

| | |
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| 3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY | 2 |
| 3.1.1 DELEGATED APPROVALS | 2 |
| 4.1 PA2020.0210 - 94 WINSPEARS ROAD EAST DEVONPORT - SUBDIVISION | |
| - EXCISION OF EXISTING DWELLING | 4 |
| 4.1.1 APPLICATION - PA2020.0210 - 94 WINSPEARS ROAD - SUBDIVISION (EXCISION OF EXISTING DWELLING) | 4 |

| Application No. | Location | Development | Approval Date |
|-----------------|-------------------------------------|--|---------------|
| PA2020.0173 | 60 Fleetwood Drive, Spreyton | Residential (garage) | 23/11/2020 |
| PA2020.0197 | 7 Vons Way, Aberdeen | Residential (single dwelling and shed) | 24/11/2020 |
| PA2020.0174 | 58 Fleetwood Drive, Spreyton | Residential (garage) | 24/11/2020 |
| PA2020.0163 | 12 Clare Court, Devonport | Residential (single dwelling) | 24/11/2020 |
| PA2020.0196 | 5/12 Lower Madden Street, Devonport | Residential (multiple dwelling addition) | 24/11/2020 |
| PA2020.0095 | 14 Cameray Street, East Devonport | 42 lot subdivision | 26/11/2020 |
| PA2020.0191 | 14 Lindsay Place, Devonport | Residential (multiple dwellings - additional unit) | 26/11/2020 |
| PA2020.0186 | 116 Nicholls Street, Devonport | Residential (additional unit) | 30/11/2020 |
| PA2020.0177 | 101 North Fenton Street, Devonport | Residential (single dwelling extension) | 2/12/2020 |
| PA2020.0190 | 186 Sheffield Road, Spreyton | 2 lot subdivision | 3/12/2020 |
| PA2020.0189 | 97 Madden Street, Devonport | Demolition (existing dwelling) | 3/12/2020 |
| PA2020.0192 | 22 Hiller Street, Devonport | Residential (dwelling alterations and garage) | 3/12/2020 |
| PA2020.0194 | 423a Melrose Road, Eugenana | Residential (single dwelling) | 4/12/2020 |
| PA2020.0188 | 31 Harris Road, Stony Rise | Discretionary: Residential (garage) Permitted: Residential (single dwelling) | 7/12/2020 |
| PA2020.0199 | 46 Murray Street, East Devonport | 2 lot subdivision | 7/12/2020 |
| PA2020.0142 | 94 Winspears Road, East Devonport | 3 lot subdivision | 8/12/2020 |
| PA2020.0193 | 13-15 Forth Road, Don | Residential (6 multiple dwellings) | 10/12/2020 |
| PA2020.0165 | 14 Autumn Drive, Ambleside | Residential (shed) | 10/12/2020 |
| PA2020.0176 | 9 Coles Beach Road, Devonport | Residential (single dwelling) | 10/12/2020 |
| PA2020.0200 | 9 Longview Crescent, Devonport | Residential (outbuilding) | 11/12/2020 |
| PA2020.0203 | 249 William Street, Devonport | Residential (additions and alterations) | 11/12/2020 |
| PA2020.0195 | 62 Macfie Street, Devonport | Residential (dwelling alterations and additions) | 15/12/2020 |
| PA2020.0206 | 219 Best Street, Devonport | Residential (multiple dwelling - additional unit and additions to existing unit) | 15/12/2020 |
| PA2020.0208 | 13 Racecourse Road, Spreyton | Recreation (ancillary building) | 17/12/2020 |
| PA2020.0204 | 141 Percy Street, Devonport | Residential (single dwelling additions and alterations) | 17/12/2020 |
| PA2020.0207 | 35 Don Road, Devonport | Bulky Goods Sales (demolition and construction of motor vehicle sales showroom) | 18/12/2020 |
| PA2020.0201 | 55 Melrose Road, Aberdeen | 2 lot subdivision | 21/12/2020 |
| PA2020.0198 | 87a Hillcrest Road, Devonport | Residential (10 multiple dwellings) | 21/12/2020 |

| | | | |
|-------------|-----------------------------------|---|------------|
| PA2020.0167 | 11 Maxwell Place, Devonport | Residential (additional unit) | 22/12/2020 |
| PA2020.0211 | 1/12 Merseyside Street, Quoiba | Residential (shed extension) | 22/12/2020 |
| PA2020.0209 | 81-83 Devonport Road, Quoiba | Resource Processing (refrigeration plant) | 23/12/2020 |
| PA2020.0217 | 57 Kelcey Tier Road, Spreyton | Storage | 6/01/2021 |
| PA2020.0218 | 15 Waverley Road, Don | Residential (fence) | 7/01/2021 |
| PA2020.0215 | 2 Beachrock View, East Devonport | Residential (multiple dwellings x 2) | 8/01/2021 |
| PA2020.0216 | 3 Beachrock View, East Devonport | Residential (multiple dwellings) | 12/01/2021 |
| PA2020.0221 | 1 Kimpton Street, Spreyton | Storage | 13/01/2021 |
| PA2020.0226 | 177 William Street, Devonport | Visitor Accommodation | 13/01/2021 |
| PA2020.0205 | 121-137 William Street, Devonport | Education and occasional care (alterations and additions) | 15/01/2021 |
| PA2020.0214 | 4-6 Luck Street, Spreyton | Storage (warehouse and office) | 15/01/2021 |
| PA2020.0222 | 11 Ellice Hill Drive, Spreyton | Residential (single dwelling) | 22/01/2021 |
| PA2020.0213 | 39a Don Road, Devonport | 3 lot subdivision | 22/01/2021 |



DEVONPORT CITY COUNCIL

ABN: 47 611 446 016

PO Box 604 Devonport TAS 7310 – 137 Rooke Street, Devonport

Telephone 03 6424 0511

Email council@devonport.tas.gov.au Web www.devonport.tas.gov.au

PLANNING PERMIT APPLICATION FORM

Devonport City Council
Land Use Planning and Approvals Act 1993 (LUPAA)
Devonport Interim Planning Scheme 2013

Use or Development Site

Development Address

94 Winspears Road
East Devonport 7310

Certificate of Title Reference No.:

170489/1

Applicant's Details

Who is applying

Company

Company Name

PDA Surveyors

ACN

71217806325

Postal Address

77 Gunn Street
Devonport, Tasmania 7310
Australia

Telephone

64236875



Submission Date: 23/10/2020

Email

tom.reilly@pda.com.au

Do you own the property that is being developed?

No

Who would you like the invoice to be issued to?

Owner

Owners Details

if more than one owner, all names must be provided

Who owns the property?

Individual

Owners Names

| First Name | Last Name |
|------------|-----------|
| M J & H M | RADCLIFF |

Postal Address

754 PORT SORELL RD
WESLEY VALE, Tasmania 7307
Australia

Phone

0418 140 513

Email

rhebanvale@bigpond.com

Assessment of an application for a Use or Development

Sufficient information must be provided to enable assessment against the requirements of the planning scheme.

What is proposed?

Subdivision - house excision (see attached)

Description of how the use will operate

The proposed residential use would operate in a typically residential manner with low levels of traffic and domesticity. The resource development (farming) use would operate with a mix pf grazing and cropping. All activity



Submission Date: 23/10/2020

associated with farming including irrigation, harvesting, crop management, weed management, pest management and maintenance would take place on a seasonal basis.

Supporting Documents for Proposal (Optional)

- [Supporting-Documents.pdf](#)

Value of use and/or development

\$ 10,000.00

Upload Files

The following information and plans must be provided as part of an application unless the planning authority is satisfied that the information or plan is not relevant to the assessment of the application:

Upload copy of certificate of title, including title plan and schedule of easements

- [FolioText-170489-1.pdf](#)
- [FolioPlan-170489-1.pdf](#)

A site analysis and site plan showing:

- The existing and proposed use(s) on the site
- The boundaries and dimensions of the site
- Topography including contours showing AHD levels and major site features
- Natural drainage lines, watercourses and wetlands on or adjacent to the site
- Soil type
- Vegetation types and distribution, and trees and vegetation to be removed
- The location and capacity of any existing services or easements on the site or connected to the site
- Existing pedestrian and vehicle access to the site
- The location of existing adjoining properties, adjacent buildings and their uses
- Any natural hazards that may affect use or development on the site
- Proposed roads, driveways, car parking areas and footpaths within the site
- Any proposed open space, communal space, or facilities on the site
- Main utility service connection points and easements
- Proposed subdivision lot boundaries, where applicable
- Details of any proposed fencing

Upload a detailed site plan that includes a floor plan, layouts and elevations

- [Plan-of-Subdivision.pdf](#)

Are you planning on constructing a building?

No



Submission Date: 23/10/2020

Are you proposing any landscaping?

