

RP 32

ANNEXURE TO CERTIFICATE OF TITLE VOL. *Mulhins*

2287 29 FOL.

REGISTERED NUMBER

204482

Recorder of Titles

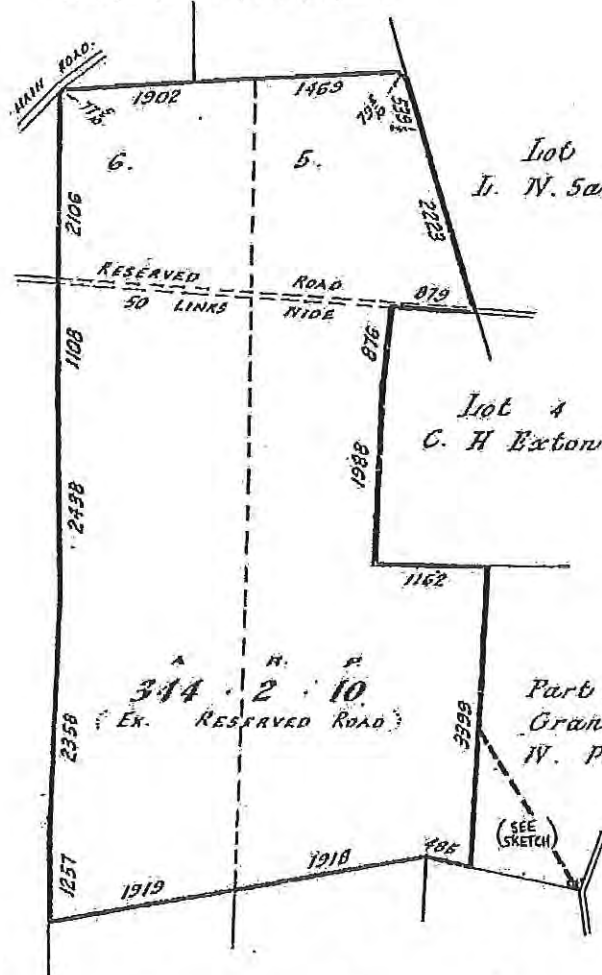
Whole of Lots 5 & 6 Maitland Estate Granted to A. C. Atkinson

Measurements in Links



Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

Part of 2246 acres Located to W. P. Weston

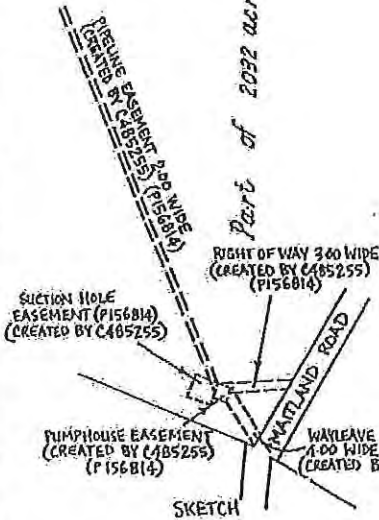


Lot 3
J. W. Saunders

Lot 4
C. H. Exton

Part of 2246 acres
Granted to
W. P. Weston

Part of 2032 acres Granted to G. B. Skardon



Lot 7
F. E. Brooks

Lot 8
T. S. Brooks

Lot 9
D. E. Skupp

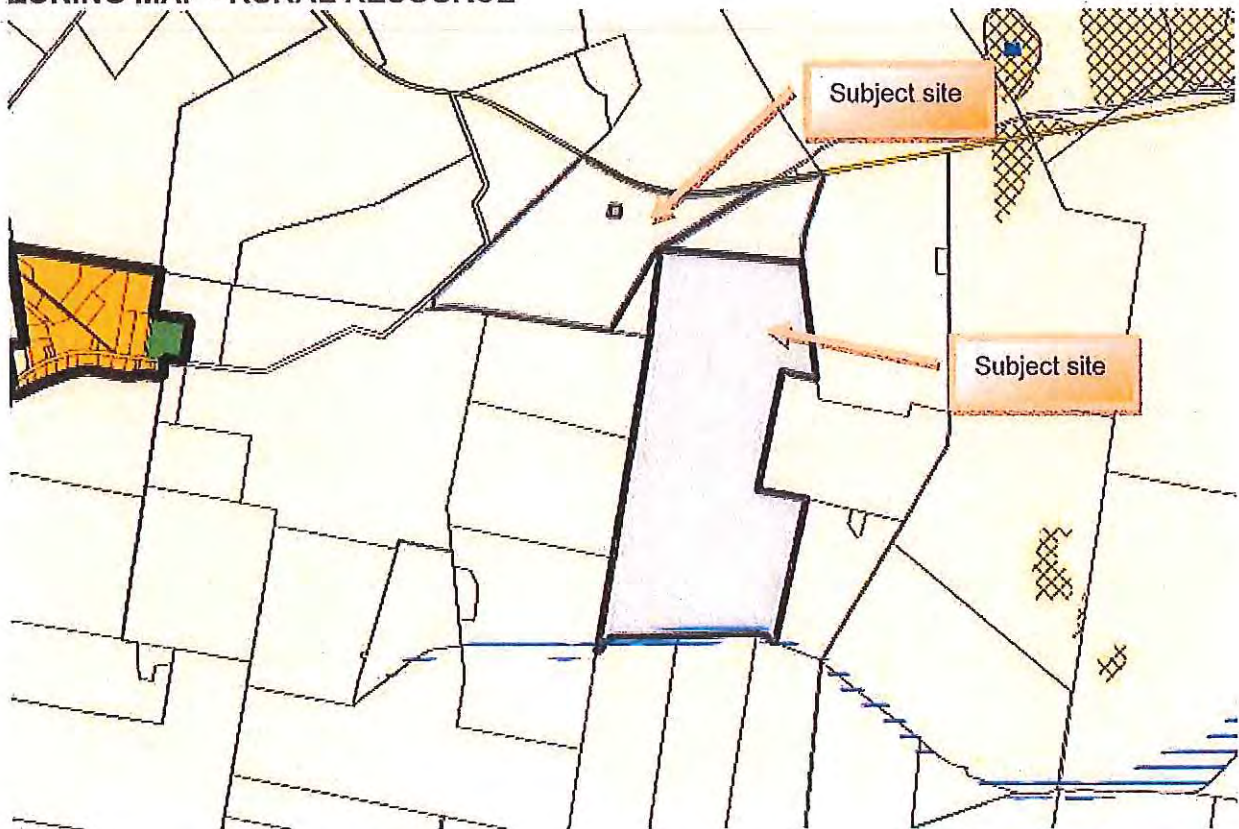
Exhibited

P16-137

AERIAL PHOTOGRAPH & SERVICES MAP for 1397 BISHOPSBOURNE ROAD & 2060 MAITLAND ROAD, BISHOPSBOURNE



ZONING MAP - RURAL RESOURCE



Exhibited

MICHELL HODGETTS & ASSOC. P/L

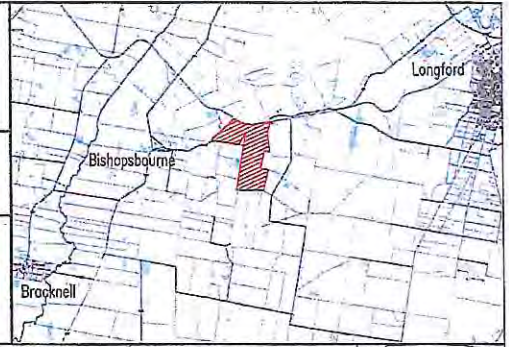
A.C.N. 109 596 152

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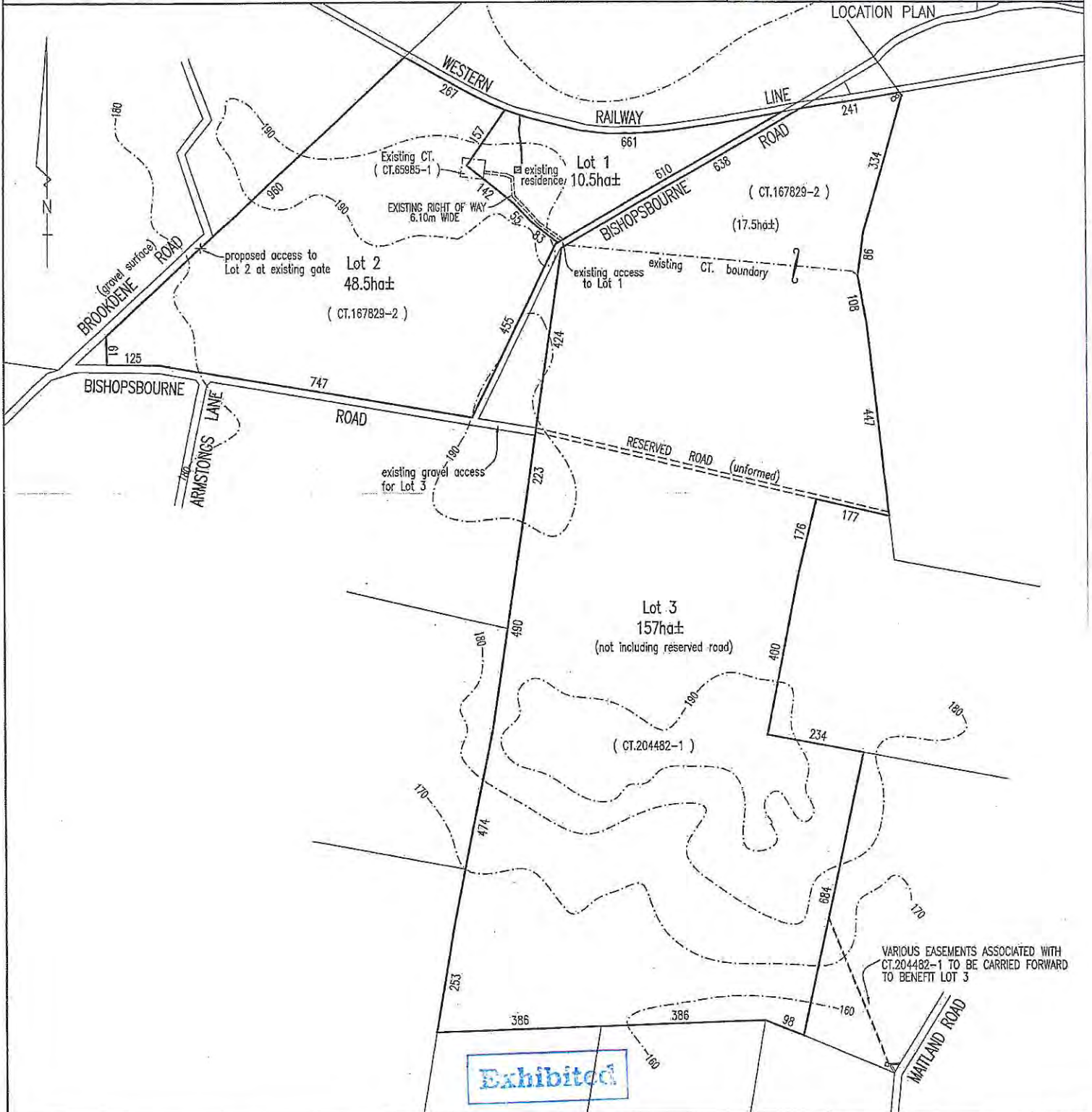
Telephone (03) 6424 5144
 Fax (03) 6423 4090



PROPOSED BOUNDARY AMENDMENT

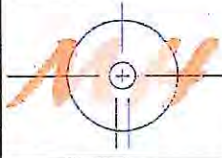
Bishopsbourne Road, Bishopsbourne

Reader Investments Pty. Ltd, P.D.W. & J. Reader, C.R. & G.H. Lindsay



This plan has been prepared only for the purpose of obtaining subdivision approval from the local planning authority & the information shown hereon should be used for no other purpose.

