

1-154
PLANNING APPLICATION
Proposal

PLAN 1

Description of proposal:

Combined planning scheme amendment and subdivision permit application described in detail in the attached documents

.....

.....

.....

(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: 2A Saundridge Road, Cressy

CT no: 14961/4

Estimated cost of project \$.....20,000.00..... *(include cost of landscaping, car parks etc for commercial/industrial uses)*

Are there any existing buildings on this property? Yes / No
If yes – main building is used asSingle dwelling.....

If variation to Planning Scheme provisions requested, justification to be provided:

refer to attached documents

.....

.....

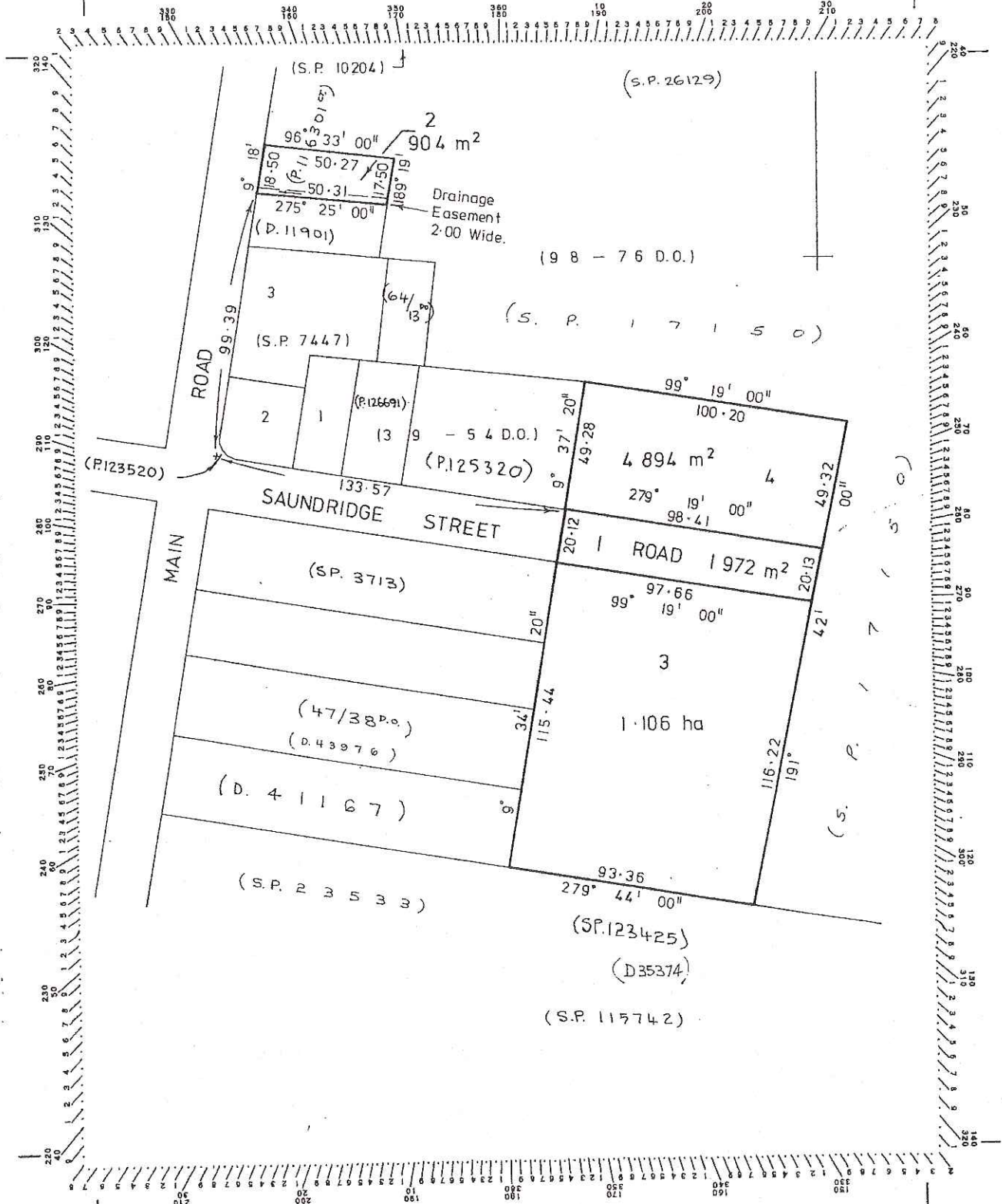
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(attach additional sheets if necessary)

Is any signage required? No
(if yes, provide details)

14961

Owner: Desmond Gordon Powe & Marlene June Powe.	PLAN OF SURVEY by Surveyor <u>C. J. Cohen</u> of land situated in the	Registered Number: S.P. 14961
Title Reference: Conv. 54 - 4220 4219	TOWN OF CRESSY LAND DISTRICT OF WESTMORELAND PARISH OF CRESSY SCALE 1:1 500 MEASUREMENTS IN METRES	Effective from: 18 DEC 1980 <i>J. Brown</i> ACTING DEPUTY Recorder of titles
Grantee: PART OF 197-0-0. G.T.D. TO A. STEWART Part of 100 ac. loc. to William Brumby. PART OF 800-0-0 LOCATED TO W. WILLIAMSON.		





WOOLCOTT SURVEYS

PLANNING APPLICATION

Section 43A Application: Site Specific Provision and
subdivision of one additional lot

Owner:

S & R Johnson

Property address:

2A Saundridge Road, Cressy
CT 14961/4

Planning Authority and Zone:

Northern Midlands Council
Particular Purpose Zone - Future Residential

Shane Wells

shane@woolcottsurveys.com.au

0400 336 796

1. Executive Summary2

2. Proposal.....4

 2.1 The planning scheme amendment.....4

 2.2 Subdivision plan.....4

3. Subject Land5

 3.1 Location.....5

 3.2 Adjoining land.....6

 3.3 Site Characteristics7

4. Planning Controls11

 4.1 Zoning and overlays11

5. Strategic Assessment.....12

 5.1 Infrastructure12

 5.2 Cressy Development Plan 2012.....13

 5.3 Northern Tasmania Regional Land Use Strategy14

 5.4 Planning Scheme Objectives16

 5.5 Council Strategic Plan.....18

 5.6 Risk of Land Use Conflict19

 5.7 Impact on the Region19

 5.8 Objectives of the Land Use Planning and Approvals Act 1993.....19

 5.9 State Policies.....22

6. Permit Assessment22

 6.1 Zone Assessment.....22

 6.2 Code Assessment23

7. Summary24

Annexure 1 – Land Owner Consent.....25

Annexure 2 - Certificate of Title Plan and Folio Text.....26

Annexure 3 – Plan of Subdivision27

Annexure 4 – Bushfire Hazard Management Report.....28

Project Number: L191106

Revision History			
Version	Author	Reviewed by	Date
01	Shane Wells		16/02/2020
02	Shane Wells	James Stewart	31/03/2020

1. Executive Summary

Woolcott Surveys has been engaged by Andrew Johnson to undertake a rezone and subdivision of land at 2A Saundridge Road, Cressy.

This request seeks approval for a combined planning scheme amendment and subdivision permit under Section 43A of the *Land Use Planning and Approvals Act 1993* (LUPPA). Specifically, approval is sought for:

- (a) The inclusion of a site specific clause that permits the subdivision of the land into a maximum of two lots; and
- (b) Approval of a plan of subdivision that seeks to create two relatively equal sized lots, one of which will contain an existing dwelling.

The site is a 0.5ha regular shaped lot on the northern side of Saundridge Road. The site contains a substantial dwelling and series of outbuildings in the western half of the site. The eastern half of the site is effectively vacant and is the target area for the one additional lot that is sought.

The site is currently within the Particular Purpose Zone – Future Residential of the *Northern Midlands Interim Planning Scheme 2013* (the Planning Scheme). This zone is a restrictive zone and does not currently provide for subdivision potential and constrains the number of land uses that could be considered. The Particular Purpose Zone – Future Residential applies to approximately 28ha of land to the south-west of Cressy. The site represents less than 2% of the total area of the Future Residential Zone.

The purpose of the Future Residential Zone is to reserve land for long term residential use. The zone does not allow subdivision and allows a small range of uses only. In doing so, development within the zone is precluded until rezoned in response to both land demand and supply and detailed master planning.

In preparing this request, the site and surrounding land, as well as existing infrastructure, has been examined. It is considered that a division of the existing land into two lots will have no implications for Council's ability to undertake and implement detailed master planning across the balance of the future residential zone prior to its eventual rezoning.

The plan of subdivision will create two lots of relatively equal size, as shown in Figure 1.

In putting together the planning scheme amendment, reference is made to the former provisions of LUPAA. These former provisions remain relevant to this planning scheme amendment under *Schedule 6 – Savings and Transitional Provisions* of LUPAA. In general terms, legislative amendments to LUPAA associated with the Tasmanian Planning Scheme removed the former provisions, however, as the Tasmanian Planning Scheme is not yet in effect the former provisions must, and do, still apply.

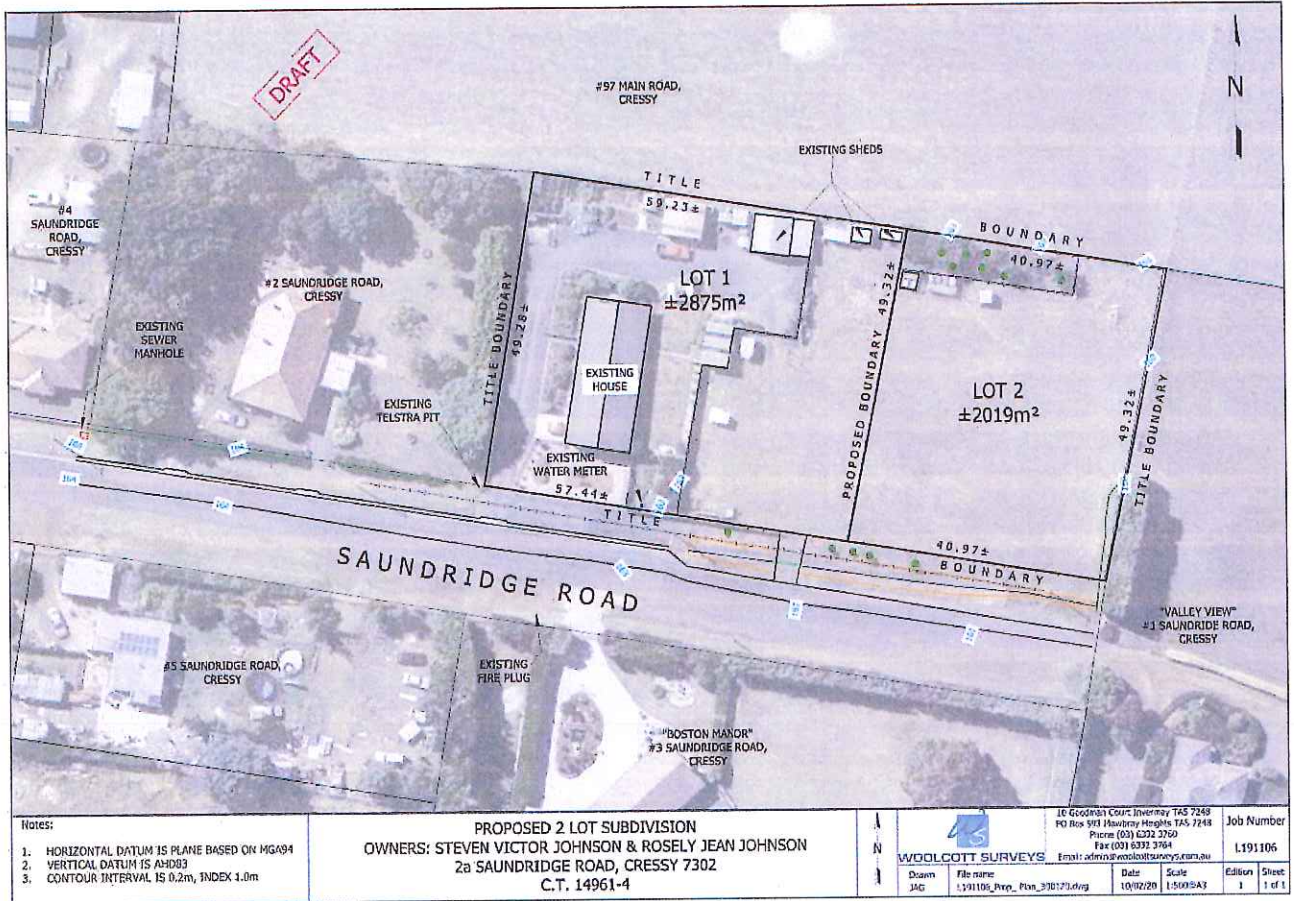


Figure 1. Plan of subdivision

The planning scheme amendment has been prepared with regard to the relevant provisions of the following strategic land use and policy documents:

- Regional Land Use Strategy for Northern Tasmania;
- Cressy Development Plan 2012; and
- Tasmanian State Policies.

The planning scheme amendment is consistent with and furthers all relevant provisions of LUPAA while the proposed development application demonstrates compliance with the Planning Scheme.

Snapshot	
Site:	2A Saundridge Road, Cressy
Title:	CT 14961/4
Owner:	Andrew Johnson
Council:	Northern Midlands Council
Planning Ordinance:	Northern Midlands Interim Planning Scheme 2013
Current Zoning:	Particular Purpose Zone – Future Urban
Amendment:	A site specific clause within the zone permitted the subdivision of the site into a maximum of two lots

2. Proposal

A request is made pursuant to section 43A of LUPPA for a site specific provision in the Particular Purpose Zone – Future Residential to allow the subdivision of 2A Saundridge Road, Cressy (CT 14961/4) to create one additional lot.

2.1 The planning scheme amendment

Subdivision in the Particular Purpose Zone – Future Residential is subject to the following Standard.

32.4.2 Subdivision

Objective To ensure that subdivision does not compromise the efficient and orderly development of the land for residential purposes.	
Acceptable Solutions	Performance Criteria
A1 No subdivision.	P1 No performance criteria.

Figure 2. Extract of current Planning Scheme.

The planning scheme amendment seeks to replace clause 32.4.2 A1 with the following:

A1 No subdivision, except on CT 14961/1 in accordance with P20-XXXX¹

¹ Note – replace XXXX with Council's subdivision file reference which will be available upon lodgement of this request to Council.

The planning scheme amendment in this form provides certainty through referencing the sites unique certificate of title number and the unique number for Council's subdivision permit file.

It is appropriate to note at this point that the planning scheme amendment is protected by the transitioning provisions at Section 5 of Schedule 6 of LUPPA. This section applies to a planning scheme amendment related to a particular purpose zone that is initiated but not approved prior to the approval of Council's Local Provision Schedule (LPS). This section enables the initiated planning scheme amendment to become an amendment to the LPS.

A site specific amendment is proposed rather than a rezoning in order to maintain the strategic approach to Cressy reflected in the current zone and limits any further subdivision. This approach was discussed with, and supported by, Council staff prior to submission.

2.2 Subdivision plan

The plan of subdivision seeks to create two lots, being:

- (a) Lot 1, a 2875m² lot contained the existing dwelling and with 57.44m frontage; and
- (b) Lot 2, a 2019m² vacant lot with 40.97m frontage.

The existing dwelling is setback approximately 35m from the new boundary. All existing outbuildings are setback in excess of 12m from the new boundary with the exception of some smaller, exempt outbuildings.

The site is connected to reticulated water and each lot will be provided with a connection. Onsite provision for sewer will occur, and the reasons for this are detailed later in this report. Each lot is sufficiently large to accommodate stormwater onsite however connections to kerb are proposed. Above ground power runs along the frontage. NBN is available by way of fixed wireless services.

3. Subject Land

3.1 Location

2A Saundridge Road, Cressy (CT 14961/4) is located in the south-east part of Cressy and on the northern side of Saundridge Road. The site is within 150m of Main Street, Cressy and within 200m of Cressy District High School.

