Agenda Attachments

Planning Committee Meeting

Tuesday 10th January 2023

Table of Contents

MINUTES – PLANNING COMMITTEE MEETING
11th October 2022

Minutes of the Planning Committee Meeting of the Central Highlands Council held in the Council Chambers, 19 Alexander Street, Bothwell on Tuesday 11th October 2022, commencing at 9am.

1.0 PRESENT

Deputy Mayor Allwright (Chairperson), Mayor Triffitt, Clr Bailey & Clr Cassidy

IN ATTENDANCE

Clr Honner, Mrs L Eyles (General Manager), Mrs L Brown (Planning Officer) & Mrs K Bradburn (Minutes Secretary)

2.0 APOLOGIES

Mr G Rogers (Manager DES)

3.0 PECUNIARY INTEREST DECLARATIONS

In accordance with Regulation 8 (7) of the Local Government (Meeting Procedures) Regulations 2015, the Chairman requests Councillors to indicate whether they or a close associate have, or are likely to have, a pecuniary interest (any pecuniary or pecuniary detriment) in any item of the Agenda.

Nil

4.0 CONFIRMATION OF MINUTES

Moved **Clr Cassidy** Seconded **Clr Bailey**

THAT the Draft Minutes of the Planning Committee Meeting of Council held on Tuesday 13th September 2022 to be confirmed.

Carried

For the Motion: Deputy Mayor Allwright, Mayor Triffitt, Clr Bailey & Clr Cassidy

---

5.0 QUESTION TIME & DEPUTATIONS

Nil

6.0 DA2022/71: GREENHOUSE & MAKERS SHED, at GREAT LAKE COMMUNITY CENTRE, 55-57 CIDER GUM ROAD, MIENA

Proposal

An application for a Greenhouse and Makers Shed for use by the community has been made to Council at the property 55-57 Cider Gum Road, Miena. Members of the Great Lake Community Centre were successful in receiving grant funding for the proposal.

The Greenhouse will be used by the community to grow and produce vegetables. The Makers Shed is proposed to be used as a community meeting place, for members of the community to make and restore things, for artisans to apply their skills and a place for members of the community to share skills and mentor others. Activities may include, woodwork, metal work, pottery and other crafts.

The two new buildings (Greenhouse and Makers Shed) will be located on an area of the property adjacent to the existing Community Centre, behind the building line of the existing building. This will require the relocation of the existing water tanks. The Greenhouse and the Makers Shed will be accessed by vehicles from the existing point of access into the Community Centre Car Park from Cider Gum Road. Additional car parking will be provided in the existing Car Park.

The Greenhouse will have a building area of 131.8m^2 and the Makers Shed a building area of 162.6m^2.

Greenhouse - Building height of 8.72m, dimensions of 13m x 10m
Makers Shed - Building height of 4.3m, dimensions of 12m x 13.9m

The property is zoned Local Business in the Central Highlands Interim Planning Scheme 2015, Community Meeting & Entertainment is a Permitted use within this zone.

The Development Application was advertised for the statutory 14 days, during which time one (1) representation was received.

An assessment of the Development Application against the relevant standards of the Planning Scheme has been made and is detailed in this report.

It is recommended that the Development Application for a Greenhouse and Makers Shed be approved, subject to Conditions contained within this report.

Options

The Planning Authority must determine the Development Application DA2022/71: Greenhouse & Makers Shed at Great Lake Community Centre, 55-57 Cider Gum Road, Miena in accordance with one of the following options:

1. **Approve in accordance with the Recommendation:-**
   In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the Development Application DA2022/71: Greenhouse & Makers Shed at Great Lake Community Centre, 55-57 Cider Gum Road, Miena, subject to conditions in accordance with the Recommendation.

2. **Approve with altered conditions:-**
   In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the Development Application DA2022/71: Greenhouse & Makers Shed at Great Lake Community Centre, 55-57 Cider Gum Road, Miena, subject to conditions as specified below.

   Should Council opt to approve the Development Application subject to conditions that are different to the Recommendation the modifications should be recorded below, as required by Section 25(2) of the Local Government (Meeting Procedures) Regulations 2015:

Alteration to Conditions:-

3. **Refuse to grant a permit:-**
   In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Refuse** the Development Application Development Application DA2022/71: Greenhouse & Makers Shed at Great Lake Community Centre, 55-57 Cider Gum Road, Miena, for the reasons detailed below.

   Should the Planning Authority opt to refuse to grant a permit contrary to the officers Recommendation, the reasons for the decision should be recorded below, as required by Section 25(2) of the Local Government (Meeting Procedures) Regulations 2015:

   Reasons :-

RECOMMENDATION

Moved **Clr Cassidy** Seconded **Clr Bailey**

THAT the following recommendation be made to Council:

1. **Approve in accordance with the Recommendation:-**
   In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the Development Application DA2022/71: Greenhouse & Makers Shed at Great Lake Community Centre, 55-57 Cider Gum Road, Miena, subject to conditions in accordance with the Recommendation.

Recommended Conditions

General

1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.

2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, which ever is later, in accordance with section 53 of the *Land Use Planning and Approvals Act 1993*.

Approved Use

3) The Greenhouse and Makers Shed are approved as Community Meeting & Entertainment Use only and must not be used for any other purpose without the prior written consent of Council or unless in accordance with a permit issued by Council or as otherwise permitted by Council's Planning Scheme.

Hours of Operation

4) The use or development must only operate between the following hours unless otherwise approved by Council's Manager of Development and Environmental Services:

Monday to Saturday	7:00 a.m. to 9:00 p.m.
Sunday and State-wide public holidays	9:00 a.m. to 5:00 p.m.

Amenity

5) All external metal building surfaces must be clad in non-reflective pre-coated metal sheeting, and coloured using colours with a Light Reflectance Value not greater than 40% or painted to the satisfaction of the Council's Manager of Development and Environmental Services.

6) All external building materials associated with the development are to be of types and colours that are sympathetic to the existing buildings on the property.

7) Any security lighting required adjacent to residential areas must be baffled.

Landscaping

8) Before any work commences submit a Landscape Plan for approval by Council's Manager of Development and Environmental Services. The landscape plan must include:
    a) Existing vegetation to be retained and/or removed.
    b) The areas to be landscaped.
    c) A planting schedule of all proposed trees, shrubs and ground covers including botanical names, common names, sizes at maturity and quantities of each plant.

9) Planting must bear a suitable relationship to the proposed height of the buildings and must not use species listed as noxious weeds within Tasmania, displaying invasive characteristics or unsuitable for fire prone areas. If considered satisfactory, the Landscape Plan will be endorsed and will form part of this permit.

10) Prior to commencement of use, all trees and landscaping must be planted and installed in accordance with the approved Landscaping Plan to the satisfaction of the Council's Manager of Development and Environmental Services.

Parking & Access

11) At least fifty (50) parking spaces must be provided on the land at all times for the use of the occupiers in accordance with Standards Australia (2004): *Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking*; Standards Australia, Sydney.

12) Car parking spaces, other than those designed and marked out for use by the disabled, must be a minimum of 2.60 metres wide and 5.50 metres long, unless otherwise approved by the Council's Manager of Works.

13) The internal driveway and areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and to the satisfaction of Council's Municipal Engineer, and must include all of the following;
    a) Constructed with a durable all weather pavement;
    b) The driveway access must be located over existing tracks or along natural contours to reduce visual impact through excavation and filling and erosion from water run-off.
    c) Drained to an approved stormwater system; and
    d) Minimum carriageway width of 4 metres.
    or as otherwise required by an approved Bushfire Plan.

14) Adequate manoeuvring space must be provided in accordance with Standards Australia (2002): *Australian Standard AS 2890.2 – 2002, Parking facilities - Part 2: Off-Street, Commercial vehicle facilities*, Standards Australia, Sydney and the requirements of the Council's Manager of Works and Technical Services. All vehicles including heavy trucks or articulated vehicles may leave the site in a forward direction.

15) All areas set-aside for parking and associated turning, loading and unloading areas and access must be completed before the use commences or the building is occupied and must continue to be maintained to the satisfaction of the Council's Development Assessment Committee.

16) Any damage to the cross-over accessing the property, from the property boundary to the formation of Cider Gum Road, resulting from activities associated with the development is to be repaired to the

satisfaction of the Manager, Works & Technical Services following completion of the works. Associated costs are the responsibility of the developer.

Services

17) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

Stormwater

18) Drainage from the proposed development must be retained on site or must drain to a legal discharge point to the satisfaction of Councils Manager Development & Environmental Services and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the *Building Act 2016*.

Wastewater

19) Wastewater from the development must discharge to an on-site waste disposal system in accordance with a Plumbing permit issued by the Permit Authority in accordance with the *Building Act 2016*.

Soil and Water Management

20) Before any work commences install temporary run-off, erosion and sediment controls and maintain these at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's Manager of Development and Environmental Services.

Noise

21) Noise emissions from the use or development must not exceed a time average acoustic environmental quality objective weighted sound pressure level (LAeq,T) of 5 dB(A) above the background level, adjusted in accordance with Standards Australia: AS 1055, Acoustics – Description and measurement of environmental noise, Standards Association of Australia, Sydney, 1997 when measured at the boundary with another property. All methods of measurement must be in accordance with relevant Australian Standards and DPIWE (2003): Draft Noise Measurement Procedures Manual, Department of Primary Industries, Parks, Water and Environment.

Construction Amenity

22) The development must only be carried out between the following hours unless otherwise approved by the Council's Manager of Development and Environmental Services:

Monday to Friday	7:00 a.m. to 6:00 p.m.
Saturday	8:00 a.m. to 6:00 p.m.
Sunday and State-wide public holidays	10:00 a.m. to 6:00 p.m.

23) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
    a) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
    b) The transportation of materials, goods and commodities to and from the land.
    c) Obstruction of any public footway or highway.
    d) Appearance of any building, works or materials.
    e) Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.

24) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.

25) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manger of Works and Technical Services.

The following advice applies to this permit:

a) This permit does not ensure compliance with the *Aboriginal Heritage Act 1975*. It is recommended that you conduct a property search with Aboriginal Heritage Tasmania prior to commencing works – see this website for further details: https://www.aboriginalheritage.tas.gov.au/assessment-process

b) This Planning Permit does not imply that any other approval required under any other legislation has been granted.

c) This Planning Permit is in addition to the requirements of the Building Act 2016. It is necessary to seek approval prior to any new building work, work being carried out in accordance with the Building Act 2016. A copy of the Directors Determination – categories of Building Work and Demolition Work is available via the CBOS website: Director's Determination - Categories of Building and Demolition Work (PDF, 504.4 KB)

If an owner undertakes any Low Risk Building Work as allowed by the Directors determination, they are responsible for ensuring that any proposed work complies with this Determination, in particular to ensure that they:

- Review and comply with any relevant Standard Limitations,
- That permitted size limits are not exceeded;
- That Boundary setbacks are complied with.

Types of Low Risk structure of sizes greater than permitted for this Category are to be considered against the next relevant Category being either Low Risk Work (Category 2), Notifiable Work (Category 3) or Permit Work (Category 4).

d) This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.

e) The proposed works are located within a mapped bushfire prone area and as such a bushfire assessment and BAL must be provided by a suitably qualified person and form part of the certified documents for the building approval.

f) A separate permit is required for any signs unless otherwise exempt under Council's planning scheme.

g) Appropriate temporary erosion and sedimentation control measures include, but are not limited to, the following -

a. Minimise site disturbance and vegetation removal;
b. Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (eg. temporarily connected to Council's storm water system, a watercourse or road drain);

c. Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
d. Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains; and
e. Rehabilitation of all disturbed areas as soon as possible.

h) Fencing must comply with the standards of the zone, as follows:
   a. fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage;
   b. fences along a frontage must be at least 50% transparent above a height of 1.2 m;
   c. height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.

Carried

For the Motion: Deputy Mayor Allwright, Mayor Triffitt, Clr Bailey & Clr Cassidy

---

6.1 INVITATION TO COMMENT ON THE DRAFT TASMANIAN PLANNING POLICIES (TPP'S)

The Tasmania Government has prepared the suite of draft TPPs and are seeking feedback on the matters addressed, the policy content and their effectiveness in delivering desired land use planning outcomes.

The draft TPPs and Supporting Report can be viewed under the 'Have Your Say' tab on the Planning in Tasmania website: https://planningreform.tas.gov.au/

The closing date for the consultation is Tuesday 1st November. LGAT have raised this with the state Planning Office, as the timing is not good as far as getting an Elected Representative perspective and formal council endorsement. The State Planning Office have agreed that for those councils that wish to get Elective Representative input and / or formal council endorsement they can submit their submission directly following the November meeting.

Council's Planning Consultant (SMC), Damian Mackey, will be reviewing the documentation in consultation with Council's Planning Officer, Louisa Brown, and will prepare a submission for consideration at the November Planning Committee and Council Meetings.

In addition, the State Planning Office will be conducting an online presentation on the draft TPPs on Wednesday 19th October, 2022, at 2.00pm.

To register, please email the State Planning Office at stateplanning@dpac.tas.gov.au who will, closer to the date, forward you a web link and teams invitation where you can access the presentation.

NOTED

7.0 OTHER BUSINESS

Nil

8.0 CLOSURE

There being no further business the Chairperson thanked everyone for attending and closed the meeting at 9.12am.

OWNER:
S DANIELUK PTY LTD,
NIGEL TOMLIN

TITLE REFERENCE: FR177250/2, FR179590/1, FR166928/3

LOCATION:
871 DAWSON RD OUSE TAS 7140,
991 DAWSON RD OUSE TAS 7140

Peter Binny Surveys

PO Box 14 BLACKMANS BAY 7052

Mobile 0419 368 180
email russell@peterbinnysurveys.com.au

Land situated in the
LAND DISTRICT OF BUCKINGHAM
PARISH OF SUTHERLAND

Scale 1:9000 (A3) MEASUREMENTS IN METRES

PLAN OF SUBDIVISION

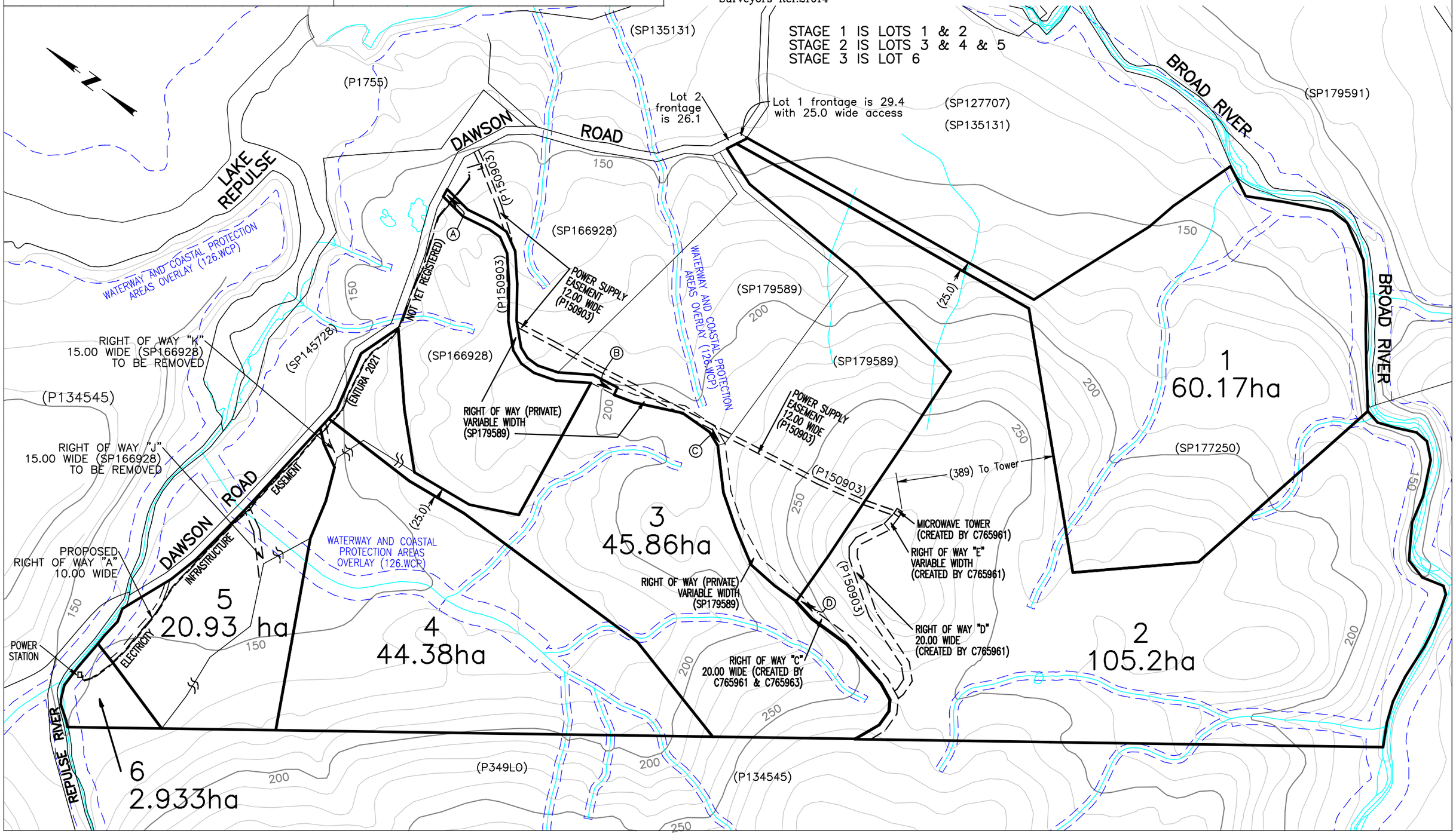
–Rev02 Date: 1/7/2021

This plan is for the purpose of obtaining planning approval only & is for the sole use of the named owners. The contours are approximate only and suitable only for the purpose of obtaining planning approval.

Dimensions and areas are subject to final survey

Surveyors Ref:21014

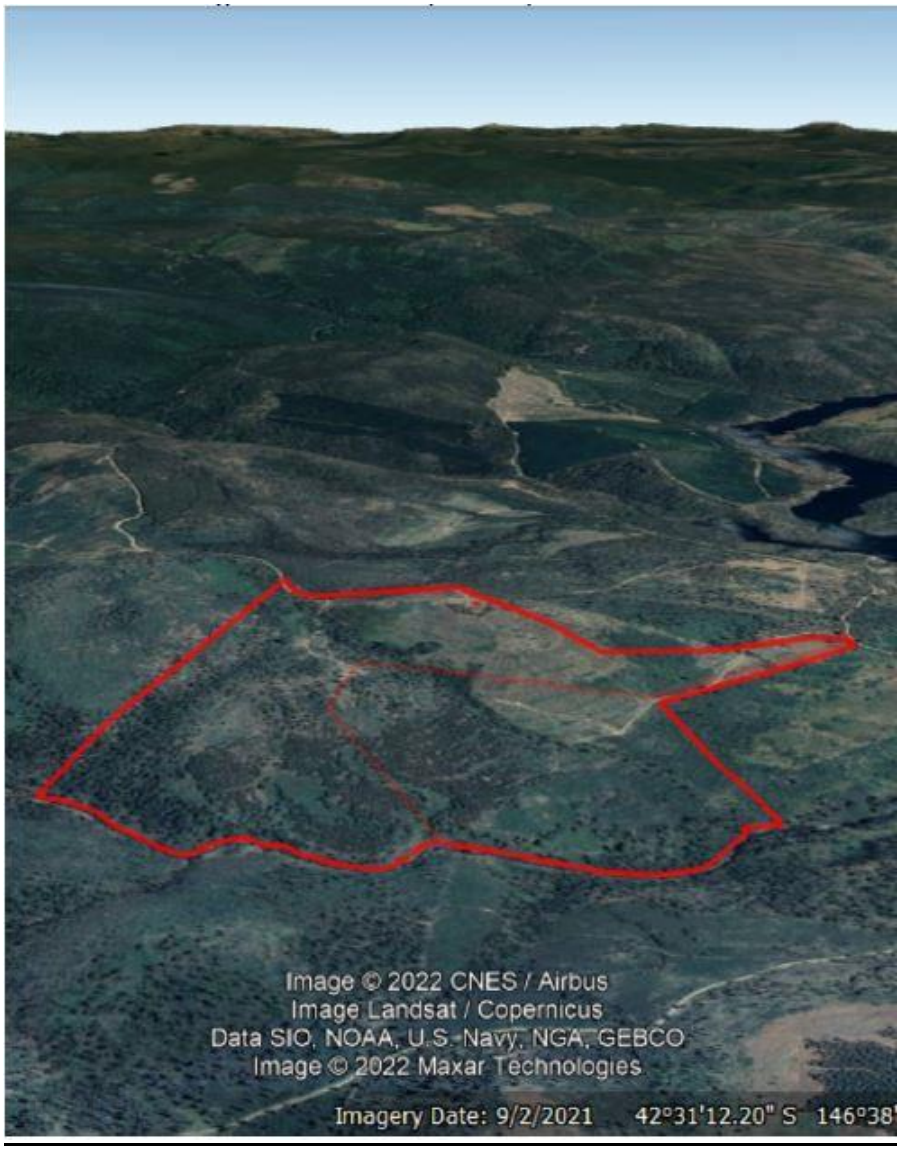
STAGE 1 IS LOTS 1 & 2
STAGE 2 IS LOTS 3 & 4 & 5
STAGE 3 IS LOT 6



BUSHFIRE HAZARD REPORT

2 LOT SUBDIVISION

871 DAWSON ROAD, OUSE



CERTIFIED BY N M CREESE

Accredited Bushfire Practitioner BFP-118

Scope 1, 2, 3a and 3b

17th May 2022

1

LARK & CREESE

62 Channel Highway, Kingston 7050 Ph 6229 6563 info@larkandcreese.com.au

CONTENTS

Disclaimer:
AS 3959:2018 cannot guarantee that a habitable building will survive a bushfire attack, however the implementation of the measures contained within *AS 3959:2018*, this report and accompanying plan will improve the likelihood of survival of the structure. This report and accompanying plan are based on the conditions prevailing at the time of assessment. No responsibility can be accepted to actions by the landowner, governmental or other agencies or other persons that compromise the effectiveness of this plan. The contents of this plan are based on the requirements of the legislation prevailing at the time of report.

1. SUMMARY:

This Bushfire Hazard Report has been prepared to support the development of a new 2 lot rural subdivision at 871 Dawson Road, Ouse. The site is not subject to a bushfire prone area overlay under the under the relevant planning scheme, however, the site has been deemed to be bushfire prone due to its proximity to the areas of bushfire prone vegetation surrounding the site.

This report identifies the protective features and controls that must be incorporated into the design and construction works to ensure compliance with the standards. Fire management solutions are as defined in *AS 3959:2018 Construction of Buildings in Bushfire-Prone Areas and E1.6, Bushfire Prone Areas Code, Central Highlands Interim Planning Scheme 2015 (Code)*.

All lots have been designed to achieve a bushfire attack level of BAL-19 (or lower) of *AS 3959:2018* in accordance with *E1.6, The Code*. New habitable buildings on these lots are to be constructed to this level, or greater, with the establishment and maintenance of the specified Hazard Management Areas to ensure ongoing protection from the risk from bushfire attack. A reduced bushfire attack level may be permitted where the separation distance between the bushfire prone vegetation and the building exceeds that required for BAL-19, subject to a revised assessment at the time of application for building approval.

Compliance with the requirements of E1.6, Bushfire Prone Areas Code are acheived as follows:

- Each lot within the proposed subdivision is provided with a building area assessed as being compliant with BAL-19 in compliance with *E1.6.1, The Code*.
- Private access is to be constructed in accordance with *Table E2, E1.6.2, The Code* to the lots. A turning area at the building area is not required to be constructed at the time of subdivision, however will be required at the time of development of a habitable building in accordance with *Table E2, E1.6.2, The Code*.
- Water supply is not required at the time of subdivision, but must be made available at the time of development of a habitable building on the lots in accordance with *Table E5, E1.6.3 The Code*.

The effectiveness of the measures and recommendations detailed in this report and *AS 3959:2018* is dependent on their implementation and maintenance for the life of the development or until the site characteristics that this assessment has been measured from alter from those identified. No liability can be accepted for actions by lot owners, Council or governmental agencies which compromise the effectiveness of this report.

This report has been prepared Nick Creese, principal of Lark & Creese surveyors. Nick is a registered surveyor in Tasmania and is accredited by the Tasmania Fire Service to prepare bushfire hazard management plans.

2. LOCATION:

Property address:	871 Dawsons Road, Ouse
Title owner:	S. Danieluk Pty Ltd
Title reference:	C.T. 177250/2
PID N°:	9067002
Title area:	165 ha
Municipal area:	Central Highlands
Zoning:	Rural Resource

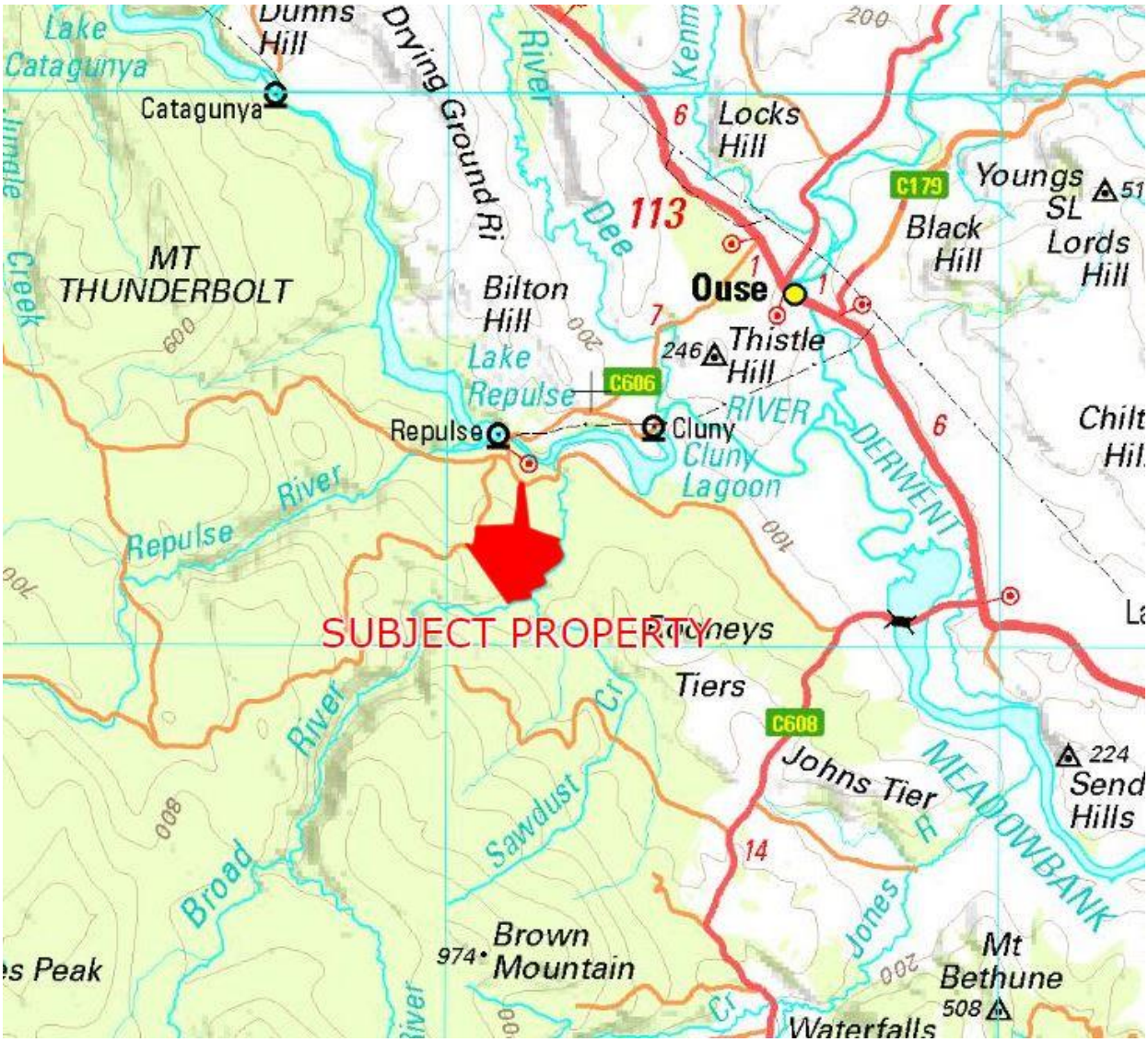


Image 1: Site location (Source *The LIST)*

3. SITE DESCRIPTION:

The site is located off Dawson Road, approximately 8 km Northwest of intersection of Ellendale Road and Dawson Road, Ouse. The site is located at an elevation range of approximately 120-280 metres. The grades on-site range from 0-5° in the central areas to greater than 20° in the east and south.

The site was vegetated by a mix of native vegetation in the central, southern and western portions, with former plantation in the east and north. At the time of assessment, the majority of the plantation vegetation had been removed with grasses regenerating.

The neighbouring allotments to the North include a mix of plantation, areas of native vegetation, grassed areas, and Dawson Road.

Adjacent to the Eastern and Southern boundaries is Broad River beyond which are allotments that appeared to be utilised for forestry purpose. These allotments are vegetated by a mix of native vegetation and forestry plantations.

The allotments to the West appeared to be utilised for forestry purposes and are vegetated by areas of native vegetation and areas of plantation.

Reticulated water supply is unavailable to the site with domestic water supply requirements reliant on on-site storage.

Image 2: Aerial image of site and surrounds (Source: *The LIST*)

Image 3: Looking North across Lot 1

Image 4: Looking East across Lot 1

Planning Controls:

Planning controls are administered by the Central Highlands Council under the *Central Highlands Interim Planning Scheme 2015.* The site is subject to a Waterways and Coastal Protection Area, Landslide Hazard Area and Electricity Transmission Infrastructure Protection overlays and is zoned Rural Resource. No Bushfire Prone Areas overlay is currently available for this site with the application of E1.0, Bushfire Prone Areas Code based on the presence of in excess 1 hectare of potential bushfire prone vegetation within 100 metres of the site.