All dimensions & areas subject to final survey.
 All measurements are in metres.



Drawn : J.A.T | Scale : 1:9000(A3) | Date : 13/05/16

Paul Hodgetts - registered land surveyor

Drawing No.

216055

REVISION 1

MICHELL HODGETTS & ASSOC⁰⁴P/L

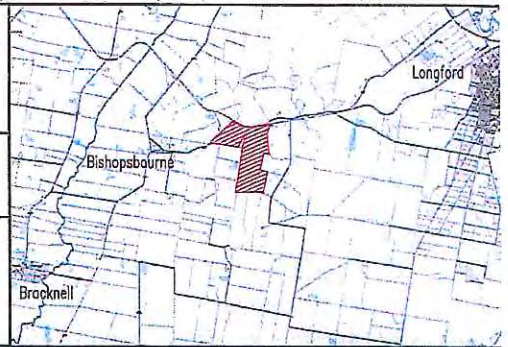
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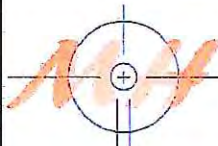


VARIOUS EASEMENTS ASSOCIATED WITH CT204432-1 TO BE CARRIED FORWARD TO BENEFIT LOT 3

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All measurements are in metres.



Paul Hodgetts - registered land surveyor

Drawing No.

216055

REVISION 1

Drawn : J.A.T | Scale : 1:9000(A3) | Date : 13/05/16



Application for Planning Permit

PROPOSED SUBDIVISION

In the

RURAL RESOURCE ZONE

1397 BISHOPSBOURNE ROAD, TOIBERRY

&

2060 MAITLAND ROAD, TOIBERRY

Supporting Documentation


June 2016

Consultant Details



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The Land – Site

Title & Description

The Certificate of Title for the subject site is CT: 65985/1, CT: 167829/2 & 204482/1, PID 7624991, 3308692 & 6740368. A copy of the title is provided as Annexure A.

The street address is 1397 Bishopsbourne Rd, Toiberry and Reader Investments Pty Ltd, PDW & J Reader, CR & GH Lindsay are the owners.



Figure 1 – Location of land 206 Maitland Road & 1397 Bishopsbourne Road, Tolberry

Lot 1- 10.5Ha, Lot 2- 48.5Ha & Lot 3- 157Ha front onto Bishopsbourne Road, lots 1 & 2 on the north/western side of the road and Lot 3 on the eastern side of the road.

Existing Use and Development

The current use of land is residential on lot 1 and agricultural on lots 2 & 3. Currently there is an existing dwelling located on lot 1 of the proposal and agricultural use sheds on lot 3 of the subject land.

Site Analysis

Topography

The lots 1 & 2 is relatively flat and sits on a plateaued area at the 190 m contour level.

Lot 3 is relatively flat through the northern part of the lot then falls away from the north to the south at an average of 3 degrees over 350m

Drainage

There are no reticulated services available in the subject area. The subject lot 1 containing the existing dwelling is connected to onsite sewage and stormwater disposal; this will remain unchanged as part of the proposal.

Land Capability

The land is within a delineated area of the Land Capability Survey Tasmania by RM Morton and CJ Grose; Department of Primary Industry and Fisheries: Tasmania 1997. The soil classification of the subject site is **Class 3 & 4**.



Biodiversity

There are observations and / or records of threatened, vulnerable or species of conservation significance within and adjacent to the land. **Annexure B** contains a report from the EPBC Act on matters of national significance and other matters protected by the EPBC Act.

The report lists protected species as well as potential invasive species within the subject area.

Access

Access to the subject lot 1 is off **Bishopsbourne Road** via a formed rural roads crossover.

Access to the subject lot 2 is off **Brookdene Road** via an unformed crossover.

Access to the subject lot 3 is off **Bishopsbourne Road** via a formed rural roads crossover.

Reticulated Services

Reticulated services are not located within the vicinity of the site.

Surrounding Property Use

- **NORTH-** Western Railway line and agricultural land
- **EAST-** (lot 1 & 2) Bishopsbourne Road and (lot 3) agricultural land
- **SOUTH-** (lot 1 & 2) Bishopsbourne Road and (lot 3) agricultural land
- **WEST-** (Lot 3) Bishopsbourne Road and (lots 1 & 2) agricultural land & Brookdene Road

Lands Limitations

No land limitations have been identified within the property boundaries.



Figure 3 – Landslide Risk, 206 Maitland Road & 1397 Bishopsbourne Road, Toiberry – source: www.thelist.tas.gov.au

Proposal

The applicants, Reader Investments Pty Ltd, PDW & J Reader, CR & GH Lindsay are seeking to subdivide / make a boundary adjustment under the *Northern Midlands Interim Planning Scheme 2013*.

The applicants are seeking to separate the existing dwelling from the agricultural use on CT-167829/2 creating lots 1 & 2 of the plan. Lot 1- 10.5ha, will contain the residential dwelling. Lot 2- 48.5ha will remain for agricultural use. The proposed lot 3- 157ha, incorporates a boundary adjustment where CT- 204482/1 absorbs the eastern part of CT-167829/2 into the Title, this allows for the natural use of Bishopsbourne Road as a boundary and for the optimisation of primary industry potential on the subject sites.

A copy of the proposal plans is included as **Annexure C**.

The applicant is applying to the Council, as the Planning Authority, to utilise its discretion and approve the development in accordance with the provisions of **Section 57** of the *Land Use Planning and Approvals Act 1993*.

Planning Scheme Provisions

The applicable planning instrument is the *Northern Midlands Interim Planning Scheme 2013* and the subject land is zoned as Rural Resource.

The relevant sections of the Planning Scheme are listed below for discussion. The relevant issue and item identifier is provided and states whether the proposal meets the Acceptable Solutions (AS) or the Performance Criteria (PC) for each relevant section. Issues that address the Performance Criteria are listed as “Discretionary” and discussion is put forward to the relevant points.

The clauses that are not applicable to the proposal have not been discussed.

The applicable Scheme standards for development in the Rural Resource Zone are described in the following relevant sections of the *Northern Midlands Interim Planning Scheme 2013*:

26.0 Rural Resource Zone

- 26.1.1 Zone Purpose Statements
- 26.1.2 Local Area Objectives
- 26.1.3 Desired Future Character Statements

26.2 Use Table

26.3 Use Standards

- 26.3.1 Discretionary Use if not a single dwelling
- 26.3.2 Dwellings

26.4 Development Standards

- 26.4.1 Building Location and Appearance
- 26.4.2 Subdivision

Part E Codes

- E1 Bushfire Prone Areas Code
- E4 Road and Railway Assets Code
- E6 Car Parking and Sustainable Transport Code

Part F Special Area Plans

- There are no specific area plans in relation to the *Northern Midlands Interim Planning Scheme 2013*.

26.1.1 Zone Purpose Statements

- *The proposal provides for the sustainable use or development of resources for agriculture including opportunities for resource processing.*
- *The proposal provides a use and development that does not constrain or conflict with resource development uses, existing on or adjacent to the site or potential futures uses.*
- *The proposal provides for variation in development that is compatible with primary industry, supporting and sustaining environmental and landscape values while supporting the small town area through variation in property size.*

The proposed **subdivision** is for residential (lot 1) and agricultural (lots 2 & 3) and associated use and development on rural land. As such it is in accordance with the zone values for the zone providing a high quality residential environment:

- Provides for the sustainable use of the land for other primary industry uses
- Does not constrain or conflict with other resource development uses.

26.1.2 Local Area Objectives

The proposal is consistent with the local area objectives where: -

a) Primary Industries:

- The proposal does not fetter the priority purpose of rural land or its resources and will retain all existing primary industry uses. The proposal allows continuation of primary industries; these make a significant contribution to the rural economy and primary industry uses will be protected for long-term sustainability. The proposal allows continuation of primary industries on surrounding lands without interference.
- The subject land contains Prime (class 3) and non-prime agricultural land (Class 4). The proposed **boundary adjustment** provides for variable and diverse agricultural and primary industry production which will be protected through individual consideration of the local context.
- The proposal, provides land which allows for processing and services of which can be augmented into the productivity of primary industries which in turn supports the locality and surrounding primary industry uses and the long-term sustainability of the resource is not unduly compromised.

b) Rural Communities:

- The proposal through large lot sizes and retention of existing uses, seeks to provide opportunity to services the rural locality through provision of land for home-based business which can enhance the sustainability of rural communities. The proposal provides an opportunity for optimisation of primary industry use on the subject land while providing professional and other business services an opportunity to meet the needs of rural populations. The primary industry use land is supported where accompanied by a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding primary industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.

26.1.3 Desired Future Character Statements

The proposal is consistent with any applicable desired future character statements where: -

The proposed subdivision of land will not cause a visual impact within the rural landscape, and will assist in the retention of the natural landscape.

26.2 Use Table

The proposal is a **Discretionary Application** described as '*Subdivision*' in the *Northern Midlands Interim Planning Scheme 2013*.