No

Notification of Landowner/s

(s.52 Land Use Planning and Approvals Act,1993)

Who owns the land?

Individual / Company

I,
Tom Reilly

declare that the owner/s of the land has / have been notified of my intention to make this application.

Date

23/10/2020

Agreement

I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct. I also understand that:

- if incomplete, the application may be delayed or rejected; and
- more information may be requested in accordance with s.54 (1) of LUPAA.

PUBLIC ACCESS TO PLANNING DOCUMENTS - DISCRETIONARY PLANNING APPLICATIONS (s.57 of LUPAA)

✓ I understand that all documentation included with a discretionary application will be made available for inspection by the public.

Privacy Policy

✓ I agree to the privacy policy of the Devonport City Council.

[Click Here to view our Privacy Policy \(Opens in a new tab\)](#)

Date

23/10/2020

PRIVACY ACT The personal information requested on this form is being collected by Council for processing



Submission Date: 23/10/2020

applications under the Land Use and Planning Approvals Act 1993 and will only be used in connection with the requirements of this legislation. Council is to be regarded as the agency that holds the information.

DEVONPORT





RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 170489 | FOLIO 1 |
| EDITION 3 | DATE OF ISSUE 24-May-2019 |

SEARCH DATE : 21-Jul-2020

SEARCH TIME : 11.49 AM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 1 on Plan 170489

Being in part the land secondly described in Conveyance No. 15/0435

Excepting thereout See plan for excepted lands

Derivation : Part of Lot 3214, 512A-0R-0P Granted to Alexander Tasman Parker and Part of Lot 3211, 562A-3R-36P Granted to Samuel Sternberg

Prior CTs 169544/1 and 170404/2

SCHEDULE 1

M560068 TRANSFER to MICHAEL JAMES RADCLIFF and HEIDELINDE MARIA RADCLIFF Registered 16-Mar-2016 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BURDENING EASEMENT: Right of carriageway (appurtenant to Lot 1 on Deeds Office Diagram No. 106/51) over Right of Way 18.29 wide on Plan No. 170489

54/4458 BURDENING EASEMENT: Pipeline Easement for The North West Regional Water Authority over the strip of land marked Pipeline Easement 10.00 wide ABCD on Plan No. 170489 (subject to the conditions contained therein)

SP146139, SP169450 & SP170404 FENCING PROVISION in Schedule of Easements

SP170404 BURDENING EASEMENT: a pipeline easement (more fully defined in A674005) for the North West Regional Water Authority over the Pipeline Easement 10.00 wide (P247676) marked DE on Plan 170489

SP170404 BURDENING EASEMENT: a transmission line easement for Transend Pty Ltd over the Transmission Line Easement 42.67 wide on Plan 170489

SP146139 SEWERAGE AND/OR DRAINAGE RESTRICTION

E13 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 25-May-2015 at noon



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



E12446 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 06-Nov-2015 at noon

E41019 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 16-Mar-2016 at 12.01 PM

E175109 LEASE to OPTUS MOBILE PTY LIMITED of a leasehold estate for the term of 10 years from 27-Sep-2017 (of that part of the said land within described shown as Lot 1 on SIO 173447) Registered 24-May-2019 at noon

E175110 LEASE to OPTUS MOBILE PTY LIMITED of a leasehold estate for the term of 10 years from 27-Sep-2027 (of that part of the said land within described shown as Lot 1 on SIO 173447) Registered 24-May-2019 at 12.01 PM

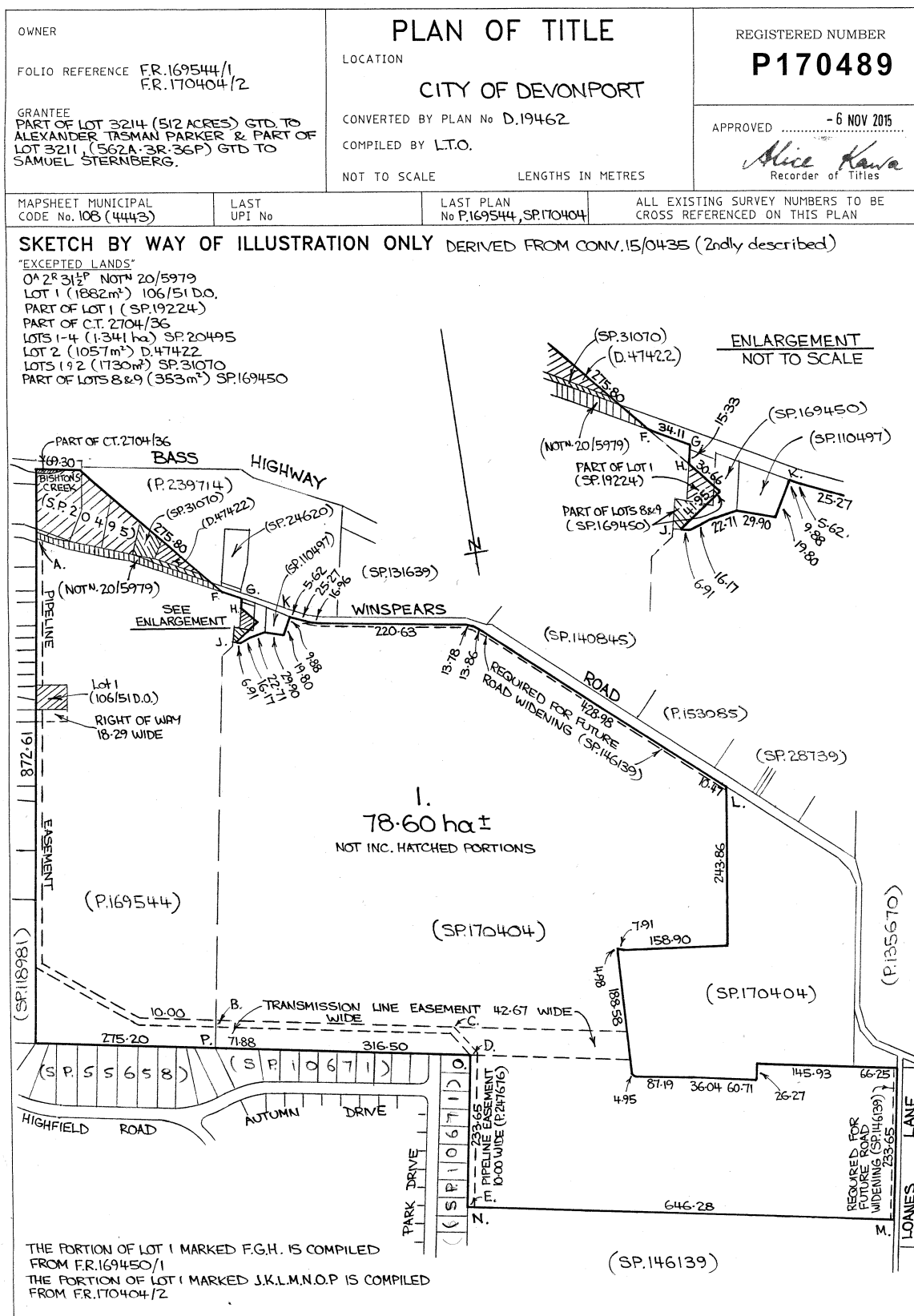
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





Geelong
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Launceston TAS 7250
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Victor Harbor
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Victor Harbor SA 5211
PO Box 1363
Victor Harbor SA 5211
Tel. 08 8552 9641
victorharbor@proadvice.com.au

Omeo Farm Improvements Plan

Excision of Omeo House – Winspears Road Devonport

Agricultural land use assessment

Omeo farm is run by Rhebanvale Pty Ltd, which is owned and operated by Michael and Heidi Radcliff. It is primarily a horticultural enterprise with some light grazing.

The proposed plan is to excise a dwelling from the existing title which currently has access off Winspears Road (See Lot 1 on PDA Surveyors Plan). This house is situated on land with reduced productive capability compared to the surrounding farmland. This is mainly due to poorer quality soil types with reduced soil depth, floating stones and compromised drainage. The steep slopes behind the dwelling are also impractical for cropping and the flatter land in front has established trees and floating boulders throughout the soil profile. Due to its proximity to the dwelling, this land is already constrained for agriculture and therefore enclosing that land within the proposed residential allotment would have limited impact to the productive potential of the farm as a whole. The proposed plan should also aim to provide a necessary buffer to create a manageable transition between farming and residential purposes.

The proposal aims to achieve the following:

- Provide a sufficient buffer between the farm use and the residential use
- Minimises the loss of land with agricultural potential
- Provides sufficient space for residential use and development including accesses, gardens and on-site waste and storm water systems.

