.5 as a minimum and as per AS3959-2018 (Sections 3 and 5).

Public and Fire-fighting Access Requirements

- Access to lots 1 to 4 are less than 30 m long and are not required for a fire appliance to access firefighting water points. Access requirement will comply with section 3.4 of the Bushfire Hazard Report.

Reticulated Fire-fighting Water Supply

- There are existing fire hydrants on the Lyell Highway and within 120m measured as a hose lay from the furthest part of the building envelopes on lots 1 to 4. The hydrant locations are shown on this plan. Water supply requirements will comply with Section 3.5 of the Bushfire Hazard Report.

This plan is to be printed at A3 and read in conjunction with the preceding Bushfire Hazard Assessment Report (Enviro-dynamics July 2023, v1.0).

ATTACHMENT 3 – 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:

6977 Lyell Highway, Ouse, TAS, 7140

Certificate of Title / PID:

233565/5 & 223796/4

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision of land resulting in 4 lots

Applicable Planning Scheme:

Tasmanian Planning Scheme – Central Highlands

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Proposed Subdivision	PDA Surveyors, Engineers and Planners	21/04/2023	51017CT - 3

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

Bushfire Hazard Report 6977 Lyell Highway, Ouse. July 2023. ED0897. v1.0	Alice Higgins	7/05/2023	1
Bushfire Hazard Management Plan 6977 Lyell Highway, Ouse. July 2023. ED0897. v1.0	Alice Higgins	7/05/2023	1

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	Planning authority discretion required. A proposal cannot be certified as compliant with P1.
<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	Planning authority discretion required. A proposal cannot be certified as compliant with P1.
<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	Planning authority discretion required. A proposal cannot be certified as compliant with P1.
<input 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 as a minimum
<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 firefighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.
<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 firefighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input checked="" 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 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
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5. Bushfire Hazard Practitioner

Name: Alice Higgins

Phone No: 03 6295 3262

Postal Address:

Enviro-dynamics
16 Collins Street
Hobart, TAS, 7000

Email Address:

Alice.higgins@enviro-dynamics.com.au

Accreditation No: BFP – 165

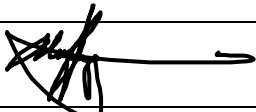
Scope: 1, 2, 3a, 3b

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:

Alice Higgins

2/11

7/05/2023

Certificate
Number:

ED0897

(for Practitioner Use only)

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise: (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work: ☒

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Report (BHR) for a proposed 4 lot subdivision at 6977 Lyell Highway, Ouse. v1.0 (Enviro-dynamics, July 2023) Bushfire Hazard Management Plan (BHMP) for a proposed 4 lot subdivision at 6977 Lyell Highway, Ouse. v1.0 (Enviro-dynamics, July 2023) and Form 55.
Relevant calculations:	BAL assessed as per AS3959-2018 for building area identified in the BHMP
References:	Building Regulations 2016 Director's Determination – Bushfire Hazard Areas v1.1 (8 th April 2021) National Construction Code (NCC) – Vol. 2 AS3959-2018 Construction of Buildings in Bushfire Prone Areas

Substance of Certificate: (what it is that is being certified)

Subject to implementing the above mentioned BHMP, the development can meet the requirements of the Director's Determination.

Design and construction of Class 1a buildings within the building areas must be to a minimum standard of **BAL-12.5** (sections 3 and 5 of AS3959-2018).

Scope and/or Limitations

Scope: The bushfire hazard assessment was undertaken at the site to determine whether there is sufficient risk posed by the proposed subdivision from bushfire to warrant specific bushfire hazard management measures.

Limitations

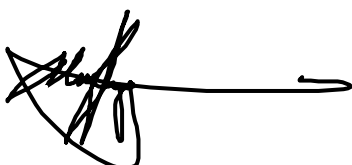
- The assessment relates to bushfire hazard only.
- The assessor has taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.
- The recommendations made in the bushfire hazard assessment are based on the conditions of the site at the time of the assessment. No liability will be accepted by the assessor for actions undertaken by the owners or others that compromise the effectiveness of the measures outlined in this assessment.

The effectiveness of the Bushfire safety measures outlined in the assessment are reliant on their implementation and ongoing maintenance.

I certify the matters described in this certificate.

Signed:

Qualified person:



Certificate No:

ED0897

Date:

5/07/2023