Saundridge Road has a small knoll mid-point along the road such that the initial 80m falls to the west and the remaining section falls in an east to south-east direction.

As noted in the Cressy Development Plan, Cressy is a small township that provides a service centre for the surrounding agricultural area as well as providing a gateway to the central highlands. The town has a rural setting, and a linear form based around Main Street.

Cressy has a total population of 669, as at the 2016 census. Cressy contains a district high school, recreation grounds and a number of commercial services in the Main Street. The township is serviced with reticulated water and sewer. The sewerage treatment plant is located to the north-west of the town. Water reticulation is provided by a regional scheme with a bulk transfer line bring water in from Longford.



Figure 3. Location. Site is outlined in blue (source: www.thelist.tas.gov.au).

3.2 Adjoining land

The land adjoins the General Residential Zone to the west and the Particular Purpose Zone – Future Urban to the north, east and south. Land to the west is a residential parcel of 3000m² in size with a dwelling centrally located within the lot. Land to the north is a 3.8ha (approx.) lot with a dwelling some 70m from the shared boundary. This lot is partly in the General Residential Zone and partly in the Particular Purpose Zone and has a road width frontage to Main Street.

Land to the west is a 4.5ha (approx.) lot that is located at the termination of Saundridge Road. This land is partly in the Particular Purpose Zone and partly in the Rural Resource Zone. It contains an existing dwelling that is located towards Saundridge Road.

Land to the south is Saundridge Road and a 1.1ha (approx.) lot south of the road. This lot contains an existing dwelling that is located generally opposite the existing dwelling on the subject site.

Further west, there are a number of existing lots with frontage from Main Street. Within a 150m radius of the site there are 18 lots. Seven of these 18 lots are in the order of 1500m² in size, with the remainder larger than this.

3.3 Site Characteristics

The site, as shown in Figure 2, is 4894m² in size. It is described by certificate of title Volume 14961 Folio 4. The site is regular in shape and contains an existing dwelling and outbuilding. The site is relatively flat with a fall of approximately 1 in 15 towards the south east.

There are no title restrictions or encumbrances by way of easements, Part 5 agreements or other means.

There is no native vegetation on the site. There is no evidence of any risk to the site from landslip, erosion, flooding or contamination. The site is within a bushfire-prone area and has subsequently provided a bushfire hazard report and bushfire hazard management plan with the application.



Figure 4. Site (source: www.thelist.tas.gov.au).

3.3.1 Existing Infrastructure and Easements

The site is connected to reticulated water. Figure 2 shows the termination of the TasWater sewer main at the south-west corner of 2 Saundridge Road, at an inferred depth of 1.45m. The termination of the sewer main corresponds with a small knoll in Saundridge Road. As such, it is not possible to gravity fall sewer from the site into this main.

A private pump and low-pressure line could be provided to the new lot but is not preferred as:

- the lot is not within 30m of a sewer main, which is the trigger for a service charge;
- this would require works within the road reservation and a private easement;

- such systems are prone to electrical or mechanical failure, whereas an onsite system that is properly maintained is not prone to failure; and
- there are no constraints to onsite wastewater management.

Stormwater is available by connection to the kerb. Each lot is sufficient in size to accommodate onsite management by way of tanks and overflow and the majority of the land will remain free from impervious surfaces.

Electrical reticulation is available from existing above ground distribution lines on the northern side of Saundridge Road.

Fixed Wireless NBN is available

3.3.2 Road and Access

Saundridge Road is a sealed road with kerb and gutter along the northern side of the road from Main Street through to the mid-point of the subject site. The width of the road is approximately 6.6m. The road has an informal nature with the majority of vehicle crossovers having a grass or gravel surface. There is no formal turning head at the end of Saundridge Road.

3.3.3 Site History and Constraints

The subject site was created in 1980 as part of a subdivision of land from the adjoining parcel to the west. It is reasonable to expect that the site was historically used for agricultural purposes. There is no history, however, of intensive agricultural use or other use that may create a potential for site contamination. There are also no known issues of flooding, land instability, erosion or other land hazards.

3.3.4 Heritage

There is no known historic cultural heritage or Aboriginal heritage on the site or adjoining land.

3.3.5 Photos

The bushfire hazard management report also includes additional images of the surrounding land.



Figure 5. View of proposed lot facing south-east.



Figure 6. Saundridge Road facing west. Existing house on the site in the foreground.



Figure 7. End of Saundridge Road.

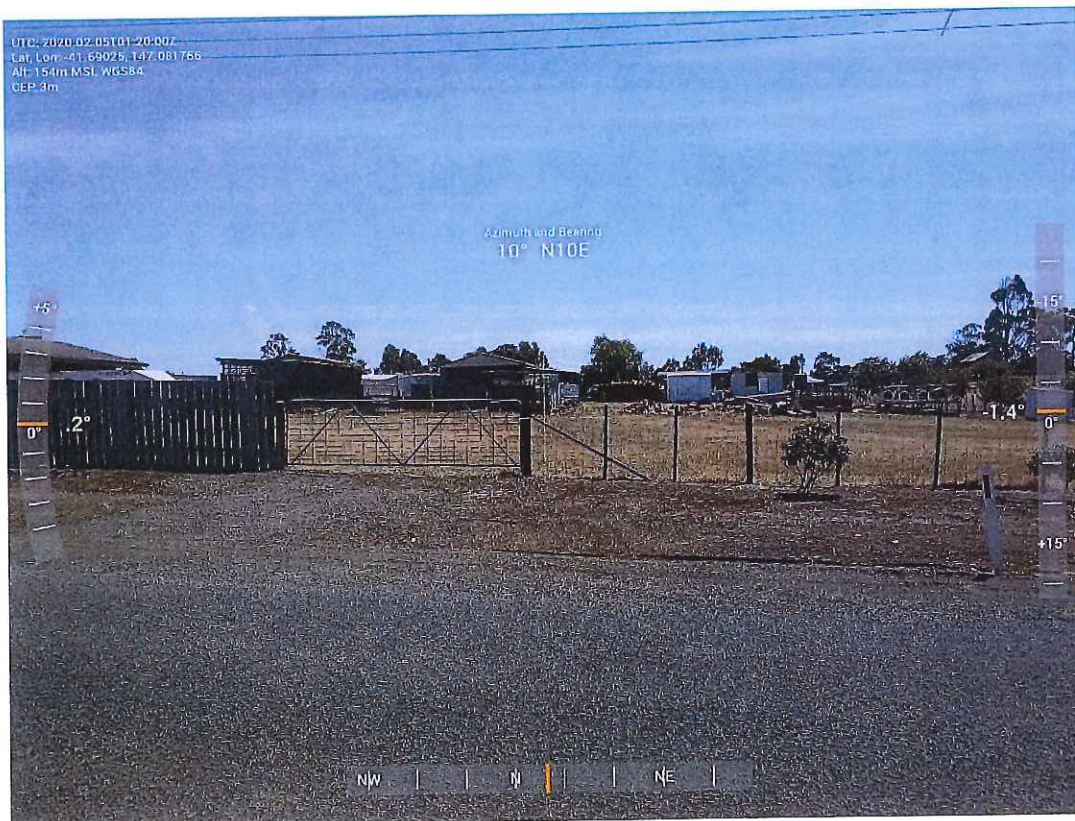


Figure 8. Proposed lot.



Figure 9. Proposed lot.

4. Planning Controls

4.1 Zoning and overlays

The site is included in the Particular Purpose Zone – Future Residential, along with land to the north, east and south. Land to the west is included in the General Residential Zone, as shown by Figure 10.

Within Cressy, there is approximately 28ha of Particular Purpose Zone – Future Residential and approximately 68ha of General Residential Zone. Other zones include Community Purpose Zone at 9ha, Local Business Zone at 5.2ha at Low Density Residential Zone at

18.2ha (approx.). There are also smaller areas of Recreation Zone, Open Space Zone and Utilities Zone.

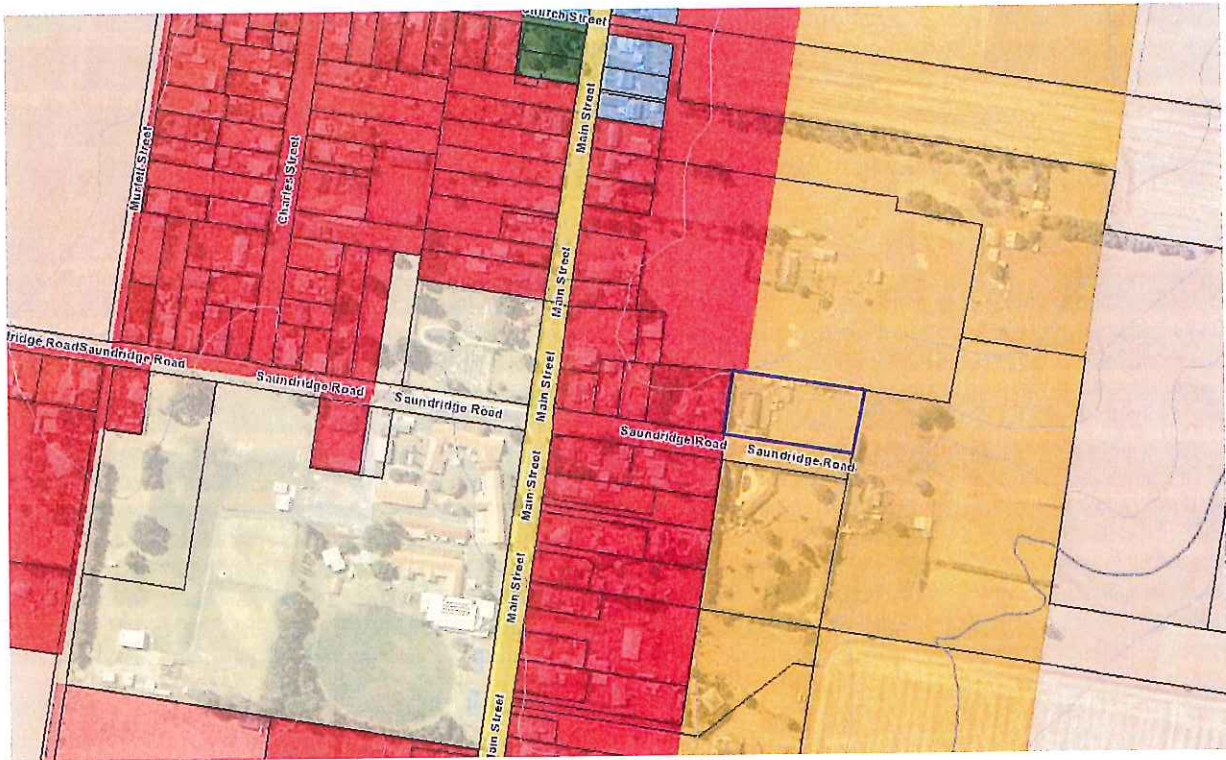


Figure 10 - Zoning Map of subject site.

The site is subject to two overlays. The bushfire-prone areas overlay applies to all of the site as well as to all adjoining land. The urban growth boundary overlay also applies to the site, and applies to all of the Cressy township with the boundary of this overlay formed by the Rural Resource Zone that surrounds the town.

The purpose of the Particular Purpose Zone – Future Urban is:

To provide land for future residential use and prevent activities which may restrict the efficient and effective supply of residential land and infrastructure.

Consistent with this purpose statement, the Particular Purpose Zone – Future Urban allows a limited range of uses only. Uses are limited to Natural and Cultural Values Management, Passive Recreation, Utilities, home-based business, single dwelling and Resource development. Development Standards provide a gross floor area of 200m², a height of 8.5m and boundary setbacks of 5m.

5. Strategic Assessment

5.1 Infrastructure

As noted earlier, the existing topography prevents the new lot from being connected to the existing sewer main in Saundridge Road.

With expectations of low levels of demand for residential land, the cost-efficient provision of servicing plays a significant role in determining the viability of small-scale land releases. The long-term development of land within the Particular Purpose Zone – Future Residential, and particularly the future provision of sewer to the zone appears to have a number of matters to resolve, including:

- The subject site, together with land further east and south of the site, have a south-easterly fall. A connection to reticulated sewer in this area would require a sewer pump station in the south-east corner of the Particular Purpose Zone. Given the relatively low demand for land and high cost, the provision of pump station infrastructure is unlikely to be commercially viable to any future developer.
- Conversely, the Particular Purpose Zone to the north appears to have sufficient fall to the west and towards Main Street to allow gravity connection. With a more efficient servicing of land, a gradual release of new lots could be viable in response to market demand.
- Much of Cressy consists of relatively large lots that have a size that more closely corresponds to the standards of the Low Density Residential Zone, rather than the General Residential Zone. Thus, it may be appropriate on both character and infrastructure reasons that the south-east section of the Particular Purpose Zone be released in the future as Low Density rather than General Residential Zone.
- Council could also consider upgrading the existing area of Low Density Residential Zone to the north-west of Cressy (i.e., 26A Charles Street) which appears to have sufficient fall for gravity connections.

The on-site provision of sewer that is proposed will not constrain the eventual resolution of these issues. The nature of the proposed subdivision retains potential for additional lots from both lot 1 and lot 2 if sewerage is eventually provided. An extension of the sewer would bring the site into the sewer district and make the lots subject to TasWater services fees creating an incentive to connect.

5.2 Cressy Development Plan 2012

Relevant matters raised in the Cressy Development Plan 2012 include:

- A low residential density, consistent with other small country towns.
- A focus on infill development but also noting that the mixture of lot sizes is an appealing feature of the town.
- A low demand for residential land. The development plan projects that the 2006 population of 670 would increase to 700 based on past rates of dwelling construction over the life of the plan, or 680 based on rates recorded in the census. The actual life of the plan is not specified.

Reviewing recent census information, in 2016 the population was 669 people with 293 private dwellings. In 2011, the population was 676 persons and 284 private dwellings. Finally, in 2006, the population of 670 was housed in 271 private dwellings. These figures show a housing construction rate of 2 dwellings per year and no growth in the population over the past 10 years. These figures use the census urban centre location boundary, which accords with the boundaries used in the development plan.

- The demand may increase in response to tourism development, such as trout fishing, and agricultural expansion following investment in the Cressy-Longford irrigation scheme.

The Development Plan outlines a number of site investigations and indicative subdivision layouts that allow road connectivity across multiple titles. Of these, site 2 on page 22 adjoins the subject site. There is no interaction between these indicative layouts and the subject site. Finally, the Development Plan notes that the south-east corner of land in the Particular Purpose Zone – Future Residential may be subject to flooding and that further investigations of this hazard are required. The subject site is not within this potentially flood prone area.

5.3 Northern Tasmania Regional Land Use Strategy

Section 300 (1) of LUPPA requires a planning scheme amendment to be as far as practicable consistent with the Regional Land Use Strategy for the regional area. In this instance, the relevant land use strategy is the Regional Land Use Strategy for Northern Tasmania (27 June 2018) (the RLUS).

In the RLUS, Cressy falls within the Rural Villages settlement type, which is described in Figure 11, below. The RLUS provides limited direct policy recommendations with respect to this level of the settlement network due to the role of local level land use planning.

Table E.1 Northern Tasmanian Regional Settlement Hierarchy

Settlement Type	Regional Activity Centres
Rural Villages	Balance of George Town (see District Centres), Ross, Avoca, Cressy, Bracknell, Carrick, Chudleigh, Meander, Mole Creek, Hagley, Fingal, Scamander and Derby
Description	Predominantly residential settlements with a small often mixed use centre that provides for basic services and daily needs. Local or Minor Centre
Utility Infrastructure	May have reticulated water, sewerage and electricity.
Facilities and Services	At a minimum may have a local convenience shop, newsagent/post office agency, and community hall.

Figure 11. Extract of RLUS.

The RLUS requires a number of land use policy be implemented including contained and consolidated settlement networks, good transport and open space links and planning that is responsive to environment values and hazards. The RLUS also requires the protection of productive agricultural land.