26.3 Use Standards

26.3.1 Discretionary Uses if not a single dwelling

Objective: a) <i>To provide for an appropriate mix of uses that support the Local Area Objectives and the location of discretionary uses in the rural resources zone does not unnecessarily compromise the consolidation of commercial and industrial uses to identified nodes of settlement or purpose built precincts.</i> b) <i>To protect the long term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated.</i> c) <i>To minimise the conversion of non-prime land to a non-primary industry use except where that land cannot be practically utilised for primary industry purposes.</i> d) <i>Uses are located such that they do not unreasonably confine or restrain the operation of primary industry uses.</i> e) <i>Uses are suitable within the context of the locality and do not create an unreasonable adverse impact on existing sensitive uses or local infrastructure.</i> f) <i>The visual impacts of use are appropriately managed to integrate with the surrounding rural landscape.</i>	
Acceptable Solutions A1 <i>If for permitted or no permit required uses.</i>	Performance Criteria P1.1 <i>It must be demonstrated that the use is consistent with local area objectives for the provision of non-primary industry uses in the zone, if applicable; and</i> P1.2 <i>Business and professional services and general retail and hire must not exceed a combined gross floor area of 250m2 over the site.</i>
Performance:	Acceptable Solution Satisfied
Discussion: The proposed subdivision is for a 3 lot subdivision, (lot 1- 10.5ha, Lot 2- 48.5ha, Lot 3- 157ha), all lots are to retain the existing agricultural use without change, lot 1 will also contain the existing dwelling; therefore remaining compliant with A1.	
Acceptable Solutions A2 <i>If for permitted or no permit required uses</i>	Performance Criteria P2.1 <i>Utilities, extractive industries and controlled environment agriculture located on prime agricultural land must demonstrate that the:</i> i. <i>amount of land alienated/converted is minimised; and</i> ii. <i>location is reasonably required for operational efficiency; and</i> P2.2 <i>Uses other than utilities, extractive industries or controlled environment agriculture located on prime agricultural land, must demonstrate that the conversion of prime agricultural land to that use will result in a significant benefit to the region having regard to the economic, social and environmental costs and benefits.</i>
Performance:	Acceptable Solution Satisfied
Discussion: The proposed subdivision is for a 3 lot subdivision, (lot 1- 10.5ha, Lot 2- 48.5ha, Lot 3- 157ha), all lots are to retain the existing agricultural use without change, lot 1 will also contain the existing dwelling; therefore remaining compliant with A2.	
Acceptable Solutions A3 <i>If for permitted or no permit required uses.</i>	Performance Criteria P3

	<p><i>The conversion of non-prime agricultural to non-agricultural use must demonstrate that:</i></p> <ul style="list-style-type: none"> a) <i>the amount of land converted is minimised having regard to:</i> <ul style="list-style-type: none"> i. <i>existing use and development on the land; and</i> ii. <i>surrounding use and development; and</i> iii. <i>topographical constraints; or</i> b) <i>the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, due to factors such as:</i> <ul style="list-style-type: none"> i. <i>limitations created by any existing use and/or development surrounding the site; and</i> ii. <i>topographical features; and</i> iii. <i>poor capability of the land for primary industry; or</i> c) <i>the location of the use on the site is reasonably required for operational efficiency.</i>
<p>Performance:</p>	<p>Acceptable Solution Satisfied</p>
<p>Discussion:</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A4 <i>If for permitted or no permit required uses</i></p>	<p>P4 <i>It must demonstrated that:</i></p> <ul style="list-style-type: none"> a) <i>emissions are not likely to cause an environmental nuisance; and</i> b) <i>primary industry uses will not be unreasonably confined or restrained from conducting normal operations; and</i> c) <i>the capacity of the local road network can accommodate the traffic generated by the use.</i>
<p>Performance:</p>	<p>Acceptable Solution Satisfied</p>
<p>Discussion:</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A5 <i>The use must:</i></p> <ul style="list-style-type: none"> a) <i>be permitted or no permit required; or</i> b) <i>be located in an existing building.</i> 	<p>P5 <i>It must be demonstrated that the visual appearance of the use is consistent with the local area having regard to:</i></p> <ul style="list-style-type: none"> a) <i>the impacts on skylines and ridgelines; and</i> b) <i>visibility from public roads; and</i> c) <i>the visual impacts of storage of materials or equipment; and</i> d) <i>the visual impacts of vegetation clearance or retention; and</i> e) <i>the desired future character statements.</i>
<p>Performance:</p>	<p>Acceptable Solution Satisfied</p>
<p>Discussion:</p>	

The proposed subdivision is for a 3 lot subdivision, (lot 1- 10.5ha, Lot 2- 48.5ha, Lot 3- 157ha), all lots are to retain the existing agricultural use without change, lot 1 will also contain the existing dwelling; therefore remaining compliant with A5.

26.3.2 Dwellings

The proposal contains an existing dwelling, there are no changes or alterations proposed as part of the application.

<p>Objective: To ensure that dwellings are: a) incidental to resource development; or b) located on land with limited rural potential where they do not constrain surrounding agricultural operations.</p>	
<p>Acceptable Solutions</p> <p>A1.1 Development must be for the alteration, extension or replacement of existing dwellings; or</p> <p>A1.2 Ancillary dwellings must be located within the curtilage of the existing dwelling on the property.</p> <p>A1.3 New dwellings must be within the resource development use class and on land that has a minimum current capital value of \$1 million as demonstrated by a valuation report or sale price less than two years old.</p>	<p>Performance Criteria</p> <p>P1.1 A dwelling may be constructed where it is demonstrated that: a) it is integral and subservient to resource development, as demonstrated in a report prepared by a suitably qualified person, having regard to: i. scale; and ii. complexity of operation; and iii. requirement for personal attendance by the occupier; and iv. proximity to the activity; and v. any other matters as relevant to the particular activity; or b) the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, having regard to: i. limitations created by any existing use and/or development surrounding the site; and ii. topographical features; and iii. poor capability of the land for primary industry operations (including a lack of capability or other impediments); and</p> <p>P1.2 A dwelling may be constructed where it is demonstrated that wastewater treatment for the proposed dwelling can be achieved within the lot boundaries, having regard to the rural operation of the property and provision of reasonable curtilage to the proposed dwelling.</p> <p>P1.3 A dwelling may be constructed where it is demonstrated that the lot has frontage to a road or a Right of Carriageway registered over all relevant titles.</p>
<p>Performance:</p>	<p>Not Applicable</p>
<p>Discussion:</p>	

26.4 Development Standards

26.4.1 Building Location and Appearance

<p>Objective: To ensure that the:</p> <ul style="list-style-type: none"> a) ability to conduct extractive industries and resource development will not be constrained by conflict with sensitive uses; and b) development of buildings is unobtrusive and complements the character of the landscape 	
Acceptable Solutions	Performance Criteria
<p>A1 Building height must not exceed:</p> <ul style="list-style-type: none"> a) 8m for dwellings; or b) 12m for other purposes. 	<p>P1 Building height must:</p> <ul style="list-style-type: none"> a) be unobtrusive and complement the character of the surrounding landscape; and b) protect the amenity of adjoining uses from adverse impacts as a result of the proposal.
Performance:	Acceptable Solution Satisfied
<p>Discussion: Lot 1 of the proposal contains the existing lawful dwelling and outbuildings under 8m and 12m respectively; these will remain unchanged as part of the proposal. There are no new buildings proposed as part of the application remaining compliant with A1.</p>	
Acceptable Solutions	Performance Criteria
<p>A2 Buildings must be set back a minimum of:</p> <ul style="list-style-type: none"> a) 50m where a non-sensitive use or extension to existing sensitive use buildings is proposed; or b) 200m where a sensitive use is proposed; or c) the same as existing for replacement of an existing dwelling. 	<p>P2 Buildings must be setback so that the use is not likely to constrain adjoining primary industry operations having regard to:</p> <ul style="list-style-type: none"> a) the topography of the land; and b) buffers created by natural or other features; and c) the location of development on adjoining lots; and d) the nature of existing and potential adjoining uses; and e) the ability to accommodate a lesser setback to the road having regard to: <ul style="list-style-type: none"> i. the design of the development and landscaping; and ii. the potential for future upgrading of the road; and iii. potential traffic safety hazards; and iv. appropriate noise attenuation.
Performance:	Not Applicable
<p>Discussion: Lot 1 of the proposal contains the existing lawful dwelling and outbuildings; these will remain unchanged as part of the proposal. There are no new buildings proposed as part of the application and therefore the provision is not applicable to this proposal.</p>	

26.4.2 Subdivision

The proposed subdivision creates lots that are consistent with the objectives of the Rural Resource Zone.

<p>Objective: To ensure that subdivision is only to:</p> <ul style="list-style-type: none"> a) improve the productive capacity of land for resource development and extractive industries; and b) enable subdivision for environmental and cultural protection or resource processing where compatible with the zone; and
--

c) <i>facilitate use and development for allowable uses by enabling subdivision subsequent to appropriate development.</i>	
Acceptable Solutions	Performance Criteria
<p><i>A1</i> <i>Lots must be:</i></p> <ul style="list-style-type: none"> <i>a) for the provision of utilities and is required for public use by the Crown, public authority or a municipality; or</i> <i>b) for the consolidation of a lot with another lot with no additional titles created; or</i> <i>c) to align existing titles with zone boundaries and no additional lots are created.</i> 	<p><i>P1</i> <i>The Subdivision-</i></p> <ul style="list-style-type: none"> <i>a) must demonstrate that the productive capacity of the land will be improved as a result of the subdivision; or</i> <i>b) is for the purpose of creating a lot for an approved non-agricultural use, other than a residential use, and the productivity of the land will not be materially diminished.</i>
Performance:	Discretionary
<p>Discussion:</p> <p style="text-align: center;"> CT-167829/2 CT-167829/2, 204482/1 </p>	

Part E Codes

E1 Bushfire-Prone Areas Code

The application is accompanied by a Bushfire Hazard Management Plan from an accredited person attached Annexure D.

E2 Potentially Contaminated Land Code– Not Applicable

The proposal is for a subdivision of land and the subject site has not previously contains a potentially contaminating activity as defined in Table E2.1 to the Code.

E3 Landslip Code– Not Applicable

The proposal site is not subject to coastal inundation, erosion or recession and is not located within a watercourse, wetland or stormwater disposal area and therefore this Code is not applicable to this application.

E4 Road and Railway Assets Code

<p>Objective: To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.</p>	
<p>Acceptable Solutions</p> <p>A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway, must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.</p>	<p>Performance Criteria</p> <p>P1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must demonstrate that the safe and efficient operation of the infrastructure will not be detrimentally affected.</p>
<p>Performance:</p>	<p>Not Applicable</p>
<p>Discussion: The subject land containing the dwelling to the proposal abuts the Western railway which runs along the northern boundary, however access to the subject lots are off Bishopsbourne Road and are not within 50m of the railway line. It is therefore considered that the proposal is not applicable to the clause.</p>	
<p>Acceptable Solutions</p> <p>A3 For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.</p>	<p>Performance Criteria</p> <p>P3 For limited access roads and roads with a speed limit of more than 60km/h:</p> <ul style="list-style-type: none"> a) access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users
<p>Performance:</p>	<p>Acceptable Solution Satisfied</p>
<p>Discussion: The current AADT for Bishopsbourne Road is 558, the proposal will increase the AADT of Bishopsbourne Road to 567 causing an increase of 9 movements per day (based on RTA Guidelines); this increase remains below the maximum 10% allowed approx. (1.6%), satisfying A3.</p>	

E 4.7 Development Standards

E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways

<p>Objective: To ensure that development on or adjacent to class 1 or 2 roads (outside 60km/h), railways and future roads and railways is managed to:</p> <ul style="list-style-type: none"> a) ensure the safe and efficient operation of roads and railways; and b) allow for future road and rail widening, realignment and upgrading; and c) avoid undesirable interaction between roads and railways and other use or development.