The dwelling will have separate access off Winspears Road and has been a stand-alone residential dwelling subject to lease agreements for a considerable time. The dwelling represents a significant capital asset on the property, with no agricultural return. The main net agricultural gain with this proposal would be to allow the business to operate more effectively as a farming enterprise rather than acting as a landlord. This is considered to be an agricultural purpose that is permissible in the Rural Resource zone of the Council's Planning Scheme. Given the marginal soil types, shallow depth and marginal drainage conditions present in and around the



house, the loss of productive agricultural potential is relatively minor. Fortunately, the house was built on the poorest of the surrounding soil types in this situation.

The following should also be considered to form part of the planning process with this land excision:

- Plan to include a vegetation buffer to the closest dwelling or bystander area around Lot 1 in line with the initial plan for the previous subdivision proposal.
- Some clean up may be required around the old dairy and livestock yards before the block could be sold for rural / residential purposes.
- Identify if there are any potential issues regarding chemical soil contamination around the wash down apron outside the makeshift chemical shed.
- There are some problematic weeds present on the site which if not managed well by the future landholder could spread the surrounding farmland (capeweed, horehound, wild teasol). This could be an ongoing biosecurity risk if not managed well.



Insofar as the requirements of the Devonport Interim Planning Scheme are concerned, I note as follows:

26.1.1 Zone Purpose Statements

26.1.1.1

To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.

26.1.1.2

To provide for other use or development that does not constrain or conflict with resource development uses.

Response

In accordance with 26.1.1.1, the proposed property excision is designed to create a more sustainable platform for farming into the future by allowing the business to operate more effectively as a farming enterprise rather than acting as a landlord.

In accordance with 26.1.1.2, the dwelling within the proposed lot should be protected by vegetation buffers which are less likely to cause significant constraint or conflict with the adjacent resource development use.

26.1.2 Local Area Objectives

- (a) The priority purpose for rural land is primary industry dependent upon access to a naturally occurring resource;*
- (b) Air, land and water resources are of importance for current and potential primary industry and other permitted use;*
- (c) Air, land and water resources are protected against –*
 - (i) permanent loss to a use or development that has no need or reason to locate on land containing such a resource; and*
 - (ii) use or development that has potential to exclude or unduly conflict, constraint, or interfere with the practice of primary industry or any other use dependent on access to a naturally occurring resource;*



(d) Primary industry is diverse, dynamic, and innovative; and may occur on a range of lot sizes and at different levels of intensity;

(e) All agricultural land is a valuable resource to be protected for sustainable agricultural production;

(f) Rural land may be used and developed for economic, community, and utility activity that cannot reasonably be accommodated on land within a settlement or nature conservation area;

(g) Rural land may be used and developed for tourism and recreation use dependent upon a rural location or undertaken in association with primary industry

(h) Residential use and development on rural land is appropriate only if –

(i) required by a primary industry or a resource based activity; or

(ii) without permanent loss of land significant for primary industry use and without constraint or interference to existing and potential use of land for primary industry purposes

Response

It is considered that the advantages of the proposed circumstances outweigh the conversion of a minor amount of land to a non-agricultural use. It is considered that the proposed use and development would have a net agricultural advantage given that time, energy and resources will be focussed on agricultural rather than residential purposes. The proposed excision is also inline with other landholdings in the vicinity along Winspears Road.

26.1.3 Desired Future Character Statements

Use or development on rural land –

(a) may create a dynamic, extensively cultivated, highly modified, and relatively sparsely settled working landscape featuring –

(i) expansive areas for agriculture and forestry;

(ii) mining and extraction sites;

(iii) utility and transport sites and extended corridors; and

(iv) service and support buildings and work areas of substantial size, utilitarian character, and visual prominence that are sited and managed with priority for operational efficiency



(b) may be interspersed with –

- (i) small-scale residential settlement nodes;*
- (ii) places of ecological, scientific, cultural, or aesthetic value; and*
- (iii) pockets of remnant native vegetation*

(c) will seek to minimise disturbance to –

- (i) physical terrain;*
- (ii) natural biodiversity and ecological systems;*
- (iii) scenic attributes; and*
- (iv) rural residential and visitor amenity;*

(d) may involve sites of varying size –

- (i) in accordance with the type, scale and intensity of primary industry; and*
- (ii) to reduce loss and constraint on use of land important for sustainable commercial production based on naturally occurring resources;*

(e) is significantly influenced in temporal nature, character, scale, frequency, and intensity by external factors, including changes in technology, production techniques, and in economic, management, and marketing systems

Response

The proposal would result in a relatively insignificant change to the physical environment. It is considered that the proposal is reasonably consistent with the Council's desired future character for this area.

P1 Residential use that is not required as a part of other use must –

- (a) be consistent with local area objectives;*
- (b) be consistent with any applicable desired future character statement;*
- (c) be on a site within which the existing or proposed development area –*
 - (i) is not capable by reason of one or more of factors of topography, resource capability, size or shape of being utilised for resource development or extractive industry use; and*



(ii) is not capable of utilisation in the operations of a resource development or extractive industry enterprise, regardless of ownership; and

Response

The capability of the land within the proposed property excision would have limited impact to the productive capacity of the surrounding farm given that the residential dwelling already exists and the development potential encompassed by the land surrounding the dwelling is of limited potential.

(iii) does not constrain or interfere with existing or potential resource development or extractive industry use of land including the balance area on the site.

Response

The establishment of an effective vegetation buffer between the residential and agricultural uses would enable them to sustainably co-exist without likely land use conflict issues.

(d) not be likely to impose an immediate demand or contribute to a cumulative requirement for public provision or improvement in reticulated or alternate arrangements for utilities, road access, or community service.

Response

Any improvements to the access and services would be financed and managed privately rather than publicly.

New development, except for extensions to existing sensitive use where the extension is no greater than 30% of the existing gross floor area of the sensitive use, must minimise –

(a) permanent loss of land for existing and potential primary industry use;

Response

The land capability of the land to be excised has reduced productive potential in comparison to the surrounding landscape.

(b) likely constraint or interference to existing and potential primary industry use on the site and on adjacent land;

Response



The buffer between the proposed residential and agricultural uses would enable them to sustainably co-exist without significant constraint or interference. In these circumstances, it is considered that the likelihood of constraint or interference of adjacent land use would be suitably minimised.

(c) permanent loss of land within a proclaimed irrigation district under Part 9 Water Management Act 1999 or land that may benefit from the application of broad-scale irrigation development; and

Response

Due to the presence of old established trees and floating boulders in the vicinity of the dwelling, the proposed land to be excised is already constrained for broad scale irrigation.

(d) adverse effect on the operability and safety of a major road, a railway or a utility

Response

No known impact

(b) A plan of subdivision to create a new lot must –

(i) be required for a purpose permissible in the zone;

Response

The purpose of the subdivision is to provide a sustainable long-term platform for on-going agricultural operations on the balance title.

(ii) be of a size and configuration that is not more than is required to accommodate the nominated use in accordance with the applicable standards of this planning scheme for such use;

Response

The size and configuration of the proposed property excision is appropriate for the nominated use in the context of the purpose of the excision.

(iii) retain the balance area for primary industry use;

Response

The balance farm would continue to be used for primary industry on a more sustainable platform.



(iv) minimise unnecessary and permanent loss of rural resource land for existing and potential primary industry use;

Response

Due to presence of floating boulders, large established trees and compromised drainage, the capability of the land to be excised of reduced agricultural potential compared to the surrounding area. On this basis, it is considered that the proposed subdivision suitably minimises the permanent loss of land for existing and potential primary industry use.

(v) minimise constraint or interference to existing and potential primary industry use on the site and of adjacent land in the zone; and

Response

The capability of the land within the proposed property excision would have limited impact to the productive capacity of the surrounding farm given that the residential dwelling already exists and the development potential encompassed by the dwelling is of limited potential.

(vi) minimise unnecessary and permanent loss of land within a proclaimed irrigation district under Part 9 Water Management Act 1999 or land that may benefit from the application of broad-scale irrigation development; or

Response

Due to the presence of old established trees and floating boulders in the vicinity of the dwelling, the proposed land to be excised is already constrained for broad scale irrigation.

If you have any questions, please do not hesitate to contact me.

Kind regards,

BEN LEDITSCHKE
Consultant
0419 332 704
bleditschke@proadvice.com.au





Environmental Service and Design Pty Ltd

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Bushfire Hazard Management Report

94 Winspears Road EAST DEVONPORT



Applicant:

**Rhebanvale Pty Ltd
C/O PDA Surveyors
77 Gunn Street
DEVONPORT TAS 7310**

Prepared by:

Bruce Harpley
Environmental Service and Design Pty Ltd
Version 1: 21 July 2020

Contact Phone Number:

0429 355 259

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bharpley@esandd.com.au

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CODE E1 – BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies²

Land that is the Use or Development Site that is relied upon for bushfire hazard management or protection.