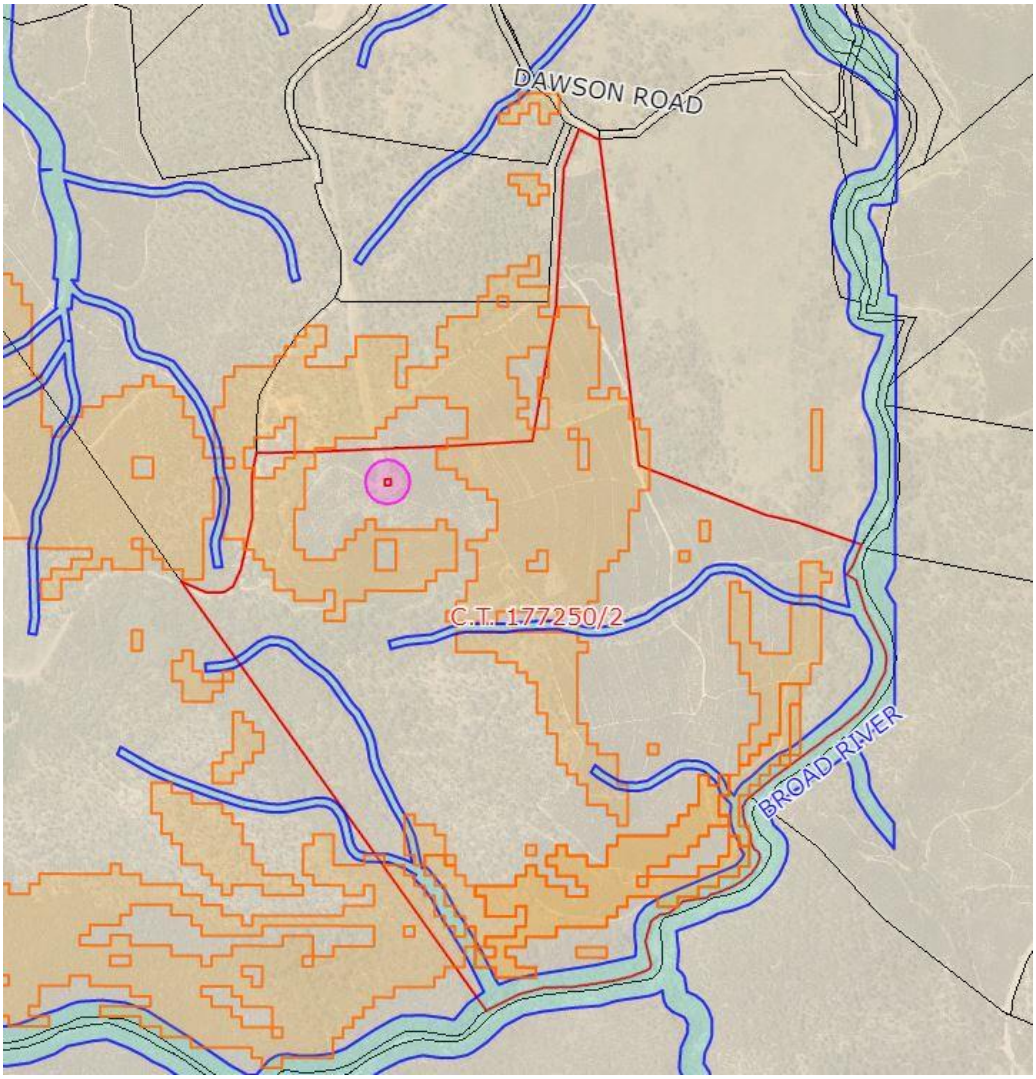


Image 5: Council zoning and overlays

Beige:	Rural Resource
Blue hatching:	Waterways and Coastal Protection
Orange hatching:	Landslide Hazard Area
Whole of site:	Bushfire Prone Area

Fire History:

From the Fire History overlay detailed within *The LIST* map imagery, two bushfire events are mapped within a 2 km range of the site. These include two bushfires that impacted the site directly. One in 2010, affected ±6285 ha, and was caused by arson. The second occurred in 2013, affected ±10238 ha which was accidental in origin.

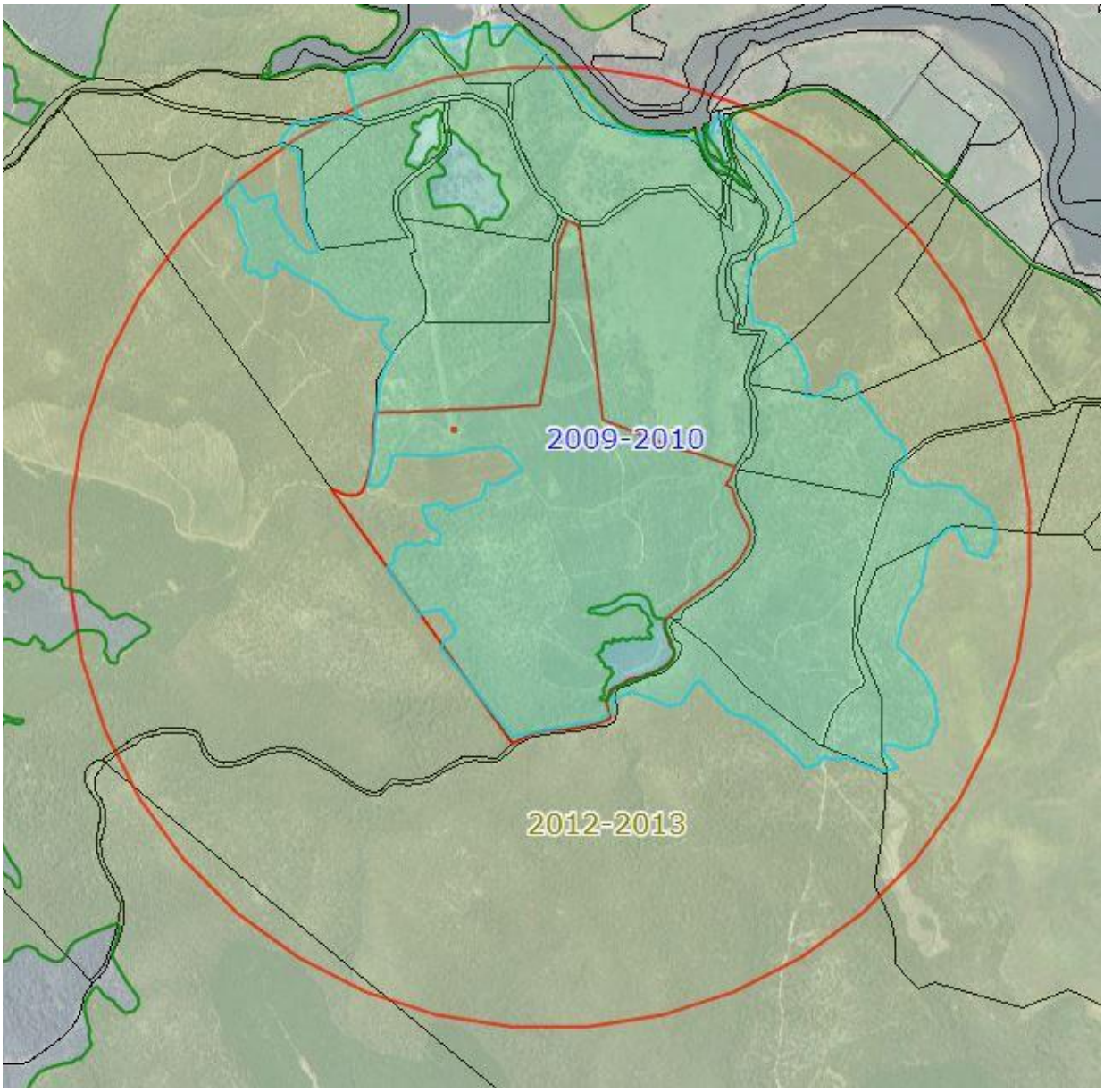


Image 6: Bushfire History (Source: *The LIST)*

4. PROPOSED DEVELOPMENT:

The proposal is to subdivide the parent title into two allotments resulting in Lot 1, 60.17 ha, and Lot 2, 105.2 ha. Lots 3-6 are not considered by this report.

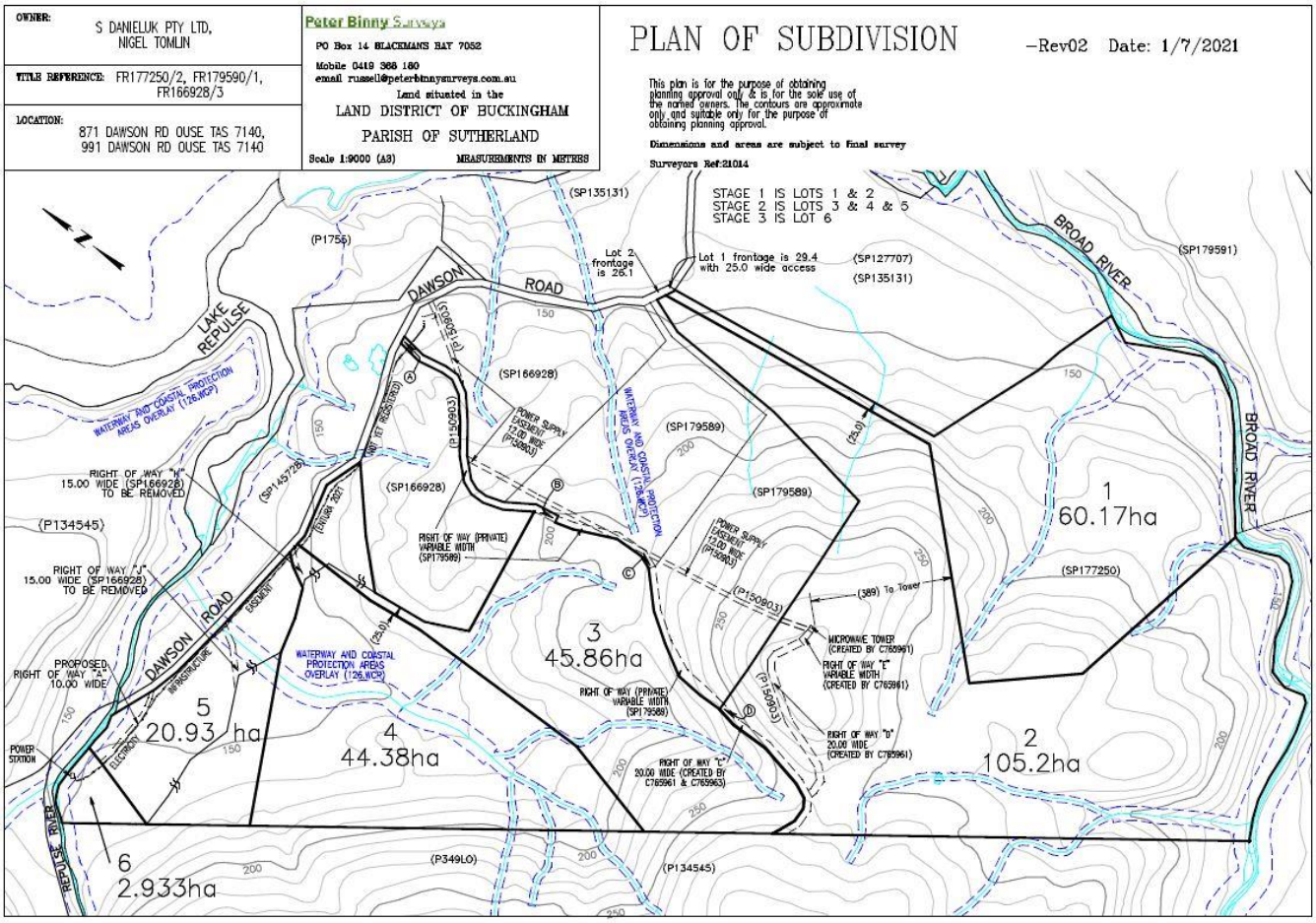


Image 7: Subdivision layout

5. BUSHFIRE ATTACK LEVEL:

Fire Danger Index (FDI): The Fire Index Rating for Tasmania is adopted as 50.

Vegetation Assessment:
Following assessment of the characteristics of the site, the vegetation types, separation distances from development site and slope under the vegetation have been identified as shown in Table 1 below:

Lot N°	Direction:	Vegetation type:	Distance (m):	Slope:
1 (Indicative location 1)	North:	Woodland	0-100	Level
	East:	Woodland	0-100	<5° down
	South:	Woodland Forest	0-70 70-100	Level
	West:	Woodland	0-100	9° up
1 (Indicative location 2)	North:	Woodland Forest	0-90 90-100	5° down
	East:	Woodland	0-100	9° down
	South:	Woodland	0-100	Level
	West:	Woodland	0-100	6° up
2 (Indicative location 3)	Northeast:	Woodland	0-100	Level
	Southeast:	Woodland	0-100	11° down
	Southwest:	Woodland	0-100	Level
	Northwest:	Woodland	0-100	12° up
2 (Indicative location 4)	Northeast:	Woodland	0-100	12° down
	Southeast:	Woodland	0-100	Level
	Southwest:	Woodland	0-100	7° up
	Northwest:	Woodland	0-100	Level

Table 1: Site Assessment

NOTE: The vegetation identified above has been assessed in consideration of *Table 2.3* and *Figures 2.4 (A)-(H), AS 3959:2018* as follows.

The site was vegetated predominately by plantation which been removed at some point in the past. The vegetation within this area was regenerating with scattered eucalypts and bracken ferns. This area of vegetation has been assessed as having a potential to regenerate into a vegetation community consistent with *Figure 2.4(C)* as *Woodland B-05* resulting in a vegetation classification of **B: Woodland**. The vegetation within the remainder of the property appeared to follow the water courses and consisted of eucalypts with a dense understory with an assessed foliage coverage of >30%. As a result, these areas of vegetation have been classified as **A: Forest** in accordance with *Figure 2.4(B)* as *Open Forest A-03*.

Vegetation Classification:
In consideration of vegetation classifications under *Table 2.3* and *Figures 2.4 (A)-(H), AS 3959:2018* and as detailed above, the predominant vegetation, separation distances from development site and slope under the classified vegetation is assessed as shown in Table 2 below:

Direction:	Vegetation Type:	Distance (m):	Slope:	Exclusions:
LOT 1 (Indicative location 1)				
North:	**B: Woodland**	**0-100**	**Level**	**No**
East:	**B: Woodland**	**0-100**	**<5° down**	**No**
South:	**B: Woodland** **A: Forest**	**0-70** **70-100**	**Level**	**No**
West:	**B: Woodland**	**0-100**	**9° up**	**No**
LOT 1 (Indicative location 2)				
North:	**B: Woodland** **A: Forest**	**0-90** **90-100**	**5° down**	**No**
East:	**B: Woodland**	**0-100**	**9° down**	**No**
South:	**B: Woodland**	**0-100**	**Level**	**No**
West:	**B: Woodland**	**0-100**	**6° up**	**No**
LOT 2 (Indicative location 3)				
Northeast:	**B: Woodland**	**0-100**	**Level**	**No**
Southeast:	**B: Woodland**	**0-100**	**11° down**	**No**
Southwest:	**B: Woodland**	**0-100**	**Level**	**No**
Northwest:	**B: Woodland**	**0-100**	**12° up**	**No**
LOT 2 (Indicative location 4)				
Northeast:	**B: Woodland**	**0-100**	**12° down**	**No**

Southeast:	**B: Woodland**	**0-100**	**Level**	**No**
Southwest:	**B: Woodland**	**0-100**	**7° up**	**No**
Northwest:	**B: Woodland**	**0-100**	**Level**	**No**

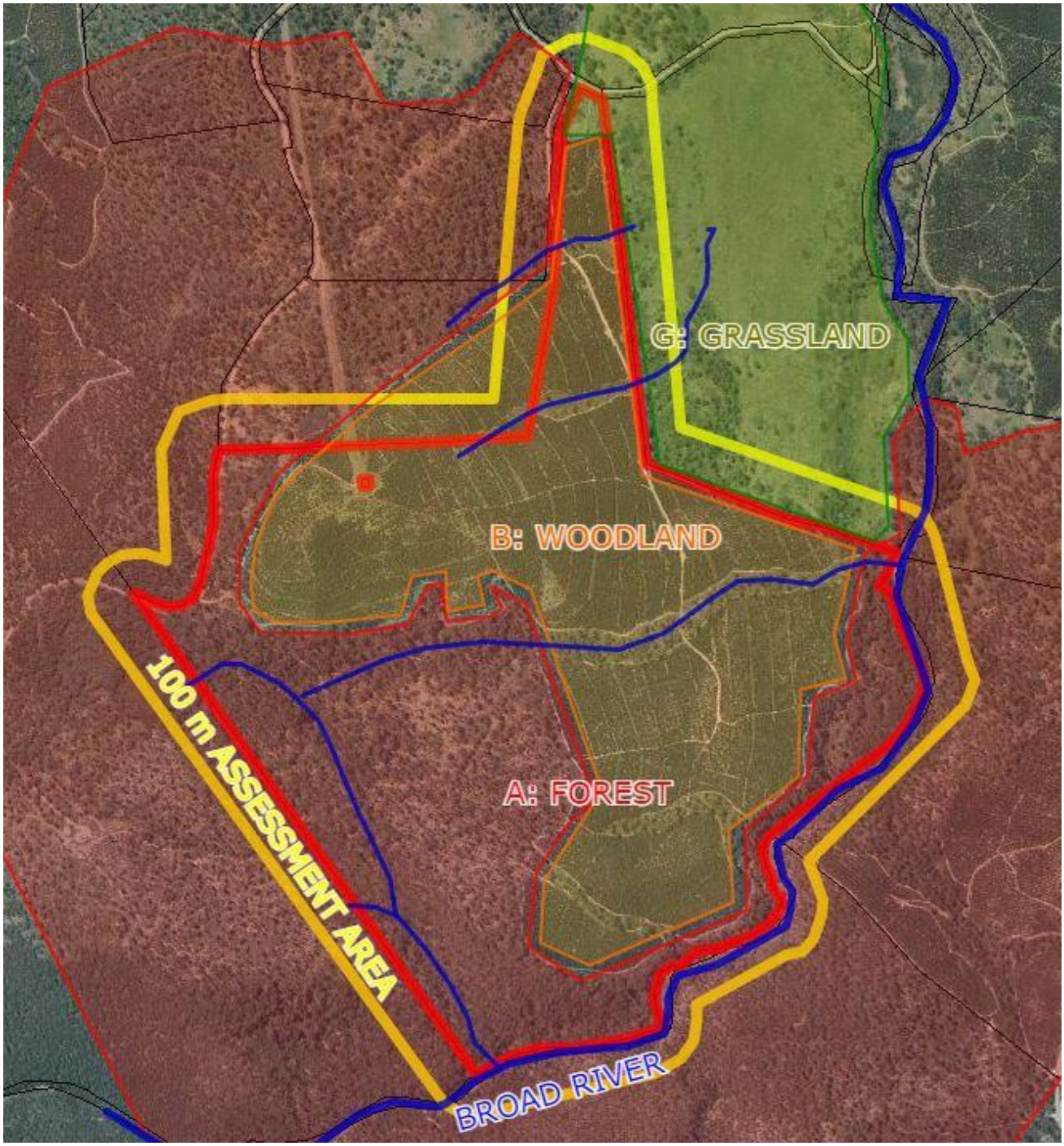


Image 8: Aerial image of predominate vegetation (Source *The LIST*)

Image 9: Predominate vegetation to the North of site – **B: Woodland** (regenerating)

Image 10: Predominate vegetation to the East of site – **B: Woodland** (regenerating)

Image 11: Predominate vegetation to the South of site – **B: Woodland** (regenerating)
(Reserved forest in background assessed as A: Forest)

Image 12: Predominate vegetation to the Southwest of site – **B: Woodland** (regenerating)
(Reserved forest in background assessed as A: Forest)

Bushfire Attack Level (BAL):

Based on the predominant vegetation detailed above, and the separation distances available between the predominant vegetation and the development, the BAL applicable for a compliant building area within each lot has been determined from *Table 2.6, AS 3959:2018* as follows:

LOT No.	BAL	Direction	Distance to veg	Slope	Vegetation Classification	HMA per Table 2.6
1 (Indicative location 1)	BAL-19	North East South West	0 m 0 m 0 m 0 m	Level <5° d Level 9° u	B: Woodland B: Woodland B: Woodland* B: Woodland	15-<22 m 18-<26 m 15-<22 m 15-<22 m
1 (Indicative location 2)	BAL-19	North East South West	0 m 0 m 0 m 0 m	5° d 9° d Level 6° u	B: Woodland* B: Woodland B: Woodland B: Woodland	23-<32 m 23-<32 m 15-<22 m 15-<22 m
2 (Indicative location 3)	BAL-19	Northeast Southeast Southwest Northwest	0 m 0 m 0 m 0 m	Level 11° d Level 12° u	B: Woodland B: Woodland B: Woodland B: Woodland	15-<22 m 28-<40 m 15-<22 m 15-<22 m
2 (Indicative location 4)	BAL-19	Northeast Southeast Southwest Northwest	0 m 0 m 0 m 0 m	12° d Level 7° u Level	B: Woodland B: Woodland B: Woodland B: Woodland	28-<40 m 15-<22 m 15-<22 m 15-<22 m

Table 2: Assessed Bushfire Attack Level for each lot

NOTE: *The vegetation has been assessed as B: Woodland and A: Forest. The predominate vegetation has been assessed as B: Woodland due to the distance between the indicative sites and the vegetation assessed as A: Forest.

6. COMPLIANCE:

The site has been assessed as being within 100 metres of bushfire prone vegetation and compliance is assessed against the provisions of *E1.6, Bushfire Prone Areas Code* in the following manner:

E1.6.1 Provision of Hazard Management Areas:

This provision seeks to:

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

A1	***Acceptable Solutions***
(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 of partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;* *(ii) Shows the building area for each lot;* *(iii) Shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to or greater than, the separation distances required for BAL-19 in Table 2.6 of Australian Standard AS 3959:2018 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 2.6 of Australian Standard AS 3959:2018 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 the 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.*

The proposed subdivision has been assessed as being compliant with the Acceptable Solutions (b) as follows;

(i) The plan of subdivision shows all lots within or partly within a bushfire-prone area.
(ii) The plan of subdivision shows compliant building areas for all proposed allotments

(iii) Each lot is capable of complying with the hazard management requirements of at least those required for BAL-19.

(iv) The attached hazard management plan shows hazard management areas for each lot that are equal to or greater than the distances required for BAL-19.

Lots assessed as **BAL-19** are: **LOTS: 1 & 2**

Provided the management practices as described above are implemented, they will achieve the required Hazard Management areas, and the continuations of these practices are sufficient to comply with this assessment.

E1.6.2 Subdivision: Public and fire fighting access

This provision seeks to;

(a) Allow safe access and egress for residents, firefighters and emergency service personnel;
(b) Provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken;
(c) Are designed and constructed to allow for fire appliances to be manoeuvred;
(d) Provide access to water supplies for fire appliances; and
(e) Are designed to allow connectivity, and where needed, offering multiple evacuation points.

A1	***Acceptable solutions***
(a)	*TFS or an accredited person certifies that there is insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or*
(b)	*A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that;* *(i) Demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and* *(ii) Is certified by the TFS of an accredited person.*

The proposed subdivision has been assessed as being compliant with the Acceptable Solutions (b) as follows;

(i) The attached plan of subdivision shows the layout of roads, fire trails and the location of the property accesses to the building areas in compliance with *Table E1, Table E2* and *Table E3*.
(ii) This bushfire hazard report and attached bushfire hazard management area plan has been certified by N.M. Creese, an accredited bushfire practitioner BFP-118, scope 1 ,2 ,3a and 3b.

The development requires the construction of a new private access to each lot from Dawson Road to provide safe access and egress for residents, fire fighters and emergency service personnel. In accordance with *E1.6.2 A1(b)* the *Code*. The private accesses are to comply with the requirements of *Table E2* from the edge of Dawson Road to the boundary of each Lot.

A turning area is to be provided at the building site on each Lot at the time of development of a habitable building on that lot in accordance with *Table E2*. For the purpose of this subdivision, the compliant access is only required to extend to the boundary of the lots.

It is not considered necessary to provide alternative means of egress from the lots due to the restricted nature of the sites. The existing fire trails throughout the development site are to be upgraded and maintained in compliance with *Table E3*.

Table E2 Standards for property access		
Elements		***Requirement***
A	*Property access length is less than 30m; or access in not required for a fire appliance to access a firefighting water point*	*There are no specified design and construction requirements.*
B	*Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.*	*The following design and construction requirements apply to property access;* *(a) All-weather construction;* *(b) Load capacity of at least 20t, including for bridges and culverts;* *(c) Minimum carriageway width of 4m;* *(d) Minimum vertical clearance of 4m;* *(e) Minimum horizontal clearance of 0.5m from the edge of the carriageway;* *(f) Cross falls of less than 3 degrees (1:20 or 5%);* *(g) Dips less than 7 degrees (1:8 or 12.5%) enrty and exit angles;* *(h) Curves with a minimum inner radius of 10m;* *(i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsleaed roads; and* *(j) Terminate with a turning area for fire appliances provided by one of the following;* *(i) A tuning circle with a minimum outer radius of 10m; or* *(ii) A property access encircling the building; or* *(iii) A hammerhead 'T' or 'Y' turning head 4m wide and 8m long.*
C	*Property access length is 200m or greater.*	*The following design and construction requirements apply to property access:* *(a) The requirements of B above; and* *(b) Passing bays of 2m additional carriageway width and 20m length provided every 200m.*
D	*Property access length is greater than 30m, and access is provided to 3 or more properties.*	*The following design and constructions requirements apply to property access:* *(a) Complies with requirement b above; and* *(b) Passing bays of 2m additional carriageway width and 20m length must be provided every 100m.*

Table E3 Standards for fire trails		
Element		***Requirement***
A	*All fire trails*	*The following design and construction requirements apply:* *(a) All-weather, 4 whell drive construction;* *(b) Load capacity of at least 20t, including for bridges and culverts;* *(c) Minimum carriageway width of 4m;* *(d) Minimum vertical clearance of 4m;* *(e) Minimum horizontal clearance of 2m from the edge of the carriageway;* *(f) Cross falls of less then 3 degree (1:20 or 5%);* *(g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angles;* *(h) Curves with a minimum inner radius of 10m;* *(i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed fire trails, and 10 degrees (1:5.5 or 18%) for unsealed fire trails;* *(j) Gates if installed at fire trail entry, have a minimum width of 3.6m, and if locked, keys are provided to TFS; and* *(k) Terminate with a turning area for fir appliances provided by one of the following:* *(i) A turning circle with a minimum outer radius of 10m; and* *(ii) A hammerhead 'T' or 'Y' turning head 4m wide and 8m long.*
B	*Fire trial length is 200m or greater.*	*The following design and construction requirements apply:* *(a) The requirements for A above; and* *(b) Passing bays of 2m additional carriageway width and 20m length provided every 200m.*

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

This provision seeks to :

Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life property associated with the subsequent use and development of bushfire-prone areas.

In areas that are not serviced by reticulated water by the water corporation	
A2	***Acceptable solutions***
(a)	*The TFS or an accredited person certifies that there is insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purpose;*
(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*
(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 risk to property and lives in the event of a bushfire.*

Where a reticulated supply of water is not available to the site, in accordance with Acceptable Solution A2(b), all lots are assessed as being within a bushfire prone area and must be provided with a firefighting supply of water from a static supply in compliance with the provisions of *Table E5, E1.6.2* as follows:

Each lot is to be provided with a static water supply of minimum capacity of 10,000 litres at the time of development of a habitable building.

Table E5 Static water supply for fire fighting		
Element		***Requirement***
A	*Distance between buildings area to be protected and water supply*	*The following requirements apply:* *(a) The building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and* *(b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.*
B	*Static Water Supplies*	*A static water supply:* *(a) May have a remotely located offtake connected to the static water supply;* *(b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity for fire fighting water must be available at all times;* *(c) Must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinklers or spray systems;*

		(d) *Must be metal, concrete or lagged by non-combustible materials is above ground; and* (e) *If a tank can be located so it is shielded in all directions in compliance with section 3.5 of Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:* (i) *Metal;* (ii) *Non-combustible material; or* (iii) *Fibre-cement a minimum of 6mm thickness.*
C	*Fittings, pipework and accessories (including stands and tank supports)*	*Fittings and pipework associated with a fire fighting water point for a static water supply must:* (a) *Have a minimum nominal internal diameter of 50mm;* (b) *Be fitted with a valve with a minimum nominal internal diameter of 50mm;* (c) *Be metal of lagged by non-combustible materials if above ground;* (d) *If buried, have a minimum depth of 300mm;* (e) *Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fir fighting equipment;* (f) *Ensure the coupling is accessible and available for connection at al times;* (g) *Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);* (h) *Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and* (i) *If a remote offtake is installed, ensure the offtake is in a position that is:* (i) *Visible;* (ii) *Accessible to allow connection by fire fighting equipment;* (iii) *At a working height of 450-600mm above ground level; and* (iv) *Protected from possible damage, including damage by vehicles.*
D	*Signage for static water connections.*	*The fire fighting water point for a static water supply must be identified by a sign permanently fixed ro the exterior of the assembly in a visible location.* *The sign must:* (a) *Comply with water tank signage requirements within Australian Standard AS 2304-2001 Water storage tanks for fire protection systems; or* (b) *Comply with the Tasmanian Fire Service Water Supply Guideline published by the Tasmanian Fire Service.*
E	*Hardstand*	*A hardstand area for fire appliances must be:*

		(a) No more than 3m 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 6m from the building area to be protected;* *(c) A minimum width of 3m constructed to the same standard as the carriageway; and* *(d) Connected to the property access by a carriageway equivalent to the standard of the property access.*

Individual Lot Management:

Each lot subject to this assessment and considered to be exposed to a risk of attack from bushfire is to be maintained in a manner to ensure the risk to any building on the lot, or to adjoining lots is minimized. This may be achieved, but is not necessarily limited to the following:

- Establishing non-flammable areas around the dwelling such as paths, patios, driveways, lawns etc.
- Locating dams, orchards, vegetable gardens, effluent disposal areas etc on the bushfire prone side of the building.
- Providing heat shields and ember traps on the bushfire prone side of the dwelling such as non-flammable fencing, hedges, separated garden shrubs and small trees. Avoid the use of highly flammable plants.
- Ensure flammable materials such as wood piles, fuels and rubbish heaps are stored away from the dwelling.
- Replace highly flammable plants with low flammability species.
- Provide horizontal separation between tree crowns and vertical separation between ground fuels and overhead branches.
- Regular slashing or mowing of grass to a height of less than 100mm.
- Removal of ground fuels such as leaves, bark, fallen branches etc on a regular basis.
- Ensuring no trees overhang the dwelling so that vegetation falls onto the roof.