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2 road in an area subject to a speed limit of more than 60km/h:</p> <ul style="list-style-type: none"> a) new road works, buildings, additions and extensions, earthworks and landscaping works; and b) building envelopes on new lots; and c) outdoor sitting, entertainment and children's play areas 	<p>P1</p> <p>Development including buildings, road works, earthworks, landscaping works and level crossings on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must be sited, designed and landscaped to:</p> <ul style="list-style-type: none"> a) maintain or improve the safety and efficiency of the road or railway or future road or railway, including line of sight from trains; and b) mitigate significant transport-related environmental impacts, including noise, air pollution and vibrations in accordance with a report from a suitably qualified person; and c) ensure that additions or extensions of buildings will not reduce the existing setback to the road, railway or future road or railway; and d) ensure that temporary buildings and works are removed at the applicant's expense within three years or as otherwise agreed by the road or rail authority.
<p>Performance:</p>	<p>Acceptable Solution Satisfied</p>
<p>Discussion:</p>	

E4.7.2 Management of Road Accesses and Junctions

<p>Objective:</p> <p>To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.</p>	
Acceptable Solutions	Performance Criteria
<p>A2</p> <p>For roads with a speed limit of more than 60km/h the development must not include a new access or junction.</p>	<p>P2</p> <p>For limited access roads and roads with a speed limit of more than 60km/h:</p> <ul style="list-style-type: none"> a) access to a category 1 road or limited access road must only be via an existing access or junction or the development must provide a significant social and economic benefit to the State or region; and b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users
<p>Performance:</p>	<p>Discretionary</p>
<p>Discussion:</p> <p>Both Bishopsbourne Road and Brookdene Road contain speed limits of greater than 60kmph, however only lot 2 on Brookdene Road proposes a new access and will therefore be reliant on the performance criteria.</p> <p>P2. Brookdene Road is not a Category 1, 2, 3 or 4 road, it is Category 5 "other" road. The proposed new access is to be constructed in compliance with Rural Roads Typical Access Standard Drawing</p>	

TSD R04.v1, while remaining compliant with acceptable line of sight distances, therefore maintaining an adequate level of safety and efficiency for all road users. The proposal therefore remains compliant with P2 (a, b, c)

E4.7.3 Management of Rail Level Crossings

Objective: To ensure that the safety and the efficiency of a railway is not unreasonably reduced by access across the railway.	
Acceptable Solutions	Performance Criteria
A1 Where land has access across a railway: a) development does not include a level crossing; or b) development does not result in a material change onto an existing level crossing.	P1 Where land has access across a railway: a) the number, location, layout and design of level crossings maintain or improve the safety and efficiency of the railway; and b) the proposal is dependent upon the site due to unique resources, characteristics or location attributes and the use or development will have social and economic benefits that are of State or regional significance; or c) it is uneconomic to relocate an existing use to a site that does not require a level crossing; and d) an alternative access or junction is not practicable.
Performance:	Acceptable Solution Satisfied
Discussion: Lots 1, 2 & 3 all have northern frontage to the Western Star Railway, the proposal does not include any modifications or changes to any access across the rail line satisfying A1.	

E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings

Objective: To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.	
Acceptable Solutions	Performance Criteria
A1 Sight distances at: a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia; or c) If the access is a temporary access, the written consent of the relevant authority has been obtained.	P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.
Performance:	Acceptable Solution Satisfied
Discussion: Lot 2 is the only lot to receive a new access, access off Brookdene Road. The proposed new access is to be constructed in compliance with Rural Roads Typical Access Standard Drawing TSD R04.v1, while remaining compliant with acceptable line of sight distances shown in Table E4.7.4, therefore maintaining an adequate level of safety and efficiency for all road users. Lots 1, 2 & 3 all have northern frontage to the Western Railway, the proposal does not include any modifications or changes to any access across the rail line.	

The proposal is seen to remain consistent with A1 a & b.

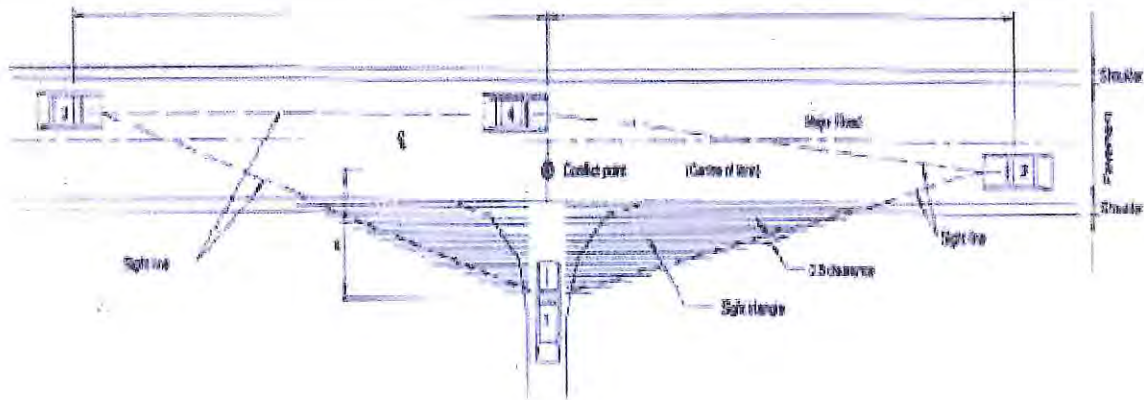


Figure E4.7.4 Sight Lines for Accesses and Junctions

X is the distance of the driver from the conflict point. For category 1, 2 and 3 roads X = 7m minimum and for other roads X = 5m minimum.

See Table E4.7.4 Safe Intersection Sight Distance (SISD) for details.

E5 Flood Prone Areas Code– Not Applicable

The proposal is a subdivision and does not include any new buildings located within the areas defined within Scheme for Flood Prone Areas and has not been identified to be subject to inundation or flooding and is therefore not applicable to the code.

E6 Car Parking and Sustainable Transport Code

<p>Objective: To ensure that an appropriate level of car parking is provided to service use.</p>	
<p>Acceptable Solutions</p> <p>A1 The number of car parking spaces must not be less than the requirements of:</p> <ul style="list-style-type: none"> a) Table E6.1; or b) A parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the general residential zone.) 	<p>Performance Criteria</p> <p>P1 The number of car parking spaces provided must have regard to:</p> <ul style="list-style-type: none"> a) the provisions of any relevant location specific car parking plan; and b) the availability of public car parking spaces within reasonable walking distance; and c) any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and d) the availability and frequency of public transport within reasonable walking distance of the site; and e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and f) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and

	<ul style="list-style-type: none"> g) an empirical assessment of the car parking demand; and h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and i) the recommendations of a traffic impact assessment prepared for the proposal; and j) any heritage values of the site; and k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to: <ul style="list-style-type: none"> i. the size of the dwelling and the number of bedrooms; and ii. the pattern of parking in the locality; and iii. any existing structure on the land.
Performance:	Acceptable Solution Satisfied
Discussion:	

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

<p>Objective: To ensure that car parking spaces and access strips are constructed to an appropriate standard.</p>	
<p>Acceptable Solutions</p> <p>A1 All car parking, access strips manoeuvring and circulation spaces must be:</p> <ul style="list-style-type: none"> a) formed to an adequate level and drained; and b) except for a single dwelling, provided with an impervious all weather seal; and c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces. 	<p>Performance Criteria</p> <p>P1 All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.</p>
Performance:	Acceptable Solution Satisfied
<p>Discussion: The proposal is for a 3 lot subdivision, there are no new dwellings proposed as part of the application, with the existing lawful residence located on lot 1. The subject access, circulation and parking spaces on lot 1 for the existing single dwelling are formed to an acceptable level and do not require upgrades as part of this proposal. The proposal is therefore seen to remain compliant with A1 a, b, c</p>	

E6.7.2 Design and Layout of Car Parking

<p>Objective: To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.</p>	
<p>Acceptable Solutions</p> <p>A1.1 Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and</p>	<p>Performance Criteria</p> <p>P1 The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:</p>

<p>A1.2 <i>Within the general residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.</i></p>	<ul style="list-style-type: none"> a) <i>the layout of the site and the location of existing buildings; and</i> b) <i>views into the site from the road and adjoining public spaces; and</i> c) <i>the ability to access the site and the rear of buildings; and</i> d) <i>the layout of car parking in the vicinity; and</i> e) <i>the level of landscaping proposed for the car parking.</i>
<p>Performance:</p>	<p>Acceptable Solution Satisfied</p>
<p>Discussion:</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A2.1 <i>Car parking and manoeuvring space must:</i></p> <ul style="list-style-type: none"> a) <i>have a gradient of 10% or less; and</i> b) <i>where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and</i> c) <i>have a width of vehicular access no less than prescribed in Table E6.2, and Table E6.2; and</i> <p>A2.2 <i>The layout of car spaces and access ways must be designed in accordance with Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking.</i></p>	<p>P2 <i>Car parking and manoeuvring space must:</i></p> <ul style="list-style-type: none"> a) <i>be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and</i> b) <i>provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.</i>
<p>Performance:</p>	<p>Acceptable Solution Satisfied</p>
<p>Discussion:</p>	

E7 Scenic Management Code– Not Applicable

The proposal is not located within the areas defined within Scheme for Scenic Management- tourist road corridors and local scenic management areas and is therefore not applicable to the code.

E8 Biodiversity Code– Not Applicable

There will be no clearing, removal or modification of vegetation marked as priority vegetation as part of the proposal. The only modification of vegetation required as part of the proposal is for the proposed access to lot 2, this will require minor modification of grasslands. There is no change of use or new development proposed as part of the subdivision, as such the proposal remains respectful of the native habitats and the requirement to maintain and conserve the natural habitats.

E9 Water Quality Code– Not Applicable

The proposal does not include the construction of any new buildings or dwellings and is not located within the Ben Lomond Water Catchment Area. The only modification of land to occur will be the proposed new private crossover for lot 2 for access to the agricultural property off Bookdene Road for agricultural purposes. The proposed crossover is 65m from the nearest waterway/body therefore E9 is seen to be not applicable.

E10 Recreation and Open Space Code– Not Applicable

The proposal is located on Rural Resource land and is therefore not applicable to the code.

E11 Environmental Impacts and Attenuation Code– Not Applicable

The proposal for a subdivision of land, it is not for a sensitive use located within the attenuation distance of existing or approved uses with the potential to create environmental harm and environmental nuisance or within a buffer area shown on the planning scheme map and is not a use listed in E11.6.2; therefore it is not applicable.

E12 Airports Impact Management Code– Not Applicable

The proposal is not located within the areas defined within the Air Navigation Services – Aircraft Operations Surfaces on planning scheme maps and is therefore not applicable to the code.

E13 Local Historic Heritage Code– Not Applicable

The subject land and buildings to the proposal are not located within a heritage precinct or seen to have historical significance and are therefore not applicable to the code

E14 Coastal Code– Not Applicable

Not used within this scheme

E15 Signs Code– Not Applicable

The proposal does not contain any signage as part of the application and therefore this Code is not applicable to this application.

Conclusion

This supporting documentation demonstrates that the proposal of a **Subdivision** supports and furthers the Planning Scheme aims and objectives, relevant Clauses and Schedules as set out for the proposed development within the **Rural Resource Zone**.

Where the proposal does not comply with the Acceptable Solution (AS) it has been demonstrated that the Performance Criteria (PC) are satisfied and there is not an unreasonable loss of amenity or safety as a consequence of this proposal. Therefore Council are requested to exercise its Discretionary powers in relation to this development.

With the above in mind, a planning permit for a **3 lot subdivision** at **1397 Bishopsbourne Road, Toiberry** is respectfully sought from the Planning Authority.