Name of planning scheme or instrument:

Devonport Interim Planning Scheme 2013

Street address:

94 Winspears Road East Devonport

Certificate of Title / PID:

170489/1 PID 3403189

Land that is not the Use or Development Site that is relied upon for bushfire hazard management or protection.

Street address:

N/A

Certificate of Title / PID:

2. Proposed Use or Development

Description of Use or Development:

(Provide a brief description of the proposed use or development; including details of scale, siting and context.)

Subdivision to create 2 vacant lots and balance lot

Code Clauses³:

☐ E1.4 Exempt Development

☐ E1.5.1 Vulnerable Use

☐ E1.5.2 Hazardous Use

☒ E1.6.1 Subdivision

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

² If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

³ Indicate by placing X in the corresponding ☐ for the relevant clauses of E1.0 Bushfire-prone Areas Code.

3. Documents relied upon⁴**Documents, Plans and/or Specifications**

| | | | |
|----------------|---------------------|-----------------|--|
| Title: | Plan of Subdivision | | |
| Author: | PDA Surveyors | | |
| Date: | 11/06/2020 | Version: | |

Bushfire Hazard Report

| | | | |
|----------------|------------------------|-----------------|---|
| Title: | Bushfire Hazard Report | | |
| Author: | Bruce Harpley | | |
| Date: | 21 July 2020 | Version: | 1 |

Bushfire Hazard Management Plan

| | | | |
|----------------|---------------------------------|-----------------|---|
| Title: | Bushfire Hazard Management Plan | | |
| Author: | Bruce Harpley | | |
| Date: | 21 July 2020 | Version: | 1 |

Other Documents

| | | | |
|----------------|-----|-----------------|--|
| Title: | N/A | | |
| Author: | | | |
| Date: | | Version: | |

⁴ List each document that is provided or relied upon to describe the use or development, or to assess and manage risk from bushfire. Each document must be identified by reference to title, author, date and version.

| 4. Nature of Certificate⁵ | | | |
|---|---|---|--|
| <input type="checkbox"/> | E1.4 – Use or development exempt from this code | | |
| | Assessment Criteria | Compliance Requirement | Reference to Applicable Document(s) |
| <input type="checkbox"/> | E1.4 (a) | Insufficient increase in risk | |
| <input type="checkbox"/> | E1.5.1 – Vulnerable Uses | | |
| | E1.5.1.1 Standards for vulnerable use | | |
| | Assessment Criteria | Compliance Requirement | Reference to Applicable Document(s) |
| <input type="checkbox"/> | E1.5.1.1 P1. | Risk is mitigated | |
| <input type="checkbox"/> | E1.5.1.1 A2 | BHMP | |
| <input type="checkbox"/> | E1.5.1.1 A3 | Emergency Plan | |
| <input type="checkbox"/> | E1.5.2 – Hazardous Uses | | |
| | E1.5.2.1 Standards for hazardous use | | |
| | Assessment Criteria | Compliance Requirement | Reference to Applicable Document(s) |
| <input type="checkbox"/> | E1.5.2.1 P1. | Risk is mitigated | |
| <input type="checkbox"/> | E1.5.2.1 A2 | BHMP | |
| <input type="checkbox"/> | E1.5.2.1 A3 | Emergency Plan | |
| X | E1.6.1 – Development standards for subdivision | | |
| | E1.6.1.1 Subdivision: Provision of hazard management areas | | |
| | Assessment Criteria | Compliance Requirement | Reference to Applicable Document(s) |
| <input type="checkbox"/> | E1.6.1.1 P1. | Hazard Management Areas are sufficient to mitigate risk | |
| <input type="checkbox"/> | E1.6.1.1 A1. (a) | Insufficient increase in risk | |
| X | E1.6.1.1 A1. (b) | Provides BAL 19 for all lots | Refer sections 3.2, 3.3 & 3.4 and hazard management plan |
| <input type="checkbox"/> | E1.6.1.1 A1. (c) | Consent for Part 5 Agreement | |

⁵ The certificate must indicate by placing X in the corresponding ☐ for each applicable standard and the corresponding compliance test within each standard that is relied upon to demonstrate compliance to Code E1
BAL Assessment: 94 Winspears Road East Devonport

| E1.6.1.2 Subdivision: Public and fire fighting access | | | |
|--|----------------------------|---|--|
| | Assessment Criteria | Compliance Requirement | Reference to Applicable Document(s) |
| <input type="checkbox"/> | E1.6.1.2 P1. | Access is sufficient to mitigate risk | |
| <input type="checkbox"/> | E1.6.1.2 A1. (a) | Insufficient increase in risk | |
| X | E1.6.1.2 A1. (b) | Access complies with Tables E1, E2 & E3 | Refer sections 2.6, 3.3 & 3.4 and hazard management plan |

| E1.6.1.3 Subdivision: Provision of water supply for fire fighting purposes | | | |
|---|----------------------------|--|--|
| | Assessment Criteria | Compliance Requirement | Reference to Applicable Document(s) |
| <input type="checkbox"/> | E1.6.1.3 A1. (a) | Insufficient increase in risk | |
| <input type="checkbox"/> | E1.6.1.3 A1. (b) | Reticulated water supply complies with Table E4 | |
| <input type="checkbox"/> | E1.6.1.3 A1. (c) | Water supply consistent with the objective | |
| <input type="checkbox"/> | E1.6.1.3 A2. (a) | Insufficient increase in risk | |
| X | E1.6.1.3 A2. (b) | Static water supply complies with Table E5 | Refer sections 2.5, 3.3 & 3.4 and hazard management plan |
| <input type="checkbox"/> | E1.6.1.3 A2. (c) | Static water supply is consistent with the objective | |

5. Bushfire Hazard Practitioner⁶

| | | | |
|--------------------------|--|-----------------------|------------------------|
| Name: | Bruce Harpley | Phone No: | 0429 355 259 |
| Address: | Environmental Service & Design Pty Ltd | Fax No: | 6431 2933 |
| | PO Box 651 | Email Address: | bharpley@esandd.com.au |
| | BURNIE | | 7320 |
| Accreditation No: | BFP – 140 | Scope: | 1, 2, 3A and 3B |

6. Certification⁷

I, certify that in accordance with the authority given under Part 4A of the Fire Service Act 1979 –

| | |
|---|--------------------------|
| <i>The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4 (a) because there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measure in order to be consistent with the objectives for all the applicable standards identified in Section 4 of this Certificate.</i> | <input type="checkbox"/> |
|---|--------------------------|


or

| | |
|--|--------------------------|
| <i>There is an insufficient increase in risk from bushfire to warrant the provision of specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.</i> | <input type="checkbox"/> |
|--|--------------------------|

and/or

| | |
|--|-------------------------------------|
| <i>The Bushfire Hazard Management Plan identified in Section 4 of this certificate is in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.</i> | <input checked="" type="checkbox"/> |
|--|-------------------------------------|

Signed:
certifier



Date: 21 July 2020

Certificate No: 7233-1

⁶ A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of *Fire Service Act 1979*. The list of practitioners and scope of work is found at www.fire.tas.gov.au.

⁷ The relevant certification must be indicated by placing X in the corresponding ☐.
BAL Assessment: 94 Winspears Road East Devonport

Scope of Assessors Accreditation

Bruce Harpley (BFP-140) is accredited by the Chief Officer of the Tasmania Fire Service under Section 60B of the *Fire Service Act 1979* for scope of works:

1. *Certify a Bushfire Hazard Management Plan for the purposes of the Building Act 2016*
2. *Certify an Exemption from a Bushfire Hazard Management Plan for the purposes of the Building Act 2016 or the Land Use Planning and Approvals Act 1993*
- 3A. *Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for Vulnerable Uses and Hazardous Uses for the purposes of the Land Use Planning and Approvals Act 1993.*
- 3B. *Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for small subdivisions for the purposes of the Land Use Planning and Approvals Act 1993.*

Works performed by **Bruce Harpley (BFP-140)** that require Tasmania Fire Service endorsement:

- 3C. *Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for large subdivisions for the purposes of the Land Use Planning and Approvals Act 1993.*
4. *Certify an Emergency Management Strategy or Bushfire Emergency Plan*

Disclaimer

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Bushfires in Tasmania are an unpredictable natural phenomenon and preparing a Bushfire Hazard Management Plan increases your chances of defending your property and assists in the protection the people whom frequent it. This Fire Hazard Management Plan in no way guarantees immunity from a bushfire in or around your property or the effects thereof.

Any measures implemented based on the advice from *Environmental Services and Design Pty Ltd*, is offered as potential methods of reducing your properties risk of fire damage only and is not to be relied upon as a total solution. It in no way guarantees that any or all buildings on site will survive the effects of a bushfire nor does it guarantee the safety and security of any individuals whom frequent the property.