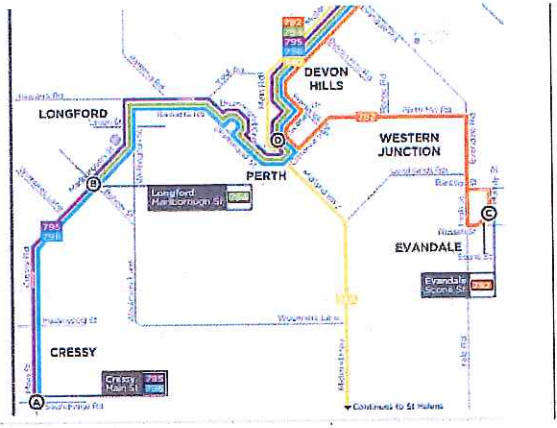
Section E2 of the RLUS requires urban growth boundaries be reinforced within an efficient urban settlement pattern in order to:

- Consolidate the roles of the greater Launceston urban area and the surrounding sub regional urban centres; and

- Create well planned communities, supported by an activity centre network that gives people good access to public transport and links residential areas with employment locations.

The following regional principles have been set out:

Regional Settlement Network	Response
<p>RSN-P1</p> <p><i>Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).</i></p> <p>RSN-A1</p> <p><i>Provide an adequate supply of well located and serviced residential land to meet projected demand. Land owners/developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand.</i></p> <p>RSN-A3</p> <p>Apply zoning that provides for the flexibility of settlements or precincts within a settlement and the ability to restructure under-utilised land.</p>	<p>With respect to RSN-A1, the site is well located for the provision of additional residential opportunity. It is close to schools and shops and has a pleasant outlook and amenity. The site has been identified for future residential development in the Cressy Development Plan 2012 and is considered appropriate for release now given the small-scale of the subdivision. The additional lot will have no demonstrable effect on land supply or demand, either locally or regionally.</p> <p>With respect to RSN-A3, the site is currently under-utilised. The planning scheme amendment will provide a more efficient use of land without constraining the ability for further local area planning or land restructuring to occur. On this point, each proposed lot is of a size and dimension suitable for further subdivision in the long-term. Additionally, the Cressy Development Plan 2012 identifies potential road layouts which do not require any land from the site.</p>
<p>RSN-P2</p> <p><i>Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.</i></p> <p>RSN-A4</p>	<p>The planning scheme amendment is consistent with RSN-A4 for reasons outlined earlier in this report at section 5.1.</p>

<p><i>Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity – both residential and industrial.</i></p>	
<p>RSN-A14</p> <p><i>Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres and identified transit nodes on priority transit corridors.</i></p>	<p>The site is within 200m of public transport routes as shown below.</p> 
<p>RSN-P20</p> <p><i>Provide a variety of housing options to meet diverse community needs, and achieve housing choice and affordability.</i></p>	<p>The amendment provides a solution to one instance of housing affordability. The amendment is to provide a site for the owner's son to build a dwelling who cannot otherwise enter the housing market.</p>

Regional Environment Policy	Response
<p>NH-P01</p> <p><i>Future land use and urban development is to minimise risk to people and property resulting from land instability by adopting a risk-managed based approach, consistent with Practice Note Guidelines for Landslide Risk Management 2007 and AGS (2007a) Guideline for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning; AGS (2007e) Australian GeoGuides for Slope Management and Maintenance.</i></p>	<p>The land is not within an area identified at risk of instability and is flat. There is no evidence of any erosion or dispersive on the site or adjacent.</p>

<p>NH-P02</p> <p><i>Future land use and development is to minimise risk to people and property resulting from flooding.</i></p>	<p>The land is not known to be flood prone.</p>
<p>NH-P03</p> <p><i>Future land use and development is to minimise risk to people and property resulting from bushfire hazard.</i></p>	<p>The land is bushfire-prone. As shown in the bushfire hazard management report, this risk can be adequately managed.</p>

5.4 Planning Scheme Objectives

Section 3 of the Planning Scheme provides a number of regional and local objectives. Those objectives that are directly relevant to the site and proposed as shown below.

2.2.2.1 Settlement

a) Encourage growth within the existing settlement pattern in the main towns of Longford, Cressy, Perth, Evandale, Campbell Town, Ross and Avoca as the foci for commercial, residential, industrial, community and other development

2.2.2.6 Infrastructure

a) Recognise existing infrastructure as an asset to the community and locate development to maximise the use of existing and planned services

2.2.2.7 Built Form

c) New development is to be guided by the patterns of settlement already established, and should seek to enhance and complement the identified heritage values and not detract from these assets, and will be subject to detailed assessment.

3.6.1.5 Cressy

Cressy will continue to grow slowly as an adjunct to Longford, but provides for a more restricted market sector highly cost dependent. The main housing growth opportunities will play out in Perth, Longford and Evandale for the useful future so far as strategic planning is concerned. Other centres and rural area housing will play a minor role in the housing growth prospects of NMC.

3.7.2 Structure Planning

Management of further development of the growth of existing centres and those areas identified as of strategic importance is to be based on the following fundamental principles –

- Protect existing assets

- Work to expand or augment the current land use framework
- Avoid and minimize conflict
- Protect competitive advantages
- Foster cooperation between stakeholders
- Ensure sustainability to avoid future penalties
- Protect strategic areas and infrastructure from compromise
- Investment readiness through statutory facilitation, timely planning and development of infrastructure and cooperative ownership.

3.7.3 Urban Growth Boundaries

- 3.7.3.1 Urban growth boundaries are shown for a number of towns and its purpose is to define areas within which residential and other forms of urban development is to be encouraged.
- 3.7.3.2 The urban growth boundary includes land which is currently serviced, can potentially be serviced or where no services will be provided in the foreseeable future.
- 3.7.3.3 Where development is proposed within areas without services, Council may require the preparation of more detailed plans, or a different siting of buildings or structures to ensure that future re-subdivision options are not prevented.

Response

The amendment is considered to be consistent with these objectives as:

- Only one additional lot is provided for, avoiding any potential to influence the existing settlement hierarchy,
- The proposal responds to existing infrastructure opportunities and constraints,
- The size of each lot is consistent with the established pattern of lot sizes in Cressy,
- There is no constraint imposed upon future strategic planning within the Particular Purpose Zone through which matters such as future road network, future lot sizes and extension of TasWater infrastructure will be resolved.

5.5 Council Strategic Plan

The *Northern Midlands Strategic Plan 2017 – 2027* has two key themes being: (1) Lead and Progress and (2) People and Place. The Strategic Plan provides for the development of a land use strategy to direct growth and for the provision of Sense of Place projects to enhance township character. A master plan for the Cressy Recreation Ground is also identified as a future project.

The amendment is consistent with all parts of the Council Strategic Plan.

5.6 Risk of Land Use Conflict

Section 32 (1)(e) of LUPPA requires that the planning scheme amendment must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area.

The adjoining land to the west is within the General Residential Zone. Given residential use and development will be facilitated by the planning scheme amendment, there is no risk of conflict.

The other adjoining lots are within the same zone as the subject site. The Particular Purpose Zone – Future Residential is a residential zoning notwithstanding the fact that single dwelling use is a discretionary in the zone. Having regard to the purpose of the zone, single dwelling use is discretionary not due to the use, but to where the use may be sited within the zone. It can be concluded that the risk of land use conflict is negligible.

5.7 Impact on the Region

Section 32 (1)(f) of LUPPA requires that a planning scheme amendment must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

Given the small-scale of the use and development potential created by the planning scheme amendment, there will be no demonstrable effect on the region.

5.8 Objectives of the Land Use Planning and Approvals Act 1993

In accordance with the Savings and Transitional Provisions of Schedule 6, a request for an amendment to the Scheme is made under the former LUPPA provisions. As such, the former section 32 provisions apply and require an amendment to be consistent with the Schedule 1 objectives.

The objectives outline how land use and development regulation, policies and proposed use and development are to achieve sustainable development, which is defined in LUPAA as:

In clause 1(a), sustainable development means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while –

- (a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and*
- (b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) avoiding, remedying or mitigating any adverse effects of activities on the environment.*

5.8.1 Schedule 1, Part 1 Objectives

Objective	Response
a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;	The site, and surrounding land, has no natural values. The surrounding land is developed in a manner equivalent to rural living land use with housing occurring of former pasture. For this reason, the site and surrounding land also holds no physical resource or productive agricultural land.
(b) to provide for the fair, orderly and sustainable use and development of air, land and water;	<p>The amendment provides for fair, orderly and sustainable development. The proposal does not impede the current planning strategies for Cressy of reserving land for long-term residential demand.</p> <p>The lot size envisaged by the amendment would retain potential for further subdivision should the land be converted to the General Residential Zone in the future.</p> <p>The amendment provides one additional lot only and has no effect on supply and demand or the form and function of the settlement.</p>
(c) to encourage public involvement in resource management and planning;	This is a procedural objective which is given effect through legislative provisions that require public exhibition and consultation.
(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c);	The amendment will deliver economic output on a small-scale which, as noted above, is consistent with the preceding objectives.
(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.	The amendment is consistent with existing local and regional level strategic planning developed by State and local government in consultation with the community and industry.

5.8.2 Schedule 1, Part 2 Objectives

Objective	Response
-----------	----------

(a) to require sound strategic planning and co-ordinated action by State and local government;	The amendment is consistent with existing local and regional level strategic planning developed by State and local government in consultation with the community and industry.
(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;	This is a procedural objective of no direct relevance to the amendment.
(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;	The site has no environmental values. The scale-scale of development facilitated by the amendment will have no social or economic effect of note.
(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels;	This is a procedural objective of no direct relevance to the amendment.
(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;	This is a procedural objective of no direct relevance to the amendment.
(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation;	The site is well suited for low density residential development and can occur without undue impact to the amenity or character of Cressy.
(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;	There are no known heritage values on the site.
(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;	The site has road, water, stormwater, electrical and communications infrastructure. On-site wastewater is proposed given the lack of any viable option for extension of the sewer network for a development of this scale.

(i) to provide a planning framework which fully considers land capability.	The site, and surrounding land, is not agricultural land due to both the current zoning and the size of the lots.
--	---

5.9 State Policies

The following State Policies are currently in force:

Tasmanian State Coastal Policy 1996;

State Policy on Water Quality and Management 1997; and

State Policy on the Protection of Agricultural Land 2000.

In addition, the following also have the status of a State Policy under the *State Policies and Projects Act 1993*:

National Environment Protection Council (Ambient Air Quality) Measure

National Environment Protection Council (Assessment of Site Contamination) Measure 1999

National Environment Protection Council (Movement of Controlled Wastes between States and Territories) Measure

National Environment Protection Council (National Pollutant Inventory) Measure

National Environment Protection Council (Used Packaging Materials) Measure

The amendment is not known to conflict with or contravene any of the above State Policies.

6. Permit Assessment

6.1 Zone Assessment

Subject to the Planning Scheme Amendment, the plan of subdivision would be assessed against the sole subdivision standard in the Particular Purpose Zone – Future Residential, which provides:

32.4.2 Subdivision

Objective:

To ensure that subdivision does not compromise the efficient and orderly development of the land for residential purposes.

Acceptable Solutions	Performance Criteria
A1 No subdivision, except on CT 14961/1 in accordance with P20-XXXX	P1 No Performance Criteria

Future development on the new lot would be subject to development standards for height, setback and floor area. The 8.5m height standard matches that of the General Residential Zone. The 5m boundary setbacks provides a similar frontage and rear boundary setback to the General Residential Zone but a much greater side boundary setback. There are no performance criteria for setbacks. These standards are considered to provide an appropriate level of control for the circumstances of the site.

6.2 Code Assessment

The following table outlines the applicable Codes for the subdivision.

Code	Applicable	Comment
Bushfire-Prone Areas Code	Yes	
Potentially Contaminated Land Code	No	There is no known history of any potentially contaminating activity occurring
Landslip Code	No	
Road and Railway Assets Code	Yes	
Flood Prone Areas Code	No	
Car Parking and Sustainable Transport Code	No	There are no Standards applicable to subdivision
Scenic Management Code	No	
Biodiversity Code	No	
Water Quality Code	No	
Recreation and Open Space Code	No	The Code does not apply to the Particular Purpose Zone – Future Residential
Environmental Impacts and Attenuation Code	No	
Airports Impact Management Code	No	
Heritage Code	No	

Coastal Code	No	
Signs Code	No	

6.2.1 Bushfire-Prone Areas Code

This Code is applicable. A bushfire assessment report prepared by a suitably qualified person has been prepared and forms part of the application. The report considered that the application is exempt from the provisions of the Code bushfire hazard management plan has assessed the proposal against the Code.

Section 51(2)(d) of LUPPA states that a Planning Authority must accept:

(i) any relevant bushfire hazard management plan, or other prescribed management plan relating to environmental hazards or natural hazards, that has been certified as acceptable by an accredited person or a State Service Agency;

6.2.2 Road and Rail Assets Code

Two standards within the Code are applicable.

Standard E4.7.2 Management of Road Accesses and Junctions provides an Acceptable Solution which requires a single two-way or two one-way accesses from a road with a speed limit under 60 km/hr. The subdivision will comply with this requirement.

Standard E4.7.4 Sight Distances at Accesses, Junctions and Level Crossings provides a table of sight distances for differing speed environments. The subject site is considered to be within the 50 km/hr speed environment, which is the slowest speed environment specified in the clause. For this speed environment, the requirement is for an 80 metre sight distance which is achieved.

7. Summary

A request is made for a combined planning scheme amendment and subdivision permit to create one additional lot. The amendment is consistent with local and regional land use strategy. Both the planning scheme amendment and the development have merit when assessed against relevant provisions, and should be supported by Council for approval.