7. CONCLUSIONS & RECOMMENDATIONS:

This Bushfire Hazard Report and Bushfire Hazard Management Plan have been prepared to support application for planning approval for a subdivision at 871 Dawson Road, Ouse. The report has reviewed the bushfire risks associated with the site and determined the fire management strategies that must be carried out to ensure the development on the site is at reduced risk from bushfire attack.

Provided the elements detailed in this report are implemented, the development on the site is capable of compliance with *AS 3959:2018* and *E1.6 Bushfire-Prone Areas Code* and any potential bushfire risk to the site is reduced.

The proposed lots have been assessed as compliant with bushfire attack levels (BAL) detailed in Table 2. The Council approval issued for the development should contain conditions requiring that the protective elements defined in this report and *E1.6*, *Bushfire-Prone Areas Code* be implemented during the construction phase. Any new building required to comply with this assessment must be constructed to the bushfire attack level described in Table 2, within the prescribed building areas noted on the Bushfire Hazard Management Plan. Should the extent or classification of the bushfire prone vegetation surrounding the site alters from that assessed by this report, building on the lots affected by this variation may be constructed to a lower level subject to the preparation of a revised assessment.

Lot No.	**Compliant BAL**
1 & 2	**BAL-19**

Table 3: Compliant BAL for each lot

Any new building constructed on any of the allotments must have a hazard management area equal to BAL-19 in compliance with *E1.6.1,* the *Code*. Any variation of this must result in the new building being assessed against *AS 3959:2018* and *Director's Determination – Requirements of Building in Bushfire-Prone Areas (transitional)* to determine that appropriate BAL.

Private access, where necessary is to be constructed in accordance with *Table E2, E1.6.2*, *Bushfire-Prone Areas Code.*

A static water supply is to be installed at the time of development of a new dwelling on either lot in compliance with *Table E5, E1.6.3, Bushfire-Prone Areas Code*.

Although not mandatory, any increase in the construction standards above the assessed Bushfire Attack Level will afford improved protection from bushfire and this should be considered by the owner, designer and/or builder prior to construction commencing.

Hazard Management Areas must be established and maintained in a minimal fuel condition in accordance with this plan and the TFS guidelines. It is the owner's responsibility to ensure the long-term maintenance of the hazard management areas in accordance with the requirements of this report.

This report does not recommend or endorse the removal of any vegetation within or adjoining the site for the purpose of bushfire protection without the explicit approval of the local authority.

N M Creese
Bushfire Management Practitioner BFP-118
Scope 1, 2, 3a and 3b

8. REFERENCES:

- *AS 3959:2018 - Construction of Buildings in Bushfire Prone Areas.*
- *Central Highlands Interim Planning Scheme 2015.*
- *Guidelines for Development in Bushfire Prone Areas* - Tasmania Fire Service.
- *The LIST* - Department of Primary Industry Parks Water & Environment.

9. GLOSSARY

AS 3959:2018	Australian Standards AS 3959:2018 *Construction of buildings in bushfire-prone areas.*
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. The following BAL levels, based on heat flux exposure threshold are used within AS3959:2018; BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40, BAL-FZ.
Bushfire	An unplanned fire burning vegetation.
Bushfire Hazard Management Plan	A plan showing means of protection from bushfire in a form approved in writing by the Chief Officer.
Bushfire-Prone Area	An area that is subject to, or likely to be subject to, bushfire attack. Land that has been designated under legislation; or Has been identified under environmental planning instrument, development control plan or in the course of processing and determining a development application.
Carriageway (also vehicular access)	The section of the road formation which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulder.
Classified vegetation	Vegetation that has been classified in accordance with Clause 2.2.3 of AS3959:2018.
Distance to	The distance between the building, or building area to the classified vegetation.
FDI (Fire Danger Index)	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 long- and short-term drought effects.
Fire Fighting Water Point	Means the point where a fire appliance is able to connect to a water supply for fire fighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body (including a dam, lake or pool).
Gradient under	The slope of the ground under the classified vegetation.
Hazard Management Area	The area between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for fire fighting, 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.
Hose lay	The distance between two points established by a fire hose laid out on the ground, inclusive of obstructions.
Predominate vegetation	The vegetation that poses the greatest bushfire threat to the development site.
Water supply - Reticulated (Fire hydrant)	An assembly installed on a branch from a water pipeline, which provides a valved outlet to permit a supply of water to be taken from the pipeline for fire fighting.
Water supply - Static	Water stored on a tank, swimming pool, dam, or lake, that is available for fire fighting purposes at all times.

OWNER: S DANIELUK PTY LTD, NIGEL TOMLIN

TITLE REFERENCE: FR177250/2, FR179590/1, FR166928/3

LOCATION: 871 DAWSON RD OUSE TAS 7140, 991 DAWSON RD OUSE TAS 7140

Peter Binny Surveys

PO Box 14 BLACKMANS BAY 7052

Mobile 0419 368 180

email russell@peterbinnysurveys.com.au

Land situated in the

LAND DISTRICT OF BUCKINGHAM

PARISH OF SUTHERLAND

Scale 1:9000 (A3) MEASUREMENTS IN METRES

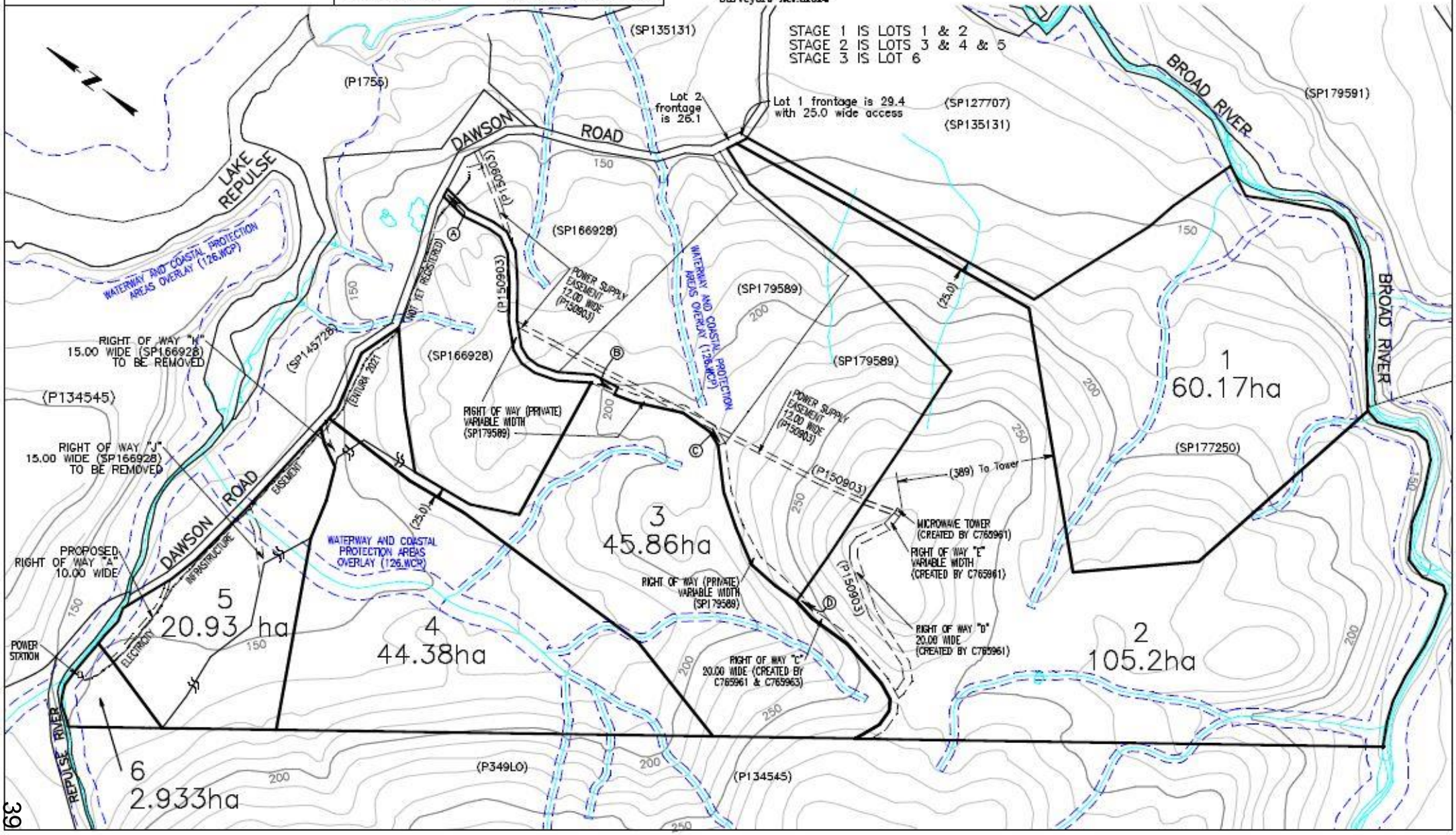
PLAN OF SUBDIVISION

–Rev02 Date: 1/7/2021

This plan is for the purpose of obtaining planning approval only & is for the sole use of the named owners. The contours are approximate only and suitable only for the purpose of obtaining planning approval.

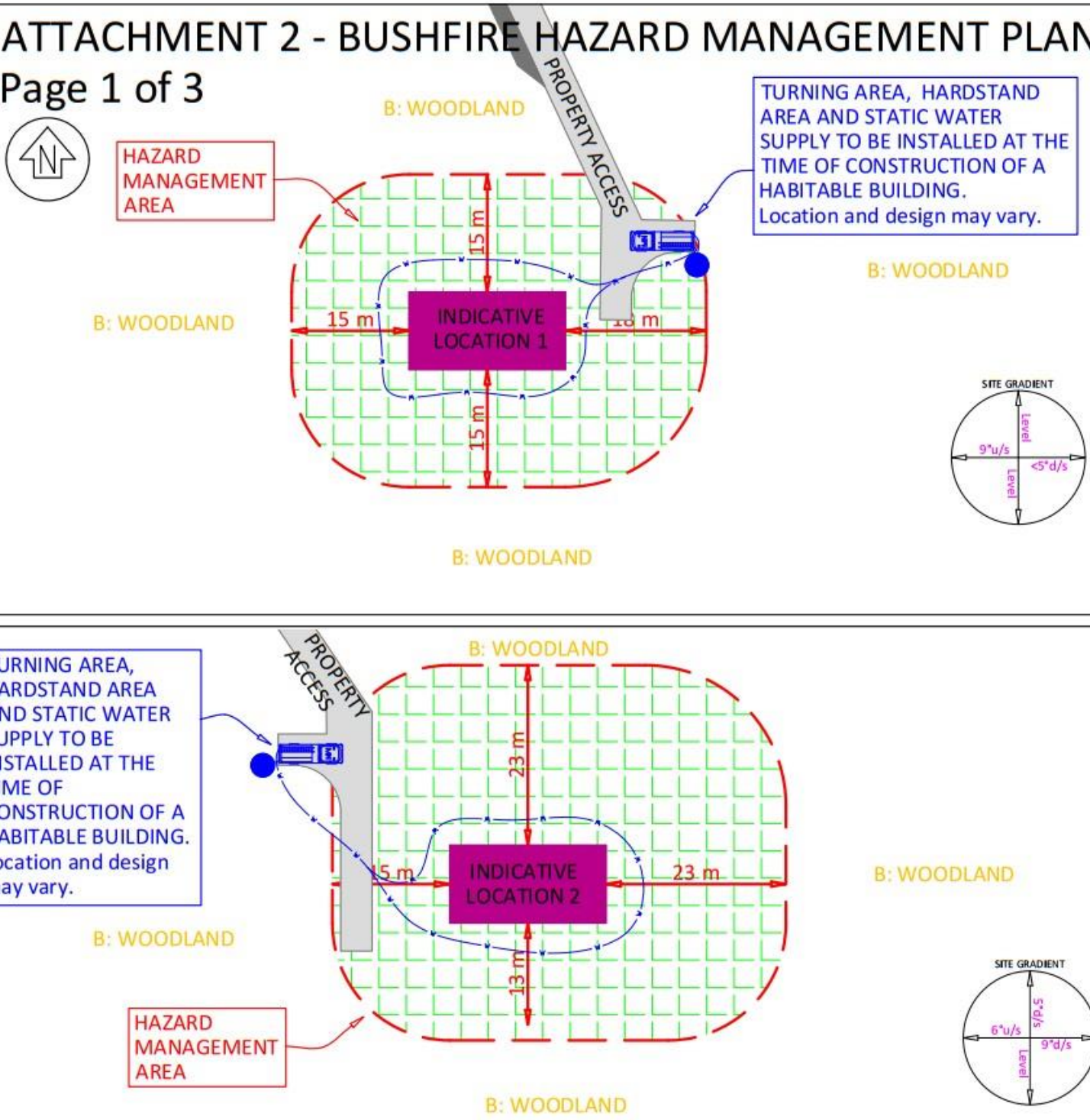
Dimensions and areas are subject to final survey

Surveyors Ref:21014



ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN

Page 1 of 3



E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015

- *E1.6 Development Standards*

E1.6.1 Subdivision: Provision of hazard management areas

At the time of development of a habitable building within the allotments, a HMA is to be established equal to or greater than the minimum distances required for **BAL-19** in *Table 2.6, AS 3959:2018.*

E1.6.2 Subdivision : Public and fire fighting access

At the time of subdivision, the access to each lot will need to be constructed from Dawson Road to the lot boundaries.

At the time of development of a habitable building, an access compliant with *Table E2 Standards for property access,* the *Code.*

The existing fire trails will need to be upgraded and maintained in accordance with *Table E3 Standards for fire trail,* the *Code.*

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

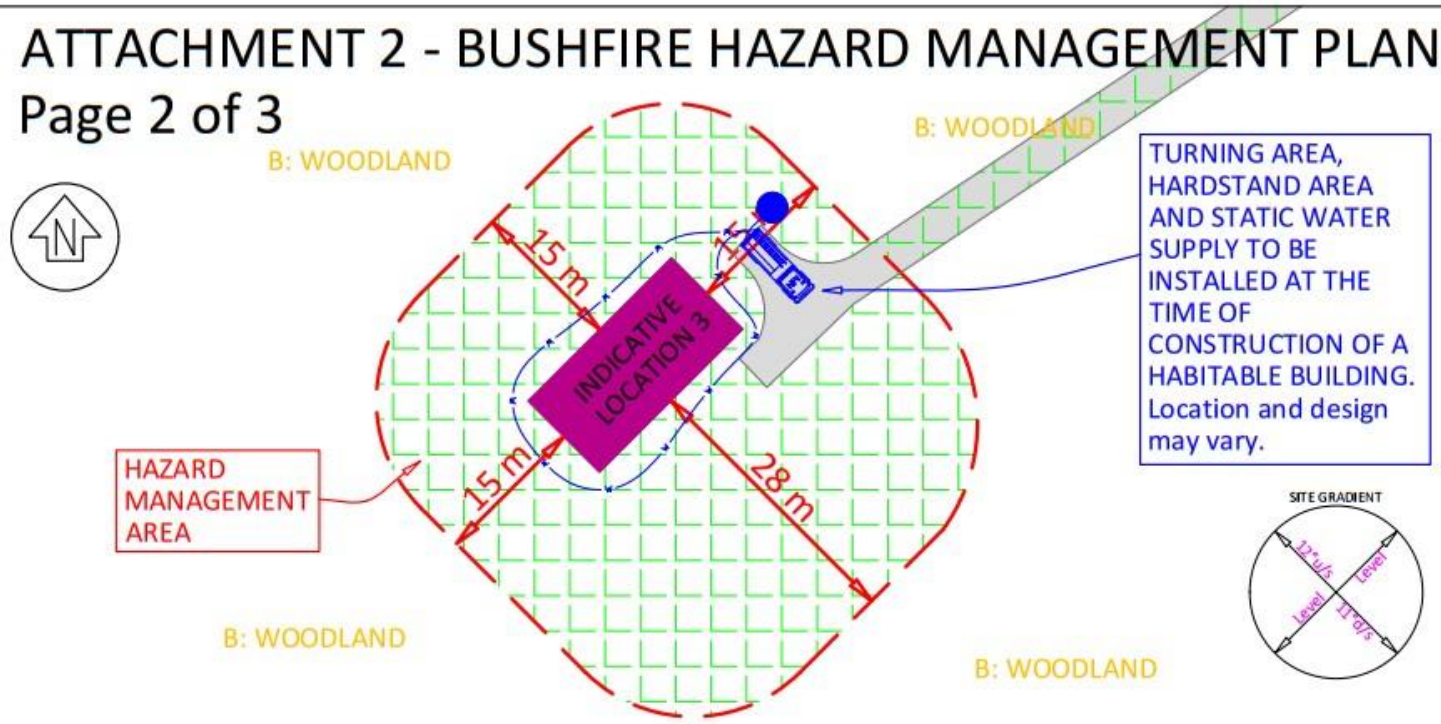
At the time of development of a habitable building, a static water supply with associated signage, fittings and hardstand area will need to be provided in accordance with *Table E5 Static water supply for fire fighting,* the *Code.*

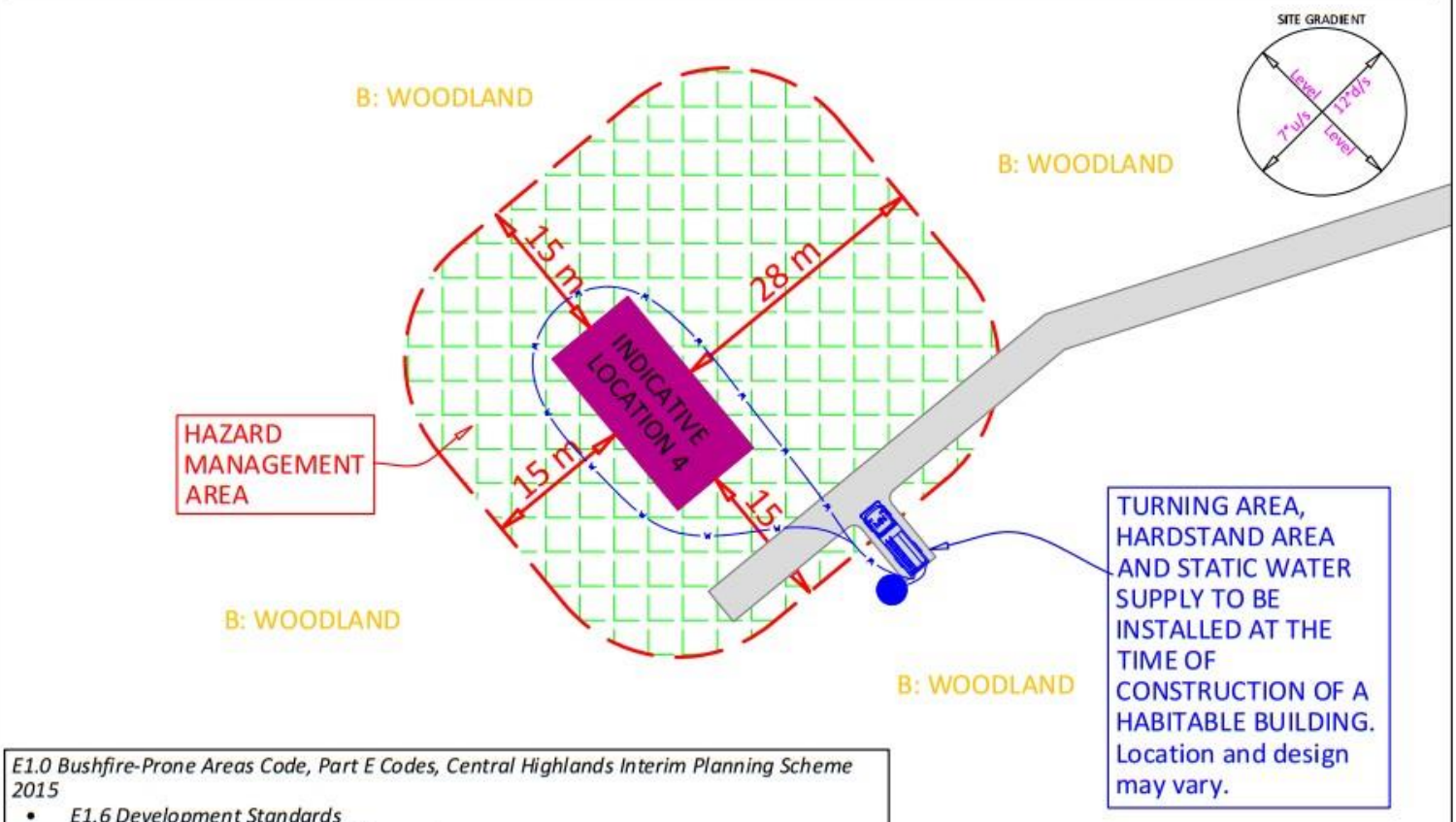
Certified by N M Creese
Accredited Bushfire Hazard Practitioner BFP-118
Scope 1, 2, 3a and 3b
17th May 2022

LARK & CREESE PTY LTD
LAND AND ENGINEERING SURVEYORS
62 Channel Highway
Kingston 7050 Ph. 62296563
info@larkandcreese.com.au
www.larkandcreese.com.au

ADDRESS: 871 DAWSON ROAD, OUSE	
TITLE REF: C.T.177250/2	PID: 9067002
SCALE: 1:750 @ A4	REF No: 22082-01

ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN





E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015

- *E1.6 Development Standards*

E1.6.1 Subdivision: Provision of hazard management areas

At the time of development of a habitable building within the allotments, a HMA is to be established equal to or greater than the minimum distances required for **BAL-19** in *Table 2.6, AS 3959:2018.*

E1.6.2 Subdivision : Public and fire fighting access

At the time of subdivision, the access to each lot will need to be constructed from Dawson Road to the lot boundaries.

At the time of development of a habitable building, an access compliant with *Table E2 Standards for property access,* the *Code.*

The existing fire trails will need to be upgraded and maintained in accordance with *Table E3 Standards for fire trail,* the *Code.*

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

At the time of development of a habitable building, a static water supply with associated signage, fittings and hardstand area will need to be provided in accordance with *Table E5 Static water supply for fire fighting,* the *Code.*

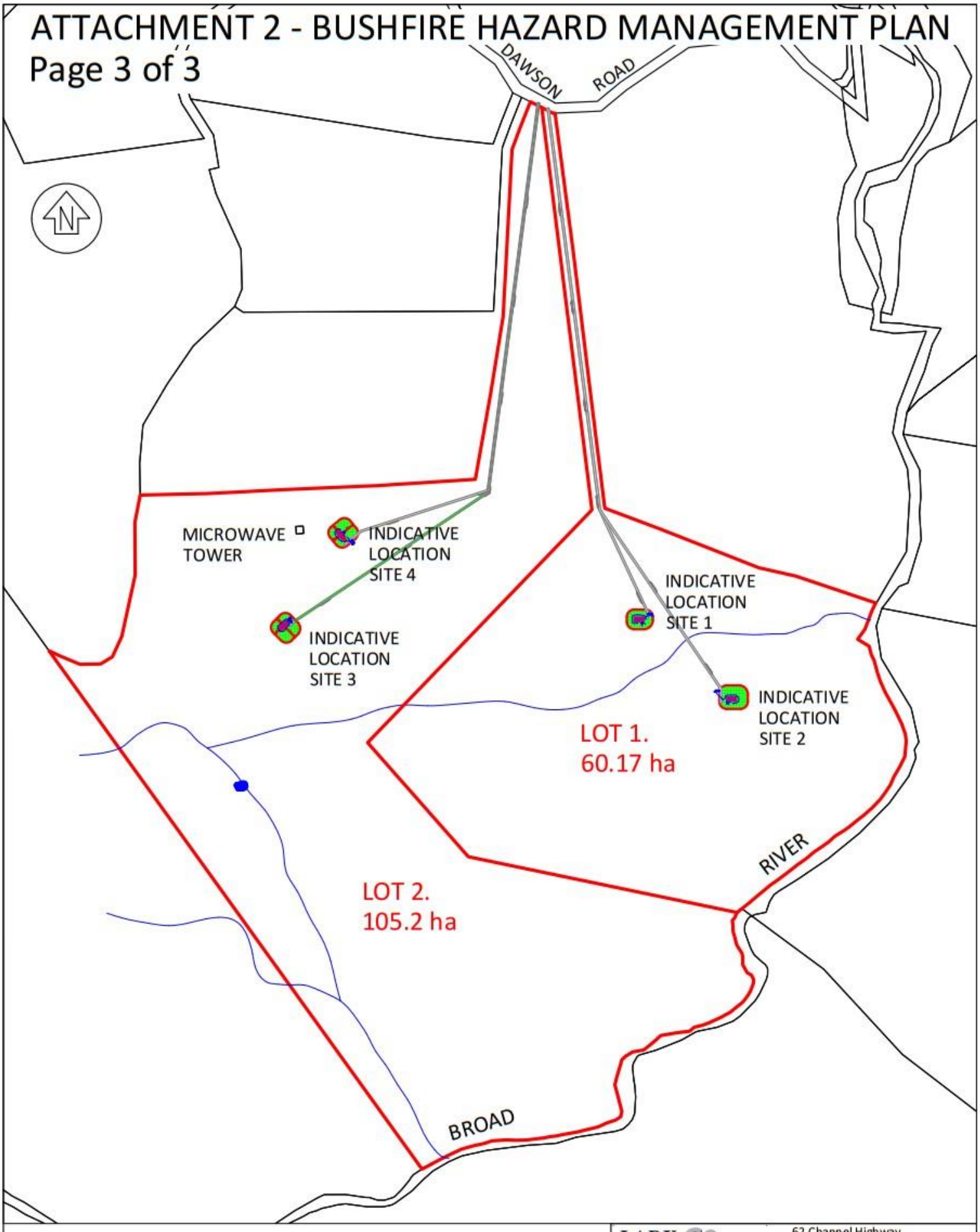
Certified by N M Creese
Accredited Bushfire Hazard Practitioner BFP-118
Scope 1, 2, 3a and 3b
17th May 2022

LARK & CREESE PTY LTD
LAND AND ENGINEERING SURVEYORS
62 Channel Highway
Kingston 7050 Ph. 62296563
info@larkandcreese.com.au
www.larkandcreese.com.au

ADDRESS: 871 DAWSON ROAD, OUSE	
TITLE REF: C.T.177250/2	PID: 9067002
SCALE: 1:750 @ A4	REF No: 22082-01

ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN

Page 3 of 3



Certified by N M Creese
Accredited Bushfire Hazard Practitioner BFP-118
Scope 1, 2, 3a and 3b
17th May 2022

LARK & CREESE PTY LTD
LAND AND ENGINEERING SURVEYORS
62 Channel Highway
Kingston 7050 Ph. 62296563
info@larkandcreese.com.au
www.larkandcreese.com.au

ADDRESS: 871 DAWSON ROAD, OUSE	
TITLE REF: C.T.177250/2	PID: 9067002
SCALE: 1:10,000 @ A4	REF No: 22082-01

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] 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:	871 DAWSON ROAD, OUSE
Certificate of Title / PID:	**C.T. 177250-2 / PID 9067002**

2. Proposed Use or Development

Description of proposed Use and Development:	SUBDIVISION
Applicable Planning Scheme:	CENTRAL HIGHLANDS INTERIM PLANNING SCHEME 2015

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
PLAN OF SUBDIVISION	Peter Binny Surveyors	1st July 2021	Rev02
BUSHFIRE HAZARD REPORT	N M Creese	17th May 2022	22082-01

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

4. Nature of Certificate

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

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

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

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

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

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

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

5. Bushfire Hazard Practitioner

Name:	NICHOLAS MARK CREESE	**Phone No:**	62296563
Postal Address:	62 CHANNEL HIGHWAY KINGSTON, TAS, 7050	**Email Address:**	info@larkandcreese.com.au
Accreditation No:	BFP – 118	**Scope:**	1, 2, 3a, 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: N.M. CREESE **Date:** 17th May 2022

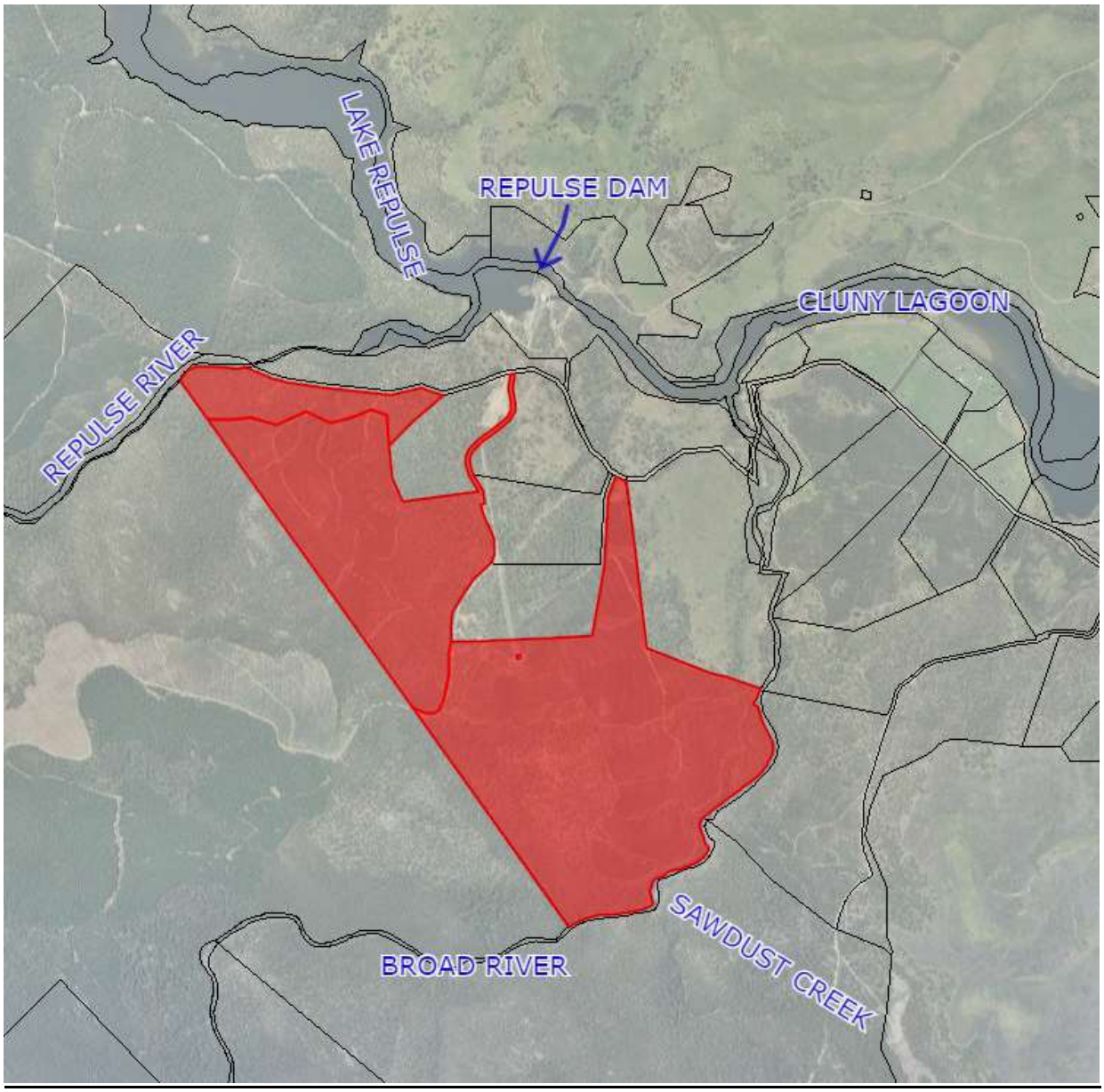
Certificate Number: BFP-118

(for Practitioner Use only)

BUSHFIRE HAZARD REPORT

6 LOT SUBDIVISION

871 & 991 DAWSON ROAD, OUSE



CERTIFIED BY N M CREESE

28th September 2022

1

LARK & CREESE

62 Channel Highway, Kingston 7050 Ph 6229 6563 info@larkandcreese.com.au

CONTENTS

Disclaimer:
AS 3959:2018 cannot guarantee that a habitable building will survive a bushfire attack, however the implementation of the measures contained within *AS 3959:2018*, this report and accompanying plan will improve the likelihood of survival of the structure. This report and accompanying plan are based on the conditions prevailing at the time of assessment. No responsibility can be accepted to actions by the landowner, governmental or other agencies or other persons that compromise the effectiveness of this plan. The contents of this plan are based on the requirements of the legislation prevailing at the time of report.