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Each paragraph of this disclaimer shall be deemed to be separate and severable from each other. If any paragraph is found to be illegal, prohibited or unenforceable, then this shall not invalidate any other paragraphs.

Re-Certification – Ability to Re-Evaluate

If in the event that the landowner requests a re-assessment of this plan due to a reduced or eliminated bushfire risk in the future; an Accredited Bushfire Assessor can over-ride any or all of the requirements or provisions of this plan. This provision serves to formally expunge any Part 5 Agreement with a Council Planning Authority (if placed on a Title as a condition of Permit) or to reduce the construction standards required under *AS3959 Construction of Buildings in Bushfire Prone Areas* (as amended) if the bushfire risk is reduced to **BAL – LOW** or a threat no longer exists.

Section 1

1. Introduction

Environmental Services and Design Pty Ltd has been engaged by PDA Surveyors, on behalf of the owners, to complete a bushfire hazard management assessment for a proposed subdivision at 94 Winspears Road East Devonport CT170489/1.

The proposal consists of excision of the existing dwelling (lot 1) and a balance lot maintaining the agricultural use (Lot 2). There is no proposal to construct a dwelling on the balance lot and there is no proposed building envelope shown on the plan of subdivision as it will continue to be used for agricultural purposes.

The requirement to demonstrate that lot 2 has the capability to support construction of a dwelling remains and that it can meet the separation distances for a bushfire attack level of 19. For this reason, a potential building envelope will be shown on the bushfire hazard management plan for assessment purposes to demonstrate the lot has the capability to meet the requirements of Planning Directive 5.1 - Bushfire-Prone Areas Code.

The purpose of this report is to document the assessment under Planning Directive 5.1 - Bushfire-Prone Areas Code and identify the bushfire attack level and any bushfire hazard management areas in accordance with AS3959-2009.

Section 2

2.1 Property Details

| | |
|----------------------|--|
| Property Address | 94 Winspears Road East Devonport |
| Certificate of Title | 170489/1 |
| Type of Application | Subdivision |
| Area | Lot 1 – 3.59ha and Lot 2 – approx. 74ha |
| Zoning | Rural Resource |
| Surrounding Zoning | North – Rural living, utilities and rural resource South – Rural resource and general residential East – Rural resource West – Rural resource and General residential |
| Planning Scheme | Devonport Interim Planning Scheme 2013 |
| Existing land Use | Agriculture |

2.2 Surrounding land use

Surrounding land uses consist of:

- North – Developed and vacant rural living lots
- South - Agriculture for 330m then developed residential
- East – Agriculture for over 500m
- West – Agriculture for over 400m

2.3 Vegetation Assessment

The existing dwelling within lot 1 is assessed as grassland vegetation in all directions.

The potential building area for lot 2 is assessed as grassland in all directions.

2.4 Topography

The lots have a 7° slope to the north.

2.5 Water Supply

Lot 1

There is a reticulated water supply available to the lot from Winspears Road and a fire hydrant is located 150m to the west of the property access.

The distance from the hydrant to the existing dwelling is greater than 300m. This distance is outside the 120m hose lay required by Table E4 element A of Planning Directive 5.1 – Bushfire-Prone Areas Code.

A static water supply will be required and must comply with the requirements of Table E5 of Planning Directive 5.1 – Bushfire-Prone Areas Code.

Potential location for the static water supply will be shown on the hazard management plan.

A copy of the static water supply requirement forms part of the hazard management plan and is included in the specification.

Lot 2

There is a reticulated water supply available to the lot from Winspears Road and a fire hydrant is located to the west of the of the potential building envelope. The distance from the hydrant to the northern end of the proposed building envelope, measured as a hose lay, is greater than 120m.

A static water supply will be required and must comply with the requirements of Table E5 of Planning Directive 5.1 – Bushfire-Prone Areas Code.

Potential location for the static water supply will be shown on the hazard management plan.

A copy of the static water supply requirement forms part of the hazard management plan and is included in the specification.

2.6 Access

Lot 1

There is an existing all-weather access from Winspears Road to the existing dwelling. Site assessment measured the existing access length at 190m with a width of 4m with a turning area 18m x 15m adjacent to the dwelling and the shed. A passing bay will not be required.



Portion of access from Winspears Road

Access complies with the requirements of Table E2 element B of Planning Directive 5.1 – Bushfire-Prone Areas Code.

Lot 2

Should a dwelling be proposed access will be required to static water supply and must comply with the requirements of Table E2 element B of Planning Directive 5.1 – Bushfire-Prone Areas Code.

A potential access will be shown in the bushfire hazard management plan. A copy of the access requirements is included as part of the bushfire hazard management plan specification.

3.0 Site Assessment

A site assessment was carried out on 2 July 2020 and a desk top study was carried out on 21 July 2020. The proposed plan of subdivision, prepared by PDA Surveyors, is at attachment A. Relevant site photographs are below.



North – Grassland



South – grassland



East – Grassland



West – Grassland

3.1 Fire Danger Index

The fire danger index as per Table 2.1 AS3959-2009 for Tasmania is 50.

3.2 BAL Assessment – Lot 1

| | | | | |
|--|--|--|--|--|
| Vegetation classification (refer Table 2.3) | North <input checked="" type="checkbox"/> | South <input checked="" type="checkbox"/> | East <input checked="" type="checkbox"/> | West <input checked="" type="checkbox"/> |
| | North East <input type="checkbox"/> | South West <input type="checkbox"/> | South East <input type="checkbox"/> | North West <input type="checkbox"/> |
| Group A Forest | | | | |
| Group B Woodland | | | | |
| Group C Scrub land | | | | |
| Group D Scrub | | | | |
| Group E Mallee/Mulga | | | | |
| Group F Rainforest | | | | |
| Group G Grassland | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Low threat vegetation | | | | |
| Exclusions | Insert relevant exclusion paragraph descriptor from clause 2.2.3.2 | | | |
| Prevailing winds | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Distance to classified vegetation | Show distance in metres | | | |
| | 19m | 14m | 14m | 14m |
| Effective Slope | Upslope | | | |
| Slope under the classified vegetation | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| | North <input checked="" type="checkbox"/> | South <input checked="" type="checkbox"/> | East <input checked="" type="checkbox"/> | West <input checked="" type="checkbox"/> |
| | North East <input type="checkbox"/> | South West <input type="checkbox"/> | South East <input type="checkbox"/> | North West <input type="checkbox"/> |
| | Downslope | | | |
| | >0 to 5 <input type="checkbox"/> | >0 to 5 <input type="checkbox"/> | >0 to 5 <input type="checkbox"/> | >0 to 5 <input type="checkbox"/> |
| | >5 to 10 <input checked="" type="checkbox"/> | >5 to 10 <input type="checkbox"/> | >5 to 10 <input type="checkbox"/> | >5 to 10 <input type="checkbox"/> |
| | >10 to 15 <input type="checkbox"/> | >10 to 15 <input type="checkbox"/> | >10 to 15 <input type="checkbox"/> | >10 to 15 <input type="checkbox"/> |
| | >15 to 20 <input type="checkbox"/> | >15 to 20 <input type="checkbox"/> | >15 to 20 <input type="checkbox"/> | >15 to 20 <input type="checkbox"/> |
| BAL Value for each side of site | 12.5 | 12.5 | 12.5 | 12.5 |

3.2 BAL Assessment – Lot 2 (balance lot potential building envelope)

| | | | | |
|--|--|--|--|--|
| Vegetation classification (refer Table 2.3) | North <input checked="" type="checkbox"/> | South <input checked="" type="checkbox"/> | East <input checked="" type="checkbox"/> | West <input checked="" type="checkbox"/> |
| | North East <input type="checkbox"/> | South West <input type="checkbox"/> | South East <input type="checkbox"/> | North West <input type="checkbox"/> |
| Group A Forest | | | | |
| Group B Woodland | | | | |
| Group C Scrub land | | | | |
| Group D Scrub | | | | |
| Group E Mallee/Mulga | | | | |
| Group F Rainforest | | | | |
| Group G Grassland | X | X | X | X |
| Low threat vegetation | | | | |
| Exclusions | Insert relevant exclusion paragraph descriptor from clause 2.2.3.2 | | | |
| Prevailing winds | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Distance to classified vegetation | Show distance in metres | | | |
| | 19m | 14m | 14m | 14m |
| Effective Slope | Upslope | | | |
| Slope under the classified vegetation | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| | North <input checked="" type="checkbox"/> | South <input checked="" type="checkbox"/> | East <input checked="" type="checkbox"/> | West <input checked="" type="checkbox"/> |
| | North East <input type="checkbox"/> | South West <input type="checkbox"/> | South East <input type="checkbox"/> | North West <input type="checkbox"/> |
| | Downslope | | | |
| | >0 to 5 <input type="checkbox"/> | >0 to 5 <input type="checkbox"/> | >0 to 5 <input type="checkbox"/> | >0 to 5 <input type="checkbox"/> |
| | >5 to 10 <input checked="" type="checkbox"/> | >5 to 10 <input type="checkbox"/> | >5 to 10 <input type="checkbox"/> | >5 to 10 <input type="checkbox"/> |
| | >10 to 15 <input type="checkbox"/> | >10 to 15 <input type="checkbox"/> | >10 to 15 <input type="checkbox"/> | >10 to 15 <input type="checkbox"/> |
| | >15 to 20 <input type="checkbox"/> | >15 to 20 <input type="checkbox"/> | >15 to 20 <input type="checkbox"/> | >15 to 20 <input type="checkbox"/> |
| BAL Value for each side of site | 12.5 | 12.5 | 12.5 | 12.5 |

3.3 Risk Assessment

In relation to lot 1 the following factors have been considered:

- Assessed vegetation is grassland in all directions; and
- Access is required to a static water supply; and
- Existing access complies with requirements of Table E2; and
- Static water supply is required; and
- Static water supply must be located adjacent to the existing access and greater than 6m from the dwelling; and
- Lot has a BAL rating of 12.5.