Annexure 1 – Land Owner Consent

Annexure 2 - Certificate of Title Plan and Folio Text

Annexure 3 – Plan of Subdivision

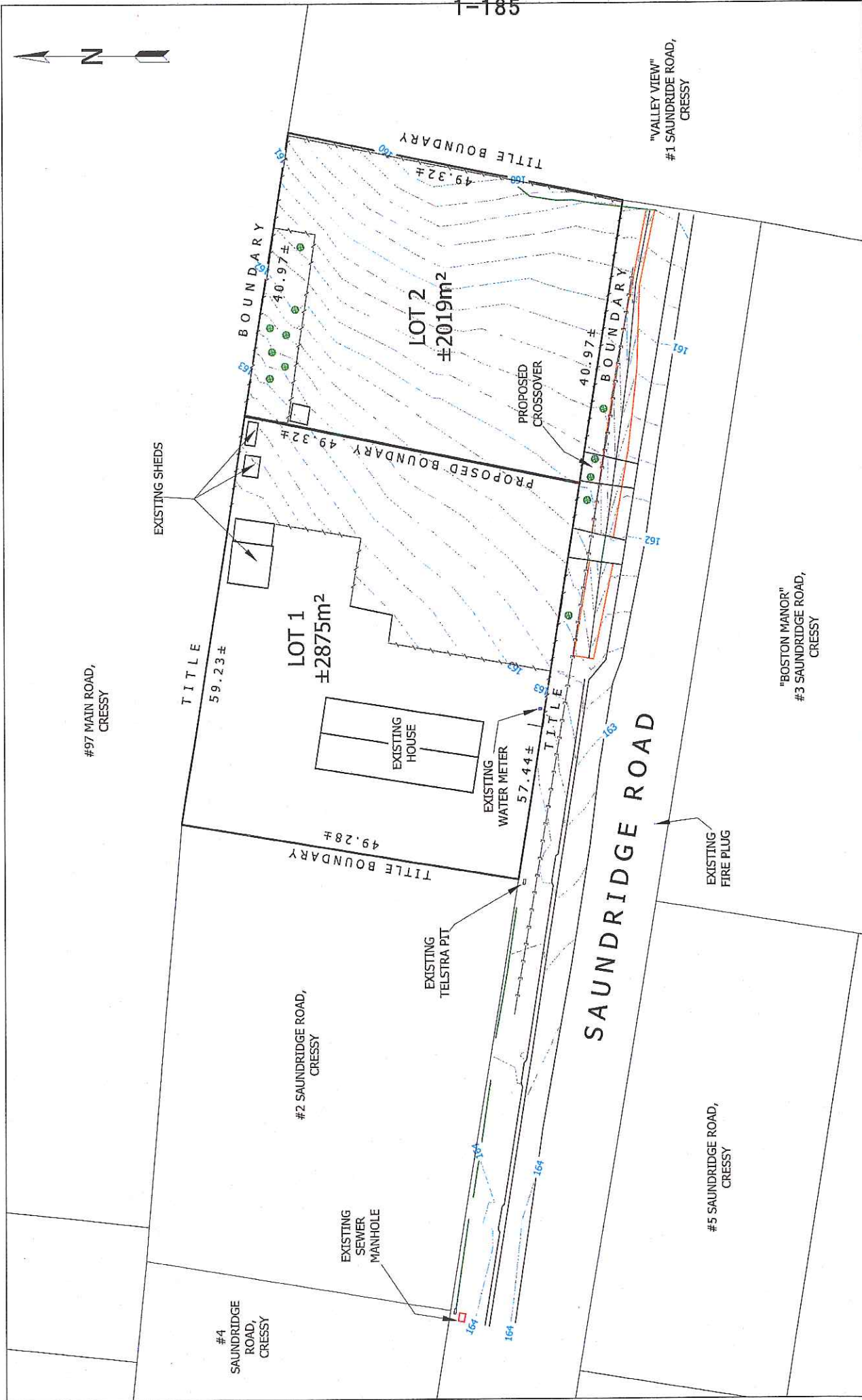


1-184


- Notes:
1. HORIZONTAL DATUM IS PLANE BASED ON MGA94
 2. VERTICAL DATUM IS AHD83
 3. CONTOUR INTERVAL IS 0.2m, INDEX 1.0m

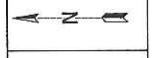
PROPOSED 2 LOT SUBDIVISION
 OWNERS: STEVEN VICTOR JOHNSON & ROSELY JEAN JOHNSON
 2a SAUNDRIDGE ROAD, CRESSY 7302
 C.T. 14961-4

		10 Goodman Court Invermay TAS 7248 PO Box 593 Woodbury Heights TAS 7248 Phone (03) 6332 3760 Fax (03) 6332 3764 Email: admin@woodcotesurveys.com.au		Job Number L191106
Drawn JAG	File name L191106_Prog_PlanV2_030420.dwg	Date 03/04/20	Scale 1:500@A3	Edition V2
Sheet 1 of 1				



1-185

 <p>WOOLCOTT SURVEYS File name: L191106_Prop_PlanV2_030420.dwg Drawn: JAG</p>	<p>10 Goodman Court, Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Fax (03) 6332 3764 Email: admin@woolcottsurveys.com.au</p>	<p>Job Number: L191106 Edition: V2 Date: 03/04/20 Scale: 1:500@A3</p>	<p>Sheet: 1 of 1 Edition: V2</p>
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PROPOSED 2 LOT SUBDIVISION
OWNERS: STEVEN VICTOR JOHNSON & ROSELY JEAN JOHNSON
2a SAUNDRIDGE ROAD, CRESSY 7302
C.T. 14961-4

- Notes:
- HORIZONTAL DATUM IS PLANE BASED ON MGA94
 - VERTICAL DATUM IS AHD83
 - CONTOUR INTERVAL IS 0.2m, INDEX 1.0m

Annexure 4 – Bushfire Hazard Management Report



WOOLCOTT SURVEYS

BUSHFIRE HAZARD MANAGEMENT REPORT

Two (2) Lot Subdivision

Owner:

Steven and Rosely Johnson

Property address:

2A Saundridge Road

C.T. 14961/4

Cressy

Northern Midlands Council

Particular Purpose Zone – Future Residential

Author

James Stewart BFP-P

Woolcott Surveys



Executive Summary

Development of a two (2) lot subdivision is proposed for 2a Saundridge Road, Cressy. The block is within the boundary of a bushfire prone area shown on an overlay on a planning scheme map for the *Northern Midlands Interim Planning Scheme 2013*. A bushfire event at this site or within the immediate area is likely to impact on future buildings at this location and subject development to considerable radiant heat and ember attack

The proposed development will see the existing lot subdivided into two lots. The existing dwelling will be retained on lot 1, while a new vacant lot will be created to the east (lot 2).

Access to the site is via a sealed Council maintained road.

The existing title is currently connected to reticulated water which runs along Saundridge Road. There is an existing fire hydrant within 120m of the new building area on lot 2.

A hazard management plan has been prepared and is provided as an appendix to this report. The hazard management plan sets out the owner's responsibilities to maintain a managed area around a potential future dwelling, whilst also outlining access and water supply requirements.

Conclusions and Recommendations:	a) Hazard management areas meeting the requirements of BAL 19 can be achieved for Lot 1 and 2.	
	b) Future dwelling on lot 2 must establish and maintain compliant private access to and from the carriageway and appropriate turning areas for emergency vehicles.	
	c) Future driveway for Lot 2 must be constructed with a width of 4m, ensuring 0.5m either side of the driveway remains clear of vegetation.	
	d) Any future dwelling which is not compliant with the requirements of Table E4 will be required to comply with Table E5.	
	e) Future dwellings must Maintain Hazard Management Areas and follow recommendations as outlined in Bushfire Hazard Management Plan Provided.	
	f) Bushfire hazard management areas for lots 1 and 2 must be maintained as per section 5.1 of this report. Maintenance of this hazard management area must be maintained in perpetuity.	
Author	Version number	Date
James Stewart	1.0	24/03/2020
James Stewart	2.0	31/03/2020

DISCLAIMER

This report deals with the potential bushfire risk only, all other statutory assessments sit outside of this report. This report is not to be used for future or further development on the site, other than what has been specifically provided for in the certified plans attached. Woolcott Surveys accepts no responsibility to any purchaser, prospective purchaser or mortgagee of the property who in any way rely on this report. This report sets out the owner's requirements and responsibilities and does not guarantee that buildings will survive in the event of a bushfire event. If characteristics of the property change or are altered from those which have been identified, the BAL classification may be different to that which has been identified as part of this report. In this event the report is considered to be void.

Signed:

Author: James Stewart
Position: Town Planner
Date: 24/03/2020

Contents

Executive Summary.....	1
Part 1 – Bushfire Report.....	3
1. Introduction	3
2. Site Description	4
3. Proposed Use and Development	5
4. Bushfire Site Assessment	6
4.1 Vegetation Analysis.....	6
4.2 Vegetation Type	7
4.3 Distance to classified vegetation	9
4.4 Slope of classified vegetation.....	9
5. Bushfire Protection Measures	10
5.1 Hazard Management Areas	10
5.2 Access.....	10
5.3 Fire Fighting Water Supply.....	11
6. Bushfire Prone Areas Code (PD5.1)	15
7. Conclusions and Recommendations.....	18
Part 2 – Bushfire Hazard Management Plan.....	19
Annexure 1 – Proposed Subdivision Plan.....	20
Annexure 2 – Planning Certificate	21
Annexure 3 – TFS Bushfire Water Supply Signage Guidelines	22

Part 1 – Bushfire Report

1. Introduction

Property Address	2A Saundridge Road, Cressy
Certificate of title	CT14961/4
Property ID (PID)	6750793
Property Owners	Steven and Rosely Johnson
Existing Use and Development	Single Dwelling and Outbuildings.
Zoning	Particular Purpose Zone – Future Residential
Planning Scheme	Northern Midlands Interim Planning Scheme 2013
Identified on a Bushfire Overlay Map	Yes
Priority Habitat identified	No
Proposed Works	Two (2) lot subdivision.
Water Supply	Reticulated water supply
Vehicular Access	Council maintained road – Saundridge Road (sealed)

A bushfire attack level (BAL) assessment is for a two (2) lot subdivision. The subdivision consists of two regular shaped lots. Lot 1 will contain the existing dwelling, while lot 2 will be vacant.

The bushfire attack level assessment has been undertaken in accordance with E1.0 Bushfire Prone Areas Code and to accompany a subdivision application under the *Northern Midlands Interim Planning Scheme 2013*.

The 4894m² block is classified as being within a bushfire prone area, being mapped on Northern Midlands Planning Scheme overlay maps.

A bushfire attack level (BAL) assessment is required to understand the fuel management requirements for the site and to demonstrate that a future dwelling can be constructed to a reasonable BAL level.

2. Site Description

The site is located at 2A Saundridge Road, Cressy (CT14961/4), on the eastern side of the Cressy Township. The block has a total size of approximately 4894m². The land currently contains a single dwelling with associated outbuildings. There is a managed section of land around the existing single dwelling, while the vacant area of land to the east is assessed as grassland used for hobby style grazing purposes.

The site has direct frontage onto Saundridge Road, which is a sealed Council maintained road. The site has a gradual fall of 5m over a 100m distance, giving an average fall of 5% down to the east. The site is within the Particular Purpose Zone – Future Residential, of the *Northern Midlands Interim Planning Scheme 2013*.

The property is adjoined by residential lots containing single dwellings to the west and south west, while lots to the north, east and south are characterised by large lifestyle lots and farms.

The residential lots to the west are classed as managed land and do not present a bushfire threat. Land to the north, east and south are large lots which are classified as grassland. Any bushfire threat to the site would come from this direction.



Figure 1 - Location plan of subject title, 2A Saundridge Road, Cressy.



Figure 2 - aerial view of subject site and surrounding properties .

3. Proposed Use and Development

It is proposed to subdivide the land into two (2) lots. The details of the lots are as follows:

Lot Number	Lot Size
Lot 1	2875m ²
Lot 2	2019m ²

Lots 1 and 2 will have direct access onto Saundridge Road via access strips.

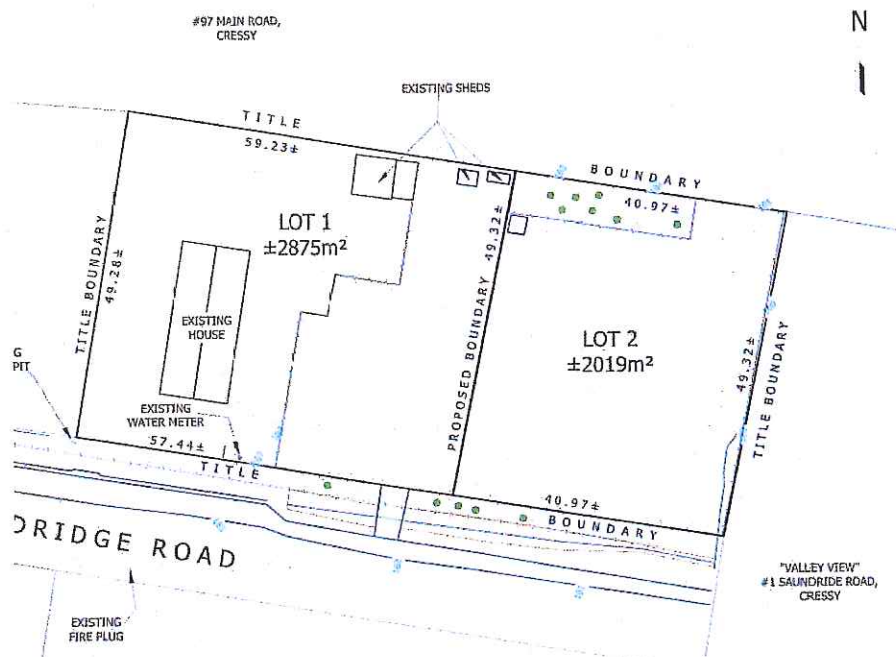


Figure 3 - Site Plan for proposed subdivision.

4. Bushfire Site Assessment

4.1 Vegetation Analysis

An aerial view of the site and measurements of 100m from the subdivision sites is provided below.

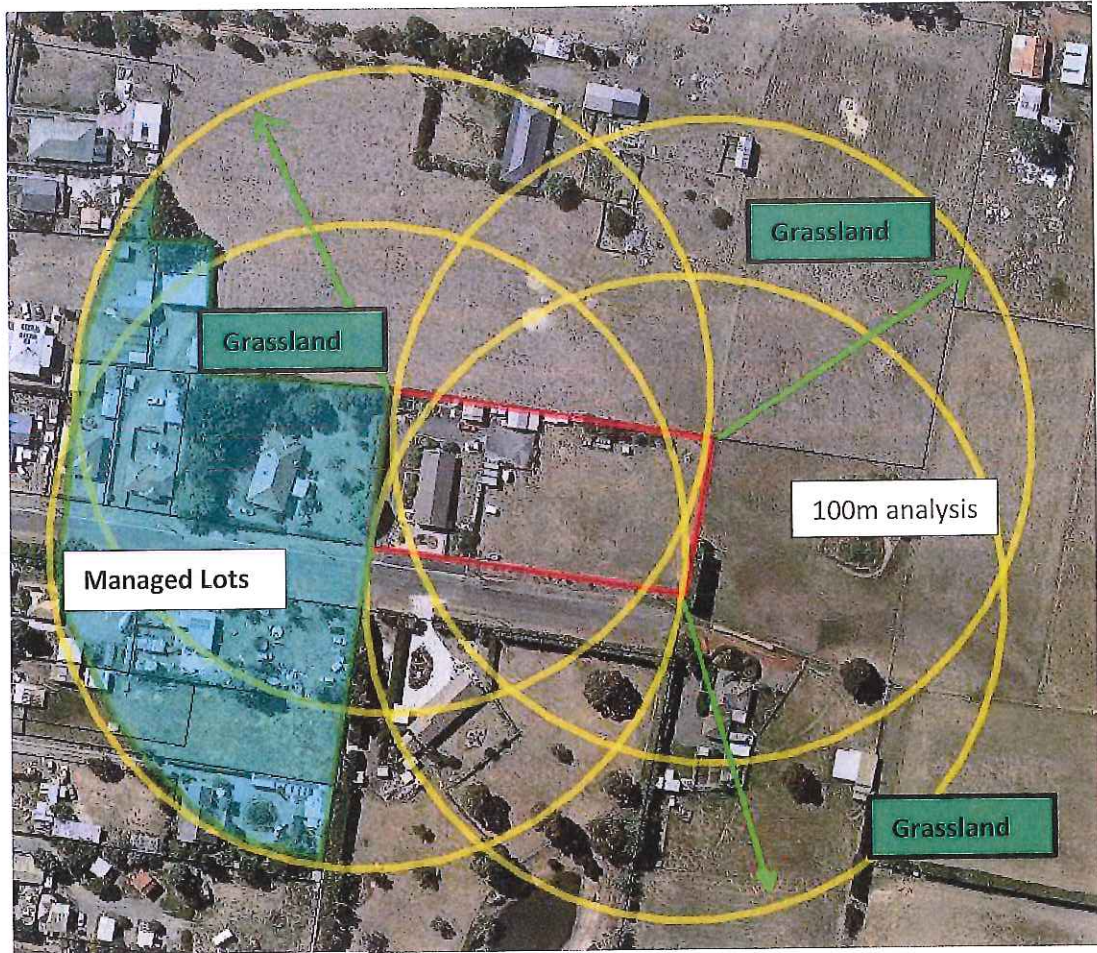


Figure 5 - Subject site with 100m vegetation measurement from proposed dwelling

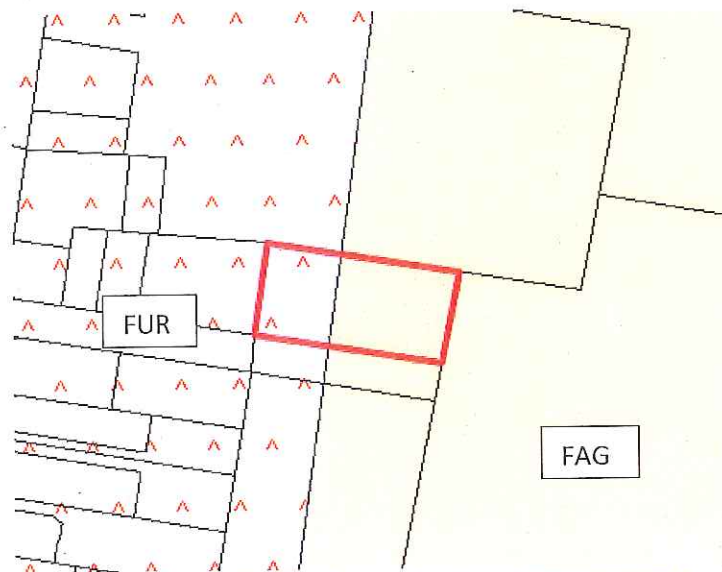


Figure 6 - TasVeg Classification map for site and surrounding area

Code

FUR: Agricultural, urban and exotic vegetation

FAG: Agricultural Land

4.2 Vegetation Type

Vegetation measured within 100m of the site consists of grassland. The identified bushfire prone vegetation is contained upslope to the north, and downslope to east and south of the subject site. While some of the large lots which have been classified as bushfire prone contain a single dwelling, the majority of land associated with these lots are used for grazing purposes and over 1ha in size.