Annexure A – Proposal Plans

Annexure B – Biodiversity

Annexure C – Title Certificates

Annexure D –Bushfire Hazard Management Plan

MICHELL HODGETTS & ASSOC.³³¹ P/L

A.C.N. 109 596 152

AUTHORISED SURVEYORS

DEVONPORT - WYNYARD - SMITHTON - LAUNCESTON - SCOTTSDALE

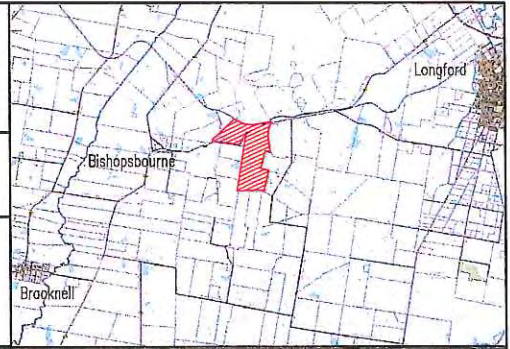
P.O. Box 712, Devonport 7310

AUSDOC DX 70346, Devonport

E.Mail : mhasurv@bigpond.net.au

Telephone (03) 6424 5144

Fax (03) 6423 4090



PROPOSED BOUNDARY AMENDMENT

Bishopsbourne Road, Bishopsbourne

Reader Investments Pty. Ltd, P.D.W. & J. Reader, C.R. & G.H. Lindsay



VARIOUS EASEMENTS ASSOCIATED WITH CT 204482-1 TO BE CARRIED FORWARD TO BENEFIT LOT 3

Imagery Date: 1/0/2015

This plan has been prepared only for the purpose of obtaining subdivision approval from the local planning authority & the information shown hereon should be used for no other purpose.

All dimensions & areas subject to final survey.

All measurements are in metres.



Drawn : J.A.T | Scale : 1:9000(A3) | Date : 13/05/16

Paul Hodgetts - registered land surveyor

Drawing No.

216055

REVISION 1

MICHELL HODGETTS & ASSOC. P/L

A.C.N. 109 596 152

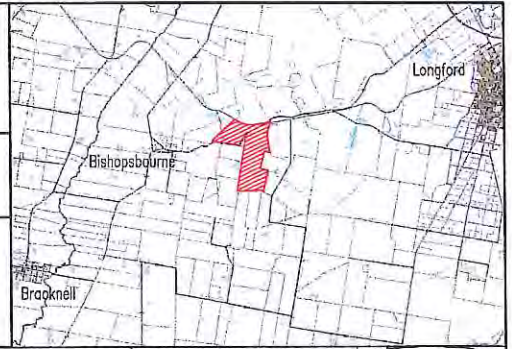
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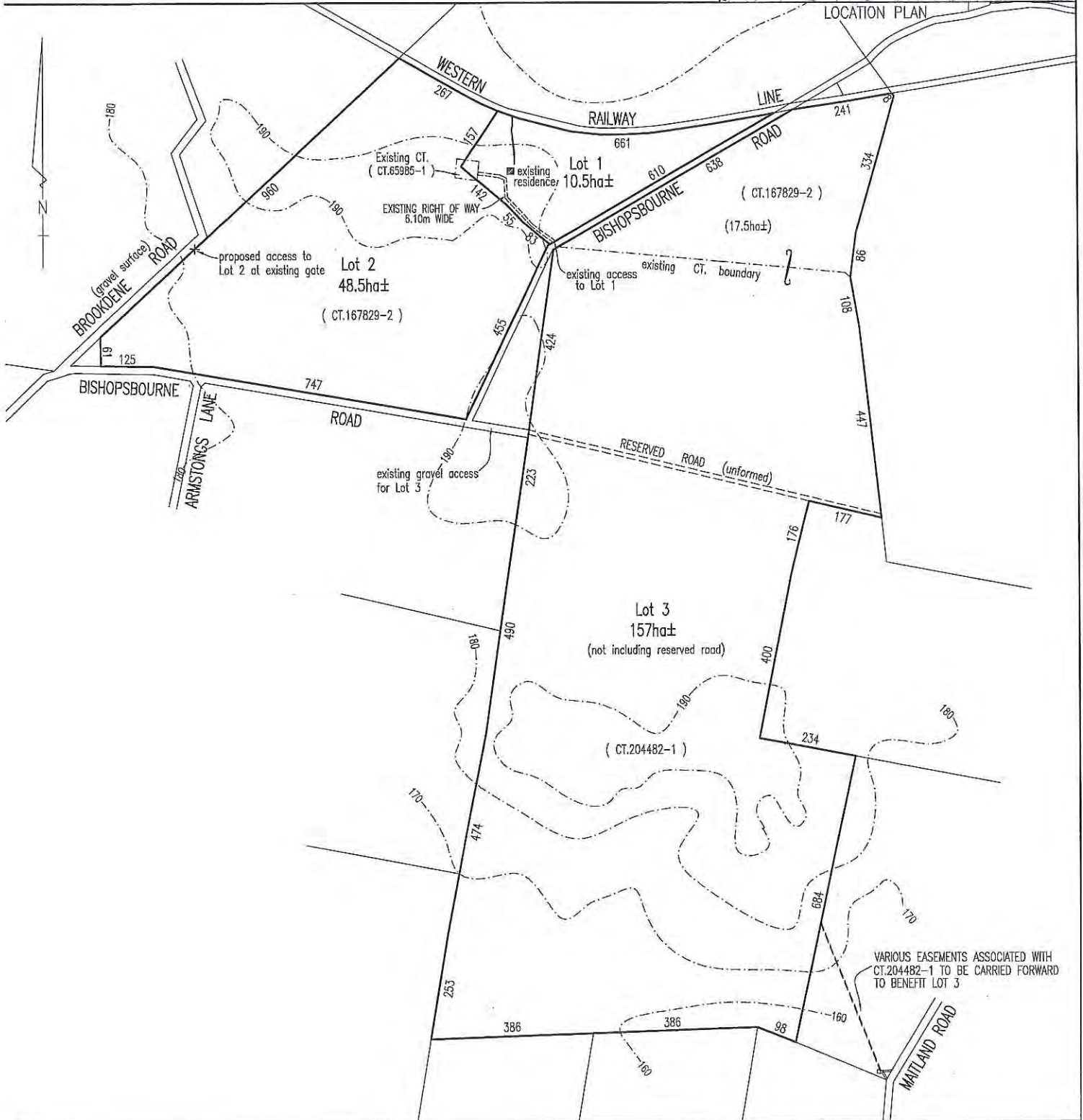
E-Mail : mhasurv@bigpond.net.au



PROPOSED BOUNDARY AMENDMENT

Bishopsbourne Road, Bishopsbourne

Reader Investments Pty. Ltd, P.D.W. & J. Reader, C.R. & G.H. Lindsay



LOCATION PLAN

This plan has been prepared only for the purpose of obtaining subdivision approval from the local planning authority & the information shown herein should be used for no other purpose.

All dimensions & areas subject to final survey.

All measurements are in metres.

Drawn : J.A.T | Scale : 1:9000(A3) | Date : 13/05/16



Paul Hodgetts - registered land surveyor

Drawing No.

216055

REVISION 1



Bushfire Hazard Management Plan

for

Reader Investments P/L

1397 Bishopsbourne Road



Date of Plan

22/06/2016

EnviroPlan Australia

Micheal Wells

Bushfire Accreditation No: BFP-128

ABN: 28 650 042 436

Shop 2 / 39 Wragg Street, Somerset

PO Box 546 Somerset, TAS 7322

Email: enviroplan.australia@gmail.com

Consultant Details



Mr. Micheal Wells GradDipUrbRegPlan.BEnvDes
 Town Planner, Bushfire Assessor, Building Designer, Fire Engineer (IFE)
 Bushfire Accreditation No: **BFP-128**

Scope of Assessors Accreditation

Micheal Wells (BFP-128) is accredited by the Chief Officer of the Tasmania Fire Service under Section 60B of the *Fire Service Act 1979* for the following Scope of Works:

1. *Certify a Bushfire Attack Level Assessment for Building Work*
2. *Certify an Exemption from a Bushfire Hazard Management Plan*
- 3A. *Certify Acceptable Solutions for Buildings or Extensions*
- 3B. *Certify Acceptable Solutions for Small Subdivisions (less than 10 Lots or a single stage)*
- 3C. *Certify Acceptable Solutions for Large Subdivisions (10 lots or more or in multiple stages)*

Exhibited

Works performed by *Micheal Wells (BFP-128)* that require Tasmania Fire Service endorsement:

4. *Certify Performance Criteria of the Bushfire-Prone Areas Code.*

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Any measures implemented based on the advice from *EnviroPlan Australia*, 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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Document Status

1	M. Wells		22/06/2016
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CODE E1 – BUSHFIRE-PRONE AREAS CODE

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

Exhibited

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:

Northern Midlands Interim Planning Scheme 2013

Street address:

1397 Bishopsbourne Road, Toiberry, Tasmania 7301

Certificate of Title / PID:

CT: 167829 / 2, PID: 3308692

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

Certificate of Title / PID:

2.

Description of Use or Development:

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

Subdivision of Land

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.

Section 2

Code Clauses³:

E1.4 Exempt Development

E1.5.1 Vulnerable Use

E1.5.2 Hazardous Use

E1.6.1 Subdivision

3. Documents relied upon⁴

Documents, Plans and/or Specifications

Title:

Author:

Date: **Version:**

Exhibited

Bushfire Report

Title:

Author:

Date: **Version:**

Bushfire Hazard Management Plan

Title:

Author:

Date: **Version:**

Other Documents

Title:

Author:

Date: **Version:**

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

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 checked="" type="checkbox"/>	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 checked="" type="checkbox"/>	E1.6.1.1 A1.	Hazard Management Areas are sufficient to mitigate risk	Report: Bushfire Hazard Management Report Section: Section 4 - Drawings / Specifications Author: Micheal Wells
<input type="checkbox"/>	E1.6.1.1 A1. (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.1.1 A1. (b)	Provides >BAL 19 for all lots	Report: Bushfire Hazard Management Report Section: Section 4 - Drawings / Specifications Author: Micheal Wells

	E1.6.1.2 Subdivision: Public and fire fighting access		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input checked="" type="checkbox"/>	E1.6.1.2 A1.	Access is sufficient to mitigate risk	Report: Bushfire Hazard Management Report Section: Section 2 - Main Report Author: Micheal Wells
<input type="checkbox"/>	E1.6.1.2 A1. (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.1.2 A1. (b)	Access complies with Tables E3, E4 & E5	Report: Bushfire Hazard Management Report Section: Applicable Standard to which Plan relates - Main Report Author: Micheal Wells

Exhibited

	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"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input checked="" type="checkbox"/>			Report: Bushfire Hazard Management Report Section: Section 2 - Main Report Author: Micheal Wells
<input checked="" type="checkbox"/>			Report: Bushfire Hazard Management Report Section: Applicable Standard to which Plan relates - Main Report Author: Micheal Wells

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

5. Bushfire Hazard Practitioner⁶

Name:	Micheal Wells	Phone No:	(03) 6411 1929
Address:	Shop 2 / 39 Wragg Street	Fax No:	
	PO Box 546	Email Address:	
	Somerset TAS		7322
Accreditation No:	BFP – 128	Scope:	1, 2, 3A, 3B & 3C

6. Certification⁷

Exhibited

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/s identified in Section 4 of this certificate is/are 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: 22/06/2016 **Certificate No:** 216107 – 5

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 .