Location of the dwelling relative to the proposed boundaries achieves the required hazard management distances for a subdivision of greater than BAL 19. The distances required are shown on the bushfire hazard management plan.

In relation to lot 2 the following factors have been considered:

- Assessed vegetation is grassland in all directions; and
- Potential building envelope cannot comply with the requirements for reticulated water for firefighting; and
- Access to a static water supply for firefighting is required; and
- Access must comply with the requirements of Table E2; and
- Static water supply for firefighting is required; and
- Location of the static water supply must comply with Table E4; and
- Lot 2, based on the potential building envelope, demonstrates the capability to achieve BAL rating of 12.5.

Location of the potential building area relative to the lot boundaries achieves the required hazard management distances for a subdivision of greater than BAL 19. The distances required are shown on the bushfire hazard management plan.

3.4 Conclusion

Adequate hazard management areas can be created within each lot to meet the requirements of Planning Directive 5.1 – Bushfire-Prone Areas Code.

Lot 1 assessment is based on the existing dwelling and lot 2 assessment is based on the potential building envelope noted in the hazard management plan.

Any proposal to construct a dwelling within lot 2 outside the potential building envelope may require re-assessment of the bushfire risk and revision of the hazard management distances.

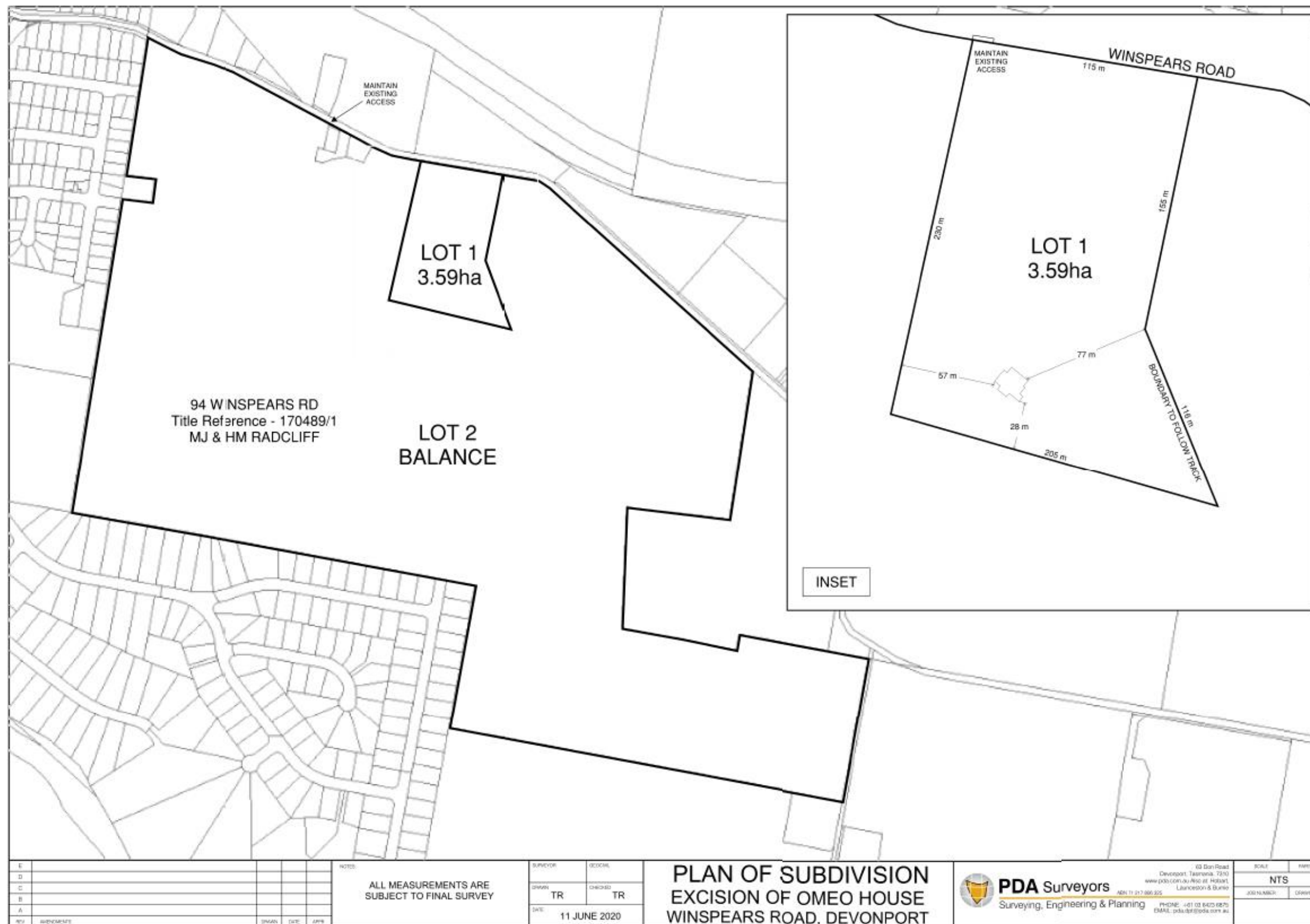
This report must be read in conjunction with the requirements of the associated bushfire hazard management plan.

4.0 Bushfire Hazard Management Plan

A bushfire hazard management plan is required and is a separate document.

The bushfire hazard management plan must be read in conjunction with this risk assessment report.

Attachment A – Plan of Subdivision



Bushfire Hazard Management Plan
Hazard management areas and specification
94 Winspears Road East Devonport
CT 170489/1 (PID 3403489)



Assessor: Bruce Harpley BFP-140


Scope of works: 1, 2, 3a and 3b

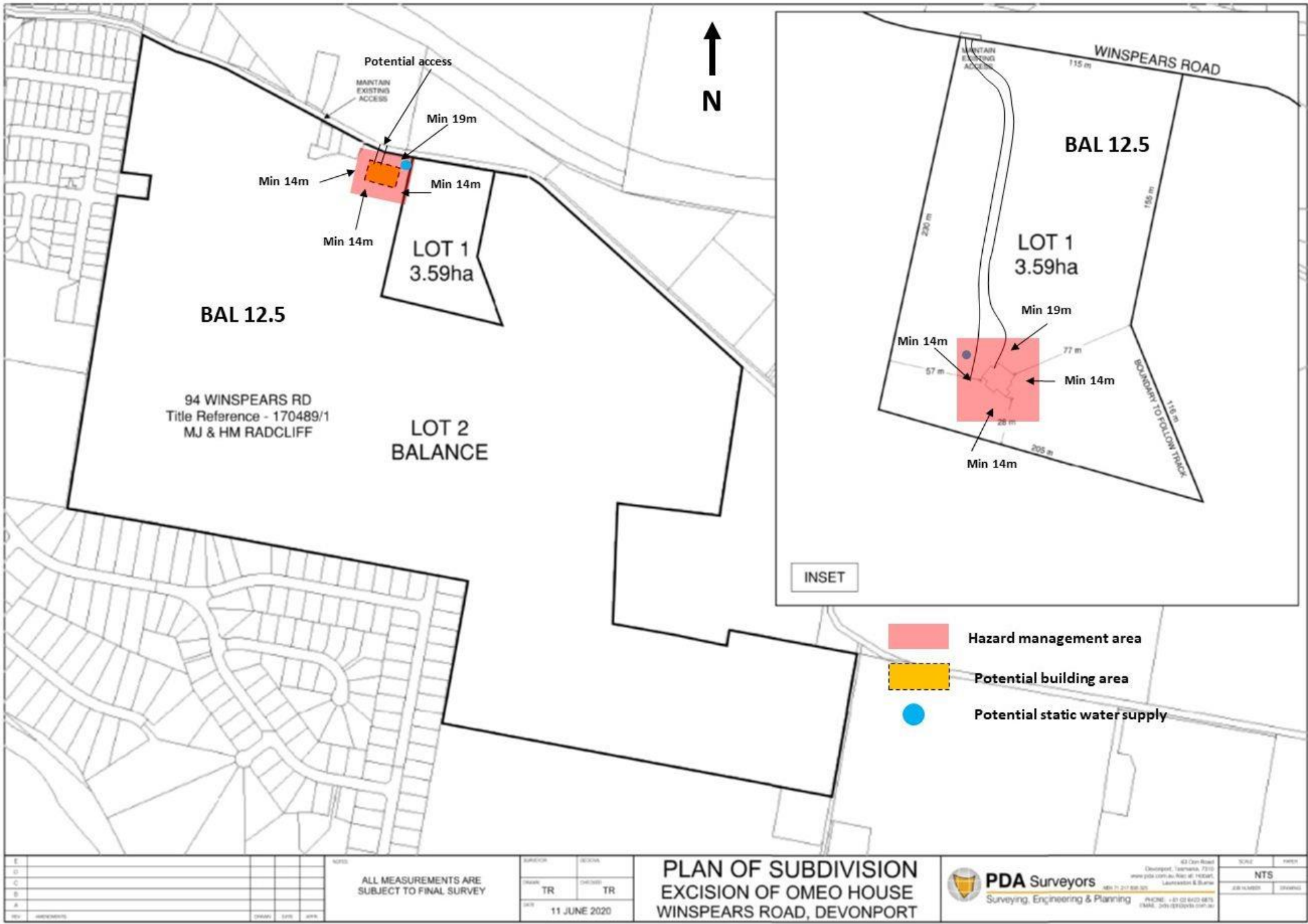
Documents: Plan of Subdivision PDA Surveyors