The land to the west is classified as managed land which is predominantly used and zoned for residential purposes. The lots in those areas are established and contain single dwellings. While the residential lots in this section vary in size (900m² – 3000m²), they are evidently managed and have thus been assessed accordingly.



Figure 7 - Looking North from lot 2



Figure 8 - Looking East from lot 2

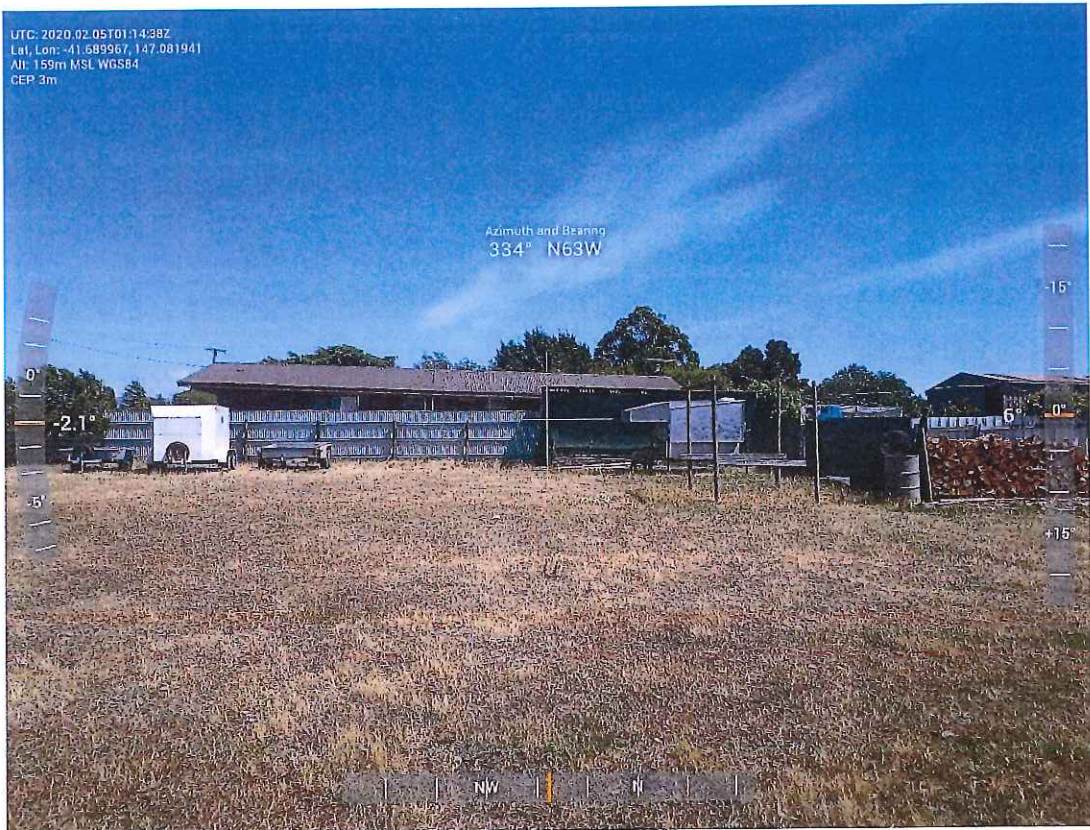


Figure 9- Looking west from lot 2, towards lot 1. Existing house on the site can be seen in the foreground



Figure 10 - View over lot 2, looking south east.

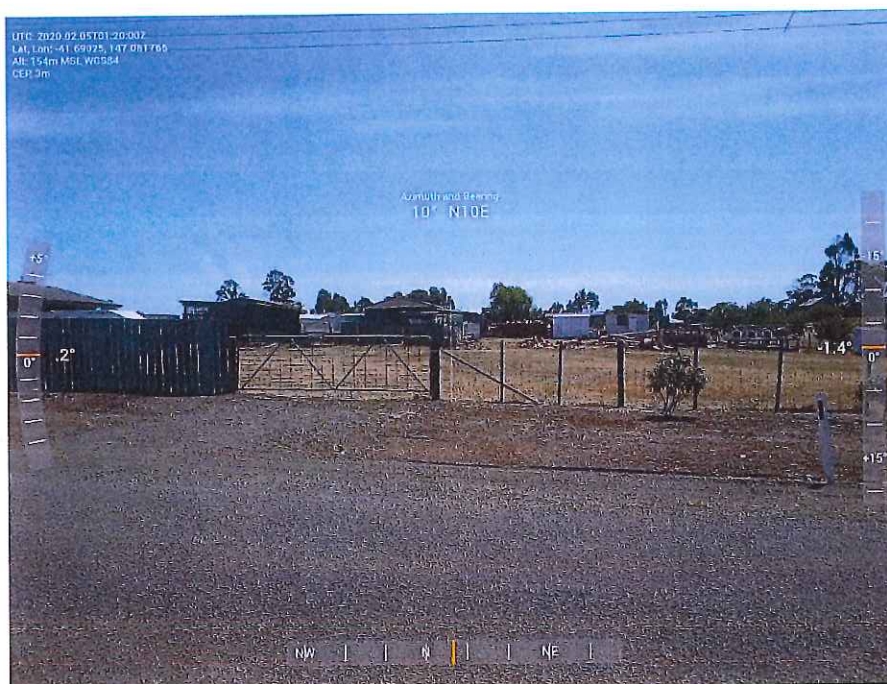


Figure 11 - looking from Saundridge road towards the subject site

4.3 Distance to classified vegetation

The distance from the proposed building area on lot 2 to the classified vegetation is shown below. Setbacks are also shown for lot 1. Regular mowing of the existing site will be required to achieve the minimal fuel condition required for the Hazard Management Area. There is no vegetation that requires removal.

	Proposed Lot 1	Proposed Lot 2
North	10m	10m
South	25m	20m
East	13m	13m
West	100+m	10m

4.4 Slope of classified vegetation.

	Proposed Lot 1	Proposed Lot 2
North	Upslope	Upslope
South	Downslope 4°	Downslope 4°
East	Downslope 6°	Downslope 6°
West	NA – Managed Land	Upslope

5. Bushfire Protection Measures

5.1 Hazard Management Areas

As outlined in section 4.4 of the Directors Determination – Requirements of Building in Bushfire Prone Areas (Transitional) (version 2.2), a Bushfire Hazard Management Area will be managed in accordance with the provided plan. Existing vegetation needs to be strategically modified and then maintained within this area in accordance with the Bushfire Hazard Management Plan to achieve the following outcomes:

- to reduce the quantity of windborne sparks and embers reaching buildings;
- to reduce radiant heat at the building; and
- to halt or check direct flame attack.

The Bushfire Hazard Management Area (BHMA) will be developed within and up to the property boundaries to provide access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present that will significantly contribute to the spread of a bushfire.

The BHMA will be achieved by adoption of the following strategies:

Maintenance of Fuel Management Areas

It is the responsibility of the property owner to maintain and manage the landscaping in accordance with the Bushfire Hazard Management Plan and the current Guidelines for Development in Bushfire-Prone Areas of Tasmania.

This area is to be regularly managed and maintained. Landscaping in this area will be minimised:

- Grass maintained to a maximum height of 50mm, with fuel loads kept to less than 2 tonnes per hectare which will be maintained at this level.
- Trees and any undergrowth will be clear of the dwelling on all sides.
- All undergrowth and understorey of trees (up to 2m) will be removed within the bushfire hazard management area.
- Pathways to 1 metre surrounding the dwelling, and landscaping material, will be non-combustible (stone, pebbles etc.).
- The total shrub cover will be a maximum of 20% of the available area.
- There will be a clear space from the dwelling of at least four (4) times the mature height of any shrubs planted.
- Shrubs will not be planted in clumps, this is to avoid build-up of debris and dead vegetation materials.

Landscaping

- vegetation along the pathways to comprise non-flammable style succulent ground cover or plants (avoid plants that produce fine fuel which is easily ignited, plants that produce a lot of debris, trees and shrubs which retain dead material in branches or which shed long strips of bark, rough fibrous bark or drop large quantities of leaves in the spring and summer, vines on walls or tree canopies which overhang roofs)
- timber woodchip and flammable mulches cannot be used and brush and timber fencing should be avoided where possible
- woodpiles, garden sheds and other combustible materials should be located downslope and well away from the house

5.2 Access

Private access roads must be constructed as per the following table:

Table E2 Standards for property access

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

D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	<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 2m additional carriageway width and 20m length must be provided every 100m.
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5.3 Fire Fighting Water Supply

Table E4 Reticulated water supply for fire fighting

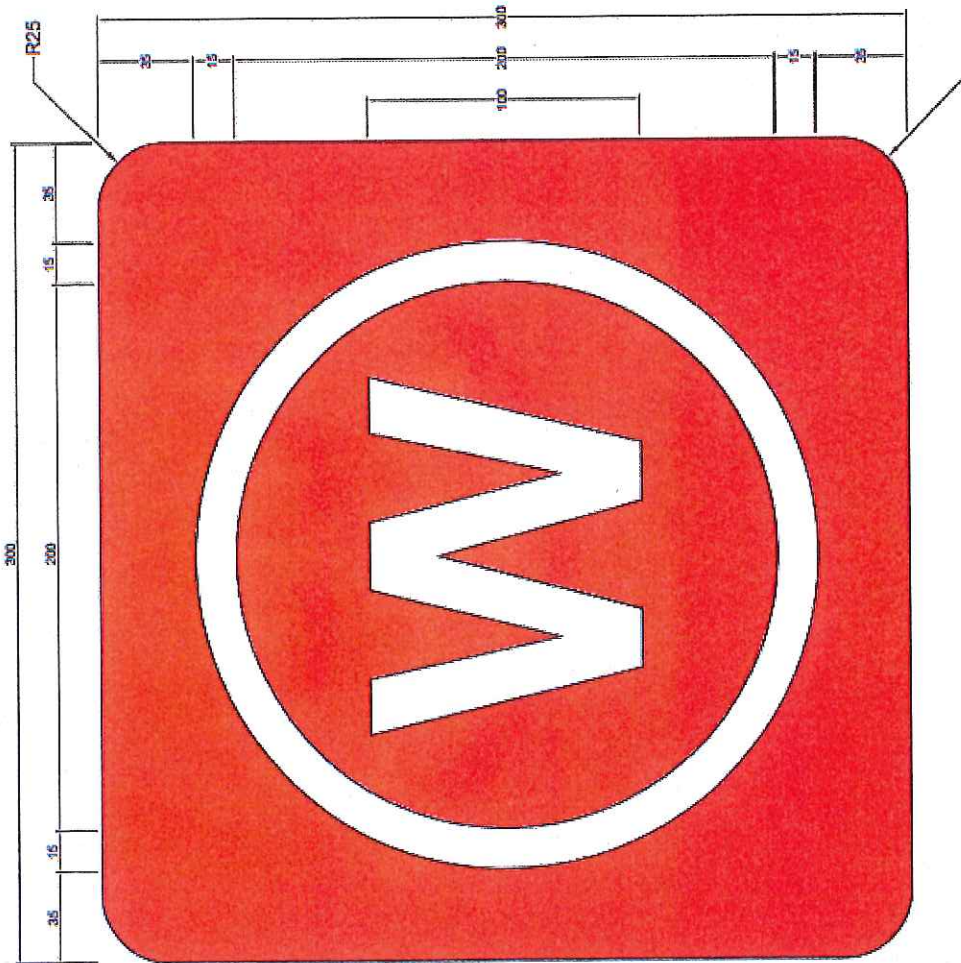
Element	Requirement
A.	<p>The following requirements apply:</p> <ul style="list-style-type: none"> (a) the building area to be protected must be located within 120m of a fire hydrant; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	<p>The following requirements apply:</p> <ul style="list-style-type: none"> (a) fire hydrant system must be designed and constructed in accordance with <i>TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2nd Edition</i>; and (b) fire hydrants are not installed in parking areas.
C.	<p>A hardstand area for fire appliances must be:</p> <ul style="list-style-type: none"> (a) no more than 3m from the hydrant, measured as a hose lay; (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

Table E5 Static water supply for fire fighting

Element	Requirement
A.	<p>The following requirements apply:</p> <p>(a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and</p> <p>(b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.</p>
B.	<p>A static water supply:</p> <p>(a) may have a remotely located offtake connected to the static water supply;</p> <p>(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;</p> <p>(c) must be a minimum of 10,000l per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;</p> <p>(d) must be metal, concrete or lagged by non-combustible materials if above ground; and</p> <p>(e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of <i>Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas</i>, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:</p> <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6mm thickness.

<p>C.</p>	<p>Fittings, pipework and accessories (including stands and tank supports)</p>	<p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> (a) have a minimum nominal internal diameter of 50mm; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm¹; (e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) ensure the coupling is accessible and available for connection at all times; (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) if a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) visible; (ii) accessible to allow connection by fire fighting equipment; (iii) at a working height of 450 – 600mm above ground level; and (iv) protected from possible damage, including damage by vehicles.
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<p>D.</p>	<p>Signage for static water connections.</p>	<p>The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:</p> <ul style="list-style-type: none"> (a) comply with water tank signage requirements within <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i>; or (b) be: <ul style="list-style-type: none"> (i) marked with the letter "W" contained within a circle with the letter in upper case of not less than 100 mm in height; (ii) in fade-resistant material with white reflective lettering and circle on a red background; (iii) located within 1m of the fire fighting water point in a situation which will not impede access or operation; and (iv) no less than 400mm above the ground.
<p>E.</p>	<p>Hardstand</p>	<p>A hardstand area for fire appliances must be:</p> <ul style="list-style-type: none"> (a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

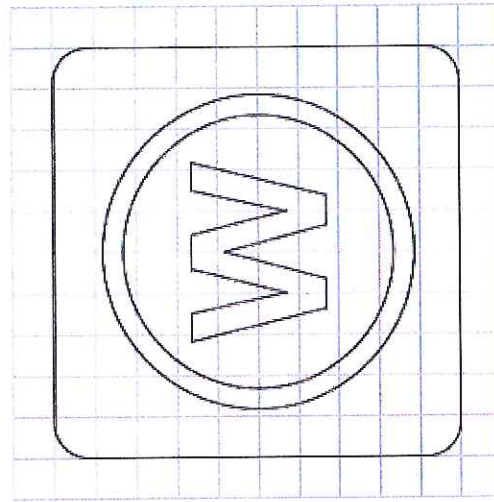


OVERALL SIGN DIMENSIONS (mm): 300 x 300, +/- 5
SURFACE AREA OF SIGN (sq m): 0.0895

LEGEND COLOUR: WHITE (N14) IN ACCORDANCE WITH AS2700,
WITH A RETROREFLECTIVE SURFACE FINISH
BACKGROUND COLOUR: SIGNAL RED (R13) IN ACCORDANCE WITH AS2700

FOR SIGN FIXING AND LOCATION REQUIREMENTS, REFER TO
TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES

FOR LEGEND SPECIFICATIONS AND MANUFACTURING DETAIL
REFER TO TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES



GRID MODULE X = 30mm Y = 30mm

6. Bushfire Prone Areas Code (PD5.1)

E1.0 Bushfire Prone Areas Code

E1.6 Development Standards

E1.6.1 Subdivision: Provision of hazard management areas

<p>Objective: Subdivision provides for hazard management areas that:</p> <ul style="list-style-type: none"> (a) facilitate an integrated approach between subdivision and subsequent building on a lot; (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and (c) provide protection for lots at any stage of a staged subdivision. 	
Acceptable solutions	Proposed Solution
<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 the provision of hazard management areas as part of a subdivision; or (b) The proposed plan of subdivision: <ul style="list-style-type: none"> (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; (ii) shows the building area for each lot; (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of <i>Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas</i>; and (iv) is accompanied by a bushfire hazard management plan for each individual lot, certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of <i>Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas</i>; and 	<p>Acceptable solution achieved.</p> <ul style="list-style-type: none"> b) Lot 1 and 2 - The proposed hazard management plans: <ul style="list-style-type: none"> i. Show all lots within a bushfire prone area. ii. Shows the building area for each lot, including the existing dwelling for lot 1. iii. Shows the hazard management area for each lot. iv. Show hazard management areas for each lot. These areas are equal to a BAL 19 rating. c) A Part V agreement is not required.