Section 2

The Land – Site



Title & Description

Phone Contact: 6424 5144

Land Owners:	Reader Investments P/L										
Owners Agent	Michell Hodgetts & Associates										
Property Location:	1397 Bishopsbourne Road, Toiberry Tasmania 7301										
Property ID:	3308692										
Certificate of Title:	CT: 167829	Folio: 2	Exhibited								
Lot Size:	10.5 HA (105,000 m ²)										
Council:	Northern Midlands Council										
Zone of Site:	Rural Resource										
Zone of Surrounds:	Utilities										
Class of Building:	Class 1A										
Type of Building:	Dwelling										
Description of Work:	Subdivision of Land										
Referenced Documents:	<table border="1"> <thead> <tr> <th>Drawn By</th> <th>Plan No</th> <th>Revision No</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Michell Hodgetts & Associates</td> <td>216055</td> <td>1</td> <td>13/05/2016</td> </tr> </tbody> </table>			Drawn By	Plan No	Revision No	Date	Michell Hodgetts & Associates	216055	1	13/05/2016
Drawn By	Plan No	Revision No	Date								
Michell Hodgetts & Associates	216055	1	13/05/2016								

Aerial Image of Site



Figure 1 – Location of land 1397 Bishopsbourne Road, Toiberry

The 10.5 Ha (105,000 m²) property fronts onto **Bishopsbourne Road** and is located on the northern side of the road. Image above only shows the habitable building involved on lot 1 of the subdivision.

Existing Use and Development

The current use of land is agricultural. Currently there is a dwelling and associated sheds located on Lot 1 of the property. No other habitable buildings feature on Lots 2 and 3 of the proposal.

Site Analysis

Topography

The land is relatively flat and sits on a plateaued area at the 190m contour level.

Access

The existing site access to the subject land is off **Bishopsbourne Road** via a formed rural roads crossover and does not require further upgrades as part of this development.

Exhibited

The site access must be in accordance with AS/NZ 2890.1 - *Parking Facilities - Off-Street Car Parking* and in particular *Section 3 Access Facilities to Off-Street Parking Areas and Queuing Areas*.

Road Class Descriptions & Conclusion:

(AADT = Annual Average Daily Traffic Volume)

4A: Main Road (>150 AADT)

- All weather road predominately two lane and unsealed; can be sealed if economically justified;
- Operating speed of 50-80 km/h according to terrain; and
- Minimum carriage width of 7m.

4B: Minor Road (150-50 AADT)

- All weather two lane road formed and gravelled or single lane sealed road with gravel shoulders;
- Operating speed of 30-70 km/h according to terrain; and
- Minimum carriage width of 5.5m

4C: Minor Road (50 – 10 AADT)

- Substantially a single lane two way dry weather formed (natural materials) track/road;
- Operating speed of 20-40 km/h according to terrain; and
- Minimum carriage width of 4m.

The RTA Guidelines (Guide to Traffic Generating Developments) average daily residential dwelling rates for vehicle movements at **9.0** / dwelling with a weekday hourly rate of **0.85** / dwelling.

Currently on **Bishopsbourne Road** there is a total of **41** lots fronting onto the road which equates to **369** movements per day (when fully inhabited and assuming a single dwelling per lot). The road corridor width is **10 m** with a formed construction of **7 m** (including shoulders) supporting the **Class 4B** road construction complying with Table E3 of E1.6.1.2 A2.

The proposal meets the requirements of Section E1.6.1.2 A1 (a) as there is insufficient increase in risk to warrant specific measures for public access as the road is constructed to accommodate large vehicle volumes with insufficient increase in risk for safe vehicular passage as the road can easily accommodate the increase in AADT placed by the proposal and does not pose a detriment to the

safe access/egress for occupants, fire or other emergency personnel and is designed to provide connectivity to the State Highway.

Reticulated Services

Reticulated water services are not located within the vicinity of the site and therefore bulk on-site water storages are required for this proposal in accordance with the Schedule 1 of this Plan.

Rainwater tanks required for firefighting purposes should be suitably sized to ensure 10,000 litres of water is stored as a dedicated firefighting supply and held in reserve. Domestic storage must be in addition to this requirement.

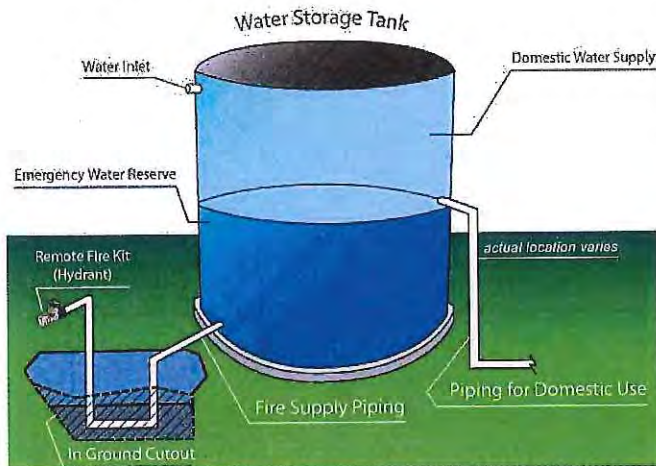


Figure 4 – Typical layout of steel water tank for fire and domestic supply

A DIN or NEN standard forged Storz 65 mm adaptor fitted with a suction washer 'standpipe' is required to be constructed within 3m of the turning head of the driveway.

Exhibited

Surrounding Property Use

- Lands to the north is agricultural uses and a railway line;
- East is agricultural use;
- South is agricultural use; and
- West is agricultural use.

TasVeg Overlay



Figure 3 – TasVEG 3.0 Fire Attributes of land 1397 Bishopsbourne Road, Toiberry (source: www.theLIST.tas.gov.au)

The 'TasVEG Fire Attributes' layer defines the surrounding vegetation as being:

Vegetation Group	Fire Sensitivity / Flammability
Agricultural, Urban and Exotic Vegetation	

The following vegetation table best describes the flora contained within the bushfire exposure:

Overview of Vegetation:

Classified Vegetation	Generalised Description
Grasslands:	<i>Dominated by perennial grasses and the presence of broad-leaved herbs on flat topography. Lack of woody plants. Plants include grasses, daisies, legumes, geraniums, saltbushes and Copperburrs.</i>
Managed Land:	<i>Non-vegetated or reduced vegetation areas such as: actively grazed pastures, maintained urban yards, maintained lawns, crops, orchards, vineyards, commercial nurseries, playing fields, golf course fairways, cleared parks, non-vegetated areas, formed roads and footpaths including cleared verges, waterways, etc.</i>

Exhibited

Given the proximity of the proposal to the classified vegetation; it is not anticipated that the use or development will likely cause or contribute to the occurrence or intensification of bushfire on the site or on adjacent lands.

Proposal

The applicant, **Michell Hodgetts & Associates** on behalf of the land owner is seeking to construct a **Subdivision of Land** under the **Northern Midlands Interim Planning Scheme 2013**.

The proposal incorporates 3 allotments as per the submitted plans.

The applicant is applying to the Council, as the Planning Authority, to approve the development in accordance with the provisions of the *Land Use Planning and Approvals Act 1993*.

Intended Purpose of Plan

The plan is intended to satisfy the provisions of **Code E1** of the **Northern Midlands Interim Planning Scheme 2013**.

Purpose

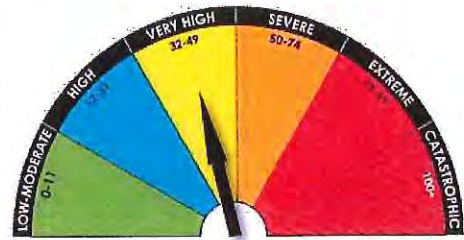
The purpose of this bushfire assessment report is to identify the Bushfire Attack Level (BAL) in accordance with AS 3959-2009 Construction of Buildings in Bushfire Prone Areas, and Guidelines for Development in Bushfire Prone Areas of Tasmania 2005.

The BAL will enable the appropriate construction method and applicable construction requirements for the proposed building works to be designed in accordance with AS 3959-2009, Part 3.7.4, 3.7.4.1 and 3.7.4.2 of the National Construction Code Amendment 2013 and the Guidelines for Development in Bushfire Prone Areas of Tasmania.

An assessment and comments in relation to Planning Directive No 5 Bushfire – Prone Areas Code will be provided for the proposal at the conclusion of this report.

General Information - Fire Danger Index:

The Fire Danger Index (FDI) is a measure of the probability of a bushfire starting, its rate of spread, intensity and the difficulty of extinguishment according to combinations of temperature, relative humidity, wind speed and available fuels, all of which is influenced by daily rainfall events and the time elapsed between such rainfall events.



The **FDI** in Tasmania is **50**.

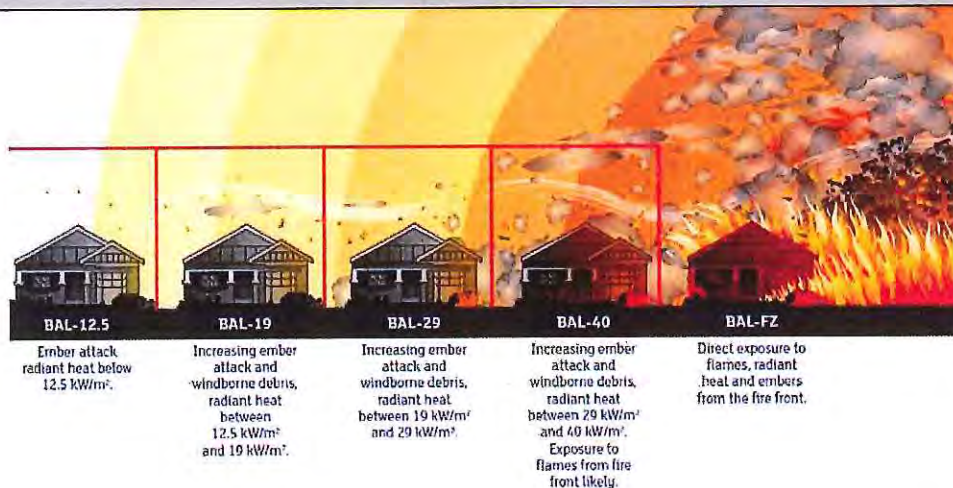
BAL Explanation

The following figure describes the assessed BAL level used within the Bushfire Hazard Management Plan. The table explains the expected intensity of the relevant assessed BAL.

Exhibited

BAL Table of Terms

Bushfire Attack Level (BAL)	Description
Level – Low (BAL-LOW)	Minimal attack from radiant heat and flame due to the distance of the site from the vegetation, although some attack by burning debris is possible. There is insufficient threat to warrant specific construction requirements.
Level – 12.5 (BAL-12.5)	Attack by burning debris is significant with radiant heat (not greater than 12.5 kW/m ²). Radiant heat is unlikely to threaten building elements (e.g. unscreened glass). Specific construction requirements for ember protection and accumulation of debris are warranted.
Level – 19 (BAL-19)	Attack by burning debris is significant with radiant heat levels (not greater than 19 kW/m ²) threatening some building elements (screened glass). Specific construction requirements for embers and radiant heat are warranted.
Level – 29 (BAL-29)	Attack by burning debris is significant and radiant heat levels (not greater than 29 kW/m ²) threaten building integrity. Specific construction requirements for ember and higher radiant heat are warranted. Some flame contact could be possible.
Level – 40 (BAL-40)	Radiant heat levels and flame contact likely to significantly threaten building integrity and result in significant risk to residents who are unlikely to be adequately protected.
Level – Flame Zone (BAL-FZ)	Significant radiant heat and significant higher likelihood of flame contact from the fire front will threaten building integrity and result in significant risk to residents.