Regulatory Requirement: Devonport Interim Planning Scheme 2013 – Clause
26 Rural Resource Zone
Planning Directive 5.1 – Bushfire-prone Areas Code

Date: 21 July 2020

Associated Bushfire Hazard Report: Version 1 dated 21 July 2020

| | |
|---|--|
| <div>Environmental Services and Design Pty Ltd PO Box 651 BURNIE TAS 7320 www.esandd.com.au (03) 6431 2999</div> <div> environmental service & design</div> | <div>Bushfire Hazard Management Plan</div> <div>Hazard Management Areas</div> <div>94 Winspears Road East Devonport –</div> <div>Title Reference: 170489/1/1 PID 3403489</div> |
|---|--|



| | | |
|--|--------------------|--------------------|
| This plan has been prepared only for the purpose of complying with E1 Bushfire-Prone Areas Code and the information shown hereon must not be used for any other purpose. All dimensions and areas are in meters. | Scale: NTS | Drawing No: 7233-1 |
| Drawn: Bruce Harpley BFP-140 | Date: 21 July 2020 | Revision No: 0 |
| This Bushfire Hazard Management Plan must be read in conjunction with the requirements detailed in Attachment B of this plan | | |


| | | |
|---|--|---|
| <p>Environmental Services and Design Pty Ltd PO Box 651 BURNIE TAS 7320 www.esandd.com.au (03) 6431 2999</p>  | <p align="center">Bushfire Hazard Management Plan</p> <p align="center">Specification</p> <p align="center">94 Winspears Road East Devonport Title Reference: 170489/1 PID 3403489</p> | |
| <p>1.1 Introduction</p> <p>The Bushfire Attack Level (BAL) assessment is for the proposed 2 lot subdivision at 94 Winspears Road East Devonport.</p> <p>The development will have a Hazard Management Area (HMA) surrounding the features identified on Drawing No: 7233-1.</p> <p>Vegetation greater than 1Ha within 100m (50m grassland) of the proposal site was assessed against the Acceptable Solutions Criteria of the municipal planning scheme. AS3959-2009 was used to assign a BAL level to the development utilising a range of data specific to the subject site.</p> <p>1.2 Water Supply</p> <p>The subject land is connected to municipal water supply but there are no fire hydrants located within a 120m hose lay of the lots.</p> <p>A static water supply for firefighting is required for lots 1 and 2 and must comply with Table E5 of Planning Directive No 5.1 Bushfire-Prone Areas Code.</p> <p>A copy of Table E5 is included forms part of the hazard management plan and specification.</p> <p>1.3 Access</p> <p>Road access is via Winspears Road for both lots. Winspears Road are Council maintained roadways that comply with municipal standards.</p> <p>Access to each site for fire appliances is required to the static water supply for firefighting point.</p> <p>Access to each lot must comply with the requirements of Table E2 of Planning Directive No 5.1 Bushfire-Prone Areas Code.</p> <p>A copy of Table E2 is included and forms part of the hazard management specification.</p> <p>Egress from the site is via a CLASS 4A road which is constructed to Standards enabling safe passage for a variety of vehicle sizes through to a State road.</p> | <p>1.4 Landscaping</p> <p>It is the responsibility of the landowner to maintain the landscaping in accordance with the Bushfire Hazard Management Plan.</p> <p>All paths and pedestrian areas within 1m of any habitable structure on the subject site must be constructed of non- combustible materials (i.e. stone, paving, concrete, pebbles etc.).</p> <p>Vegetation along pathways should be of a low flammability type and in accordance with the Tasmania Fire Services’ brochure - Fire Retardant garden plants. Plants that produce a lot of debris or fine fuels should be avoided. Trees and shrubs that retain dead material in branches, or which shed long strips of bark, or rough fibrous bark, or large quantities of leaves should be avoided.</p> <p>Vines on walls or tree canopies over roofed areas should be avoided. Timber, woodchip and flammable mulches cannot be used and brush and timber fencing should be avoided.</p> <p>1.5 Hazard Management Area (HMA)</p> <p>A bushfire Hazard Management Area (HMA) will be developed within and/or up to the property boundaries for each lot to achieve BAL 12.5 which is greater than the required BAL 19. Refer to the above hazard management plan drawing No 7233-1.</p> <p>The specified width of the HMA is to enable the existing habitable building and proposed lot 2 to comply, in the position shown on the site plan, as required by Planning Directive 5.1.</p> <p>This area is to be regularly maintained and managed and in particular between the months of September and March in each calendar year. Landscaping in the HMA is to be minimised, grass maintained to a maximum height of 50mm with fuel loads not exceeding 2 tonnes per hectare.</p> | <p>Pathways and landscaping material surrounding any habitable structures must be of non-combustible elements for a minimum of 1m from any external walls or decks.</p> <p>This BHMP is achieved by:</p> <ul style="list-style-type: none"> • Pathways located on the subject land to be of non-combustible materials • Fuel loads to be kept to less than 2 tonnes per hectare • Total shrub cover is to be kept to a maximum of 20% of the available area. • Clear space from any habitable structures of at least 4 times the mature height of any shrubs planted • Shrubs must not be planted in cluster forms or clumps • Remove ground level fuels and trim the bottom of tree canopies to at least a height of 2m off ground level • Minimise ground level fuels wherever possible. <p>1.6 Maintenance prior to the onset of each fire season</p> <ul style="list-style-type: none"> • Guttering on all habitable structures must be inspected and cleared of debris annually • Ensure all hoses and brass connections are in good working order • All valley and wall/roof junctions are inspected and debris removed • Roof sheeting inspected for damages or dislodged roofing materials (replace if necessary) • Painted surfaces are in good condition and decaying timbers given particular attention to repair • Screens/shutters on windows and doors are in good working condition and fit well without breaks, holes or tears • Door mats to be of non-combustible materials • Woodpiles, garden sheds and other combustible materials to be kept well away from habitable structures. |

Table E2 – Standards for property access

| Element | | Requirement |
|---------|--|---|
| A. | Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point. | There are no specified design and construction requirements. |
| B. | Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point. | <p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (j) terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead “T” or “Y” turning head 4m wide and 8m long. |
| C. | Property access length is 200m or greater. | <p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m. |

| | | |
|----|---|--|
| D. | Property access length is greater than 30m, and access is provided to 3 or more properties. | The following design and construction requirements apply to property access: (a) complies with requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m. |
|----|---|--|

Table E5 – Static water supply for fire fighting

| Element | | Requirement |
|---------|--|---|
| A. | Distance between building area to be protected and water supply. | <p>The following requirements apply:</p> <ul style="list-style-type: none"> (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 | <p>A static water supply:</p> <ul style="list-style-type: none"> (a) may have a remotely located offtake connected to the static water supply; (b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) must be a minimum of 10,000l per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) must be metal, concrete or lagged by non-combustible materials if above ground; and (e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of <i>Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas</i>, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6mm thickness. |