<p>(c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</p>	
---	--

E1.6.2 Subdivision: Public and firefighting 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, fire fighters 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>Proposed Solution</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 E1, E2 and E3, is included in a bushfire hazard management plan certified by the TFS or accredited person. 	<ul style="list-style-type: none"> a) Not applicable. b) Lots 1 and 2 will have direct access to a Council maintained road. <p>This complies with the standards listed for private access in table E2.</p>

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

<p>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.</p>	
Acceptable solutions	Proposed Solution
<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; (b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire. 	<ul style="list-style-type: none"> a) Not applicable. b) Lot 1 – The e existing dwelling is compliant with Table E4. <p>Lot 2 - The Hazard Management Plan for lot 2 shows a possible building area which is compliant with Table E4.</p>
<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; (b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire. 	<ul style="list-style-type: none"> a) Lot 2 - Any future dwelling which is not compliant with the requirements of Table E4 will be required to comply with Table E5.

7. Conclusions and Recommendations

- a) Hazard management areas meeting the requirements of **BAL 19** can be achieved for Lot 1 and 2.
- b) Future dwelling on lot 2 must establish and maintain compliant private access to and from the carriageway and appropriate turning areas for emergency vehicles.
- c) Future driveway for Lot 2 must be constructed with a width of 4m, ensuring 0.5m either side of the driveway remains clear of vegetation.
- d) Any future dwelling which is not compliant with the requirements of Table E4 will be required to comply with Table E5.
- e) Future dwellings must Maintain Hazard Management Areas and follow recommendations as outlined in Bushfire Hazard Management Plan Provided.
- f) Bushfire hazard management areas for lots 1 and 2 must be maintained as per section 5.1 of this report. Maintenance of this hazard management area must be maintained in perpetuity.

Part 2 – Bushfire Hazard Management Plan

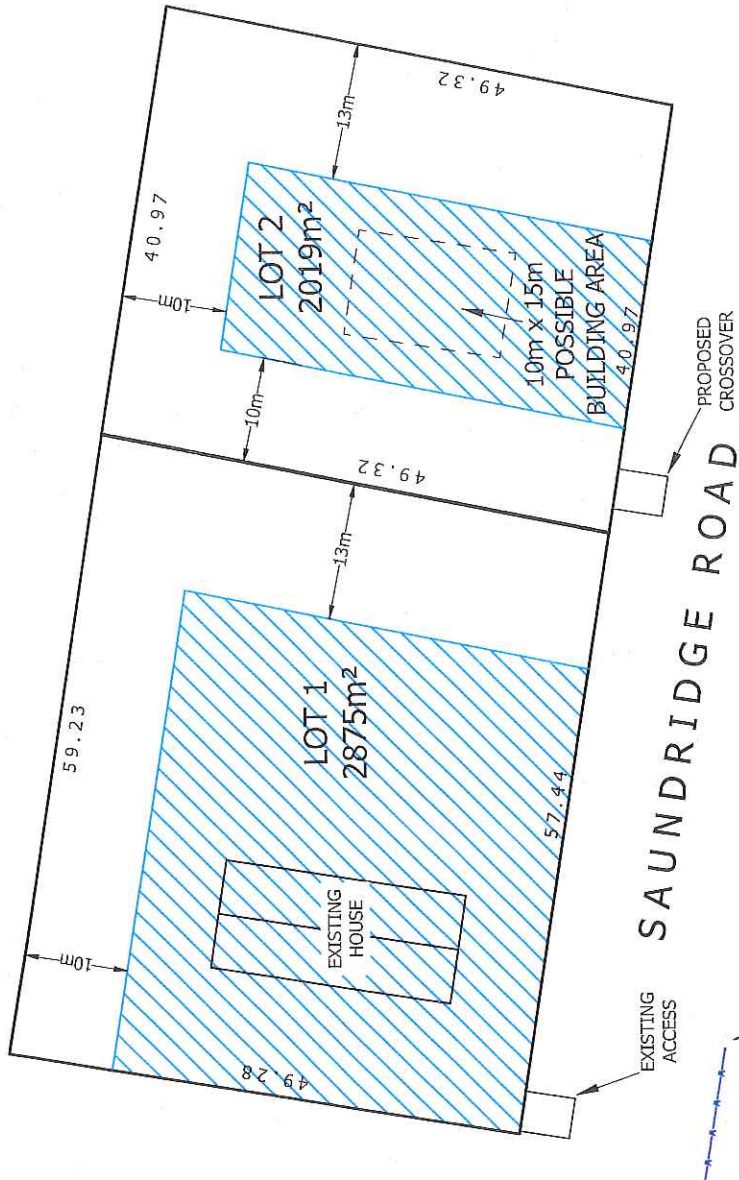
Annexure 1 – Proposed Subdivision Plan

Annexure 2 – Planning Certificate

Annexure 3 – TFS Bushfire Water Supply Signage Guidelines

BAL BUILDING ZONES

BAL 19



Hazard management and protection measures requires

Access Road

- Property access is to be provided from the Road crossover through to dwelling. Property access must:
- Be of all-weather construction (minimum)
- Minimum carriageway width of 4m.
- Vegetation must be cleared for a height of 4m above the carriageway and 0.5m each side of the carriageway.
- Future dwellings must terminate with a turning area for fire appliances of either a turning circle with a minimum inner radius of 10m, or a hammerhead "T" or "Y" turning head 4 m wide and 8m long

Hazard Management – Vegetation Management

- Lots 1 and 2 are to maintain a bushfire hazard management area around the existing dwelling (lot 1) and future dwelling (lot 2) as shown on the hazard management plan.
- Vegetation in the hazard management area (as dimensioned and shown) is to be managed and maintained in a minimum fuel condition (refer to section 5.1 of Bushfire Hazard Management Report)

Fire Fighting Water Supply

- A future building which is not compliant with the requirements of Table E4 will be required to comply with the requirements of Table E5. Table E5 requires a 10,000 Litre dedicated firefighting water supply tank is to be provided as specified below:
- Tanks and above ground fittings and pipes must be made of non-rusting, non-combustible, non-heat deforming materials.
 - The tank or remote offtake must not be located within 6m of the dwelling.
 - The tank or remote offtake must be located within 3m of a hardstand area.
 - Tanks must be fitted with a standard compliance forged Storz 65mm adapter fitted with a standard (deliver) washer rated to 1800kPa working pressure and 2400kPa burst pressure.
 - Bushfire Signage must be clearly displayed in accordance with section 5.3 of the Hazard Management Report.



24/03/2020

Notes:

1. Refer plans –Woolcott Surveys, Proposed 2 Lot Subdivision, 2a Saundridge Road, Cressy, dated 10/02/20, L191106
 2. All future works to comply with director's determination – Requirements for building in Bushfire Prone Areas (transitional) (v2.2). Table 4.1, 4.2, 4.3 and 4.4.
- Plan to be read in conjunction with Bushfire Hazard Management Report dated 24/03/2020

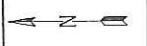
Mark Chiaoli, Fire Management Planning Officer

On behalf of the Chief Officer Tasmania Fire Service March 31 2020

BUSHFIRE HAZARD MANAGEMENT PLAN

PROPOSED 2 LOT SUBDIVISION
 2a SAUNDRIDGE ROAD, CRESSY 7302
 OWNERS: STEVEN VICTOR JOHNSON, ROSELY JEAN JOHNSON
 C.T. 149614-4 P.I.D. 6750793

		10 Goodman Court Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Fax (03) 6332 3764 Email: admin@woolcottsurveys.com.au	Job Number L191106
Drawn JAG	File name L191106_Bushfire Plan_230320.dwg	Date 24/03/20	Edition 1
Scale 1:500@A3	Sheet 1 of 1		





1-213

#97 MAIN ROAD,
CRESSY

TITLE BOUNDARY
59.23±

LOT 1
±2875m²

TITLE BOUNDARY
49.28±

#2 SAUNDRIDGE ROAD,
CRESSY

EXISTING HOUSE

EXISTING WATER METER
57.44±

EXISTING TELSTRA PIT

EXISTING SEWER MANHOLE

#4 SAUNDRIDGE ROAD,
CRESSY

PROPOSED BOUNDARY 49.32±

BOUNDARY
40.97±

LOT 2
±2019m²

SAUNDRIDGE ROAD

#5 SAUNDRIDGE ROAD,
CRESSY

EXISTING FIRE PLUG

"BOSTON MANOR"
#3 SAUNDRIDGE ROAD,
CRESSY

"VALLEY VIEW"
#1 SAUNDRIDGE ROAD,
CRESSY

TITLE BOUNDARY
49.32±

BOUNDARY
40.97±

Notes:

1. HORIZONTAL DATUM IS PLANE BASED ON MGA94
2. VERTICAL DATUM IS AHD83
3. CONTOUR INTERVAL IS 0.2m, INDEX 1.0m

PROPOSED 2 LOT SUBDIVISION
OWNERS: STEVEN VICTOR JOHNSON & ROSELY JEAN JOHNSON
2a SAUNDRIDGE ROAD, CRESSY 7302
C.T. 14961-4

WOOLCOTT SURVEYS
File name
L191106_Prop_Plan_300120.dwg
Drawn
JAG

10 Goodman Court Invermay TAS 7248
PO Box 593 Kilmoryrie Heights TAS 7248
Phone (03) 6332 3760
Fax (03) 6332 3764
Email: adm@woolcottsurveys.com.au

Job Number
L191106
Edition
1
Sheet
1 of 1

Date
10/02/20
Scale
1:500@A3

BUSHFIRE-PRONE AREAS CODE**CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993****1. Land to which certificate applies²**

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

Name of planning scheme or instrument:

Northern Midlands Interim Planning Scheme 2013

Street address:

21 Saundridge Road, Cressy

Certificate of Title / PID:

14961/4, 6750793

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

Street address:

NA

Certificate of Title / PID:

NA

2. Proposed Use or Development**Description of Use or Development:**

Two (2) Lot Subdivision

Code Clauses: E1.4 Exempt Development E1.5.1 Vulnerable Use E1.5.2 Hazardous Use E1.6.1 Subdivision

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

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

3. Documents relied upon

Documents, Plans and/or Specifications

Title: Proposed 2 Lot Subdivision, Woolcott Surveys, L191106

Author: Woolcott Surveys

Date: 10/02/2020 **Version:** 1

Bushfire Hazard Report

Title: Bushfire Hazard Management Report

Author: James Stewart

Date: 30 ~~24~~/03/2020 **Version:** ~~1~~ 2

Bushfire Hazard Management Plan

Title: Bushfire Management Plan

Author: Woolcott Surveys

Date: 24/03/2020 **Version:** 1

Other Documents

Title:

Author:

Date: **Version:**

4. Nature of Certificate

<input type="checkbox"/> E1.4 – Use or development exempt from this code			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.4 (a)	Insufficient increase in risk	

<input type="checkbox"/> E1.5.1 – Vulnerable Uses			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.1 P1	Residual risk is tolerable	
<input type="checkbox"/>	E1.5.1 A2	Emergency management strategy	
<input type="checkbox"/>	E1.5.1 A3	Bushfire hazard management plan	

<input type="checkbox"/> E1.5.2 – Hazardous Uses			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.2 P1	Residual risk is tolerable	
<input type="checkbox"/>	E1.5.2 A2	Emergency management strategy	
<input type="checkbox"/>	E1.5.2 A3	Bushfire hazard management plan	

<input checked="" type="checkbox"/> E1.6 – Development standards for subdivision			
E1.6.1 Subdivision: Provision of hazard management areas			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1 P1	Hazard Management Areas are sufficient to achieve tolerable risk	
<input type="checkbox"/>	E1.6.1 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.1 A1 (b)	Provides BAL 19 for all lots	Refer BHMP and Report
<input type="checkbox"/>	E1.6.1 A1 (c)	Consent for Part 5 Agreement	

E1.6.2 Subdivision: Public and fire fighting access			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.2 P1	Access is sufficient to mitigate risk	
x	E1.6.2 A1 (a)	Insufficient increase in risk	
x	E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	Refer BHMP and Report

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
x	E1.6.3 A1 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	Refer BHMP and Report
<input type="checkbox"/>	E1.6.3 A1 (c)	Water supply consistent with the objective	
<input type="checkbox"/>	E1.6.3 A2 (a)	Insufficient increase in risk	
x <input type="checkbox"/>	E1.6.3 A2 (b)	Static water supply complies with Table E5	
<input type="checkbox"/>	E1.6.3 A2 (c)	Static water supply is consistent with the objective	

5. Bushfire Hazard Practitioner³

Name:	James Stewart	Phone No:	04676721
Address:	10 Goodman Court	Fax No:	
	Mowbray	Email Address:	james@woolcottsurveys.com.au
	Tas		7252
Accreditation No:	BFP - P	Scope:	Provisional

6. Certification

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 3 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: 24/03/2020 **Certificate No:** BFP-P

Mark Chladil, Fire Management Planning Officer
 On behalf of the Chief Officer Tasmania Fire Service
 March 31 2020

³ 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.

Tasmania Fire Service Water Supply Signage Guideline

Guidelines for the design and installation of water supply signs & fire hydrant marking in bushfire-prone areas

fire.tas.gov.au

Bushfire Planning & Policy

GPO Box 1526 Hobart Tasmania 7001

Phone (03) 6230 8600 | planning@fire.tas.gov.au



Tasmania Fire Service



Tasmanian
Government

This Guideline has been developed in consultation with TasWater.



For further information

Tasmania Fire Service
Bushfire Planning & Policy
GPO Box 1526
HOBART TAS 7001
PH: (03) 6230 8600
Fax: (03) 6234 6647
Email: planning@fire.tas.gov.au
Web: www.fire.tas.gov.au

Disclaimer

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Contents

1.0 Identification	4
2.0 Purpose	4
3.0 Application	4
4.0 Definition of Terms	5
5.0 Referenced Documents	6
6.0 Design Standards for Marking Compliant Fire Hydrants	6
6.1 Compliant Hydrant Markings (General)	6
7.0 Design Standards for Marking Non-Compliant Fire Hydrants	7
7.1 Marking Criteria	7
7.2 Pavement Marking Material	7
7.3 Post Marking Material	7
7.4 Pavement & Post Marking Design	7
7.5 Pavement & Post Marking	8
8.0 Design Standards for Signs	8
8.1 Sign Materials	8
8.2 Sign Design	9
8.3 Sign Mounting	9
8.4 Sign Location	10
9.0 Design & Manufacture Tolerances of Sign & Legend	10
9.1 Dimensional tolerances of the signboard	10
9.2 Dimensional tolerances of the legend	10
10.0 Design Drawings	11
10.1 Design Drawing TFS-WS01	11
10.2 Design Drawing TFS-WS02	12

1.0 Identification

1.1 Guideline Title

1.1.1 This Guideline is called the *Tasmania Fire Service Water Supply Signage Guideline*.

1.2 Composition of this Guideline

1.2.1 This Guideline consists of:

- (a) This document;
- (b) Design drawing TFS-WS01; and
- (c) Design drawing TFS-WS02.