1. SUMMARY:

This Bushfire Hazard Report has been prepared to support the development of a new 6 lot rural subdivision at 871 and 991 Dawson Road, Ouse. The site is subject to a bushfire prone area overlay under the under the relevant planning scheme.

This report identifies the protective features and controls that must be incorporated into the design and construction works to ensure compliance with the standards. Fire management solutions are as defined in *AS 3959:2018 Construction of Buildings in Bushfire-Prone Areas and E1.6 Development Standards, E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015 (Code)*.

All lots have been designed to achieve a bushfire attack level of BAL-19 (or lower) of *AS 3959:2018* in accordance with *E1.6, The Code*. New habitable buildings on these lots are to be constructed to this level, or greater, with the establishment and maintenance of the specified Hazard Management Areas to ensure ongoing protection from the risk from bushfire attack. A reduced bushfire attack level may be permitted where the separation distance between the bushfire prone vegetation and the building exceeds that required for BAL-19, subject to a revised assessment at the time of application for building approval.

Compliance with the requirements of E1.6, Bushfire Prone Areas Code are achieved as follows:

- Each lot within the proposed subdivision is provided with a building area assessed as being compliant with BAL-19 in compliance with *E1.6.1,* the *Code*.
- Private access is to be constructed in accordance with *Table E2, E1.6.2,* the *Code* to the lots. A turning area at the building area is not required to be constructed at the time of subdivision, however, will be required at the time of development of a habitable building in accordance with *Table E2, E1.6.2,* the *Code*.
- Water supply is not required at the time of subdivision but must be made available at the time of development of a habitable building on the lots in accordance with *Table E5, E1.6.3* the *Code*.

The effectiveness of the measures and recommendations detailed in this report and *AS 3959:2018* is dependent on their implementation and maintenance for the life of the development or until the site characteristics that this assessment has been measured from alter from those identified. No liability can be accepted for actions by lot owners, Council or governmental agencies which compromise the effectiveness of this report.

This report has been prepared Nick Creese, principal of Lark & Creese surveyors. Nick is a registered surveyor in Tasmania and is accredited by the Tasmania Fire Service to prepare bushfire hazard management plans.

2. LOCATION:

Property address:	871 & 991 Dawsons Road, Ouse
Title owner:	S. Danieluk Pty Ltd & N. Tomlin
Title reference:	C.T. 177250/2, C.T. 179590/1 & C.T. 166928/3
PID N°:	9067002 & 3287094
Title area:	Approximately 259 ha & approximately 21 ha
Municipal area:	Central Highlands
Zoning:	Rural Resource

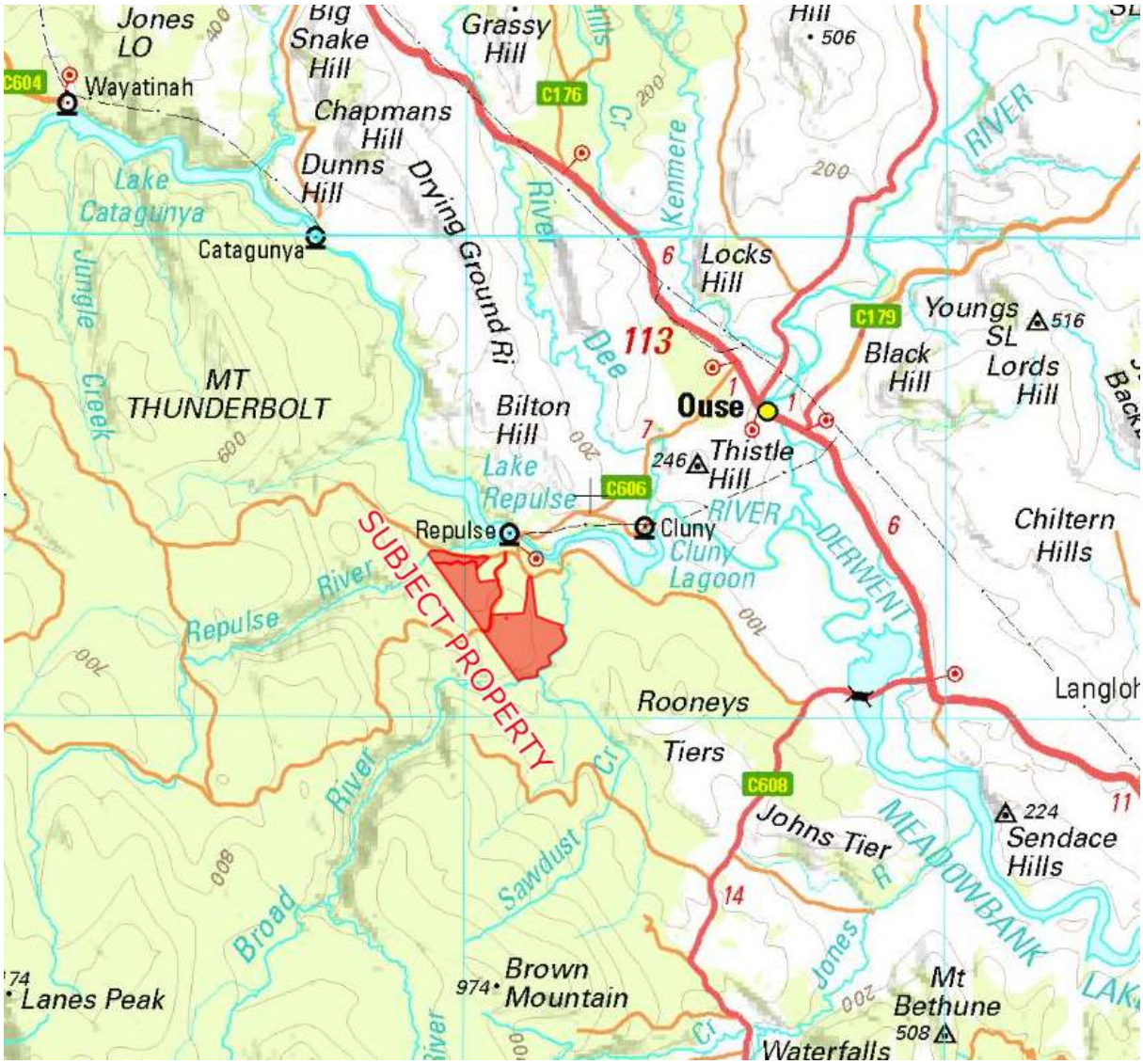


Image 1: Site location (Source *The LIST)*

3. SITE DESCRIPTION:

The site is located off Dawson Road, approximately 8 km Northwest of intersection of Ellendale Road and Dawson Road, Ouse. The site is located at an elevation range of approximately 120-280 metres. The grades on-site vary from upslope to 20° down.

The vegetation within the site varied from relatively cleared areas vegetated by grasses, bracken ferns, and scattered eucalypts, areas vegetated by eucalypts with an understory of smaller trees and shrubs, and areas of forestry plantations.

The neighbouring allotments to the North include a mix of plantation, areas of native vegetation, grassed areas, and Dawson Road.

Adjacent to the Eastern and Southern boundaries is Broad River beyond which are allotments that appeared to be utilised for forestry purpose. These allotments are vegetated by a mix of native vegetation and forestry plantations.

The allotments to the West appeared to be utilised for forestry purposes and are vegetated by areas of native vegetation and areas of forestry plantation and Repulse River.

Reticulated water supply is unavailable to the site with domestic water supply requirements reliant on on-site storage.

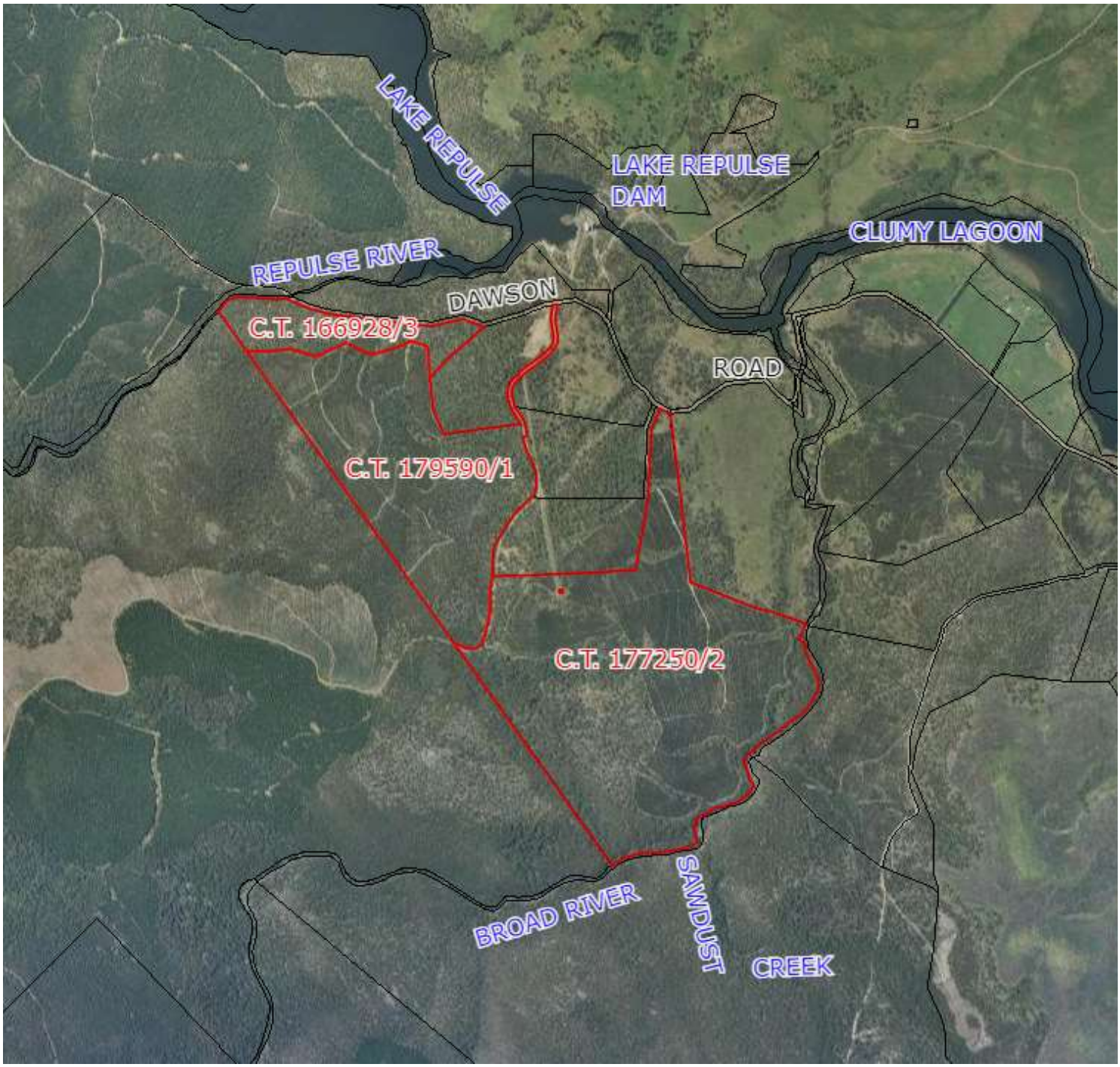


Image 2: Aerial image of site and surrounds (Source: *The LIST*)

Image 3: Typical example of cleared area

Image 4: Typical example of regenerating vegetation

Image 5: Typical example of shrubland

Image 6: Typical example of forest

Planning Controls:

Planning controls are administered by the Central Highlands Council under the *Central Highlands Interim Planning Scheme 2015.* The site is subject to the Bushfire-Prone Areas, Waterways and Coastal Protection Area, Landslide Hazard Area and Electricity Transmission Infrastructure Protection overlays and is zoned Rural Resource.

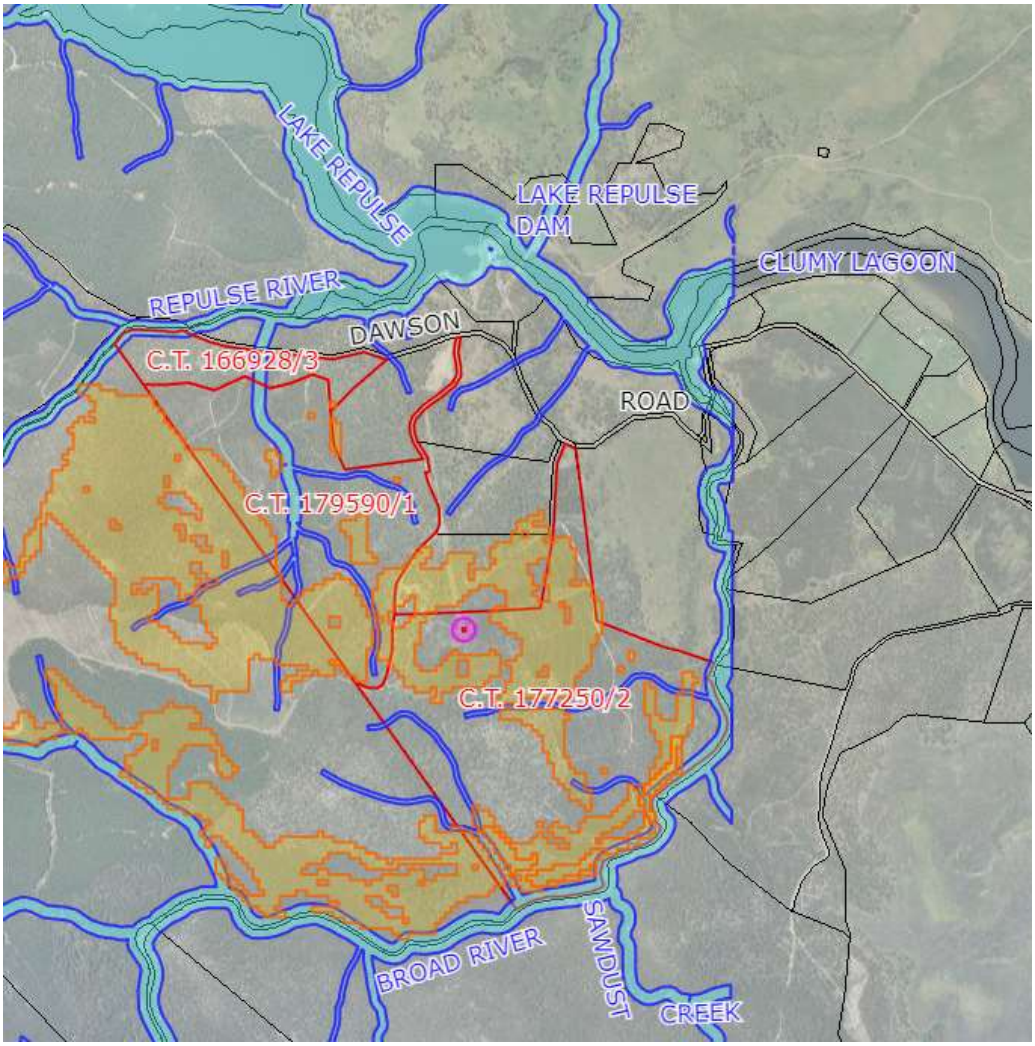


Image 7: Council zoning and overlays

Whole site:	Rural Resource
Blue hatching:	Waterways and Coastal Protection
Orange hatching:	Landslide Hazard Area
Whole of site:	Bushfire Prone Area

Fire History:

From the Fire History overlay detailed within *The LIST* map imagery, three bushfire events are mapped within a 2 km range of the site. These include two bushfires that impacted the site directly. One in 2010, affected ±6285 ha, and was caused by arson. The second occurred in 2013, affected ±10238 ha which was accidental in origin. The third bushfire occurred in 1988, to the south of the site, and was accidental in origin.

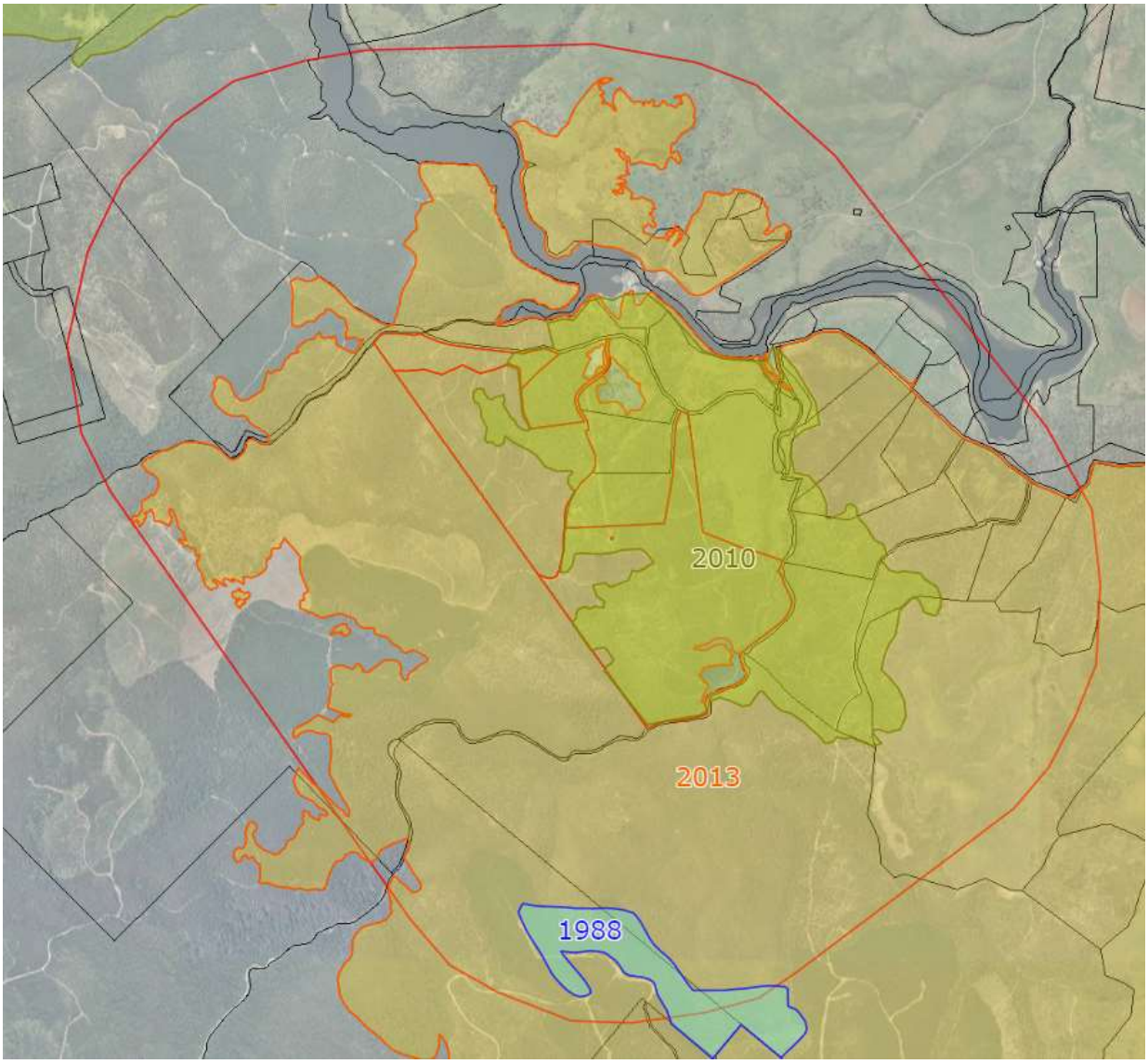


Image 8: Bushfire History (Source: *The LIST)*

LARK & CREESE

62 Channel Highway, Kingston 7050 Ph 6229 6563 info@larkandcreese.com.au

4. PROPOSED DEVELOPMENT:

The proposal is to subdivide the properties at 871 and 991 Dawson Road, Ouse, C.T. 177250/2, C.T. 179590/1 and C.T. 166928/3 into 6 allotments varying in size from 2.9 ha to 105 ha.

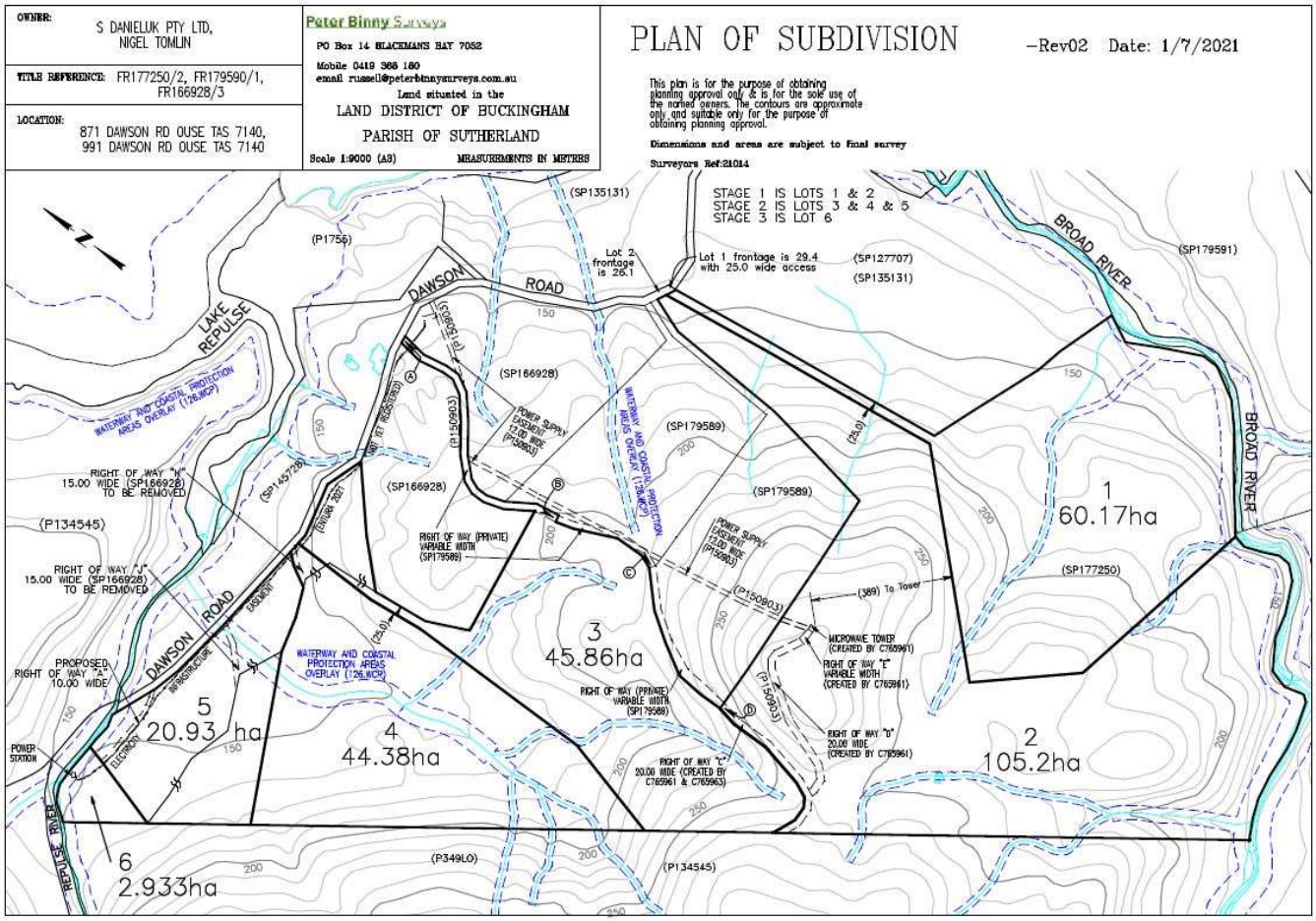


Image 9: Subdivision layout

5. BUSHFIRE ATTACK LEVEL:

Fire Danger Index (FDI): The Fire Index Rating for Tasmania is adopted as 50.

Vegetation Assessment:
Following assessment of the characteristics of the site, the vegetation types, separation distances from development site and slope under the vegetation have been identified as shown in Table 1 below:

Lot N°	Direction:	Vege type:	Distance (m):	Slope:
1	North:	Forest	0-100	Level
	East:	Forest	0-100	<5° down
	South:	Forest	0-100	Level
	West:	Forest	0-100	Upslope
2	Northeast:	Forest	0-100	Level
	Southeast:	Forest	0-100	11° down
	Southwest:	Forest	0-100	Level
	Northwest:	Forest	0-100	Upslope
3	Northeast:	Forest	0-100	5° down
	Southeast:	Forest	0-100	Upslope
	Southwest:	Forest	0-100	20° down
	Northwest:	Forest	0-100	15° down
4	Northeast	Forest	0-100	Upslope
	Southeast	Forest	0-100	Upslope
	Southwest	Forest	0-100	<5° down
	Northwest	Forest	0-100	Level
5	Northeast	Forest	0-100	<5° down
	Southeast	Forest	0-100	<5° down
	Southwest	Forest	0-100	Upslope
	Northwest	Forest	0-100	<5° down
6	Northeast	Forest	0-100	<5° down
	Southeast	Forest	0-100	Upslope
	Southwest	Forest	0-100	Upslope
	Northwest	Forest	0-100	6° down

Table 1: Site Assessment

NOTE: The vegetation identified above has been assessed in consideration of *Table 2.3* and *Figures 2.4 (A)-(H), AS 3959:2018* as follows.

The site was vegetated predominately by forestry plantation which been harvested at some point in the past. The vegetation within this area was regenerating with sparce eucalypts, native shrubs and bracken ferns and has been assessed as being consistent with a vegetation classification of D: Scrub. It has been deemed appropriate to assume that once the subdivision has occurred the forestry practices will cease and the likelihood of any vegetation management outside of the HMA will also cease. These areas of vegetation have therefore been assessed as having a potential to regenerate into a vegetation community consistent with *Figure 2.4(B)* as *Open Forest A-03* resulting in a vegetation classification of **A: Forest**. The vegetation within the remainder of the property consisted of eucalypts with a dense understory with an assessed foliage coverage of >30%. As a result, these areas of vegetation have been classified as **A: Forest** in accordance with *Figure 2.4(B)* as *Open Forest A-03*.