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| C. | Fittings, pipework and accessories (including stands and tank supports) | <p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> (a) have a minimum nominal internal diameter of 50mm; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm²; (e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) ensure the coupling is accessible and available for connection at all times; (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) if a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (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. |
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| D. | Signage for static water connections. | <p>The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:</p> <ul style="list-style-type: none">(a) comply with water tank signage requirements within <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i>; or(b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service. |
| E. | Hardstand | <p>A hardstand area for fire appliances must be:</p> <ul style="list-style-type: none">(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. |



PDA Surveyors
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 ABN 71 217 806 325

Planning Scheme Compliance Submission

House excision – 94 Winspears Road, East Devonport

Prepared by: Thomas Reilly

Date: 23 October 2020

PDA Surveyors reference: 44269

Devonport Interim Planning Scheme 2013 – Compliance submission

| <i>Provision</i> | Applicable | Compliant | Comments |
|--------------------------------------|-------------------|------------------|---|
| <i>1.0 Identification</i> | Yes | Yes | The site is located within the Devonport Interim Planning Scheme area. |
| <i>2.0 Planning Scheme Purpose</i> | No | N/A | Consideration of section 2.0 is specifically excluded by 8.10.3. |
| <i>3.0 Objectives</i> | No | N/A | Consideration of section 3.0 is specifically excluded by 8.10.3. |
| <i>4.0 Interpretation</i> | Yes | Yes | Definitions in section 4 have been adopted. |
| <i>5.0 General Exemptions</i> | No | N/A | No exemptions apply to the proposed use and development. |
| <i>6.0 Limited Exemptions</i> | No | N/A | No exemptions apply to the proposed use and development. |
| <i>7.0 Planning Scheme Operation</i> | Yes | Yes | In accordance with 7.2.1, the land on which the activity would occur is in the Rural Resource Zone and is assessed below accordingly. |

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| <i>8.0 Assessment of use or development</i> | Yes | Yes | In accordance with 8.1.2, the application documentation includes: (a) details of the location of the proposed use or development (Plan of Subdivision); (b) a copy of the certificate of title, title plan and schedule of easements (enclosed); (c) a full description of the proposed use or development; (d) a description of the manner in which the proposed use or development will operate. |
| <i>9.0 Special Provisions</i> | No | N/A | No special provisions apply. |
| <i>26.1.1 Zone Purpose Statements</i> | Yes | Yes | Based on the report of Pro Advice, the excision of the dwelling would not result in loss, constraint or interference of land significant for primary industry purposes. It is considered that the proposal is reasonably consistent with the Zone Purpose Statements. |
| <i>26.1.2 Local Area Objectives</i> | Yes | Yes | Based on the report of Pro Advice, the excision of the dwelling would not result in loss, constraint or interference of land significant for primary industry purposes. It is considered that the proposal is reasonably consistent with the Local Area Objectives. |
| <i>26.1.3 Desired Future Character Statements</i> | Yes | Yes | There would be no significant physical changes to the built environment other than the possible construction of farm fencing. There would be little impact on the character of the area and therefore little impact on the level of compliance with the Desired Future Character Statements. |
| <i>26.2 Use Table</i> | Yes | Yes | The proposed use of Lot 1 is Residential. Resource development use on the balance lot would continue and is a no permit required use according to the Table. |
| <i>26.3.1 Discretionary non-residential use</i> | No | N/A | No discretionary non-residential use is proposed. |

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| <i>26.3.2 Required residential use</i> | No | N/A | No required residential use is proposed. |
| <i>26.3.3 Residential use</i> | Yes | Yes | <p>Contrary to A1(h), there would be a change in the title description to the site.</p> <p>P1(a) See above at 26.1.1</p> <p>P1(b) See above at 26.1.2</p> <p>P1(c)(i), (ii), (iii) The report of Pro Advice addresses the Performance Criteria.</p> <p>P1(d) The report of Pro Advice addresses the Performance Criteria.</p> <p>In accordance with 26.3.3(d), there are no additional reticulated utilities proposed or likely to be required any time in the foreseeable future. There would be no additional dwellings that might place immediate or cumulative demand on the public authority.</p> |
| <i>26.4.1 Suitability of a site or lot on a plan of subdivision for use or development</i> | Yes | Yes | <p>A1 (a) In accordance with (a), the agricultural property would have an area of 75.01ha and the residential property would have an area of 3.59ha.</p> <p>A1 (b) In accordance with (b), the existing building area would be:</p> <ul style="list-style-type: none"> (i) of suitable size; (ii) clear of all setbacks; |

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| | | <ul style="list-style-type: none"> (iii) clear of zone boundary setbacks; (iv) clear of easements; (v) clear of rights of way; (vi) clear of utilities; (vii) clear of access strips; (viii) suitably accessible from the frontage. <p>A2</p> <p>Lot 1 would have 149m of frontage to Winspears Road which is not required as a means to access for any other property. The location of the access to the Lot 1 would remain unchanged. The location of the accesses to Lot 2 would also remain unchanged.</p> <p>A3</p> <p>The dwelling on Lot 1 would continue to be serviced by the existing reticulated water connection.</p> <p>A4 & A5</p> <p>The dwelling on Lot 1 would continue to be serviced by the existing on-site waste and storm-water management systems that would be wholly contained within the lot boundaries.</p> |
| 26.4.2 Location and configuration of development | Yes | <p>Yes</p> <p>A1</p> <ul style="list-style-type: none"> (a) There would be no material change to the frontage setbacks of the dwelling on lot 1. The closest that a building on Lot 1 would come to the proposed new rear boundary is 8m (a small inconsequential shed). The closest to the proposed new side boundary would be 57m. |

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| | | | <p>P1</p> <p>A small (5m(l) x 4m(w) x 3m(h)) 3 sided shed would be located 8m form the rear boundary. The shed is a typical rural shed used for storage and shelter. The proximity of the shed to the boundary would have no material impact on the streetscape. The size and shape of the site has been determined by appropriate offsets to the dwelling. The location of the shed in relation to the boundary is too insignificant to be a determining factor in the location of the boundary itself.</p> <p>A2</p> <p>The existing dwelling is single storey with a height of less than 7m. The other buildings on the site are also less than 7m in height.</p> <p>A3.1</p> <p>No change is proposed to the location or cladding of the dwelling.</p> <p>A3.2</p> <p>N/A - no use or development proposed that is controlled by this clause.</p> |
| | Yes | Yes | <p>P1</p> <p>The report of Pro Advice suitably addresses the Performance Criteria.</p> |
| | Yes | Yes | <p>P1</p> <p>The report of Pro Advice suitably addresses the Performance Criteria P1(b)(i)-(vi).</p> |

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| 26.4.3 Location - sensitive uses | Yes | Yes | <p>P1</p> <p>The report of Pro Advice suitably addresses the Performance Criteria.</p> |
| 26.4.4 Subdivision | Yes | Yes | <p>P1</p> <p>The report of Pro Advice suitably addresses the Performance Criteria P1(b)(i)-(vi).</p> |

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| <i>26.4.5 Controlled Environment Agriculture</i> | No | N/A | N/A - no use or development proposed that is controlled by this clause. |
| <i>26.4.5 Controlled Environment Agriculture</i> | No | N/A | N/A - no use or development proposed that is controlled by this clause. |
| <i>E1 Bushfire-Prone Areas Code</i> | Yes | Yes | The attached report from Bruce Harpley addresses the standards of the Code. |
| <i>E2 Airport Impact Management Code</i> | Yes | Yes | The site is beneath controlled airspace. No development above the OLS or within an ANEF contour is proposed. |
| <i>E3 Clearing and Conversion of Vegetation Code</i> | No | N/A | No clearing or conversion of vegetation would occur. |
| <i>E4 Change in Ground Level Code</i> | No | N/A | There would be no change in ground level. |
| <i>E5 Local Heritage Code</i> | No | N/A | There are no local heritage areas affected by the proposed use or development. |
| <i>E6 Hazard Management Code</i> | No | N/A | There would be no change to the risk profile for landslide, flooding or contamination. |
| <i>E7 Sign Code</i> | No | N/A | No signage proposed. |
| <i>E8 Telecommunication Code</i> | No | N/A | There would be no impact on telecommunication facilities. |
| <i>E9 Traffic Generating Use and Parking Code</i> | Yes | Yes | E9.5 - With 3.59ha for Lot 1 and 75.01ha for Lot 2 and with established parking and loading areas on each lot, there would be adequate circumstances for the parking and loading of vehicles associated with each respective use. |

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| | | | E9.6.1 A1 – There would be no changes to the circumstances of the layout of vehicle parking and manoeuvring areas for either lot. |
| <i>E10 Water and Waterways Code</i> | Yes | Yes | Lot would contain water bodies but no development of a type that the Water and Waterways Code is designed to control would occur within 30m of those water bodies. |
| <i>Specific Area Plans</i> | No | N/A | No specific area plans applicable to the site. |