Applicable Standard to which the plan relates

E1.6.1 Subdivision – Provision of Hazard Management Areas

The proposal provides for sufficient separation from building areas and bushfire-prone vegetation which reduces heat transfer and ember attack and provides protection for all lots contained within the proposal.

<p>Objective <i>Subdivision provides for hazard management areas that:</i></p> <ul style="list-style-type: none"> a) <i>facilitate an integrated approach between subdivision and subsequent building on a lot;</i> b) <i>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</i> c) <i>provide protection for lots at any stage of a staged subdivision.</i> 	
<p>Acceptable Solutions</p> <p>A1</p> <ul style="list-style-type: none"> (a) <i>TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</i> (b) <i>The proposed plan of subdivision:</i> <ul style="list-style-type: none"> i. <i>shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivisions;</i> ii. <i>shows the building area for each lot;</i> iii. <i>shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas; and</i> iv. <i>is accompanied by a bushfire hazard management plan for each individual lot, certified by the TFS or accredited person, showing hazard management areas greater than the separation distances required for BAL 19 in Table 2.4.4 of AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas; and</i> v. <i>applications for subdivision requiring hazard management areas to be located on land that is external to the proposed subdivision must be accompanied by the written consent of the owner of that land to enter into a Part 5 agreement 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.</i> 	<p>Performance Criteria</p> <p>P1</p> <p><i>A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area taking into consideration:</i></p> <ul style="list-style-type: none"> (a) <i>the dimensions of hazard management areas;</i> (b) <i>a bushfire risk assessment of each lot at any stage of staged subdivision;</i> (c) <i>the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;</i> (d) <i>the topography, including site slope;</i> (e) <i>any other potential forms of fuel and ignition sources;</i> (f) <i>separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development; and</i> (g) <i>any advice from the TFS.</i>
<p>Performance:</p>	
<p>Acceptable Solution Satisfied</p>	
<p>Discussion:</p>	

Exhibited

E1.6.2 Subdivision: Public and Fire Fighting Access

<p>Objective Access roads to, and the layout of roads, tracks and trails, in a subdivision:</p> <ul style="list-style-type: none"> (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. 	
<p>Acceptable Solutions</p> <p>A1</p> <ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or (b) A proposed plan of subdivision showing the layout of roads and fire trails, and the location of property access to building areas, and which complies to the extent necessary with Tables E3, E4 & E5, is included in a bushfire hazard management plan certified by the TFS or accredited person. 	<p>Performance Criteria</p> <p>P1</p> <p>A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires having regard to:</p> <ul style="list-style-type: none"> (a) appropriate design measures, including: <ul style="list-style-type: none"> i. two way traffic; ii. all weather surfaces; iii. height and width of any vegetation clearances; iv. load capacity; v. provision of passing bays; vi. traffic control devices; vii. geometry, alignment and slope of roads, tracks and trails; viii. use of through roads to provide for connectivity; ix. limits on the length of cul-de-sacs and dead-end roads; x. provision of turning areas; xi. provision for parking areas; xii. perimeter access; and xiii. fire trails; and (b) the provision of access to <ul style="list-style-type: none"> i. bushfire-prone vegetation to permit the undertaking of hazard management works; and ii. fire fighting water supplies; and (c) any advice from the TFS.
<p>Performance:</p>	<p>Acceptable Solution Satisfied</p>
<p>Discussion: The proposal is consistent with A1(b) above and Table E4(c).</p>	

Exhibited

Table E4 – Standards for Property Access

Element	Requirement
<p>A</p> <p>Property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point</p>	<p>There are no specified design and construction requirements.</p>
<p>B</p> <p>Property access length is 30 metres or greater; or access for a fire appliance to a water connection point.</p>	<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 20 tonnes, including for bridges and culverts; c) Minimum carriageway width of 4 metres; d) Minimum vertical clearance of 4 metres; e) Minimum horizontal clearance of 0.5 metres 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 10 metres; 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 inner radius of 10 metres; or ii. A property access encircling the building; or iii. A hammerhead 'T' or 'Y' turning head 4 metres wide and 8 metres long
<p>C</p> <p>Property access length is 200 metres or greater.</p>	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> a) The Requirements for B above; and b) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
<p>D</p> <p>Property access length is greater than 30 metres, and access is provided to 3 or more properties.</p>	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> a) Complies with Requirements for B above; and b) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

Exhibited

E1.6.1.3 Subdivision – Provision of Water Supply for Fire Fighting Purposes

Objective	
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 and property associated with the subsequent use and development of bushfire-prone areas	
Acceptable Solutions	Performance Criteria
<p>A1 In areas serviced with reticulated water by the water corporation:</p> <ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; or (b) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire; or (c) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E6. 	<p>P1 No Performance Criteria</p>
Performance:	Not Applicable
Discussion: NA	
Acceptable Solutions	Performance Criteria
<p>A2 In areas that are not serviced by reticulated water by the water corporation:</p> <ul style="list-style-type: none"> (a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; or (b) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; or (c) 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 E7. 	<p>P2 No Performance Criteria</p>
Performance:	Acceptable Solution Satisfied
Discussion: The proposal complies with A2(c) above.	

Exhibited

Table E7 – Static Water Supply for Fire Fighting

Element	Requirement
A Distance between building area to be protected and water supply	The following requirements apply: <ul style="list-style-type: none"> a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
B Static Water Supplies	A static water supply: <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 10,000 litres 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 AS 3959-2009, 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.
C Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a water connection point for a static water supply must: <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) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23); e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; f) Ensure the coupling is accessible and available for connection at all times; g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and i) Where 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.
D Signage for static connections	The water connection 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 comply with:: <ul style="list-style-type: none"> a) Water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or b) The following requirements: <ul style="list-style-type: none"> i. Be marked with the letter 'W' contained within a circle with the letter in upper case of not less than 100 mm in height; ii. Be in fade-resistant material with white reflective lettering and circle on a red background; iii. Be located within one metre of the water connection point in a situation which will not impede access or operation; and iv. Be no less than 400 mm above the ground.
E Hardstand	A hardstand area for fire appliances must be provided: <ul style="list-style-type: none"> a) No more than three metres from the water connection point, measured as a hoselay (including the minimum water level in dams, swimming pools and the like); b) No closer than six metres from the building area to be protected c) With a minimum width of three metres 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.

Exhibited



Exhibited

Bushfire Hazard Management Plan

Drawings & Specifications

Note: Specifications must be read in conjunction with the Bushfire Hazard Management Plan that features in Annexure 1 of this Plan

EnviroPlan Australia**Micheal Wells**

Bushfire Accreditation No: BFP-128

ABN: 28 650 042 436

PO Box 546 Somerset, TAS 7322

Email: enviroplan.australia@gmail.com

**Bushfire Attack Level (BAL) Assessment**Property Address: **1397 Bishopsbourne Road, Toiberry, Tasmania 7301**Municipality: **Northern Midlands**Date of Assessment: **22/06/2016****Exhibited****Type of Building Work**Building Class Adopted: **Class 1A**Proposal Description: **Subdivision of Land**

The BCA classifies buildings by their use. A building may be made up of a number of classes if it has a mixed use. The BCA identifies the following building classes:

Class 1(a)	a single dwelling or attached dwellings (e.g.: a terrace, duplex, etc) where each dwelling is separated by a fire wall.
Class 1(b)	one or more buildings that constitute a boarding house, guest house, hostel of small scale (i.e.: not exceeding 12 persons or 300m ² in floor area)
Class 2	a building containing 2 or more dwelling units (e.g.: flats, apartments)
Class 3	a residential building for a number of persons such as a large scale boarding house, guest house, hostel, the residential part of a hotel, motel, school etc
Class 4	a dwelling unit that is a part of a commercial use (e.g.: a caretakers/managers flat)
Class 5	an office building
Class 6	a shop or other building where goods or services are retailed directly to the public
Class 7(a)	a car park building
Class 7(b)	a storage building or building where goods are wholesaled (e.g.: a warehouse)
Class 8	a laboratory or a building where a process takes place (e.g.: factory, workshop etc)
Class 9(a)	a health care building (e.g.: hospital, clinic, doctor's surgery etc)
Class 9(b)	an assembly building (e.g.: community hall, sports hall, church etc)
Class 9(c)	an aged care building
Class 10(a)	a non-habitable building being a private garage, shed, carport or the like
Class 10(b)	a structure (e.g.: a fence, wall, mast, swimming pool etc)

Fire Danger IndexFDI Adopted: **50****Vegetation Type**Classification Adopted: **Grassland (FDI 50 Only)**

EnviroPlan Australia

Micheal Wells

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Classification for each side of the Site

Vegetation Class	N	<input checked="" type="checkbox"/>	S	<input checked="" type="checkbox"/>	E	<input checked="" type="checkbox"/>	W	<input checked="" type="checkbox"/>	Exclusions (where applicable)
	NE	<input type="checkbox"/>	SW	<input type="checkbox"/>	SE	<input type="checkbox"/>	NW	<input type="checkbox"/>	
Group A - Forest	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group B - Woodland	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group C - Shrubland	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group D - Scrub	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group E - Mallee/Mulga	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>
Group F - Rainforest	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group G (FDI 50) - Grassland	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Group H - Managed Land	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>

Exhibited

Vegetation Proximity

Show distance in metres								
Distance to classified vegetation	N	14	S	41	E	17	W	14
	NE		SW		SE		NW	

Closest Exposure: 17 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

Slope under the classified vegetation	N	<input checked="" type="checkbox"/>	S	<input checked="" type="checkbox"/>	E	<input checked="" type="checkbox"/>	W	<input checked="" type="checkbox"/>
	NE	<input type="checkbox"/>	SW	<input type="checkbox"/>	SE	<input type="checkbox"/>	NW	<input type="checkbox"/>
Upslope								
Upslope/0°	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Downslope								
>0 to 5°	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
>5 to 10°	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
>10 to 15°	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
>15 to 20°	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
BAL value for each side of site	BAL - LOW		BAL - 12.5		BAL - 12.5		BAL - LOW	

Site BAL Assessment

BAL classification adopted for site is: **BAL - 12.5**

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL - LOW, BAL - 12.5, BAL - 19, BAL - 29, BAL - 40 & BAL - FZ (Flame Zone)



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 Phone: 0402 986 203



Property Identifier: **3308692**
 Certificate of Title: **167829**
 Folio: **2**
BUSHFIRE HAZARD MANAGEMENT PLAN
Specifications
 1397 BISHOPSBOURNE ROAD, TOIBERRY TASMANIA 7301