Vegetation Classification:
In consideration of vegetation classifications under *Table 2.3* and *Figures 2.4 (A)-(H), AS 3959:2018* and as detailed above, the predominant vegetation, separation distances from development site and slope under the classified vegetation is assessed as shown in Table 2 below:

Direction:	Vegetation Type:	Distance (m):	Slope:	Exclusions:
LOT 1				
North:	**A: Forest**	**0-100**	**Level**	**No**
East:	**A: Forest**	**0-100**	**<5° down**	**No**
South:	**A: Forest**	**0-100**	**Level**	**No**
West:	**A: Forest**	**0-100**	**Upslope**	**No**
LOT 2				
Northeast:	**A: Forest**	**0-100**	**Level**	**No**
Southeast:	**A: Forest**	**0-100**	**11° down**	**No**
Southwest:	**A: Forest**	**0-100**	**Level**	**No**
Northwest:	**A: Forest**	**0-100**	**Upslope**	**No**
LOT 3				
Northeast:	**A: Forest**	**0-100**	**5° down**	**No**
Southeast:	**A: Forest**	**0-100**	**Upslope**	**No**
Southwest:	**A: Forest**	**0-100**	**20° down**	**No**
Northwest:	**A: Forest**	**0-100**	**15° down**	**No**
LOT 4				
Northeast:	**A: Forest**	**0-100**	**Upslope**	**No**
Southeast:	**A: Forest**	**0-100**	**Upslope**	**No**
Southwest:	**A: Forest**	**0-100**	**<5° down**	**No**
Northwest:	**A: Forest**	**0-100**	**Level**	**No**
LOT 5				
Northeast:	**A: Forest**	**0-100**	**<5° down**	**No**
Southeast:	**A: Forest**	**0-100**	**<5° down**	**No**
Southwest:	**A: Forest**	**0-100**	**Upslope**	**No**
Northwest:	**A: Forest**	**0-100**	**<5° down**	**No**

LOT 6				
Northeast:	**A: Forest**	**0-100**	**<5° down**	**No**
Southeast:	**A: Forest**	**0-100**	**Upslope**	**No**
Southwest:	**A: Forest**	**0-100**	**Upslope**	**No**
Northwest:	**A: Forest**	**0-100**	**6° down**	**No**

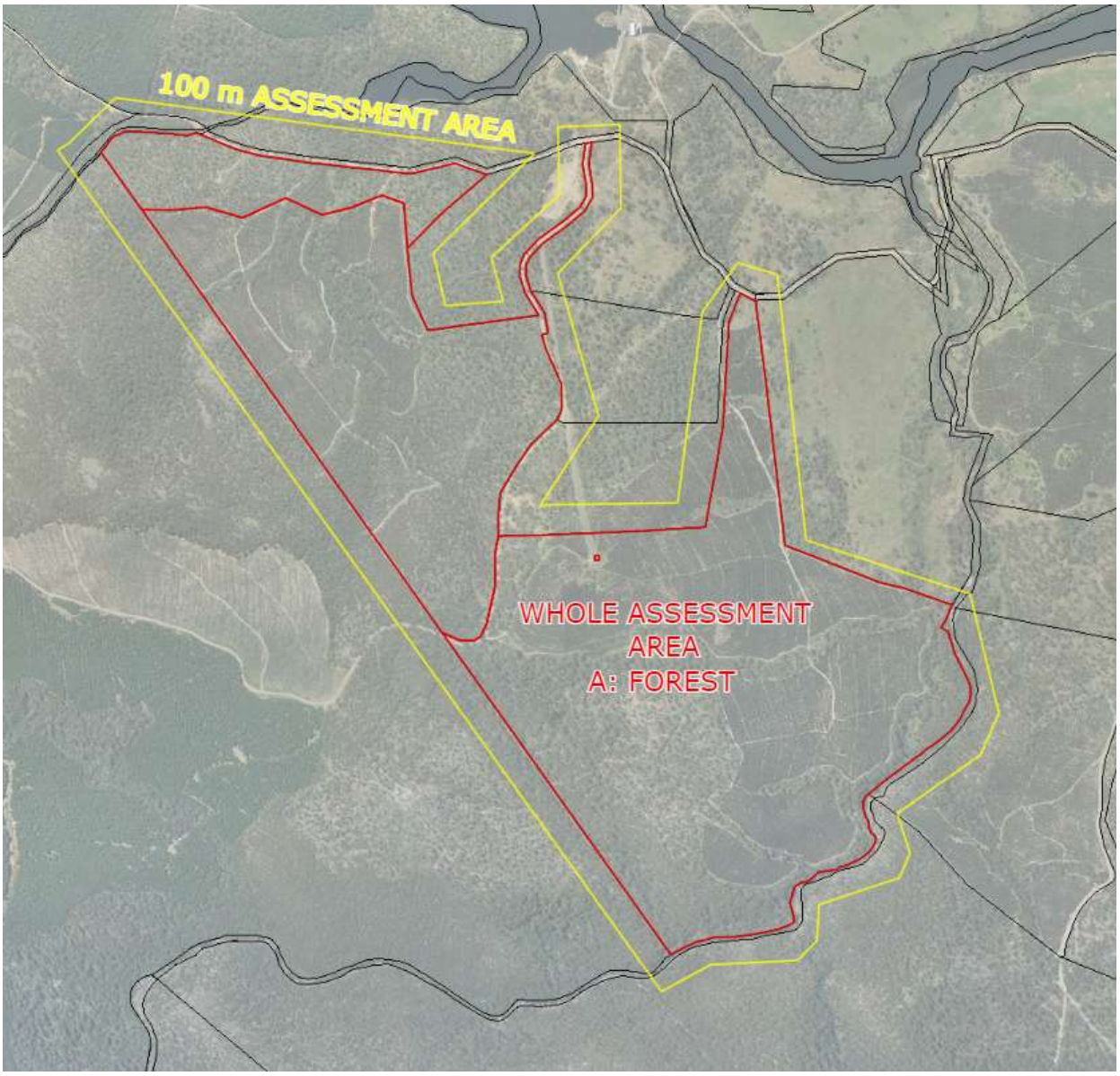


Image 10: Aerial image of predominate vegetation (Source *The LIST*)

Image 11: Predominate vegetation surrounding Lot 1 – **A: Forest** (regenerating)

Image 12: Predominate vegetation surrounding Lot 2 – **A: Forest**

Image 13: Predominate vegetation surrounding Lot 3 – **A: Forest** (regenerating)

Image 14: Predominate vegetation surrounding Lot 4 – **A: Forest** (regenerating)

Image 15: Predominate vegetation surrounding Lot 5 – **A: Forest** (regenerating)

Image 16: Predominate vegetation surrounding Lot 6 – **A: Forest** (regenerating)

Bushfire Attack Level (BAL):

Based on the predominant vegetation detailed above, and the separation distances available between the predominant vegetation and the development, the BAL applicable for a compliant building area within each lot has been determined from *Table 2.6, AS 3959:2018* as follows:

LOT No.	BAL	Direction	Distance to veg	Slope	Vegetation Classification	HMA per Table 2.6
1	19	North	0 m	Level	A: Forest	23-<32 m
		East	0 m	<5° down	A: Forest	27-<38 m
		South	0 m	Level	A: Forest	23-<32 m
		West	0 m	Upslope	A: Forest	23-<32 m
2	19	Northeast	0 m	Level	A: Forest	23-<32 m
		Southeast	0 m	11° down	A: Forest	41-<56 m
		Southwest	0 m	Level	A: Forest	23-<32 m
		Northwest	0 m	Upslope	A: Forest	23-<32 m
3	19	Northeast	0 m	5° down	A: Forest	34-<46 m
		Southeast	0 m	Upslope	A: Forest	23-<32 m
		Southwest	0 m	20° down	A: Forest	51-<67 m
		Northwest	0 m	15° down	A: Forest	51-<67 m
4	19	Northeast	0 m	Upslope	A: Forest	23-<32 m
		Southeast	0 m	Upslope	A: Forest	23-<32 m
		Southwest	0 m	<5° down	A: Forest	27-<38 m
		Northwest	0 m	Level	A: Forest	23-<32 m
5	19	Northeast	0 m	<5° down	A: Forest	27-<38 m
		Southeast	0 m	<5° down	A: Forest	27-<38 m
		Southwest	0 m	Upslope	A: Forest	23-<32 m
		Northwest	0 m	<5° down	A: Forest	27-<38 m
6	19	Northeast	0 m	<5° down	A: Forest	27-<38 m
		Southeast	0 m	Upslope	A: Forest	23-<32 m
		Southwest	0 m	Upslope	A: Forest	23-<32 m
		Northwest	0 m	6° down	A: Forest	34-<46 m

Table 2: Assessed Bushfire Attack Level for each lot
19

6. COMPLIANCE:

The site has been assessed as being within 100 metres of bushfire prone vegetation and compliance is assessed against the provisions of *E1.6, Bushfire-Prone Areas Code* in the following manner:

E1.6.1 Provision of Hazard Management Areas:

This provision seeks to:

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

A1	***Acceptable Solutions***
(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 of partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;* *(ii) Shows the building area for each lot;* *(iii) Shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to or greater than, the separation distances required for BAL-19 in Table 2.6 of Australian Standard AS 3959:2018 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 2.6 of Australian Standard AS 3959:2018 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 the 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.*

The proposed subdivision has been assessed as being compliant with the Acceptable Solutions (b) as follows.

(i) The plan of subdivision shows all lots within or partly within a bushfire-prone area.

(ii) The plan of subdivision shows compliant building areas for all proposed allotments

(iii) Each lot is capable of complying with the hazard management requirements of at least those required for BAL-19.

(iv) The attached hazard management plan shows hazard management areas for each lot that are equal to or greater than the distances required for BAL-19.

Lots assessed as **BAL-19** are: **LOTS: 1 - 6**

Provided the management practices as described below are implemented, they will achieve the required Hazard Management Areas, and the continuations of these practices are sufficient to comply with this assessment.

Maintenance Requirements of the Hazard Management Area				
Direction	N/NE	E/SE	S/SW	W/NW
Lot 1	23 metres	27 metres	23 metres	23 metres
Lot 2	23 metres	41 metres	23 metres	23 metres
Lot 3	34 metres	23 metres	51 metres	51 metres
Lot 4	23 metres	23 meters	27 metres	23 metres
Lot 5	27 metres	27 metres	23 metres	27 metres
Lot 6	27 metres	23 metres	23 metres	34 metres
HMA establishment recommendations	• Establishing non-flammable areas around the dwelling such as paths, patios, driveway, lawns etc. • Locating dams, orchards, vegetable garden, effluent disposal areas etc on the bushfire prone side of the building. • Providing heat shields and ember trap on the bushfire prone side of the dwelling such as non-flammable fencing, hedges, separated garden shrubs and small tress, • Store flammable materials such as wood piles, fuels and rubbish heaps are stored away from the dwelling. • Replace highly flammable vegetation with low flammability species. See Tasmanian Fire Service web site (www.fire.tas.gov.au) publications - Fire resisting garden plants. • Provided separation between significant trees such that groups are no greater than 20 metres in width, and more than 20 metres of the other groups of significant trees. Note that the retention of some trees can screen a dwelling from windborne embers. • Trim lower branches of retained trees to a minimum of 2 metres above ground level. • Avoid trees overhang the dwelling so that vegetation falls onto the roof. • Strips of vegetation less than 20 metres in width and not within 20 metres of the site or other areas of bushfire-prone vegetation may be beneficial as an ember trap, wind breaks etc. • Removal of ground fuels such as leaves, bark, fallen branches etc.			
Ongoing Management practices	• Slash or mow grasses to less than 100 mm. • Remove dead and fallen vegetation including branches, bark and leaves regularly. • Trim any regrowth branches of retained trees within HMA that overhang building or are less than 2m above ground level.			

E1.6.2 Subdivision: Public and fire fighting access

This provision seeks to;

(a) Allow safe access and egress for residents, firefighters and emergency service personnel;
(b) Provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken;
(c) Are designed and constructed to allow for fire appliances to be manoeuvred;
(d) Provide access to water supplies for fire appliances; and
(e) Are designed to allow connectivity, and where needed, offering multiple evacuation points.

A1	***Acceptable solutions***
(a)	*TFS or an accredited person certifies that there is insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or*
(b)	*A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that;* *(i) Demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and* *(ii) Is certified by the TFS of an accredited person.*

The proposed subdivision has been assessed as being compliant with the Acceptable Solutions (b) as follows.

(i) The attached plan of subdivision shows the layout of roads, fire trails and the location of the property accesses to the building areas in compliance with *Table E1, Table E2* and *Table E3*.
(ii) This bushfire hazard report and attached bushfire hazard management area plan has been certified by N.M. Creese, an accredited bushfire practitioner BFP-118, scope 1 ,2 ,3a and 3b.

The development requires the construction of a new private access to each lot from Dawson Road to provide safe access and egress for residents, fire fighters and emergency service personnel. In accordance with *E1.6.2 A1(b)* the *Code*. The private accesses are to comply with the requirements of *Table E2* from the edge of Dawson Road to the boundary of each Lot.

A turning area is to be provided at the building site on each Lot at the time of development of a habitable building on that lot in accordance with *Table E2*. For the purpose of this subdivision, the compliant access is only required to extend to the boundary of the lots.

It is not considered necessary to provide alternative means of egress from the lots due to the restricted nature of the sites.

Table E2 Standards for property access		
Elements		***Requirement***
A	*Property access length is less than 30m; or access in not required for a fire appliance to access a firefighting water point*	*There are no specified design and construction requirements.*
B	*Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.*	*The following design and construction requirements apply to property access;* *(a) All-weather construction;* *(b) Load capacity of at least 20t, including for bridges and culverts;* *(c) Minimum carriageway width of 4m;* *(d) Minimum vertical clearance of 4m;* *(e) Minimum horizontal clearance of 0.5m from the edge of the carriageway;* *(f) Cross falls of less than 3 degrees (1:20 or 5%);* *(g) Dips less than 7 degrees (1:8 or 12.5%) enrty and exit angles;* *(h) Curves with a minimum inner radius of 10m;* *(i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and* *(j) Terminate with a turning area for fire appliances provided by one of the following;* *(i) A tuning circle with a minimum outer radius of 10m; or* *(ii) A property access encircling the building; or* *(iii) A hammerhead 'T' or 'Y' turning head 4m wide and 8m long.*
C	*Property access length is 200m or greater.*	*The following design and construction requirements apply to property access:* *(a) The requirements of B above; and* *(b) Passing bays of 2m additional carriageway width and 20m length provided every 200m.*
D	*Property access length is greater than 30m, and access is provided to 3 or more properties.*	*The following design and constructions requirements apply to property access:* *(a) Complies with requirement b above; and* *(b) Passing bays of 2m additional carriageway width and 20m length must be provided every 100m.*

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

This provision seeks to :

Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life property associated with the subsequent use and development of bushfire-prone areas.

In areas that are not serviced by reticulated water by the water corporation	
A2	***Acceptable solutions***
(a)	*The TFS or an accredited person certifies that there is insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purpose;*
(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*
(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 risk to property and lives in the event of a bushfire.*

Where a reticulated supply of water is not available to the site, in accordance with Acceptable Solution A2(b), all lots are assessed as being within a bushfire prone area and must be provided with a firefighting supply of water from a static supply in compliance with the provisions of *Table E5, E1.6.2* as follows:

Each lot is to be provided with a static water supply of minimum capacity of 10,000 litres at the time of development of a habitable building.

Table E5 Static water supply for fire fighting		
Element		***Requirement***
A	*Distance between buildings area to be protected and water supply*	*The following requirements apply:* *(a) The building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and* *(b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.*
B	*Static Water Supplies*	*A static water supply:* *(a) May have a remotely located offtake connected to the static water supply;* *(b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity for fire fighting water must be available at all times;* *(c) Must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinklers or spray systems;*

		(d) Must be metal, concrete or lagged by non-combustible materials is above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with section 3.5 of Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: (i) Metal; (ii) Non-combustible material; or (iii) Fibre-cement a minimum of 6mm thickness.
C	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a fire fighting water point for a static water supply must: (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal of lagged by non-combustible materials if above ground; (d) If buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fir fighting equipment; (f) Ensure the coupling is accessible and available for connection at al times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) If a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450-600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles.
D	Signage for static water connections.	The fire fighting water point for a static water supply must be identified by a sign permanently fixed ro the exterior of the assembly in a visible location. The sign must: (a) Comply with water tank signage requirements within Australian Standard AS 2304-2001 Water storage tanks for fire protection systems; or (b) Comply with the Tasmanian Fire Service Water Supply Guideline published by the Tasmanian Fire Service.
E	Hardstand	A hardstand area for fire appliances must be:

		(a) No more than 3m 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 6m from the building area to be protected;* *(c) A minimum width of 3m constructed to the same standard as the carriageway; and* *(d) Connected to the property access by a carriageway equivalent to the standard of the property access.*

7. CONCLUSIONS & RECOMMENDATIONS:

This Bushfire Hazard Report and Bushfire Hazard Management Plan have been prepared to support application for planning approval for a subdivision at 871 and 991 Dawson Road, Ouse. The report has reviewed the bushfire risks associated with the site and determined the fire management strategies that must be carried out to ensure the development on the site is at reduced risk from bushfire attack.

Provided the elements detailed in this report are implemented, the development on the site is capable of compliance with *AS 3959:2018* and *E1.6 Bushfire-Prone Areas Code* and any potential bushfire risk to the site is reduced.

The proposed lots have been assessed as compliant with bushfire attack levels (BAL) detailed in Table 2. The Council approval issued for the development should contain conditions requiring that the protective elements defined in this report and *E1.6*, *Bushfire-Prone Areas Code* be implemented during the construction phase. Any new building required to comply with this assessment must be constructed to the bushfire attack level described in Table 2, within the prescribed building areas noted on the Bushfire Hazard Management Plan. Should the extent or classification of the bushfire prone vegetation surrounding the site alters from that assessed by this report, building on the lots affected by this variation may be constructed to a lower level subject to the preparation of a revised assessment.

Lot No.	BAL
1 – 6	19

Table 3: Compliant BAL for each lot

Any new building constructed on any of the allotments must have a hazard management area equal to BAL-19 in compliance with *E1.6.1,* the *Code*. Any variation of this must result in the new building being assessed against *AS 3959:2018* and *Director's Determination – Requirements of Building in Bushfire-Prone Areas (transitional)* to determine that appropriate BAL.

Private access, where necessary is to be constructed in accordance with *Table E2, E1.6.2*, *Bushfire-Prone Areas Code.*

A static water supply is to be installed at the time of development of a new dwelling on either lot in compliance with *Table E5, E1.6.3, Bushfire-Prone Areas Code*.

Although not mandatory, any increase in the construction standards above the assessed Bushfire Attack Level will afford improved protection from bushfire and this should be considered by the owner, designer and/or builder prior to construction commencing.

Hazard Management Areas must be established and maintained in a minimal fuel condition in accordance with this plan and the TFS guidelines. It is the owner's responsibility to ensure the long-term maintenance of the hazard management areas in accordance with the requirements of this report.

This report does not recommend or endorse the removal of any vegetation within or adjoining the site for the purpose of bushfire protection without the explicit approval of the local authority.

N M Creese
Bushfire Management Practitioner BFP-118
Scope 1, 2, 3a and 3b

8. REFERENCES:

- *AS 3959:2018 - Construction of Buildings in Bushfire Prone Areas.*
- *Central Highlands Interim Planning Scheme 2015.*
- *Guidelines for Development in Bushfire Prone Areas* - Tasmania Fire Service.
- *The LIST* - Department of Primary Industry Parks Water & Environment.

9. GLOSSARY

AS 3959:2018	Australian Standards AS 3959:2018 *Construction of buildings in bushfire-prone areas.*
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. The following BAL levels, based on heat flux exposure threshold are used within AS3959:2018; BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40, BAL-FZ.
Bushfire	An unplanned fire burning vegetation.
Bushfire Hazard Management Plan	A plan showing means of protection from bushfire in a form approved in writing by the Chief Officer.
Bushfire-Prone Area	An area that is subject to, or likely to be subject to, bushfire attack. Land that has been designated under legislation; or Has been identified under environmental planning instrument, development control plan or in the course of processing and determining a development application.
Carriageway (also vehicular access)	The section of the road formation which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulder.
Classified vegetation	Vegetation that has been classified in accordance with Clause 2.2.3 of AS3959:2018.
Distance to	The distance between the building, or building area to the classified vegetation.
FDI (Fire Danger Index)	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 long- and short-term drought effects.
Fire Fighting Water Point	Means the point where a fire appliance is able to connect to a water supply for fire fighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body (including a dam, lake or pool).
Gradient under	The slope of the ground under the classified vegetation.
Hazard Management Area	The area between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for fire fighting, 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.
Hose lay	The distance between two points established by a fire hose laid out on the ground, inclusive of obstructions.
Predominate vegetation	The vegetation that poses the greatest bushfire threat to the development site.
Water supply - Reticulated (Fire hydrant)	An assembly installed on a branch from a water pipeline, which provides a valved outlet to permit a supply of water to be taken from the pipeline for fire fighting.
Water supply - Static	Water stored on a tank, swimming pool, dam, or lake, that is available for fire fighting purposes at all times.

OWNER: S DANIELUK PTY LTD, NIGEL TOMLIN

TITLE REFERENCE: FR177250/2, FR179590/1, FR166928/3

LOCATION: 871 DAWSON RD OUSE TAS 7140, 991 DAWSON RD OUSE TAS 7140

Peter Binny Surveys

PO Box 14 BLACKMANS BAY 7052

Mobile 0419 368 180

email russell@peterbinnysurveys.com.au

Land situated in the

LAND DISTRICT OF BUCKINGHAM

PARISH OF SUTHERLAND

Scale 1:9000 (A3) MEASUREMENTS IN METRES

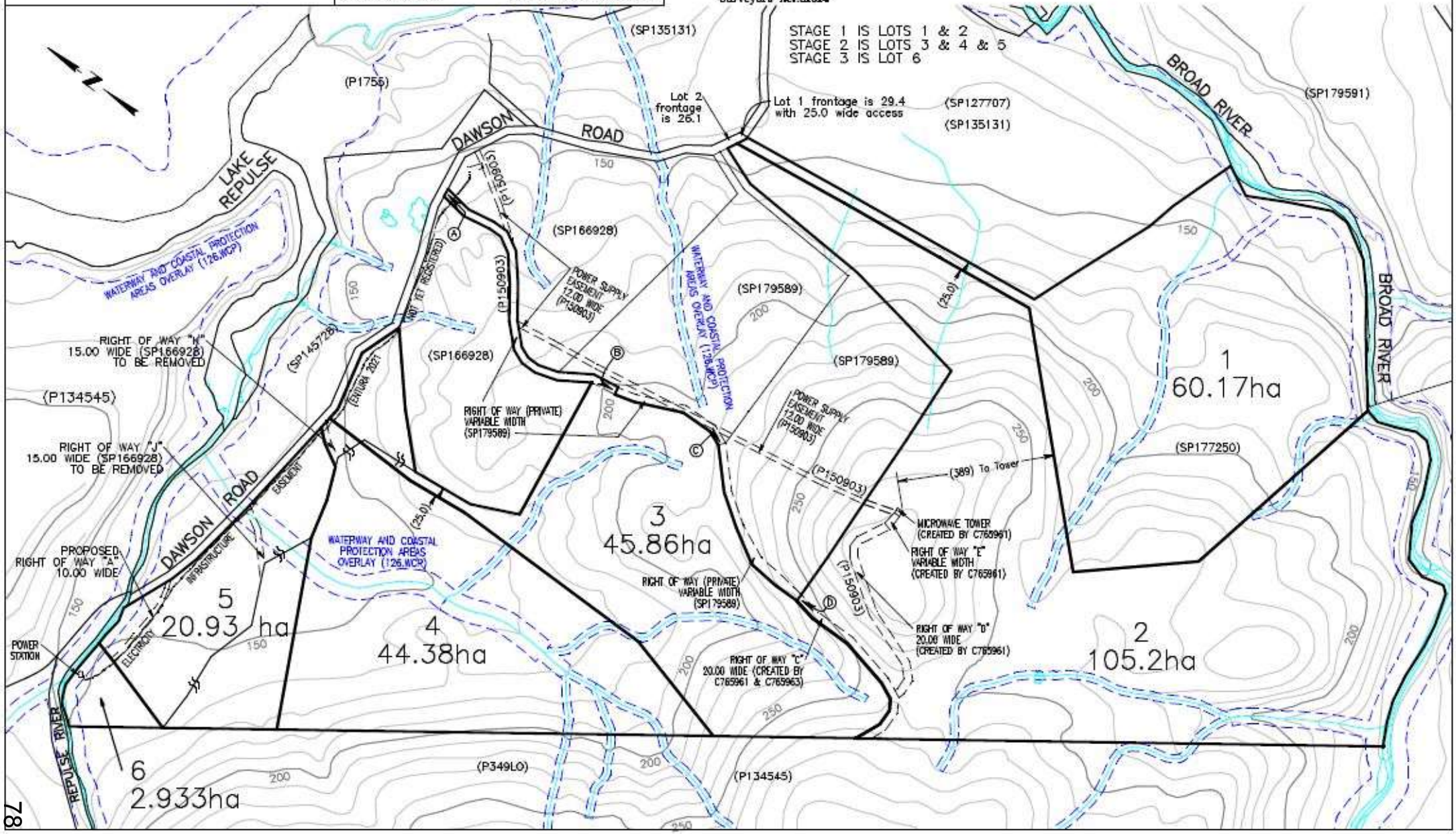
PLAN OF SUBDIVISION

-Rev02 Date: 1/7/2021

This plan is for the purpose of obtaining planning approval only & is for the sole use of the named owners. The contours are approximate only and suitable only for the purpose of obtaining planning approval.

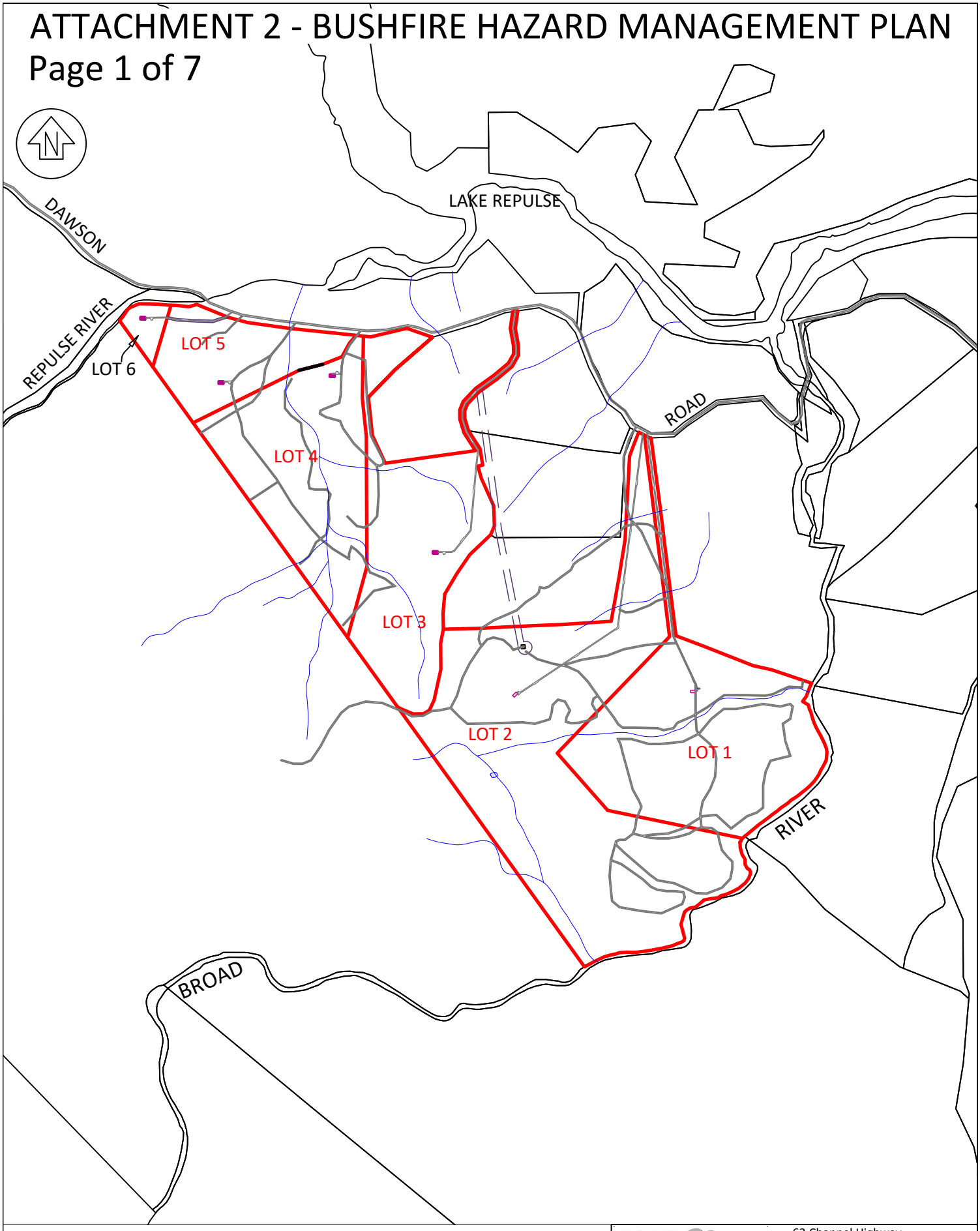
Dimensions and areas are subject to final survey

Surveyors Ref:21014



78

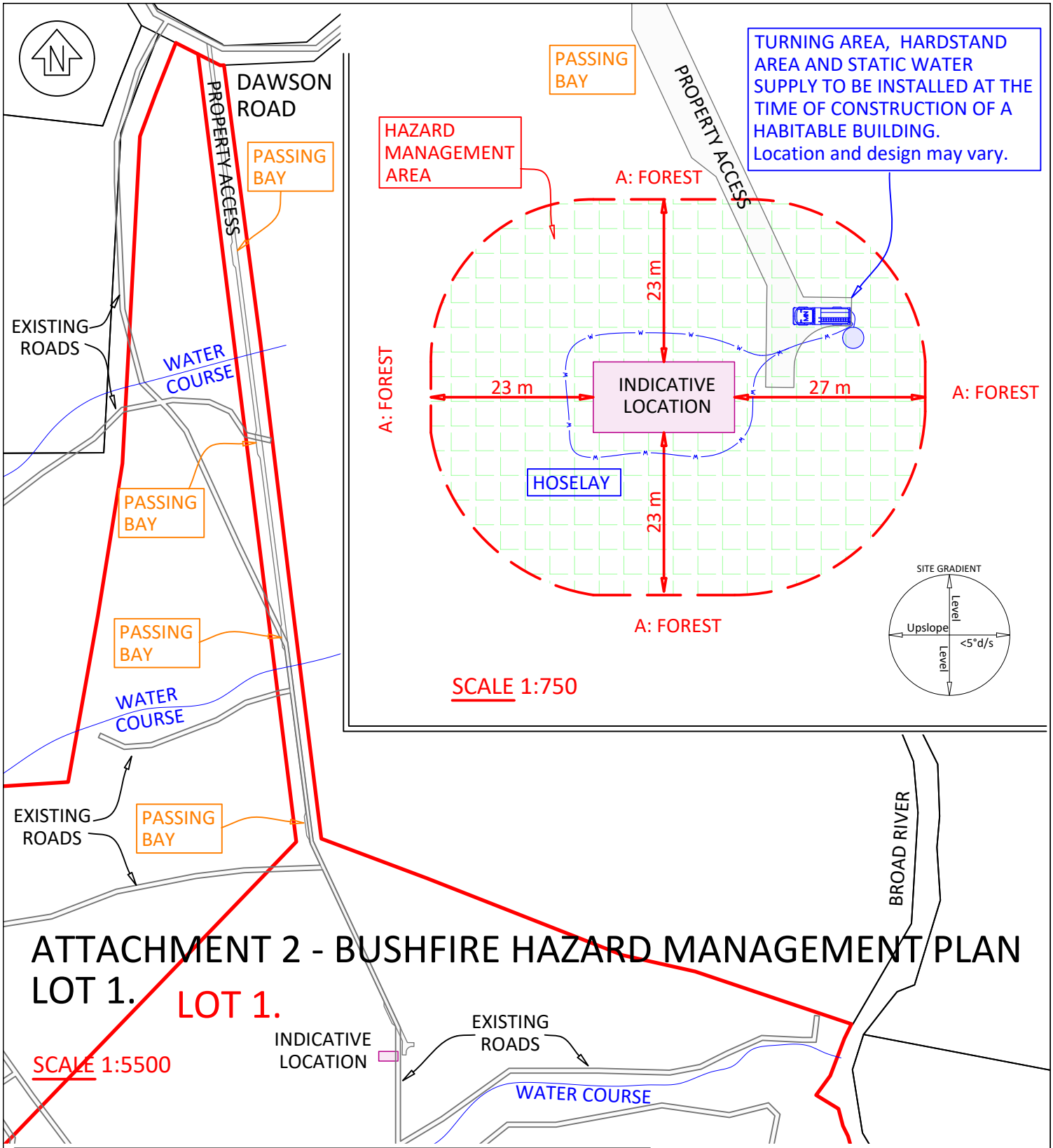
ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN



Certified by N M Creese
Accredited Bushfire Hazard Practitioner BFP-118
Scope 1, 2, 3a and 3b
28th September 2022

LARK & CREESE PTY LTD
LAND AND ENGINEERING SURVEYORS
62 Channel Highway
Kingston 7050 Ph. 62296563
info@larkandcreese.com.au
www.larkandcreese.com.au

ADDRESS: 871 DAWSON ROAD, OUSE	
TITLE REF: C.T.177250/2	PID: 9067002
SCALE: 1:20,000 @ A4	REF No: 22082-02



ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN LOT 1.