2.0 Purpose

2.1 The purpose of this Guideline is:

- (a) To ensure that fire fighting water points are appropriately identified to reduce the risk to human life and property, and the cost to the community, caused by bushfires; and
- (b) To describe the water supply signage requirements which are referred to in the *Bushfire-Prone Areas Code*¹ and the *Directors Determination Requirements for Building in Bushfire-Prone Areas*².

3.0 Application

3.1 Where referenced by the relevant planning and building regulations, the content of this Guideline forms a statutory requirement for development within bushfire-prone areas.

3.2 This Guideline may be voluntarily adopted as required.

3.3 This Guideline applies to:

- (a) Private and water corporation owned or managed fire fighting water points;
- (b) Fire fighting water points servicing a bushfire-prone area; and
- (c) Fire fighting water points connected to:
 - i. A static water supply; or
 - ii. A reticulated water supply that does not comply with the design criteria of *reticulated water supply for fire fighting* as defined within the *Bushfire-Prone Areas Code*, and where a single fire fighting water point discharges a minimum of 5 L per second and a minimum of 150 kPa residual pressure.

¹ The *Bushfire-Prone Areas Code* can be accessed via www.iplan.tas.gov.au

² The *Directors Determination Requirements for Building in Bushfire-Prone Areas* can be accessed via <http://www.justice.tas.gov.au/building/publications>

4.0 Definition of Terms

In this Guideline:

bushfire-prone area	<p>means:</p> <p>(a) land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; and</p> <p>(b)</p> <ol style="list-style-type: none"> i. where there is no overlay on a planning scheme map; or ii. where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare.
bushfire-prone vegetation	means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.
carriageway	means the section of road formation which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulders.
fire hydrant	means a fire hydrant as described in AS 2419.1-2005 <i>Fire hydrant installations – System design, installation and commissioning</i> .
fire fighting water point	means the point where a fire appliance is able to connect to a water supply for fire fighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body.
property access	means the carriageway which provides vehicular access from the carriageway of a road onto land, measured along the centre line of the carriageway, from the edge of the road carriageway to the nearest point of the building area.
static water supply	means water stored in a tank, swimming pool, dam, or lake, that is available for fire fighting purposes at all times.
water corporation	means the corporation within the meaning of the <i>Water and Sewerage Corporation Act 2012</i> .

5.0 Referenced Documents

The following documents are referenced in this guideline:

AS 1743 Road signs—Specifications

AS 1744 Standard alphabets for road signs

AS 2700 Colour Standards for general purposes

AS 2419.1 Fire hydrant installations - System design, installation and commissioning

AS/NZS 1734 Aluminium and aluminium alloys—Flat sheet, coiled sheet and plate

AS/NZ 1906.1 Retroreflective materials and devices for road traffic control purposes
Part 1: Retroreflective Sheeting.

Australian Paint Approval Scheme Specifications AP-S0041, CSIRO

Bushfire-Prone Areas Code, Tasmanian Planning Commission, Department of Justice, Tasmania.

Determination Director of Building Control Requirements for Building in Bushfire-Prone Areas, Building Standards & Occupational Licencing, Department of Justice, Tasmania.

TasWater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA, TasWater, Tasmania.

6.0 Design Standards for Marking Compliant Fire Hydrants

6.1 Compliant Hydrant Markings (General)

A fire hydrant connected to a reticulated water supply that complies with the design criteria of *reticulated water supply for fire fighting* as defined within the *Bushfire-Prone Areas Code* will be marked in accordance with water corporation specifications³.

Water corporation specified fire hydrant markings include a combination of:

- a) Fire Plug Indicator: a yellow, 250 mm x 450 mm triangle, marked on the pavement, and pointing towards the location of the hydrant;
- b) Fire Plug Kerb Marking: a yellow, 300 mm long rectangle, marked on the carriageway kerb, adjacent to the location of the fire hydrant;
- c) Two-Way Retroreflective Raised Pavement Marker: a blue, square marker, adhered to the pavement, and located perpendicular to the hydrant;
- d) Fire Plug Cover and Surround: a yellow, 400 mm x 400 mm square; surrounding the hydrant cover; and
- e) Marker Post: a yellow post with blue decals, located adjacent to the carriageway.

³ TasWater specifications: <https://www.taswater.com.au/Development/Development-Standards>

7.0 Design Standards for Marking Non-Compliant Fire Hydrants

7.1 Marking Criteria

A fire hydrant connected to a reticulated water supply that:

- a) Otherwise complies with the design criteria of *reticulated water supply for fire fighting* as defined within the *Bushfire-Prone Areas Code*, except for flow and pressure; and
- b) Discharges a minimum of 5 L per second and a minimum of 150 kPa residual pressure;

shall have additional markings to those identified in 6.1, in accordance with the following:

7.2 Pavement Marking Material

Objective:	Pavement markings that identify fire fighting water points are clearly visible and durable.
7.2.1 Pavement marking materials shall conform to Australian Paint Approval Scheme Specifications <i>AP-S0041</i> , or similar.	

7.3 Post Marking Material

Objective:	Pavement markings that identify fire fighting water points are clearly visible and durable.
7.3.1 Post marking material shall be: <ol style="list-style-type: none"> (a) Class 1 retroreflective material, compliant with <i>AS/NZS1906.1</i>; or (b) A suitable outdoor, long-life, UV stabilised coating. 	

7.4 Pavement & Post Marking Design

Objective:	Fire fighting water points are clearly visible and identifiable.
7.4.1 Pavement and post marking shall comprise of a legend designed in accordance with design drawing TFS-WS02.	
7.4.2 The legend shall be: <ol style="list-style-type: none"> (a) Coloured red, 'Signal Red' (R13) in accordance with <i>AS2700</i> (or equivalent colour); and (b) Comprised of the letter 'W' within a circular band. 	
7.4.3 The letter 'W' in the legend shall be: <ol style="list-style-type: none"> (a) Uppercase; (b) No less than 44 mm in height; 	

- (c) Located in the centre of the circular band; and
- (d) Consistent with the form and dimensions of Series F, as defined in AS1744.

7.4.4 The circular band in the legend shall have:

- (a) An outer diameter of 100 mm; and
- (b) A line thickness of 6.5 mm.

7.5 Pavement & Post Marking

Objective:	Fire fighting water points are clearly visible and identifiable.
7.5.1 Where fire hydrants are of the in-ground type (fire plug), the hydrant cover (lid) shall be marked in accordance with 7.2 and 7.4.	
7.5.2 Where hydrant location is identified using a marker post, the post shall be marked: <ul style="list-style-type: none"> (a) In accordance with 7.3 and 7.4; (b) With legend facing the carriageway; and (c) No less than 400 mm above ground level (where practical). 	

8.0 Design Standards for Signs

Static water supplies shall be identified in accordance with the following:

8.1 Sign Materials

Objective:	Signs that identify fire fighting water points are durable and resilient against the elements.
8.1.1 The signboard material shall be: <ul style="list-style-type: none"> (a) 1.6 mm thick aluminium alloy, type 5251 or 5052, of temper H36 or H38; (b) Free from scratches or other surface blemishes; (c) Have edges that are true and smooth; and (d) Compliant with AS/NZS1734. 	
8.1.2 The sign background material shall be: <ul style="list-style-type: none"> (a) Non-reflective; (b) Of uniform density; (c) Compatible with the material used for the legend both in application and durability; and (d) Applied to the sign face in accordance with AS1743. 	
8.1.3 The sign legend material shall be: <ul style="list-style-type: none"> (a) Class 1 retroreflective material, compliant with AS/NZS1906.1; (b) Of uniform density; 	

- (c) Compatible with the material used for the background in application and durability; and
- (d) Applied to the sign face in accordance with *AS1743*.

8.2 Sign Design

Objective:	Signs that identify fire fighting water points are clearly visible and identifiable.
8.2.1 The sign shall be designed in accordance with: <ul style="list-style-type: none"> (a) Design drawing TFS-WS01. 	
8.2.2 The sign shall: <ul style="list-style-type: none"> (a) Be square; (b) Have rounded corners with a radii of 25 mm; and (c) Have a side length of 300 mm. 	
8.2.3 The sign background shall be: <ul style="list-style-type: none"> (a) Coloured red, 'Signal Red' (R13) in accordance with <i>AS2700</i> (or equivalent colour). 	
8.2.4 The legend shall be: <ul style="list-style-type: none"> (a) Coloured white (N14) in accordance with <i>AS2700</i> (or equivalent colour); (b) Comprised of the letter 'W' within a circular band; and (c) Visually centred on the sign. 	
8.2.5 The letter 'W' in the legend shall be: <ul style="list-style-type: none"> (a) Uppercase; (b) No less than 100 mm in height; (c) Located in the centre of the circular band; and (d) Consistent with the form and dimensions of Series F, as defined in <i>AS1744</i>. 	
8.2.6 The circular band in the legend shall have: <ul style="list-style-type: none"> (a) An outer diameter of 230 mm; and (b) A line thickness of 15 mm. 	
8.2.7 The rear surface of the signboard shall be stamped or engraved with: <ul style="list-style-type: none"> (a) The designation of the sign manufacturer; (b) Four numerals indicating the month and year of manufacture (e.g. 01/17); (c) The design drawing identification (e.g. TFS-WS01); and (d) Letters & numerals no less than 5 mm high. 	

8.3 Sign Mounting

Objective:	Signs that identify fire fighting water points are, and will remain, clearly visible.
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8.3.1 The sign shall be permanently mounted to:

- (a) A vertical surface;
- (b) A surface that cannot change orientation or position; and
- (c) A surface that is:
 - i. Non-flammable; and
 - ii. Non-heat deforming.

8.4 Sign Location

Objective:	Signs that identify fire fighting water points are located adjacent to the fire fighting water point, and are clearly visible.
<p>8.4.1 The sign shall be mounted in a location:</p> <ul style="list-style-type: none"> (a) No further than 2 m vertically and 1 m horizontally from the fire fighting water point; (b) No less than 400 mm above ground level; (c) That will not impede access or operation of the fire fighting water point; (d) That will not become obscured by visual obstructions; and (e) That is visible from the property access on approach from a public road. 	

9.0 Design & Manufacture Tolerances of Sign & Legend

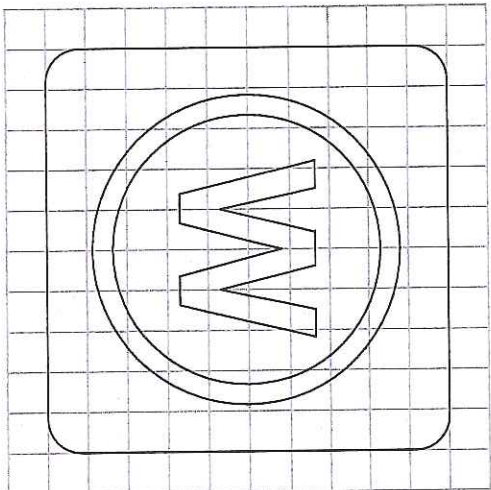
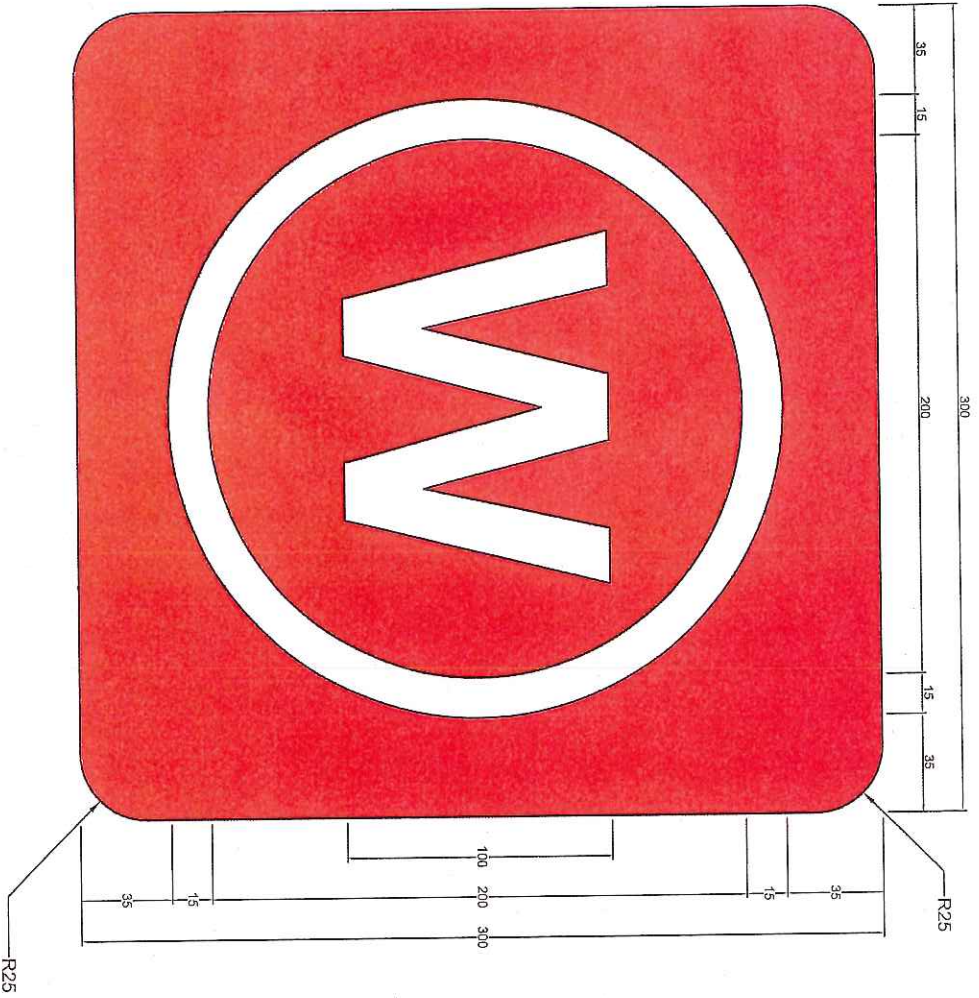
9.1 Dimensional tolerances of the signboard

- (a) Overall dimensions of signboard: ± 5 mm;
- (b) Maximum allowable warp, twist or departure from flatness: 1.5 mm; and
- (c) Squareness: corners < 2 mm from theoretical position relative to other corners.

9.2 Dimensional tolerances of the legend

- (a) Shape, size and alignment of legend elements: ± 2 mm; and
- (b) Legend position: ± 2 mm.