<p>1.1 Introductions</p> <p>The Bushfire Attack Level (BAL) assessment is for the proposed development at 1397 Bishopsbourne Road, Toiberry.</p> <p>The development will have a Hazard Management Area (HMA) surrounding the features identified on Drawing No B0.1 & B0.2 seen as Annexure 1 to this Plan.</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 (Refer to Schedule 1 of the Plan)</p> <p>The subject land is not connected to municipal water supply with no fire hydrants located within the subject area. Therefore, bulk water storages (tanks) are required for any new buildings to be placed on the subject lots and these must be sized appropriately so as to accommodate a dedicated 10,000 litres for fire purposes (excludes domestic supply).</p> <p>1.3 Access (Refer Schedule 1 of the Plan)</p> <p>Road access to the proposal is via Bishopsbourne Road which is a Council maintained sealed roadway that complies with municipal standards. Access to the site for fire appliances is easily accommodated as the plan provides for sufficient room for the suitable manoeuvrability of vehicles to obtain access to minimum 10,000 litre water storage / hard stand area.</p> <p>Egress from the site is via a Class 4B 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 land owner 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.</p> <p>Timber, woodchip and flammable mulches cannot be used.</p> <p>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 up to the property boundaries. Refer to the Drawing No B0.1 & B0.2 seen as Annexure 1 to this Plan.</p> <p>The specified width of the HMA is to enable a habitable building to be constructed to BAL 12.5 anywhere within the Building Envelope shown on drawing No B0.1 & B0.2 seen as Annexure 1 to this Plan.</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 	<p>1.6 Maintenance prior to the onset of each fire season</p> <ul style="list-style-type: none"> • 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>Guttering on all habitable structures must be inspected and cleared of debris annually</p> <ul style="list-style-type: none"> • 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.
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NOTE: Refer to Annexure 1 for the Bushfire Hazard Management Plan

Schedule 1 - Mitigation Measures for Subject Site

General Planning Requirements of the Plan

1. A *Hazard Management Area* must be established around the habitable structure to a distances specified in *Schedule 3 – Bushfire Hazard Management Plan*;
2. Lawns within the *Hazard Management Area* must be well maintained during the fire season from September through to March and kept as 'short cropped';
3. Paths and driveways must be constructed of non-flammable materials;
4. Dams, uncovered water storages, orchards, vegetable gardens, waste water system and tanks etc must be located on the fire prone side of the proposed habitable structure;
5. Only fire retardant plants of the low flammability type (Fire Resisting Garden Plants - TFS) must be planted in the *Hazard Management Area*;
6. No vegetation must be able to fall onto the proposed structure;
7. The owner/s must maintain tree crowns within the *Hazard Management Area* to have horizontal separation of 5 metres distance from each tree crown;
8. Trees of significant establishment should be retained so as to create a screen to protect from radiant heat transfer;
9. The hazard management area must be located within the property boundaries;

Exhibited

Final Plan Requirements

10. The Hazard Management Area featured on drawing no: **B0.1 & B0.2** of this plan is not required to be featured on the final plan of survey;
11. The *Hazard Management Area* featured on drawing no: **B0.1 & B0.2** of this plan is not a "building exclusion area" and is capable of being built upon by separate application. In such circumstances a new bushfire hazard management plan will be required for any encroachments to the exposure of habitable buildings or non-habitable buildings within 6m of habitable buildings within this area;

Property Accesses Exceeding 200 meters to Building Area

12. The property access must be constructed to an all-weather construction with a load capacity of at least 20 tonnes including any bridges or culverts if applicable;
13. The carriageway from the access to the building area must be a minimum of 4 metres wide with a vertical clearance of 4 metres;
14. The carriageway must have a minimum horizontal vegetation clearance of 0.5 metres;
15. The carriageway must contain a cross-fall of less than 3 degrees (1:20 or 5%) and dips of less than 7 degrees (1:8 or 12.5%) from an entry and exit angle;
16. All curves on the carriageway must contain a minimum inner radius of 10 metres;

17. The carriageway must have cross falls of less than 3 degrees (1:20 or 5%) and a maximum grade of 15 degrees (1:3.5 or 28%) for sealed roads and / or 10 degrees (1:5.5 or 18%) for unsealed roads;
18. All terminations of carriageways must be provided with a turning area of fire appliances by either of the following:
 - a. A turning circle with a minimum inner radius of 10 metres; or
 - b. A property access encircling the building; or
 - c. A hammerhead 'T' or 'Y' turning head 4 metres wide and 8 metres long.
19. The carriageway must provide a passing bay with a minimum additional 2 metres carriageway width (6 metres total) and 20 metres in length not exceeding every 100 metres in separation;

Static Water Supply – Distance to Building Area

20. A static water connection point must be located within 90 metres of the building area;
21. The distance between the static water connection point and the furthest part of the building ~~must~~ be measured as a hose lay

Static Water Supplies

22. The water tank supply required by this development may have a remotely located offtake connected to the static water supply;
23. The water supply can be used for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
24. The static water supply must be a minimum of 10,000 litres 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 – domestic supply is in addition to this amount;
25. The water storage tank must be metal, concrete or lagged by non-combustible materials if above ground;
26. If the tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, 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.

Tank Fittings, Pipework and Accessories

27. All fittings and pipework associated with a water connection point must:
- i. Have a minimum nominal internal diameter of 50mm;
 - ii. Be fitted with a valve with a minimum nominal internal diameter of 50mm;
 - iii. Be metal or lagged by non-combustible materials if above ground;
 - iv. Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
 - v. Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;
 - vi. Ensure the coupling is accessible and available for connection at all times;
 - vii. Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
 - viii. Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
 - ix. Where a remote offtake is installed, ensure the offtake is in a position that is:
 - a. Visible;
 - b. Accessible to allow connection by fire fighting equipment;
 - c. At a working height of 450 – 600mm above ground level; and
 - d. Protected from possible damage, including damage by vehicles.

Exhibited

1-357

Signage for Static Connections

28. The water connection 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 comply with:
- a) Water tank signage requirements within *AS 2304-2011 Water storage tanks for fire protection systems*; or
 - b) The following requirements:
 - i. Be marked with the letter 'W' contained within a circle with the letter in upper case of not less than 100 mm in height;
 - ii. Be in fade-resistant material with white reflective lettering and circle on a red background;
 - iii. Be located within 1 metre of the water connection point in a situation which will not impede access or operation; and
 - iv. Be no less than 400 mm above the ground.

Hard Stand Areas for Static Water Supplies

29. A hardstand area for fire appliances must be provided:

- a) No more than three metres from the water connection point, measured as a hoseslay (including the minimum water level in dams, swimming pools and the like);
- b) No closer than six metres from the building area to be protected;
- c) With a minimum width of 3 metres 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.

Exhibited

Annexure 1 – Bushfire Hazard Management Plan

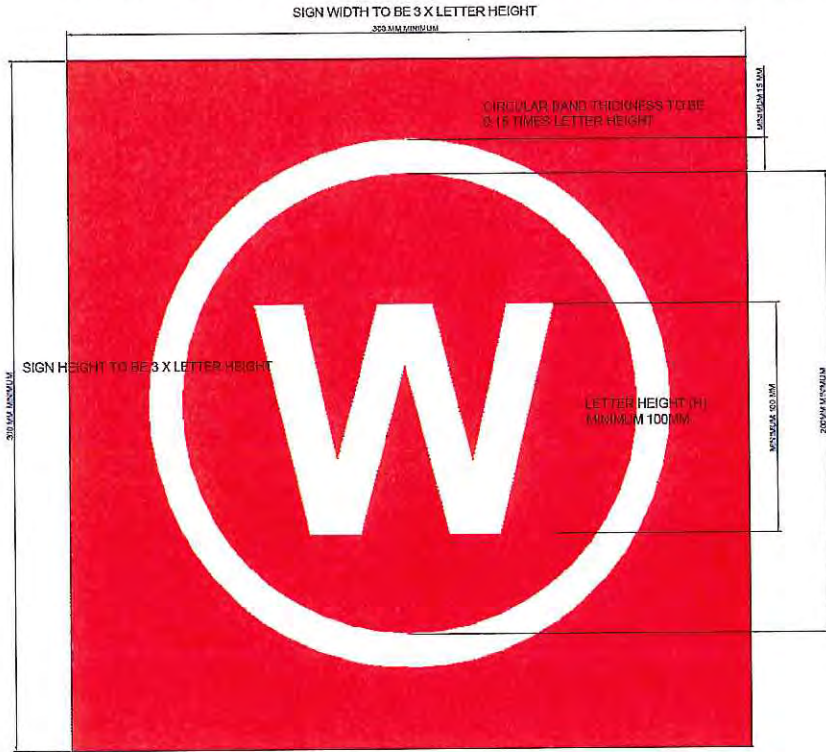
Exhibited

Please refer to separate certified drawing.

Annexure 2 – Water Sign Requirements

V1.0

10,000 LITRE DOMESTIC FIREFIGHTING STATIC WATER INDICATOR SIGN



LETTERING TO BE UPPERCASE AND NOT LESS THAN 100MM IN HEIGHT

INSIDE DIAMETER OF CIRCULAR BAND TO BE 2 TIMES LETTER HEIGHT

SIGN SIZE DIMENSIONS 3 X LETTER HEIGHT HIGH AND 3 X LETTER HEIGHT WIDE.

THICKNESS OF CIRCULAR BAND TO BE 0.15 TIMES LETTER HEIGHT

TEXT STYLE TO BE IN ACCORDANCE WITH AS1744.2015, SERIES F

SIGN TO BE IN FADE RESISTING MATERIAL WITH WHITE REFLECTIVE LETTERING AND CIRCLE ON A RED BACKGROUND

RED TO BE R-13 SIGNAL RED COLOUR CODE 1759U

WHITE SUBSTRATE COLOUR TO BE PMS 186C

SIGN TO BE CONSTRUCTED FROM UV STABILIZED, NON FLAMMABLE AND NON HEAT DEFORMING MATERIAL

SIGN TO BE PERMANENTLY FIXED

CIRCLE INNER DIAMETER 2 X LETTER HEIGHT

Exhibited





Tasmania Fire Service

Exhibited



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Key Index

-  Hazard Management Area
-  Existing Dwelling



1-362

Scale 1:2500 @ A3



Bo.1

Certified Plan
 Determined BAL 12.5
 Michael Wells
 BPP - 128

CLIENT
 Mitchell Hodgets & Associates

PROJECT
 1397 Bishopbourne Road

DRAWN BY
 M Wells

ISSUE
 23/06/2016








SCALE
 As Shown

DESCRIPTION
 Bushfire Hazard Management Plan

Exhibited



EnviroPlan
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 Bayswater Vic 3009
 enviroplanaustralia@gmail.com

-  Hazard Management Area
-  Existing Dwelling
-  Firefighting Water Source
-  Hard Stand Area
-  Bushfire Water Tank
-  100mm UPVC Water Main
-  Remote Off-take

NOTE: HMA 14m on all sides.

Certified Plan
 Determined BAL 12.5
 Mitchell Wells
 BRP - 128



Scale 1:500 @ A3

1-363

CLIENT
 Mitchell Hodgetts & Associates

PROJECT
 1397 Bishopscourne Road

DRAWN BY
 M Wells

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 23/06/2016

SCALE
 As Shown

DESCRIPTION
 Bushfire Hazard Management Plan - Enhancement



B0.2