LOT 1.

E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015

- *E1.6 Development Standards*

E1.6.1 Subdivision: Provision of hazard management areas

At the time of development of a habitable building within the allotments, a HMA is to be established equal to or greater than the minimum distances required for **BAL-19** in *Table 2.6, AS 3959:2018*.

E1.6.2 Subdivision : Public and fire fighting access

At the time of subdivision, the access to each lot will need to be constructed from Dawson Road to the lot boundaries.

At the time of development of a habitable building, an access compliant with *Table E2 Standards for property access,* the *Code.*

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

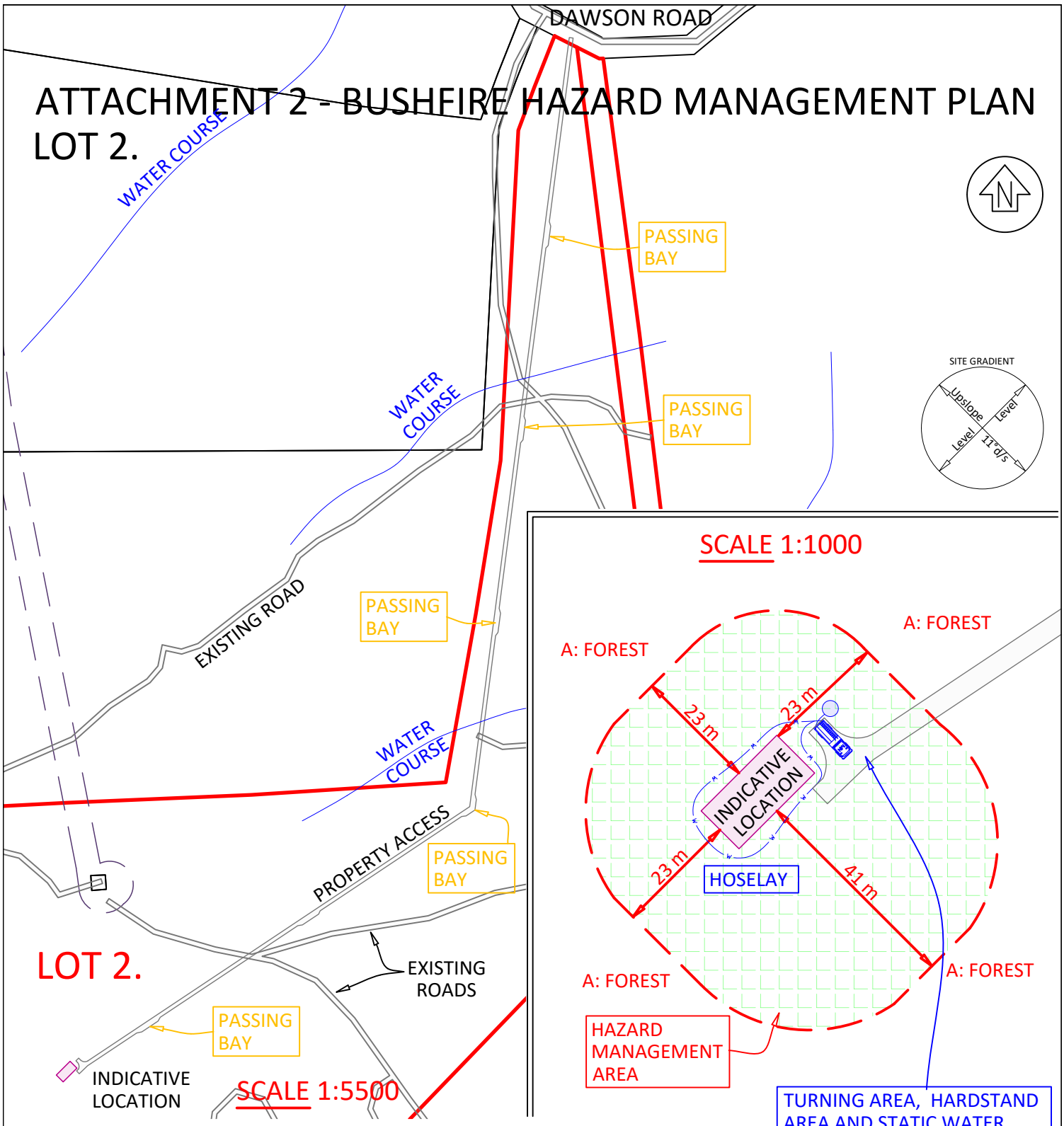
At the time of development of a habitable building, a static water supply with associated signage, fittings and hardstand area will need to be provided in accordance with *Table E5 Static water supply for fire fighting,* the *Code*.

Certified by N M Creese
Accredited Bushfire Hazard Practitioner BFP-118
Scope 1, 2, 3a and 3b
28th September 2022

LARK & CREESE PTY LTD
LAND AND ENGINEERING SURVEYORS
62 Channel Highway
Kingston 7050 Ph. 62296563
info@larkandcreese.com.au
www.larkandcreese.com.au

ADDRESS: 871 DAWSON ROAD, OUSE	
TITLE REF: C.T.177250/2	PID: 9067002
SCALE: See DWG	REF No: 22082-02

ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN LOT 2.



E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015

- *E1.6 Development Standards*

E1.6.1 Subdivision: Provision of hazard management areas

At the time of development of a habitable building within the allotments, a HMA is to be established equal to or greater than the minimum distances required for **BAL-19** in *Table 2.6, AS 3959:2018*.

E1.6.2 Subdivision : Public and fire fighting access

At the time of subdivision, the access to each lot will need to be constructed from Dawson Road to the lot boundaries.

At the time of development of a habitable building, an access compliant with *Table E2 Standards for property access,* the *Code.*

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

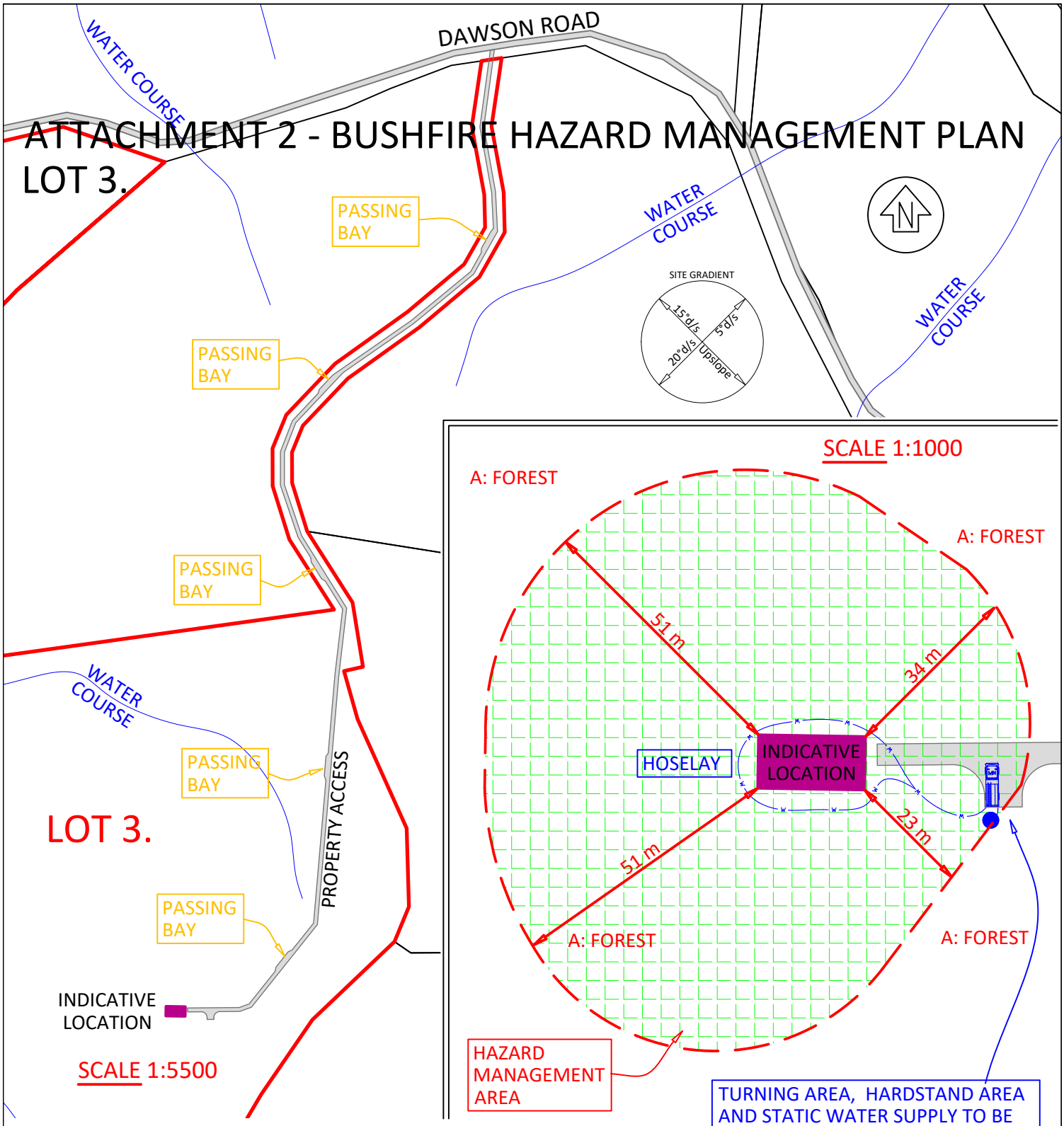
At the time of development of a habitable building, a static water supply with associated signage, fittings and hardstand area will need to be provided in accordance with *Table E5 Static water supply for fire fighting,* the *Code*.

Certified by N M Creese
Accredited Bushfire Hazard Practitioner BFP-118
Scope 1, 2, 3a and 3b
28th September 2022

LARK & CREESE PTY LTD
LAND AND ENGINEERING SURVEYORS
62 Channel Highway
Kingston 7050 Ph. 62296563
info@larkandcreese.com.au
www.larkandcreese.com.au

ADDRESS: 871 DAWSON ROAD, OUSE	
TITLE REF: C.T.177250/2	PID: 9067002
SCALE: See DWG	REF No: 22082-02

ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN LOT 3.



E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015

- *E1.6 Development Standards*

E1.6.1 Subdivision: Provision of hazard management areas

At the time of development of a habitable building within the allotments, a HMA is to be established equal to or greater than the minimum distances required for **BAL-19** in *Table 2.6, AS 3959:2018*.

E1.6.2 Subdivision : Public and fire fighting access

At the time of subdivision, the access to each lot will need to be constructed from Dawson Road to the lot boundaries.

At the time of development of a habitable building, an access compliant with *Table E2 Standards for property access,* the *Code.*

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

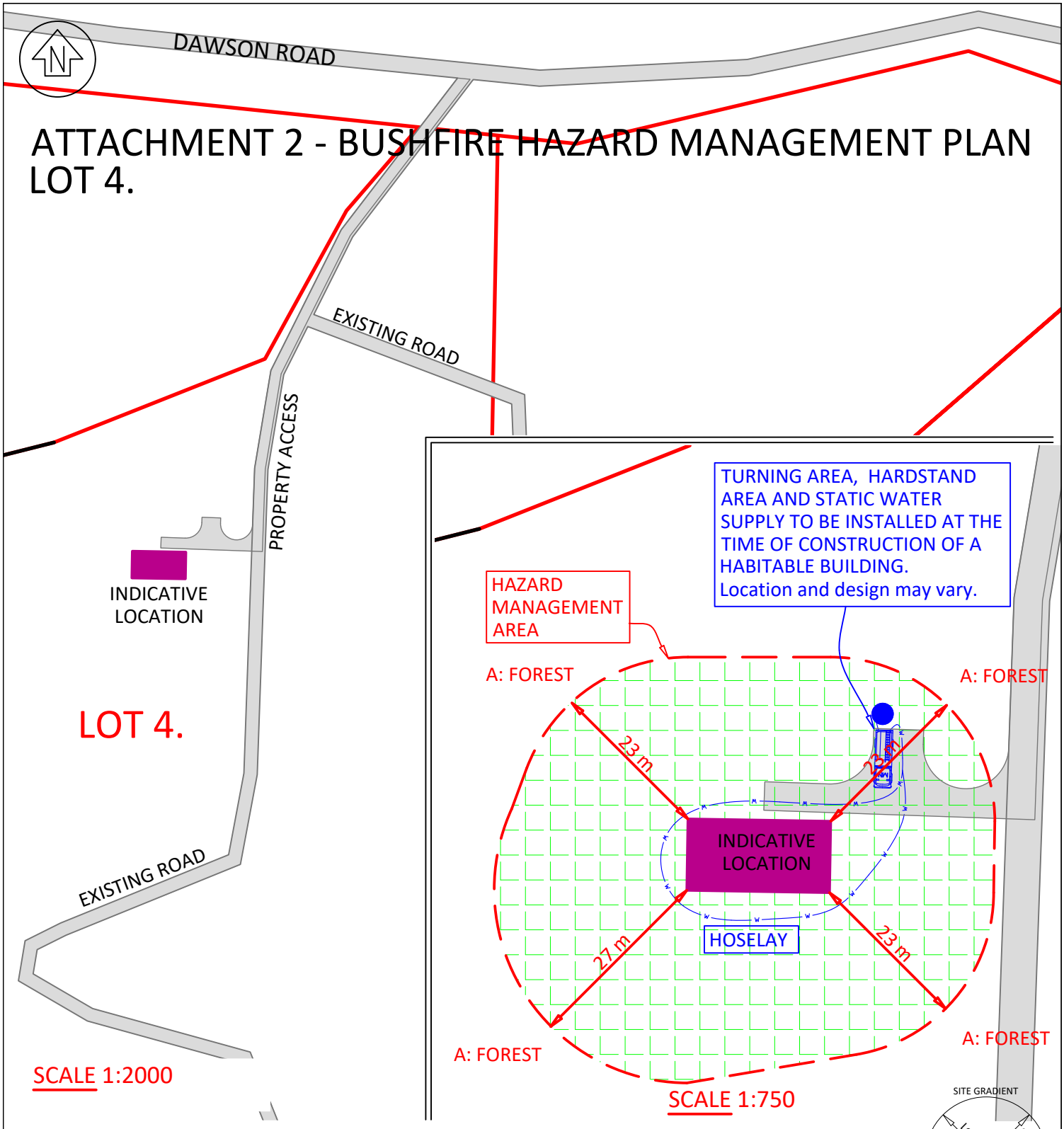
At the time of development of a habitable building, a static water supply with associated signage, fittings and hardstand area will need to be provided in accordance with *Table E5 Static water supply for fire fighting,* the *Code*.

Certified by N M Creese
Accredited Bushfire Hazard Practitioner BFP-118
Scope 1, 2, 3a and 3b
28th September 2022

LARK & CREESE PTY LTD
LAND AND ENGINEERING SURVEYORS
62 Channel Highway
Kingston 7050 Ph. 62296563
info@larkandcreese.com.au
www.larkandcreese.com.au

ADDRESS: 871 DAWSON ROAD, OUSE	
TITLE REF: C.T.177250/2	PID: 9067002
SCALE: See DWG	REF No: 22082-02

ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN LOT 4.



E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015

- *E1.6 Development Standards*

E1.6.1 Subdivision: Provision of hazard management areas

At the time of development of a habitable building within the allotments, a HMA is to be established equal to or greater than the minimum distances required for **BAL-19** in *Table 2.6, AS 3959:2018*.

E1.6.2 Subdivision : Public and fire fighting access

At the time of subdivision, the access to each lot will need to be constructed from Dawson Road to the lot boundaries.

At the time of development of a habitable building, an access compliant with *Table E2 Standards for property access,* the *Code.*

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

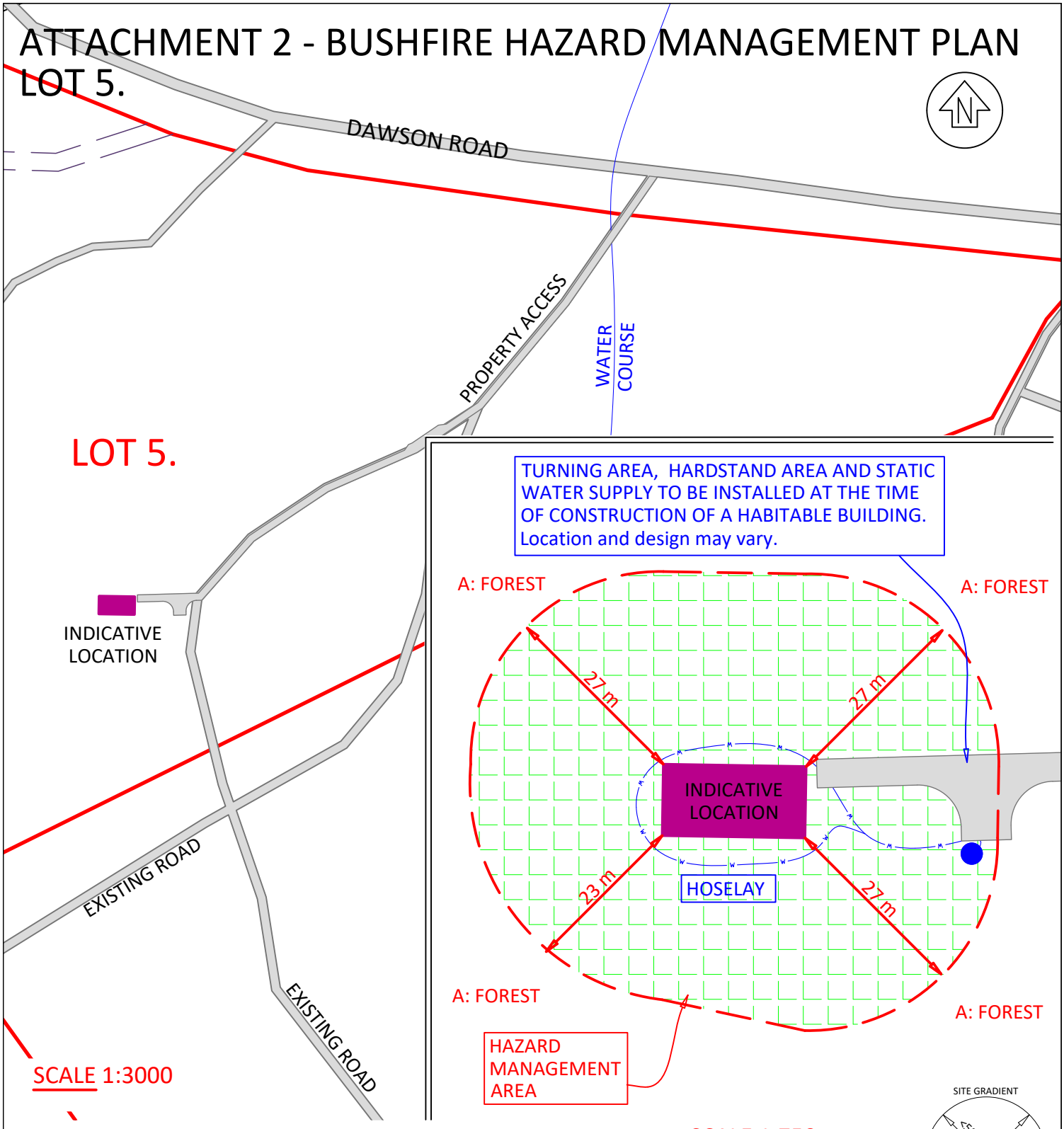
At the time of development of a habitable building, a static water supply with associated signage, fittings and hardstand area will need to be provided in accordance with *Table E5 Static water supply for fire fighting,* the *Code*.

Certified by N M Creese
Accredited Bushfire Hazard Practitioner BFP-118
Scope 1, 2, 3a and 3b
28th September 2022

LARK & CREESE PTY LTD
LAND AND ENGINEERING SURVEYORS
62 Channel Highway
Kingston 7050 Ph. 62296563
info@larkandcreese.com.au
www.larkandcreese.com.au

ADDRESS: 871 DAWSON ROAD, OUSE	
TITLE REF: C.T.177250/2	PID: 9067002
SCALE: See DWG	REF No: 22082-02

ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN LOT 5.



E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015

- *E1.6 Development Standards*

E1.6.1 Subdivision: Provision of hazard management areas

At the time of development of a habitable building within the allotments, a HMA is to be established equal to or greater than the minimum distances required for **BAL-19** in *Table 2.6, AS 3959:2018*.

E1.6.2 Subdivision : Public and fire fighting access

At the time of subdivision, the access to each lot will need to be constructed from Dawson Road to the lot boundaries.

At the time of development of a habitable building, an access compliant with *Table E2 Standards for property access,* the *Code*.

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

At the time of development of a habitable building, a static water supply with associated signage, fittings and hardstand area will need to be provided in accordance with *Table E5 Static water supply for fire fighting,* the *Code*.

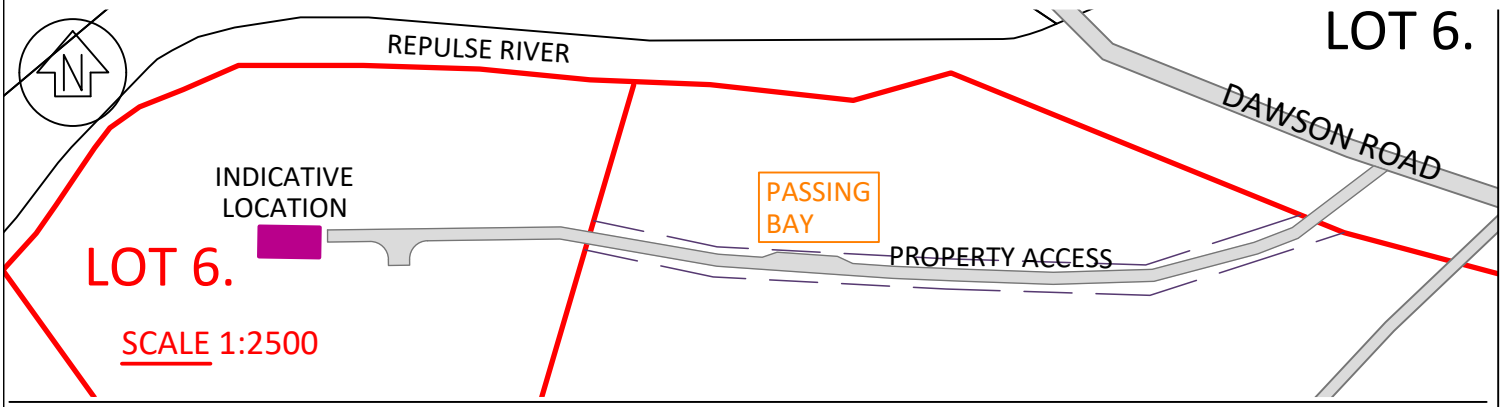
Certified by N M Creese
Accredited Bushfire Hazard Practitioner BFP-118
Scope 1, 2, 3a and 3b
28th September 2022

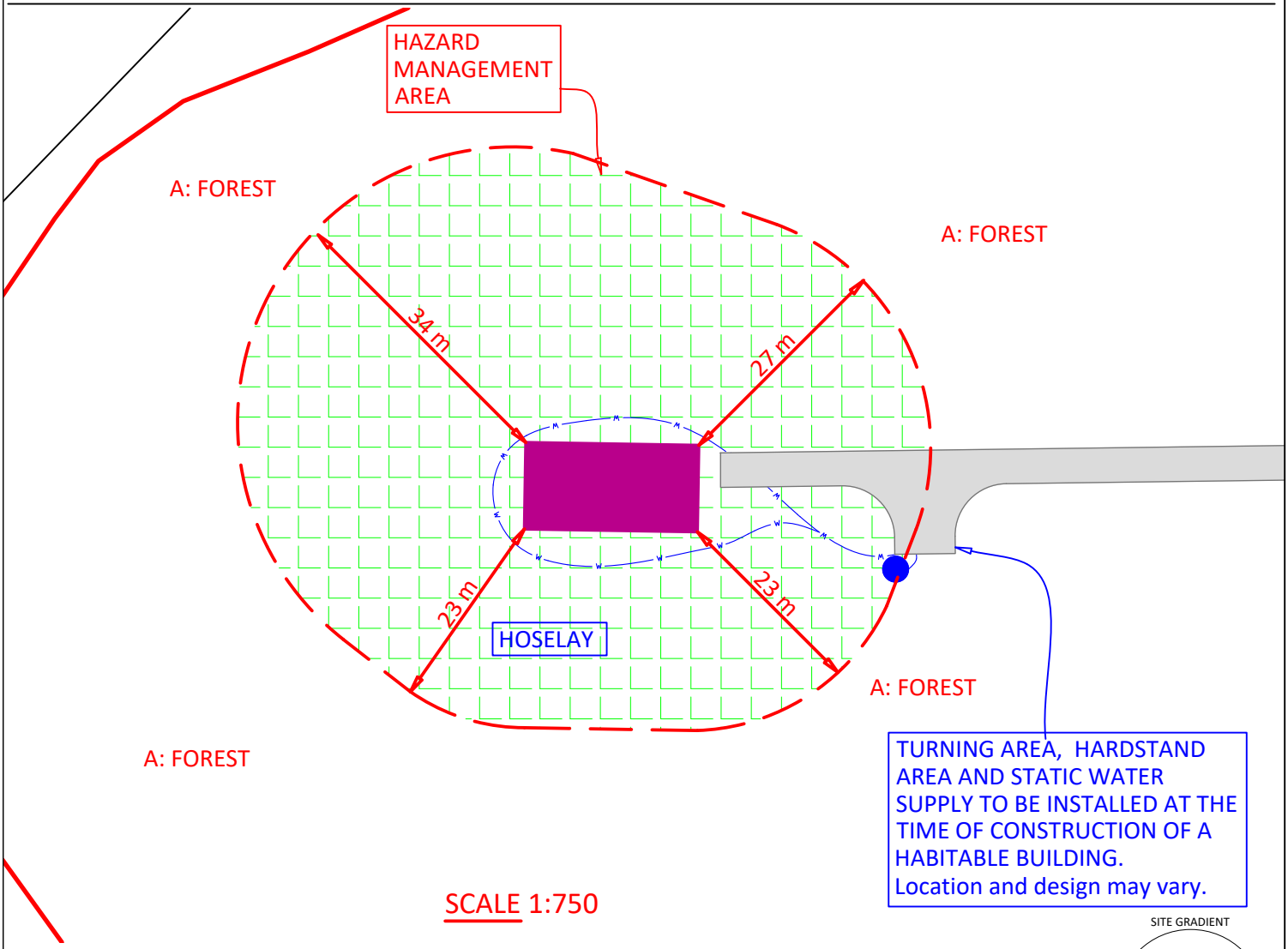
LARK & CREESE PTY LTD
LAND AND ENGINEERING SURVEYORS
62 Channel Highway
Kingston 7050 Ph. 62296563
info@larkandcreese.com.au
www.larkandcreese.com.au

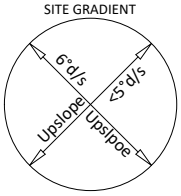
ADDRESS: 871 DAWSON ROAD, OUSE	
TITLE REF: C.T.177250/2	PID: 9067002
SCALE: See DWG	REF No: 22082-02

ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN

LOT 6.







E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015

- *E1.6 Development Standards*

E1.6.1 Subdivision: Provision of hazard management areas

At the time of development of a habitable building within the allotments, a HMA is to be established equal to or greater than the minimum distances required for **BAL-19** in *Table 2.6, AS 3959:2018*.

E1.6.2 Subdivision : Public and fire fighting access

At the time of subdivision, the access to each lot will need to be constructed from Dawson Road to the lot boundaries.

At the time of development of a habitable building, an access compliant with *Table E2 Standards for property access,* the *Code.*

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

At the time of development of a habitable building, a static water supply with associated signage, fittings and hardstand area will need to be provided in accordance with *Table E5 Static water supply for fire fighting,* the *Code*.

Certified by N M Creese
Accredited Bushfire Hazard Practitioner BFP-118
Scope 1, 2, 3a and 3b
28th September 2022

LARK & CREESE PTY LTD
LAND AND ENGINEERING SURVEYORS
62 Channel Highway
Kingston 7050 Ph. 62296563
info@larkandcreese.com.au
www.larkandcreese.com.au

ADDRESS: 871 DAWSON ROAD, OUSE	
TITLE REF: C.T.177250/2	PID: 9067002
SCALE: See DWG	REF No: 22082-02

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] 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:	871 DAWSON ROAD, OUSE
Certificate of Title / PID:	**C.T. 177250-2, 179590/1, 166928/3, PID 9067002**

2. Proposed Use or Development

Description of proposed Use and Development:	SUBDIVISION OF THREE LOTS INTO 6.
Applicable Planning Scheme:	CENTRAL HIGHLANDS INTERIM PLANNING SCHEME 2015

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
PLAN OF SUBDIVISION	Peter Binny Surveyors	1st July 2021	Rev02
BUSHFIRE HAZARD REPORT	N M Creese	28th Sept 2022	22082-02

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

4. Nature of Certificate

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

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

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

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

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

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

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

5. Bushfire Hazard Practitioner

Name:	NICHOLAS MARK CREESE	**Phone No:**	62296563
Postal Address:	62 CHANNEL HIGHWAY KINGSTON, TAS, 7050	**Email Address:**	info@larkandcreese.com.au
Accreditation No:	BFP – 118	**Scope:**	1, 2, 3a, 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: N.M. CREESE **Date:** 28th September 2022

Certificate Number: BFP-118

(for Practitioner Use only)

RJS Surveying Pty Ltd
12 Rada Road
Kettering TAS 7155

Phone: 0419 368 180
E: russell@peterbinnysurveys.com.au

4 November 2022
The General Manager
Central Highlands Council
PO Box 20
Hamilton
TAS 7140
Our Ref 21014

Attention: Planning Dept. Council Ref: DA2021/00072

Re: S Danieluk Pty Ltd & Nigel Tomlin; 871 Dawson Road Ouse & 991 Dawson Road Ouse; Subdivision and Boundary Reorganisation.

In response to "Council RFI 2" issued on 3rd November 2022, we can confirm the following:
- CT 177250/2 is a proposed 2 lot subdivision, creating Lots 1 & 2 on Plan of Subdivision
- CT 166928/4 is not a part of this Application
- CT 166928/3 & 179590/1 is a boundary reorganisation and subdivision, creating Lots 3, 4, 5, 6 as Per Plan of Subdivision. The reorganized boundaries on the Plan of Subdivision are annotated by showing an adhesion symbol along existing boundary lines.
- Subdivision is Staged as noted on the Plan of Subdivision

Additional responses to "Council RFI 2" per items (1) and (2) below.
If you require any further information, please get in touch.

(1) Central Highlands Interim Planning Scheme 2015
- RE: 26.5.2 P1(c)
  The proposed boundary reorganisation encompasses an existing non-agricultural rural resource use (existing power station) within one lot (Lot 6).

- RE: 26.5.2 P1 (f)
  New vacant lots provide a better utilisation of rural land through the reorganisation of boundaries with Folio Reference 179590/1. The rear boundary of CT166928/3 has been straightened to reduce fencing costs and reduce boundary length as it is no longer constrained by the Gunns lease of the land at the rear. The new vacant lots created contain a multiple of options for suitable building areas capable of accommodating residential development satisfying clauses 26.4.2 and 26.4.3. The new vacant lots created will not result in a significant increase in demand for public infrastructure or services. Reticulated water supply is unavailable with domestic water supply requirements reliant on on-site storage.

- RE: 26.5.1 P1 (c)
  Internal lots are to be created as part of the proposed subdivision and boundary reorganisation. Existing internal lots exist for the pattern of development on nearby land (CT179589/1; CT179589/11) and internal lots also exist on part of the proposed development (CT179590/1).

- RE: 26.5.1 P1 (e)
  The land contained in the proposed subdivision and boundary reorganisation provides a variety of options for future rural resource use. The land on the project site includes cleared land areas, former forestry plantation areas and vegetated areas that can support non-agricultural rural resource use.

(2) Existing accesses from Dawson Road

- Lot 6 has an existing access in the location shown on the Plan of Subdivision as “Proposed Right of Way ‘A’ 10.00 Wide” and is not within the Waterway and Coastal Protection Areas Overlay
- Lot 5 has an existing access in the location shown on the Plan of Subdivision as “Right of Way ‘J’ 15.00 Wide (SP166928) To Be Removed” and is located within the Waterway and Coastal Protection Areas Overlay.

Yours Sincerely
Michael Walsh
Peter Binny Surveys

Deputy Premier
Treasurer
Minister for Infrastructure and Transport
Minister for Planning

Level 10, Executive Building, 15 Murray Street, Hobart
Public Buildings, 53 St John Street, Launceston
GPO Box 123, Hobart TAS 7001
Phone: (03) 6165 7701; Email: Michael.Ferguson@dpac.tas.gov.au

Tasmanian Government

Councillor Loueen Triffitt
Mayor
Central Highlands Council
By email: council@centralhighlands.tas.gov.au

Dear Mayor

Consultation on the Regional Planning Framework and draft Structure Plan Guidelines

Phase Two of Tasmania's planning reform agenda is well underway and includes the making of the Tasmanian Planning Policies (TPPs), and a full review of each of the regional land use strategies (RLUS) to be supported by an improved regional planning framework.

The release of the Regional Planning Framework Discussion Paper marks the commencement of the review of the regional planning framework. The regional planning framework refers to the legislative, regulatory or administrative arrangements that support the RLUSs.

The *Land Use Planning and Approvals Act 1993* (LUPA Act) requires that the RLUSs are reviewed following the making of the TPPs. The LUPA Act provides for the making and, to a limited extent, the review of RLUSs. This Discussion Paper seeks your feedback on how the regional planning framework can better provide for the scope and purpose of the RLUSs and processes around their assessment, review and amendment.

The Discussion Paper also introduces the draft structure plan guidelines (SPGs) for comment. Structure plans provide an important strategic link between the RLUSs and the application of zones, overlays, specific area plans and particular purpose zones in the Local Provisions Schedules in the Tasmanian Planning Scheme. Structure plans guide the development or redevelopment of settlements by integrating and coordinating future land uses, development, and infrastructure provision in a sustainable and orderly manner. The draft SPGs aim to establish agreed processes, content and inputs for the preparation structure plans.

Your feedback will assist with informing the preparation of an improved regional planning framework and the draft SPGs.

The Discussion Paper along with the draft SPGs can be viewed under the 'Have Your Say' tab on the Planning in Tasmania website: planningreform.tas.gov.au

CM Ref

Written submissions can be made by close of business on **Tuesday 28 February 2023** in one of the following ways:

1. Via email to yoursay.planning@dpac.tas.gov.au

2. Via post to:
   Department of Premier and Cabinet
   State Planning Office
   GPO Box 123
   HOBART TAS 7001

If you have any queries on the Discussion Paper, draft SPGs, or the broader reforms relating to the RLUSs, please contact the State Planning Office on 1300 703 977 or by email at: stateplanning@dpac.tas.gov.au.

Yours sincerely

Michael Ferguson MP
Minister for Planning

CM Ref

Regional Planning Framework

Discussion Paper

State Planning Office
Department of Premier and Cabinet

Tasmanian Government

Author:
State Planning Office

Publisher:
Department of Premier and Cabinet

Date:
November 2022

Contents

Glossary

The following acronyms and abbreviations are used in this report.

LUPA Act	–	*Land Use Planning and Approvals Act 1993*
LPS	–	Local Provisions Schedule
RLUS	–	Regional Land Use Strategy
TPC	–	Tasmanian Planning Commission
TPPs	–	Tasmanian Planning Policies
TPS	–	Tasmanian Planning Scheme
SPG	–	Structure Plan Guidelines
SPO	–	State Planning Office
SPPs	–	State Planning Provisions

1 Introduction

This discussion paper has been prepared by the Department of Premier and Cabinet's State Planning Office (SPO) and commences the formal consultation on the regional planning framework project. The regional planning framework refers to the legislative, regulatory or administrative arrangements that support Tasmania's regional land use strategies (RLUSs).

The paper has been prepared to assist you in providing feedback on what key elements should be incorporated into the improved regional planning framework.

This discussion paper is informed by targeted consultation undertaken with the planner's reference groups in each of the Cradle Coast, Northern and Southern regions. The feedback received in response to the discussion paper will inform any legislative, regulatory, or administrative changes required, which will also be subject to further consultation.

The discussion paper also introduces the draft structure plan guidelines (SPGs) for comment. The guidelines are not intended to become a statutory instrument. The SPGs are the first step in the formulation of agreed processes and standards for structure plan preparation.

1.1 Background

The three regional land use strategies (RLUSs) in operation in Tasmania were declared in 2011 following the introduction of the *Land Use Planning and Approvals Amendment (State and Regional Strategies) Act 2009*. They were the first plans of their kind in Tasmania and were introduced to promote a regional approach to strategic planning in the State. A review of the RLUSs, along with the legislative and administrative framework in which the RLUSs operate, is necessary to ensure their consistency with the broader planning reform agenda.

The introduction of the State-wide Tasmanian Planning Scheme comprising the State Planning Provisions (SPPs) and the Local Provisions Schedules (LPSs) delivers Phase One of Tasmania's planning reform.

Phase Two of the planning reform agenda commenced in 2021 and includes the preparation and making of the Tasmanian Planning Policies (TPPs), the review of the regional planning framework, and the comprehensive review of the RLUSs, which will involve the preparation and making of the next iteration of the RLUSs.

This discussion paper will focus on the regional planning framework component of the Phase Two reforms. Improving the regional planning framework will better support the comprehensive review of the RLUSs, by defining their scope and purpose and providing processes around their preparation, assessment, declaration, governance, monitoring, review and amendment.

1.2 Role of regional strategic planning in Tasmania's planning system

The RLUSs set out the key agreed strategic directions for a region over the medium to longer-term. They aim to provide certainty and predictability for State government, councils, developers and the community on where, when and what type of development will proceed. In the context of the State's planning reform, the next iteration of the RLUSs will be a key instrument in the spatial implementation and further articulation of the TPPs, due to be made in 2023, in a regional context.

The RLUSs also allow for objectives and characteristics specific to the region to be recognised and strengthened, where their outcomes achieve consistency with the objectives of Schedule 1 of the *Land Use Planning and Approvals Act 1993* (LUPA Act), the State Policies and the TPPs.

The role of the RLUSs in decision-making will remain the same, with the preparation and amendments of each council's LPS required under the LUPA Act to be 'as far as practicable' consistent with the relevant RLUS.

The RLUSs also guides and is informed by local strategic planning documents, such as structure plans, so that finer grain planning can be undertaken where growth or land use change is identified by a RLUS.

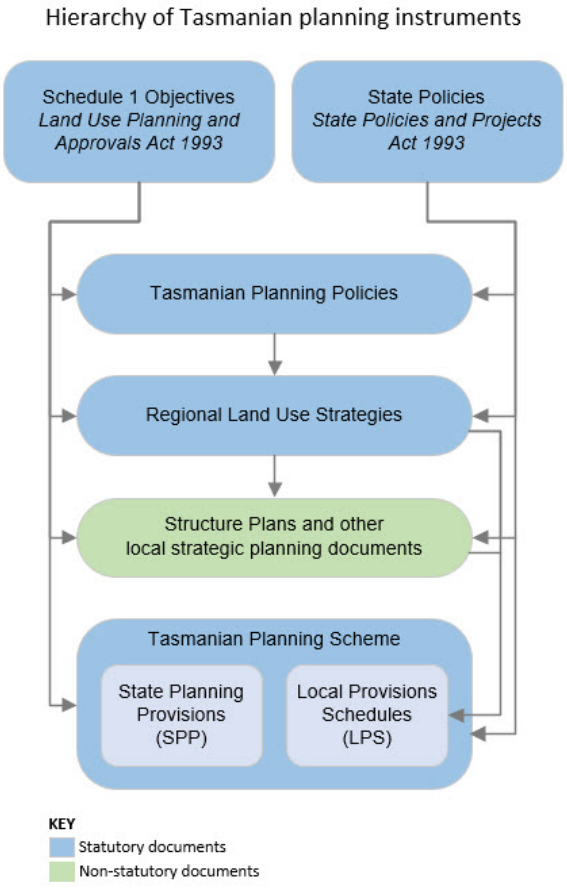


Figure 1: Hierarchy of Planning Instruments

1.3 Need for the regional planning framework review

The current framework and processes for the RLUSs is provided under section 5A of the LUPA Act. The Act provides for the making and, to a limited extent, the review of RLUSs. However, for other components of the planning system, including TPPs, SPPs, and LPSs, the LUPA Act specifies additional matters such as:

- purpose;
- content;
- processes for exhibition, hearings, approval, review and amendment; and
- criteria for assessment.

The lack of such a framework for and the inconsistencies between the RLUSs has resulted in difficulties with interpretation and ambiguity around maintenance, review processes and responsibilities. Effective review of the RLUSs following the making of the TPPs is dependent on such a framework.

The regional planning framework project will be undertaken over a number of stages:

Stage 1 (Figure 1) will provide the processes for the review of the RLUSs required after the making of the TPPs. In this phase it will be necessary to establish a framework that delivers:

- a clear scope and purpose for the RLUSs;
- improved processes for preparing, assessing, declaring, reviewing and amending the RLUSs; and
- a level of consistency between the three RLUSs.

Stage 2 involves:

- determining ongoing governance arrangements; and
- establishing data requirements for review and monitoring the RLUSs.

These components of Stage 2 will be informed by the current comprehensive review of the RLUSs and any relevant outcomes from the Future of Local Government Review. It will also involve ongoing resourcing requirements to be considered and therefore it has been necessary to separate them out from the first stage of work.

1.4 Project overview

The LUPA Act currently requires the RLUSs be reviewed as soon as practicable after the making of the TPPs. Stage 1 of the regional planning framework project will, therefore, need to be in place to support the comprehensive review of the RLUSs once the TPPs are made.

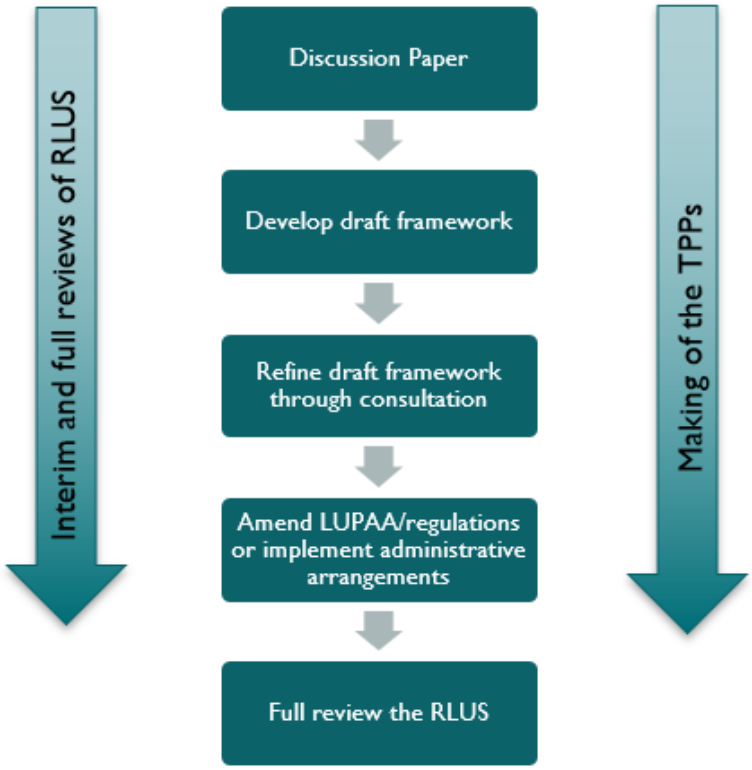


Figure 2: Stage 1 of Regional Planning Framework Project

2 Regional Planning Framework Project – Stage 1

2.1 Scope and Purpose

The current legislative framework requires the RLUSs to be consistent with the TPPs and State Policies, and to further the objectives of Schedule 1 of the LUPA Act. The RLUSs, along with the Tasmanian Planning Scheme, will implement the TPPs.

Section 12B, particularly (1) and (2) of the LUPA Act set out the contents and purposes of the TPPs:

> (1) The purposes of the TPPs are to set out the aims, or principles, that are to be achieved or applied by –
>
> (a) the Tasmanian Planning Scheme; and
>
> (b) the regional land use strategies.
>
> (2) The TPPs may relate to the following:
>
> (a) the sustainable use, development, protection or conservation of land;
>
> (b) environmental protection;

(c) liveability, health and wellbeing of the community;

(d) any other matter that may be included in a planning scheme or a regional land use strategy…

Given the extent of issues covered by the TPPs, it is envisaged that much of the overarching policy currently contained in the RLUSs will now be captured by the TPPs.

The RLUSs will, therefore, need to spatially implement the TPPs, further articulate the TPPs in a regional context (e.g. through implementing settlement and activity centre hierarchies), and capture any regional planning issues consistent with the State Policies and objectives of Schedule 1 of the LUPA Act.

Since the scope of regional strategic planning will be changed by making the TPPs and introduction of the TPS, it may be appropriate that the legislative provisions for regional strategies are revised so general contents and purpose of RLUSs are set out in the legislation or regulations. These could be similar to section 12B of the LUPA Act for the content and purposes of the TPPs such as the following:

(1) The purpose of a regional land use strategy is to set out the policies or strategies that are to be achieved or applied in that region by:

(a) a local provisions schedule; and

(b) any sub-regional or local land use planning strategies.

(2) A regional land use strategy may relate to the following:

(a) the sustainable use, development, protection or conservation of land;

(b) environmental protection;

(c) liveability, health and wellbeing of the community;

(d) any other matter that may be included in a planning scheme or a regional land use strategy.

Some other matters that could be considered are:

- a consistent time horizon for the RLUSs;
- specifying that the RLUSs may include:
    - spatial application of the TPPs, regional or sub-regional policy;
    - regional policies and strategies to strengthen the social, economic and environmental attributes specific to the region; and
    - identification of any sub-regions or inter-regional relationships;
- that the RLUSs are to be accompanied by:
    - any relevant background reports and supporting studies;
    - a plan detailing how the RLUS will be implemented including:
        - prioritising or staging the release of land for settlement growth;
        - provision of key infrastructure;

- governance arrangements for implementation; and
- funding arrangements and prioritisation.

Whilst the contents and purposes of the TPPs and SPPs are provided for in the legislation, consideration can also be given to including these matters in the regulations to the LUPA Act, or as administrative arrangements for the purposes of the RLUSs. This allows their purpose and content to be more easily updated as the RLUSs evolve after the making of the TPPs.

Please provide your feedback on the purpose and scope:

Do you agree that the general content and purposes of the RLUSs should be outlined in the legislation or regulations similar to the TPPs and SPPs?

Do you agree with the suggested contents above? Are there other matters you think the RLUSs could capture?

2.2 Consistency

A key outcome of Tasmania's planning reform is to achieve a degree of consistency across planning instruments to improve the ease in which the planning system can be engaged with, and to deliver more certainty.

One of the aims of the regional planning reforms is to achieve some consistency between the three RLUSs.

In achieving the right level of consistency, the following should be considered:

- development of a template for RLUSs, which could be referred to in the legislation or regulation as an instrument prepared in a 'form approved by the Minister';
- consistent use of terminology and definitions; and
- consistent features such as categorisation of settlements and activity centres within hierarchies.

Please provide your feedback on the consistency:

What attributes should be consistent across regions (e.g., terminology, categorisation of settlement etc)?

Should there be a template for RLUSs?

2.3 Preparing regional land use strategies

Early preparation for the comprehensive review of the RLUSs after the making of the TPPs is already underway. Regional and local strategic work is being partly funded by the SPO and

has commenced in each of the regions. This work will provide data to feed into the review of the RLUSs. It will also assist in identifying the data required for ongoing monitoring and review of the RLUSs as part of Stage 2 of the regional planning framework project.

As part of the RLUSs review, each of the three regions has either appointed or is in the process of appointing a Regional Planning Coordinator. It may be that the work and preparation of the next iteration of the RLUSs is managed by the Regional Planning Coordinators, in collaboration between the councils in each of the regions and the SPO in consultation with the relevant State agencies, service and infrastructure providers and other relevant stakeholders.

Models for future reviews and preparing future iterations of the RLUS will comprise part of the consideration for the ongoing governance of the RLUSs under Stage 2 of the regional planning framework project. This will also be informed by any relevant outcomes from the Future of Local Government Review.

2.4 Assessing and declaring regional land use strategies

Under section 5A (3) of the LUPA Act an RLUS is currently declared by the Minister for Planning if satisfied that it meets the objectives of Schedule 1 of the LUPA Act and is consistent with the State Policies and TPPs.

The RLUSs have a public interest because landowner rights are impacted by a LPS or a LPS amendment required to be 'as far as practicable' consistent with the RLUSs. The LUPA Act, however, currently does not specify any process around public consultation or hearings for declaring or amending a RLUS.

Consideration should be given to whether the RLUSs should be assessed in a similar manner to the TPPs.

In assessing the draft TPPs, the TPC must consider:

- whether the draft TPPs meet the TPP Criteria by:
    - furthering the objectives of Schedule 1 of the Act;
    - being consistent with any relevant State Policy;
- all representations received during the public exhibition period;
- relevant matters raised at a hearing in relation to a representation;
- any matters of a technical nature in relation to the application of the TPPs into the SPPs or RLUSs.

The legislation provides that the Minister may make the TPPs if satisfied that, on the advice of the TPC, they meet the TPP Criteria.

An updated framework should consider whether the RLUSs are subject to consideration by the independent TPC, and whether this process should involve consideration of representations received and hearings into the RLUSs, with subsequent recommendations made to the Minister.

When assessing a RLUS, it may be that the TPC consider:

- whether the RLUSs:
    - further the objectives of Schedule 1 of the Act;
    - are consistent with the State Policies;
    - are consistent with the TPPs;
- all representations received during the public exhibition period;
- relevant matters raised at a hearing in relation to a representation;
- any matters of a technical nature in relation to the application of the
    - TPPs into a RLUS; and
    - RLUS into a LPS.

Please provide your feedback on assessing and declaring RLUS:

Should the RLUSs be subject to an assessment process by the TPC with recommendations made to the Minister? Should the assessment process include public hearings?

Should the matters be taken into consideration when assessing a RLUS be similar to the TPPs? Are there any different matters that should be included?

2.5 Reviewing regional land use strategies

Currently under the LUPA Act, the review cycles for each of the TPPs, SPPs and LPSs are every 5 years.

The review process for the TPPs, under section 12I of the LUPA Act, requires the Minister to:

- review the TPPs; or
- direct the TPC to review the TPPs and make recommendations to the Minister; and
- table a report to Parliament on completion of the review by the Minister or the TPP.

The review process for the SPPs requires the Minister to:

- review the SPPs; or
- direct the TPC to review the SPPs and make recommendations to the Minister.

Under section 5A (6), the Minister is required to keep the RLUSs under periodic review, and under section 5A (8), review the RLUSs as soon as practicable after the making or amendment of the TPPs to ensure the strategies' consistency with the TPPs. However, no timeframes or processes are specified for the periodic reviews, such as with the TPPs or the SPPs.

Please provide your feedback on reviewing RLUS:

Should the timeframes for review of the RLUSs continue to reflect the 5 yearly cycle of the other instruments, triggered by the making or amendment of the TPPs?

Should any other matters trigger the review of the RLUSs?

Should the review process for the RLUSs be similar to that of the TPPs and SPPs?

2.6 Amending regional land use strategies

The LUPA Act does not provide a process for amending RLUSs, although allows for their amendment by requiring the Minister to keep the RLUSs under periodic review.

Currently amendments are managed through the declaration process provided for under the LUPA Act. Under section 5A (4) before declaring a RLUS, the Minister must consult with:

- the TPC;
- the planning authorities; and
- State service agencies and State authorities as the Minister thinks fit.

Under section 5A (3), having received advice from the TPC, the Minister may declare a land use strategy that:

- furthers the objectives of Schedule 1 of the LUPA Act;
- is consistent with the State Policies; and
- is consistent with the TPPs.

In comparison, specific criteria provide for amendment of the TPPs under the LUPA Act. Section 12H of the Act outlines the processes for an amendment of the TPPs, with a shortened process for minor amendments.

An amendment to the TPPs may consist of:

a) an amendment of one or more of the provisions of the TPPs; or

b) the insertion of one or more provisions into the TPPs; or

c) a revocation of one or more of the provisions of the TPPs; or

d) the substitution of one or more of the provisions of the TPPs.

Part 2A of the LUPA Act then applies to an amendment of a TPP as it would to the preparation of a new TPP, but with shortened timeframes in acknowledgement of the narrower scope (see section 12H(3) of the LUPA Act). An amendment of a TPP, therefore, requires a period of public exhibition, the receipt of representations and consideration by the TPC with a recommendation to the Minister.

An amendment of the TPPs may also be considered a minor amendment if:

e) the Minister is of the opinion that the public interest will not be prejudiced if the draft amendment of the TPPs is not publicly exhibited; and

f) the draft amendment of the TPPs is for one or more of the following purposes:

(i) correcting an error in the TPPs;

(ii) removing an anomaly in the TPPs;

(iii) clarifying or simplifying the TPPs;

(iv) amending a provision of the TPPs other than so as to change the intent of a policy expressed in the TPPs;

(v) bringing the TPPs into conformity with a State Policy;

(vi) a prescribed purpose in the Regulations.

The TPPs minor amendment process enables the amendments to be made without going through the full process of public exhibition and detailed review by the TPC.

For the RLUSs, there is an opportunity to consider a tiered approach similar to the TPPs. This could include processes:

- for declaring the next iteration of the RLUSs;
- for making amendments to the RLUS, which is the same as the original declaration, but with shortened timeframes; and
- for making minor amendments to the RLUS (e.g. correcting errors and making clarifications) in accordance with set criteria without having to go through the full amendment process.

The RLUSs have not been subject to a comprehensive review since their declaration in 2011. The absence of such review has created a need to amend some of the strategies to address immediate issues and growth pressures.

It is anticipated that with more regular reviews of the RLUSs undertaken as part of the improved regional planning framework, the need for amendments to the RLUSs outside the review cycles may be reduced. Furthermore, if adequate land supply is provided for after the next iteration of the RLUSs, and that supply is subject to more regular review, consideration should be given to what matters may trigger the need to amend the RLUSs outside the review cycle.

Please provide your feedback on amending RLUSs:

Should the LUPA Act provide a specific process for amending RLUSs? Should that process be similar to that of the TPPs?

Should different types of amendments be provided for, such as a minor amendment of the RLUSs?

What matters should qualify as triggers for amending a RLUS?

If more regular reviews are required or the RLUSs, should a request for amendments of a RLUS be provided for, and who should be able to make such a request?

---

3 Structure plan guidelines

2.3 Background

As part of the regional planning framework reforms, the SPO has been undertaking some targeted consultation for the development of structure plan guidelines (SPGs).

Structure plans strengthen communities by establishing a shared vision that guides the development or redevelopment of settlements by integrating and coordinating future land uses, development and infrastructure provision in a sustainable and orderly manner.

Structure plans include spatial representation of existing and proposed land use, social and physical infrastructure and services, natural hazards, natural values, physical and topographical features.

The SPGs, once finalised, are intended to represent agreed guidelines in relation to the input, contents and processes around the preparation of structure plans at the local level.

The SPGs are not intended to be statutory or regulatory instruments. As agreed guidelines, they can be updated when required to ensure they remain fit for purpose.

2.4 How do the structure plan guidelines relate to the regional planning framework project?

The preparation of the draft SPGs augments the regional planning framework project and the early stages of the comprehensive review of each of the RLUSs.

Whilst structure plans are not statutory instruments within Tasmania's planning system, they provide a strategic link between the RLUSs and LPSs. Structure plans also provide an important component in resolving regional and local issues where it comes to managing settlements and use and development changes.

The LUPA Act requires a LPS and a LPS amendment to be 'as far as practicable' consistent with the relevant RLUS. The RLUSs also often refer to structure plans to provide finer grain planning, particularly where use and development change is identified. The draft SPGs are, therefore, intended to assist planners, developers and councils in the preparation of a more robust structure planning process improving acceptance from decision makers, infrastructure and service providers and the community.

Strategic planning studies, data collection and analysis projects are underway as part of the preparation for the comprehensive review of the RLUSs following the making of the TPPs. This work is largely being undertaken at the regional and local level with the support of the SPO. Local strategic planning undertaken by councils in the three regions is a key aspect of this work, and the preparation of the draft SPGs will assist in informing the work at the local level.

Given the statutory RLUSs reviews are due after the TPPs are made, there is scope for the structure planning to inform the next iteration of the RLUS. The manner in which a structure plan may inform the review of RLUSs is provided in the guidelines below.

2.5 Targeted consultation

The draft SPGs in Appendix 1 have been prepared by the State Planning Office (SPO) following targeted consultation with regional planner's groups in each of Tasmania's three regions, key State agencies, infrastructure and service providers and the TPC.

The key issues arising from the targeted consultation indicates that structure planning should involve the following key features:

- engagement should be undertaken with State agencies, councils, infrastructure and service providers at the preliminary stages of structure plan preparation, as well as at other key stages in the structure planning process;
- early and ongoing consultation with the community;
- processes through which councils, planners or developers can more easily engage and consult with interested State agencies in planning matters;
- consideration should be given to all issues relevant to the structure plan area, and avoid ignoring issues in order to focus on a narrow set of objectives;
- consideration for issues more broadly (e.g. impacts on social and physical infrastructure and services beyond local matters; productive resources; natural values; natural hazards responded to adequately);
- justification for the any growth provided for by the structure plan in the context of broader sub-regional or regional growth;
- based on quality inputs and studies and up to date data and projections; and
- a suggested contents or list of matters/checklist that the structure plans should address (where relevant).

Please provide your feedback on the draft Structure Plan Guidelines.

Do you think the draft structure plan guidelines will assist councils, planners, developers and the community with an understanding of what should be contained in a structure plan and what the structure plans should achieve?

Are there any other additional matters or issues that should be considered for inclusion in the guidelines?

---

4 Next steps

Once the consultation period has concluded, the State Planning Office will carefully consider all comments received.

Feedback received from this consultation period will assist in informing any legislative, regulatory or administrative change required to improve the regional planning framework. A consultation report will be prepared in response to the feedback received.

Any legislative or regulatory changes will be subject to further consultation processes.

5 Feedback

Please provide feedback your feedback on the Regional Planning Framework Discussion Paper or the draft SPGs to yoursay.planning@dpac.tas.gov.au.

For any other queries regarding planning reform contact the State Planning Office on Ph: 1300 703 977 or stateplanning@dpac.tas.gov.au.

Appendix 1 – Draft Structure Plan Guidelines

Tasmanian Government

Department of Premier and Cabinet
State Planning Office

Phone:
1300 703 977

Email:
Stateplanning@dpac.tas.gov.au

www.planningreform.tas.gov.au

Structure Plan Guidelines

Draft

November 2022

State Planning Office
Department of Premier and Cabinet

Tasmanian Government

Author:
State Planning Office

Publisher:
Department of Premier and Cabinet

Date:
November 2022

Contents

Glossary

The following acronyms and abbreviations are used in this report.

LUPA Act	–	*Land Use Planning and Approvals Act 1993*
LPS	–	Local Provisions Schedule
RLUS	–	Regional Land Use Strategy
TPP	–	Tasmanian Planning Policy
TPS	–	Tasmanian Planning Scheme
SPG	–	Structure Plan Guidelines
SPO	-	State Planning Office
SPP	–	State Planning Provision

1. Introduction

The Structure Plan Guidelines (SPGs) are intended to provide agreed guidance for the preparation of structure plans at the local strategic planning level.

The SPGs provide for some core elements that are intended to deliver structure plans that involve appropriate stakeholder engagement and community consultation, and coordinate growth with the provision of services and infrastructure in a manner that integrates with the surrounding area.

It is not intended that the SPGs prescribe a methodology for the structure planning process, however, there has been an identified need across State government and councils to reach agreement on defining what structure planning is, as opposed to other forms of local strategic planning, such as settlement strategies or master plans, and what their purpose and content should be.

The SPGs may also be considered when preparing other types of local strategic planning documents, such as masterplans or residential settlement strategies, where guidance within the SPGs is relevant to the preparation of these plans.

1.1 Structure planning in Tasmania's land use planning system

Structure plans play an important role in local strategic planning in Tasmania. Structure plans are not one of the statutory instruments in the Tasmanian planning system (Figure 1), however, they have a key role in implementing and articulating the regional land use strategies (RLUSs) at the local level.

In Tasmania, structure plans provide finer grain planning to manage settlements. Preparation and review of RLUSs identifies at a regional level where use and development should occur, including for residential, commercial, industrial, or community-based uses. The RLUSs also establish a network of settlement and activity centre hierarchies to prioritise growth within settlements.

Structure plans prepared at the local level then inform the application of zoning and overlays in LPSs, and the preparation of specific area plans or particular purpose zones where a more unique integration of use and development is required, which are implemented through LPS amendments.

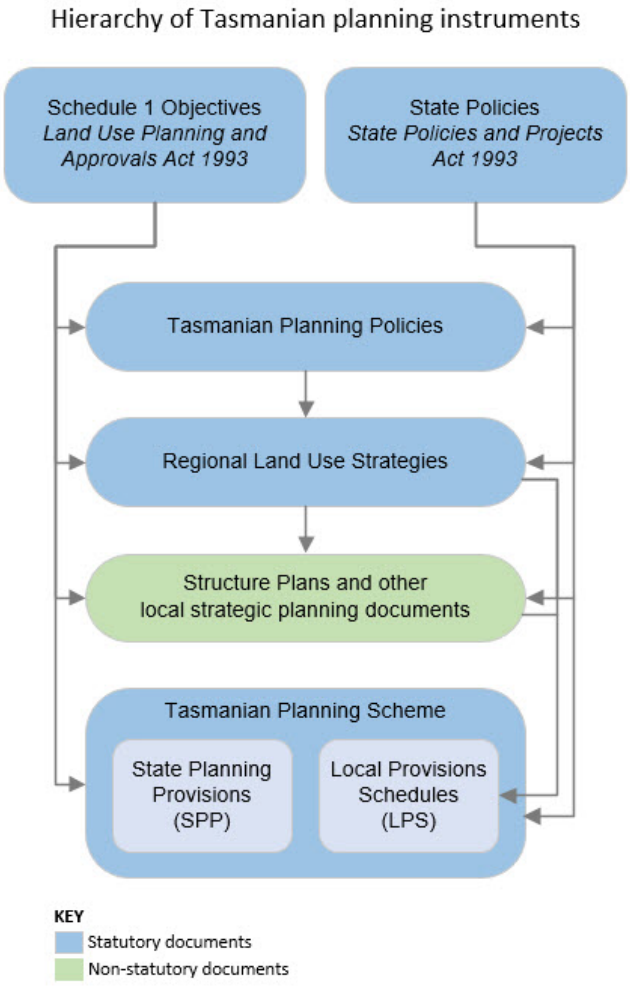


Figure 1: Tasmania's land use planning instruments

Structure plans, therefore, provide a strategic link between the RLUSs and local level planning within municipalities to resolve regional and local priorities where the RLUSs identify land use and development changes related to settlements.

Structure plans should also provide for outcomes that are consistent with the broader planning policy and legislative framework, including the RLUS, the Tasmanian Planning Policies (TPPs), the objectives of Schedule 1 of the LUPA Act or the State Policies.

Given the statutory RLUS reviews are due after the TPPs are made, there is scope for structure planning to inform the next iteration of the RLUSs. The manner in which a structure plan may inform the review of RLUSs is provided in the guidelines below.

Structure plans, however, need not be confined to objectives outlined in the RLUS or the broader planning policy framework. As a locally prepared plan, they can deliver community aspirations beyond the existing planning policy framework. For instance, a structure plan may introduce urban design objectives to strengthen the public realm, objectives for sustainable design or urban landscaping features, or identify a specific mix of uses to deliver a particular activity precinct.

Structure plans are usually prepared by a council to coordinate infrastructure and service provision with land use and development changes. However, they may also be prepared by a developer in support of a planning scheme amendment to accommodate a specific development, such as a residential subdivision, commercial or industrial precinct.

1.2 Defining structure plans

Broadly, structure plans guide the management of settlements and land use and development changes by integrating and coordinating future land uses, development and infrastructure provision at a local level in a sustainable and orderly manner.

Structure plans should strengthen communities by establishing a shared vision that builds on existing opportunities and strengths whilst managing the impacts of future use and development.

Structure plans include spatial representation of existing and proposed land use, social and physical infrastructure and services, natural hazards, natural values, physical and topographical features.

They must incorporate policy, objectives and actions that are consistent with the broader statutory and policy planning framework and support efficient infrastructure and service delivery.

1.3 What structure plans should achieve

Depending on the scale and purpose, a structure plan can achieve the following:

- manage and coordinate changes in use and development across a spatial area in an integrated manner that manages land use conflict;
- manage settlements and use and development changes in stages coordinated with the provision of necessary services and infrastructure to provide for orderly planning;
- manage settlements and land use and development changes in a way that considers the need to protect natural values, avoid or manage use and development in areas subject to natural hazards and respond to topographical features;
- plan for elements required to deliver sustainable communities by capturing community aspirations and incorporating components such as active and sustainable transport options, integration of natural and open space features, compact and integrated activity centres and a range of housing densities;
- improve liveability through the provision of land for opportunities for economic growth and access to employment, education, community services, entertainment cultural activities; and
- strengthening the public realm through urban design and built form outcomes that activate activity centres or specialised precincts.

1.4 Types of structure plans

In Tasmania, structure plans may be prepared at a variety of scales and for different purposes appropriate to the required planning outcome. An example of some of the structure plans prepared include:

- Township or settlement structure plan – these structure plans are usually prepared for a whole settlement or town, including a rural town or village outside the metropolitan areas. Their vision may address the strengthening or renewal of existing urban areas, areas of new growth, or provision of specific uses such as commercial, industrial, community, open space and recreation.
- Greenfield structure plans – provide for new growth areas on an identified greenfield site within an urban growth boundary or on an urban fringe. They may vary in scale providing for a small residential subdivision to relatively large areas of growth involving an integration of different land uses.
- Precinct structure plans – guide use and development for the creation of various precincts that are individually distinguishable through their mix of uses, character, urban form or a particular public realm outcome. Precinct structure plans can be prepared for the renewal of existing urban and metropolitan areas or the creation of new precincts in greenfield areas. They involve a comprehensive degree of planning inherent in structure planning, such as coordinating transport, physical and social infrastructure.

In practice, the scope of structure plans and their role in the planning system can vary considerably. Components of structure plans may also be found in various other plans, such as a development plan, settlement plan or a masterplan. Similarly, various terminology may be used to describe what is essentially a structure plan.

1.5 Maintenance of the guidelines

The SPGs are not a statutory or regulatory instrument and may be modified as and when necessary.

Any feedback on the operation of the SPGs may be provided to the SPO to inform maintenance of the guidelines.

1.6 How the guidelines should be used

The SPGs have been prepared to assist planners, councils and developers in preparing structure plans. They are intended to represent an agreed understanding around some key inputs into the structure planning process, and what a structure plan document should include.

As outlined, structure plans can vary significantly in scale and scope. It is intended that the SPGs be used for the preparation of a structure plan as appropriate to the particular scale and purpose of the plan. It is not intended to draw in any matters that are not relevant to the structure plan or process.

Similarly, the types of structure plans discussed, or the suggestions made in the SPGs should not limit the scope of a structure plan being prepared. The examples given in the SPGs provide context around how they should be applied, but are not an exhaustive list of considerations.

The SPGs do not seek to downgrade or invalidate structure plans previously prepared. Rather, they represent the agreed guidelines and objectives for the preparation of future structure plans should achieve going forward. The SPGs can also be used to inform future reviews of existing structure plans.

The document should be read as a whole, with Section 1 providing context and general guidance to structure plan preparation. The key components and processes in Section 2.1 below, outline what a structure plan should achieve, its key components, or processes around structure planning that are critical their success.

The Guidelines for Structure Plan Contents under Section 2.2 outline the information that should appear in a structure plan document.

2. Structure Plan Guidelines

The SPGs provide for the preparation of structure plans that can be accepted for implementation of the RLUSs and other planning objectives consistent with the policy framework to support the preparation of or amendment to an LPS.

The guidelines should be able to provide for strategic planning work that is broad in its delivery. Outlined below are some of the key processes and inputs of successful structure planning and should be utilised as relevant to the scale and scope of the structure plan being prepared.

2.1 Key components and processes

2.1.1 Definition and purpose

The purpose of the structure plan will be determined by the high-level objectives to be achieved that led to the need for preparing a structure plan. Some examples of a structure plan's purpose include:

- additional residential, commercial or industrial areas at various locations across an existing township;
- new greenfield residential areas and associated activity centre; or
- redevelopment and renewal of an existing urban area to achieve particular urban design or public realm outcomes.

The objectives for the structure plan may arise from other strategic planning work, such as a RLUS or a municipal settlement strategy, that identifies a need for finer grain planning to manage settlements at the local level.

In determining the purpose of a structure plan, it is also important to define the area to which the structure plan will relate. The spatial area will inform what issues the structure plan will need to consider and who should be engaged and consulted throughout the structure planning process. In establishing the structure plan area, the following matters should be considered, where appropriate:

- whether there is adequate space to accommodate the new areas of residential, commercial, industrial or other use and development within the time horizon anticipated by the structure plan and at the densities required;
- whether servicing and infrastructure networks necessary to provide for the anticipated use and development changes can be accommodated, such as for road, public transport, active transport;
- the need to buffer any impacts generated by activity proposed within the structure plan;
- the integration of public open space networks, and additional recreation or community facilities required; and
- the need to exclude land subject to natural hazards or requiring protection for natural values.

Throughout the structure planning process the purpose and the spatial boundaries of the structure plan may be refined as a result of outcomes from stakeholder engagement, community consultation or research and analysis undertaken.

2.1.2 Timeframes

An overall timeframe should be established that the structure plan is to provide for.

In preparing structure plans, particularly those providing for settlements, it is beneficial to consider the timeframes provided for by the relevant RLUS and its review period. This allows any growth identified by the RLUS to be further articulated by strategic planning at the local level in a coordinated manner.

2.1.3 Background research and data collection

Preparation of a structure plan should be informed by key inputs, data and studies underpinned by rigorous and tested methodologies. Specialists may be needed to advise on selecting the appropriate data to match the analysis and achieve the aims of the structure plan.

The inputs informing the structure plan preparation should include:

- statutory planning policy and legislative framework;
- any relevant infrastructure or service delivery strategy or plan;
- any existing information or study that may inform the context and analysis of the structure plan or the development of its strategies and actions;
- the preparation of new studies or investigations to address any gaps, or provide for more up-to-date inputs, to inform the context and analysis of the structure plan or the development of its strategies and actions;

- any relevant regional or sub-regional strategic planning work, including settlement or population strategies, that may impact or be impacted by the structure plan;
- other relevant policies or strategies developed by local, State or Federal government that may be relevant to the objectives of the structure plan;
- the most up-to-date available population, demographic, economic and employment data and projections, as appropriate; and
- issues arising from stakeholder engagement and community consultation.

The background research and data collection should inform the need for the structure plan, and its context, vision and any methodology used to develop the strategies and actions required to achieve the structure plan's objectives.

Additional research or studies may be required as the structure plan process progresses, and in response to issues raised during stakeholder engagement and community consultation.

The scale and purpose of the structure plan will determine the types of studies and extent of research required to inform the structure plan. The range of issues that might require specialised studies and research are outlined in the Guidelines for Structure Plan Content under Section 2.2.

2.1.4 Stakeholder engagement and community consultation

Stakeholders should be identified, and stakeholder engagement plans developed early in the structure plan process. This will allow key contributors, such as State agencies, service and infrastructure providers, and other relevant bodies, to be engaged early in the scoping stage, as well as at other key stages of the process.

Consultation with infrastructure and service providers should occur before community consultation so that critical issues are identified prior to public involvement. This ensures community participation and the structure plan vision are based on achievable parameters and options.

Earlier engagement of stakeholders allows for a holistic and coordinated approach to integrating service and infrastructure provision with use and development changes. Early input from stakeholders can assist in identifying constraints and opportunities to evolve a structure plan that incorporates a broader set of concerns and aspirations. This can result in developing more achievable strategies and actions.

Early engagement can also achieve 'buy in' to the structure plan from important stakeholders and allow for adequate planning or prioritising of resources or funding within a stakeholder's organisation.

There will be other key stages at which stakeholders should be engaged throughout the process. These might be prior to the release of a document, such as a discussion paper, draft structure plan, final structure plan, or at any stage where input is required into analysis; or for the development of strategies and actions for the structure plan.

The nature of the stakeholder engagement plan will be defined by the structure plan's scale and scope, and by the methodology preferred by those responsible for undertaking the engagement process. The more robust the stakeholder engagement process, however, the more efficient and achievable implementation of the structure plan is likely to be.

Stakeholder engagement should not be limited to physical service and infrastructure providers. Depending on the issues the structure plan raises, there may be a broad range of considerations, including:

- physical services and infrastructure, such as roads, public transport, electricity, stormwater, water and sewerage networks;
- delivery of social infrastructure such as aged care, health and education services;
- emergency management;
- the protection of natural or cultural values;
- management of risks associated with natural hazards risk;
- agricultural land; and
- productive resources.

An example of some of the key stakeholders that may be engaged include:

- Council;
- business and landowners;
- property developers;
- TasWater;
- TasNeworks;
- TasRail;
- Department of State Growth (including roads and infrastructure, passenger transport, mineral resources);
- Department of Education;
- Department of Health and Human Services;
- Department of Communities;
- Homes Tasmania;
- Aboriginal Heritage Tasmania;
- Heritage Tasmania;
- Department of Primary Industries, Parks, Water and Environment;
- Public transport operators;
- regional NRM bodies.

The SPO is putting a framework in place to assist councils, planners and developers to more easily engage with key personnel across State government agencies to assist with the stakeholder engagement process.

Community consultation should also be undertaken in the early stages of the process to allow for a shared vision to evolve that captures community aspirations and concerns. Consultation may be broad to capture a range of issues, and it may need to involve targeted consultation to resolve specific issues that are of concern to a particular segment of the community. Early consultation with the community can also help to identify missing cohorts in the community and inform adjustments to the stakeholder engagement plan.

As with stakeholder engagement, community consultation should be undertaken at key points throughout the structure planning process, including the stages after finalisation of the structure plan. The outcomes of consultation should inform the structure plan as it evolves, as well as its monitoring and review phases.

The objectives of the structure plan should be clearly communicated during community consultation. To achieve wide acceptance of the structure plan, it is important that members of the community have a thorough understanding about what aspects of the structure plan they may influence and the extent to which the process can address their aspirations and concerns.

Community consultation can seek to achieve a range of purposes throughout the structure planning process. These may include:

- informing the community that a structure plan will be prepared;
- seeking the community's input to influence the vision;
- collaborating with community representatives or community groups to resolve defined issues, such as the provision of or impacts to community facilities;
- receiving community feedback on draft structure plan strategies or actions;
- informing the community of works associated with implementation of the structure plan; or
- receiving input and feedback from the community for the purposes monitoring the success of the structure plan.

Any consultation plan developed should employ methods and tools most appropriate to the purpose of consultation and the stage the structure planning process is at.

Consideration can be given to engaging community consultation and stakeholder engagement specialists to assist with the preparation and undertaking of the consultation plan.

2.1.6 Analysis and options evaluation

The background research, data collection and studies should be analysed to determine how the objectives of the structure plan can be best achieved.

Analysis and evaluation need not occur at a single point during the structure plan preparation. The background research and studies, stakeholder engagement and community consultation will inform various stages of the analysis process, and likewise, the process of options evaluation can inform requirements for further research, consultation or engagement.

The analysis and evaluation should be informed by:

- all inputs comprising the background research, data collection and studies;
- outcomes of stakeholder engagement and community consultation including aspirations and concerns;

- rigorous and tested methodologies that identify constraints and opportunities (such as SWOT (strengths, weaknesses, opportunities, threats));

Options developed from the above points should form the basis for the formulation of strategies and actions that best meet the objectives of the structure plan.

2.1.7 Vision

A shared vision for structure plan should develop from the stages above. The vision should comprise a set of statements or goals that summarise what the combined strategies and actions set out in the structure plan will achieve.

The visions should:

- articulate the objectives that guide future changes to land use and development over the identified time horizon; and
- outline the overall priorities for the structure plan area.

2.1.8 The Structure Plan

The structure plan articulates how the vision will be achieved through a range of strategies (goals) with associated actions that are spatially represented in maps or plans. The structure plan should be informed by the:

- background research, studies and data,
- analysis and options evaluation; and
- stakeholder engagement and community consultation;

that has been undertaken as part of the structure planning process.

The structure plan should:

- be consistent with the relevant statutory planning policy framework, and manage settlements and use and development changes consistent with that identified in the relevant RLUS;
- identify and prioritise changes to future land use and development;
- integrate land uses in a manner that considers the impacts of future use and associated development and provide for sustainable and orderly growth;
- coordinate physical and social infrastructure and service delivery with the use and development required to achieve the vision in a sustainable and orderly manner;
- consider relevant impacts beyond the structure plan area, such as impacts on the broader services and infrastructure network and surrounding land use and development; and
- provide strategies and actions that are informed by a broad set of attributes and constraints relevant to delivery of the to the structure plan vision and avoid focussing on a narrow set of objectives.

Prior to the RLUS review after the making of the TPPs, the outcomes of the structure plan process may inform of the review of the relevant RLUS. The structure plan should identify and provide discussion around any changes that may inform the review of the RLUS. It should, however, remain consistent with the broader policy intent in the current RLUS, including the role of settlements in the existing settlement and activity centre hierarchy.

2.1.9 Acceptance

The structure plan should be endorsed by the relevant council once finalised, which should be evidenced in the structure plan. Where a structure plan has been prepared by or on behalf of a developer, the structure plan should be included in the documentation to support any planning scheme amendments for initiation and certification by the planning authority (council).

2.1.10 Implementation

An implementation plan should be included with, or accompany, the structure plan that outlines the steps and processes required to implement the structure plan's strategies and actions. Structure plans will usually require implementation through both statutory and non-statutory actions to provide for matters that reach beyond the planning policy framework.

Statutory implementation will usually involve an LPS amendment to provide for a rezoning, overlay or inserting a specific area plan or particular purpose zone.

Non-statutory implementation may include actions such as providing land for public purposes, land acquisition or consolidation, establishment of partnership arrangements or works required to improve public spaces.

Depending on the scope and scale of the structure plan, its implementation will likely occur over a significant timeframe and involve a variety of stages. Expectations amongst the community and stakeholders should be managed by communicating likely timeframes for delivery of the structure plan's actions.

Some key components comprising the implementation plan include:

Implementation framework

An implementation framework is necessary to support the implantation program. It should include:

Adoption:	• If the structure plan is prepared by or on behalf of a council its implementation plan should be adopted by council to ensure integration with its broader programs and strategies.
Governance structure:	• Roles and responsibilities need to be established for: ○ overall management and coordination of the implementation plan, such as governance group, council

	management or project manager for developers or consultants; ○ delivery of the individual projects or tasks identified in the implementation program; ○ team members necessary to support delivery of the projects or tasks.
Stakeholder agreement	• Stakeholders should be engaged to agree timing and priority for delivery of components necessary to the structure plan, including the provision of services and infrastructure; • Ongoing engagement will be required as key services, infrastructure and works are delivered.
Partnerships	• Establish any partnership arrangements required for delivery of agreed actions;
Budget allocation and funding	• Costs should be allocated for the delivery of each project or task, including allocating funds as part of any capital works program; • Any other funding arrangements, such as with State government should be arranged and allocated.

Implementation program

The implementation program should outline the individual projects or tasks necessary to implement the structure plan. These should align with the priorities identified by the structure plan's strategies and actions.

The implementation program should outline:

- each structure plan action;
- who is responsible for management of its implementation;
- the timeframes involved for delivery, including commencement and duration;
- budget allocated for the implementation;
- its priority in the context of the implementation plan; and
- identification of any stakeholder engagement and community consultation required as part of the implementation program.

2.1.11 Monitoring and review

The structure plan should be monitored over time to assess the outcomes of its implementation against its vision.

Regular monitoring of the structure plan allows:

- delivery of projects to be assessed against the structure plan's priorities;
- funding allocation and resources to be adjusted as necessary; and
- adjust the implementation arrangements where necessary.

The methods to be used to monitor the structure plan should be outlined in the document.

Reviews of the structure plan should also be undertaken. Once the TPPs and the regional planning framework are in place it may be beneficial to schedule the review of structure plans to align with the review timeframes for the RLUS and the LPS.

2.2 Guidelines for Structure Plan Content

Depending on the scope and purpose of the structure plan, provided below is an outline of content that should typically comprise a structure plan document, including relevant detail as outlined in section 2.1.

2.2.1 Title cover page

The structure plan should include a title with the relevant date or time horizon. It should be clear who has prepared the structure plan and which council it has been prepared on behalf of where relevant.

2.2.2 Council endorsement

The structure plan should be endorsed by the relevant council. A copy of the council endorsement and date should be included in the structure plan.

Where the structure plan has been prepared to support a LPS amendment on behalf of a developer, it should be provided in the documentation to support the amendment for initiation and certification by the planning authority (council).

2.2.3 Purpose

The purpose of the structure plan should be clearly explained.

The purpose of the structure plan should also include justification as to why the structure plan is needed, why the land use change or growth is provided for in the area identified by the structure plan.

Is it to achieve various goals across an existing settlement, such as revitalising an activity centre and consolidating residential areas, or is it to provide for new residential areas or industrial precincts in an identified growth areas?

2.2.4 Timeframe

The timeframe that the structure plan provides for should be communicated in the document.

In preparing structure plans, particularly those providing for settlements, it is beneficial to consider the timeframes provided for by the relevant RLUS and its review period. This allows the growth identified by the RLUS to be further articulated by strategic planning at the local level in a coordinated manner.

2.2.5 Policy framework

An overview of the relevant legislative and policy framework should be provided in the structure plan document including an overview of the objectives of Schedule 1 of the LUPA Act, the State policies, the relevant RLUS, and the TPPs when made.

The structure plan should achieve strategies and actions consistent with the planning policy framework.

Land use and development changes, where relevant, should be consistent with those identified in the RLUS, including with the settlement and activity centre hierarchies.

Where the structure plan's strategies may inform the review of the RLUS, these should be outlined in the structure plan with discussion provided. Where growth is provided for in the structure plan, it should be consistent with any available regional or sub-regional supply and demand study or provide sound justification for the use and development changes identified.

2.2.6 Define the structure plan area

The area to which the structure plan applies should be defined. All future use and development changes should be able to be accommodated in the structure plan area.

The structure plan area should be indicated through the use of maps and plans.

2.2.7 Stakeholder engagement

Engagement with relevant stakeholders should be undertaken early in the structure planning process and well before the first consultation draft is released.

The scale and purpose of the structure plans will determine who will need to be engaged.

The outcomes of stakeholder engagement, such as a consultation report, should be provided with the structure plan document.

2.2.8 Community consultation

Community consultation should commence early in the structure planning process and be undertaken at other key points throughout the preparation of the plan.

The nature and timing of community consultation will need to be tailored around the scope and scale of the structure plan being prepared.

The outcomes of community consultation, including how the consultation has informed the outcomes of the structure plan, should be outlined. Consultation reports can be provided with the structure plan.

2.2.9 Context

Profile and existing conditions

An overview and discussion summarising the profile of the structure plan area, including the social, economic, environmental and physical attributes that influence the existing structure plan area.

A description of the existing conditions should be provided as relevant to the consideration of the structure plan area and its objectives.

Constraints and opportunities analysis and options evaluation

The evolution of the structure plan's vision and the development of its strategies and actions will be informed by the background research, data and supporting studies. The methodologies and rationale for the research tools and data should be explained in the document.

The range of matters that may inform the profile and existing conditions, constraints and opportunities assessment, analysis and evaluation may include, but not be limited to, the following:

- main activities and patterns of land uses; and
- land use zoning

Social, cultural and economic attributes:

- population and projected growth; demographics and projected demographic change;
- economic activity – commercial, industrial, productive resources;
- employment profile and projections;
- housing supply, typology and affordability;
- function and role of an activity centre;
- tourism;
- health and wellbeing;

- special precincts, character or heritage;

physical attributes:

- topography and natural features
- natural values and landscape;
- land capability;
- managing risks associated with natural hazards;
- land contamination;
- attenuation areas;
- open space network and recreation;
- Aboriginal heritage;
- historic cultural heritage;
- community facilities and social infrastructure;
- residential densities;
- active transport networks;
- traffic volumes and road safety;
- strategic infrastructure considerations including impacts on broader freight and passenger transport and networks;
- infrastructure and services including electricity networks, water, sewer and stormwater;
- urban form; and
- urban design.

2.2.10 Structure plan – Vision

The vision should comprise a set of statements or goals that summarise what the combined strategies and actions set out in the structure plan will achieve

2.2.11 The Structure Plan

The structure plan should contain maps and plans that spatially represent the strategies that are to be implemented to achieve the structure plan vision.

Future LPS controls such as zoning and overlays can be identified spatially in the structure plan.

Outcomes of the structure plan should be consistent with the broader policy framework.

Any strategies that could inform review of the RLUS should be identified and discussed.

2.2.12 Implementation

An implementation plan should be provided in or accompany the structure plan describing how the structure plan will be implemented, including priorities and timeframes for implementation.

2.2.13 Monitoring and review

Details of how the structure plan will be monitored and its timelines for review should be outlined.

2.2.14 Supporting studies

Any supporting studies such as natural values, natural hazards, heritage, urban design guidelines that have informed the structure plan's strategies should be considered for inclusion in the structure plan or as background studies as appropriate.

Key recommendations in the supporting studies should be identifiable in the structure plan's analysis and options evaluation or strategies.

2.3 Further information and feedback

For further information or to provide feedback on the maintenance of the Structure Plan Guidelines please contact the State Planning Office on 1300 703 977 or stateplanning@dpac.tas.gov.au .

Tasmanian Government

Department of Premier and Cabinet
State Planning Office

Phone:
1300 703 977

Email:
Stateplanning@dpac.tas.gov.au

www.planningreform.tas.gov.au