1-229



GRID MODULE X = 30mm Y = 30mm

OVERALL SIGN DIMENSIONS (mm): 300 x 300, +/- 5
 SURFACE AREA OF SIGN (sq m) : 0.0895
 LEGEND COLOUR: WHITE (N14) IN ACCORDANCE WITH AS2700,
 WITH A RETROREFLECTIVE SURFACE FINISH
 BACKGROUND COLOUR: SIGNAL RED (R13) IN ACCORDANCE WITH AS2700
 FOR SIGN FIXING AND LOCATION REQUIREMENTS, REFER TO
 TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES
 FOR LEGEND SPECIFICATIONS AND MANUFACTURING DETAIL
 REFER TO TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES

NOTES
 - all dimensions are in mm
 - written dimensions take precedence over scaled measurements

TITLE
 TASMANIA FIRE SERVICE
 WATER SUPPLY SIGN



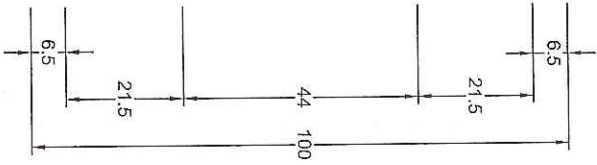
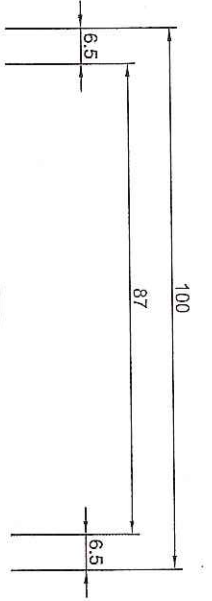
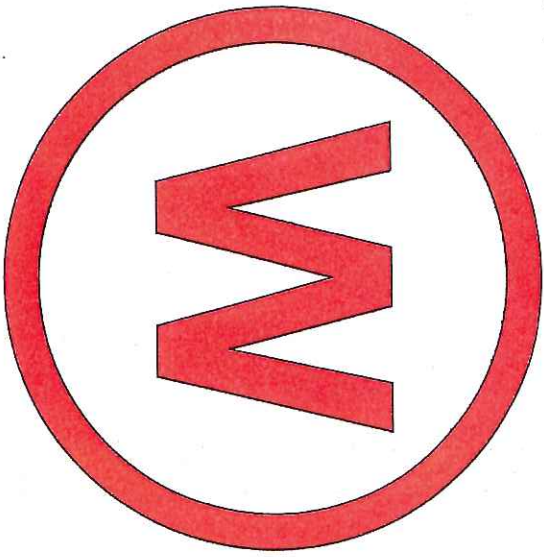
Tasmania Fire Service

ISSUE	APPRD	DATE	AMENDMENT
A			
B			
C			
D			

DRWN	WH	APPRD	CC	DATE
				2/2/2017

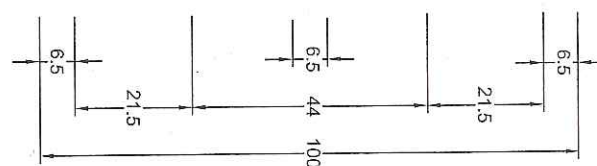
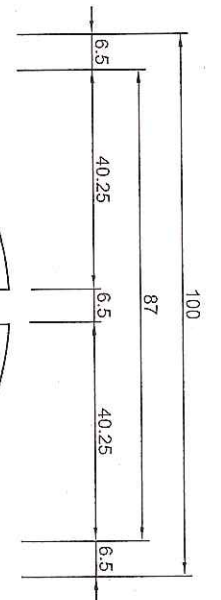
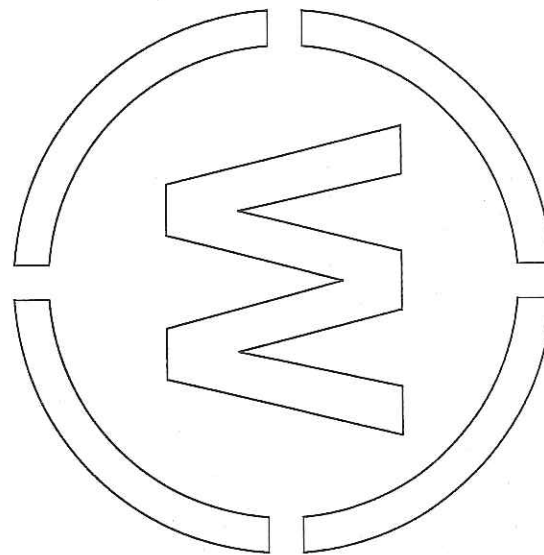
FILE	BPP	DWG NO.	TFS-WS01	SCALE
				1:2

1-230

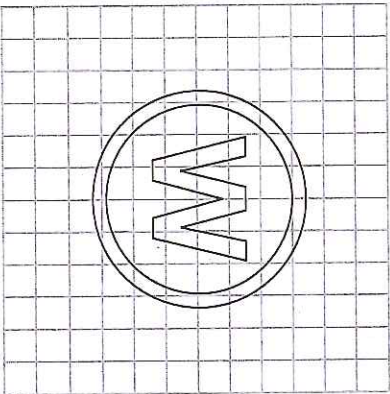


POST AND PAVEMENT DESIGN

OVERALL LEGEND DIMENSIONS (mm): 100 x 100, +/- 5
 FOR TEMPLATE APPLICATION REQUIREMENTS, REFER TO
 TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES
 FOR LEGEND SPECIFICATIONS AND MANUFACTURING DETAIL
 REFER TO TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES




GRID MODULE X = 15mm Y = 15mm



TEMPLATE

WHERE A TEMPLATE IS USED, THE CIRCULAR BAND MAY HAVE
 UP TO FOUR BREAKS OF UP TO 6.5MM IN WIDTH

		ISSUE	APPRD	DATE	AMENDMENT	NOTES - all dimensions are in mm - written dimensions take precedence over scaled measurements	TITLE TASMANIA FIRE SERVICE NON-COMPLIANT FIRE HYDRANT MARKING
		A					
		B					
		C					
		D					
Tasmania Fire Service		DRWN	WH	APPRD	CC	DATE	7/2/2017
		FILE	BPP	DWG NO.	TFS-WS02	SCALE	1:1

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Tasmania Fire Service



Tasmanian
Government

fire.tas.gov.au

Bushfire Planning & Policy GPO Box 1526 Hobart Tasmania 7001
Phone (03) 6230 8600 | Fax (03) 6231 6647 | planning@fire.tas.gov.au

REFERRAL OF DEVELOPMENT APPLICATION PLN-20-0071 TO WORKS & INFRASTRUCTURE DEPARTMENT

Property/Subdivision No: 111900.02

Date: 5 May 2020

Applicant: Woolcott Surveys

Proposal: PSA - Site specific amendment to allow for subdivision in conjunction with an s43A application for 2 Lot Subdivision

Location: 2A Saundridge Road, Cressy

W&I referral PLN-20-0071, 2A Saundridge Road, Cressy

Planning admin: W&I fees paid.

Jonathan - if you require further information, advise planning section as soon as possible – there are only 14 days from receipt of permitted applications and 21 days from receipt of discretionary applications to stop the clock.

Please inspect the property and advise regarding stormwater/drainage, access, traffic, and any other engineering concerns.

Is there is a house on one of the lots?	Yes
Is it connected to all Council services?	Yes
Are any changes / works required to the house lot?	Yes
Are the discharge points for stormwater, infrastructure that is maintained by Council? (This requires a check to ensure the downstream infrastructure is entirely owned, maintained, operated by Council and have been taken over as Council assets.)	Yes

Stormwater:

Does the physical location of stormwater services match the location shown on the plan? (Requires an on-site inspection)	Yes
Is the property connected to Council's stormwater services?	Yes
If so, where is the current connection/s?	Connects to Saundridge Rd
Can all lots access stormwater services?	Yes
If so, are any works required?	Yes
Is stormwater detention required	Yes
Has a stormwater detention design been submitted	No (Part V agreement required on title)
If so, is it designed for 20- year ARI with overland flow path to road or any other low risk Council approved place of discharge.	N/A
If no to above , has the design for 100 – year ARI been done.	N/A
If yes to any of the above, does it comply with Councils stormwater policy	N/A
Is the design approved by works & infrastructure	N/A
Please quote drawing numbers and any other relate documentation (email etc.)	#:
Additional Comments/information	N/A
Stormwater works required:	
Stormwater dispersion drain	
Is there kerb and gutter at the front of the property?	No

Are any kerb-and-gutter works required?	Yes along frontage of property
---	--------------------------------

Road Access:

Does the property have access to a made road?	Yes
If so, is the existing access suitable?	Yes
Does the new lot/s have access to a made road?	Yes
If so, are any works required?	Yes, see below
Is off-street parking available/provided?	Yes

Road / access works required:

Works to be in accordance with Standard Drawing TSD R09 - concrete driveway crossover & apron from the edge of Saundridge Road to the property boundary of each Lot

Is an application for vehicular crossing form required?	Yes
Is a footpath required?	No
Extra information required regarding driveway approach and departure angles	No
Are any road works required?	Yes, construct kerb
Are street trees required?	No
Additional Comments:	An Engineer's design is required.

Engineer's comment:

Council services for this subdivision can be addressed by standard conditions.

WORKS & INFRASTRUCTURE DEPARTMENT CONDITIONS**STANDARD CONDITIONS FOR SMALL SUBDIVISIONS**W.1 Stormwater

- a) Lot 1 must be provided with a connection to the kerb in Saundridge Rd.
- b) A part 5 agreement shall be entered into for each lot requiring that an absorption drain is constructed prior to any building works on lot 2. The part 5 agreement shall require that;
 - The drain shall be sized taking into account the saturated permeability of the soil
 - The drain shall be sized to meet the full range of storms for the 10 year ARI for storage capacity with an additional safety factor volume 50% above the calculated need
 - The drain shall be located to command the stormwater discharge from all areas of the site.
 - The drain shall be installed along the contour at a minimum of 6.0 metres clear of boundaries down slope of any structures.
 - The installation shall be located to ensure there is no concentrated discharge from any structures
 - A system operation / maintenance manual is to be provided and approved by the Engineering Services Manager
 - The system shall be marked on an "As Constructed" plan to Council requirements with the plan provided to Council
 - The system is to be installed prior to site occupancy, operated and maintained by the owner in conformity with the manufacturer or design engineer's instruction manual and any additional conditions as required by Council. Any nuisance / concentrated discharge from the facility shall be rectified by the owner to Council's requirements and at the owner's expense within 14 days notice of the nuisance.

W.2 Access (Urban)

- c) A concrete driveway crossover and apron must be constructed from the edge of the Road to the property boundary of all Lots in accordance with Council standards.
- d) Access works must not commence until an application for vehicular crossing has been approved by Council.

W.3 As constructed information

As Constructed Plans and Asset Management Information must be provided in accordance with Council's standard requirements.

W.4 Municipal standards & certification of works

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. Any design must be completed in accordance with Council's subdivision design guidelines to the satisfaction of the Works & Infrastructure Department. Any construction, including maintenance periods, must also be completed to the approval of the Works & Infrastructure Department.

W.5 Works in Council road reserve

- a) Works must not be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works Manager.
- b) Twenty-four (24) hours notice must be given to the Works & Infrastructure Department to inspect works within road reserve, and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

W.6 Separation of stormwater services

- a) All existing stormwater pipes and connections must be located.
- b) Where required, pipes are to be rerouted to provide an independent system for each lot.
- c) Certification must be provided that stormwater services have been separated between the lots.

W.7 Payment in lieu of works

A payment of \$19,614 shall be made to cover the cost of future kerb and road widening works and a concrete driveway to lot 2.

W.8 Easements to be created

Easements must be created over all Council owned services in favour of the Northern Midlands Council. Such easements must be created on the final plan to the satisfaction of the General Manager.

W.9 Pollutants

- a) The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.
- b) Prior to the commencement of the development authorised by this permit the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping the site. Material or debris must not be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the developer/property owner. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

W.10 Nature strips

Any new nature strips, or areas of nature strip that are disturbed during construction, must be topped with 100mm of good quality topsoil and sown with grass. Grass must be established and free of weeds prior to Council accepting the development.

Jonathan Galbraith (Engineering Officer)

Stormwater drainage discussed with Leigh McCullagh (Works Manager)

Date: 14/5/20

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-0071	Council notice date	5/05/2020
TasWater details			
TasWater Reference No.	TWDA 2020/00600-NMC	Date of response	19/05/2020
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	2A SAUNDRIDGE ROAD, CRESSY	Property ID (PID)	6750793
Description of development	PSA - Site specific amendment to allow for subdivision in conjunction with an s43A application for 2 Lot Subdivision		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Woolcott Surveys	L191106 Sh1 of 1	V2	3/04/2020
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56S(2) TasWater makes the following submission(s):</p> <ol style="list-style-type: none"> TasWater does not object and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings. <p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p>			
CONNECTIONS, METERING & BACKFLOW			
<ol style="list-style-type: none"> A suitably sized water supply with metered connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. 			
FINAL PLANS, EASEMENTS & ENDORSEMENTS			
<ol style="list-style-type: none"> Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made. <i>Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.</i> The Plan of Subdivision Council Endorsement Page is to note, pursuant to Section 83 of the Local Government (Building and Miscellaneous Provisions) Act 1993, that TasWater cannot provide a sewerage service to lot 2 on the plan. 			

DEVELOPMENT ASSESSMENT FEES

6. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:
- a. \$211.63 for development assessment; and
 - b. \$149.20 for Consent to Register a Legal Document
- The payment is required by the due date as noted on the statement when issued by TasWater.

Advice**General**

For information on TasWater development standards, please visit

<https://www.taswater.com.au/Development/Technical-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

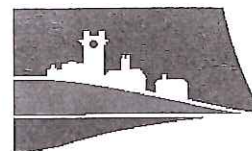
Jason Taylor

Development Assessment Manager

TasWater Contact Details

Email	development@taswater.com.au	Web	www.taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001		

Our ref: 111900.02;PLN-20-0071
Enquiries: Paul Godier



**NORTHERN
MIDLANDS
COUNCIL**

11/05/2020

Woolcott Surveys
Rear Studio, 132 Davey St
HOBART 7000
via email: shane@woolcottsurveys.com.au

Dear Sir,

Additional Information Required for Planning Application PLN-20-0071- PSA - Site specific amendment to allow for subdivision in conjunction with an s43A application for 2 Lot Subdivision at 2A Saundridge Road, Cressy

I refer to the abovementioned application, which was referred to TasWater (the water and sewer authority). They have requested additional information (see attached RAI). If you have any queries, please contact TasWater's Development Co-ordinator directly:

☎ 13 6992

✉ development@taswater.com.au

The information requested must be provided to Council for forwarding to TasWater (preferably by email to Planning@nmc.tas.gov.au).

It is a requirement of the Planning Authority that all correspondence, if emailed, is sent to Planning@nmc.tas.gov.au and referenced with the planning application number **PLN-20-0071-**. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail planning@nmc.tas.gov.au

Yours sincerely

A handwritten signature in cursive script, appearing to read 'Rosemary Jones'.

Rosemary Jones
Administration Officer

Request for Additional Information

For Planning Authority Notice

Council Planning Permit No.	PLN-20-0071	Application date	5/05/2020
TasWater details			
TasWater Reference No.	TWDA 2020/00600-NMC	Date of response	7/05/2020
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	2A SAUNDRIDGE ROAD, CRESSY	Property ID (PID)	6750793
Description of development	PSA - Site specific amendment to allow for subdivision in conjunction with an s43A application for 2 Lot Subdivision	Stage No.	
Additional information required			
<p>Additional information is required to process your request. To enable assessment to continue please submit the following:</p> <ol style="list-style-type: none"> Please provide a concept servicing plan for water services which shows the following: <ol style="list-style-type: none"> The exact location of the existing property water connection(s); Indicative location of water extensions required to service the development; The required location of property water connection(s) accurately dimensioned relative to the existing/proposed boundaries noting that: <ol style="list-style-type: none"> One one water property service connection must be provided to each lot; The property water service for each lot must be sized appropriately and located just inside the property boundary at the road frontage in accordance with the standard property connection details contained in TasWater's Water Metering Guidelines; The sewer property service connections for each lot must be sized appropriately and must be located at the low point of the lot just inside the property boundary; Redundant connections must be shown to be cut and sealed. <p>ATTENTION: For small subdivisions/developments which can be serviced for water and sewer by standard connections only and not subject to a future design approval process (CCW or EDA) use the following:</p> <ol style="list-style-type: none"> TasWater requires a concept servicing plan to be submitted which shows the exact location (either suitably dimensioned or by notation) and suitable details of proposed or modified water and/or sewer connections. <i>Reason for request: To allow TasWater's contractors to accurately quote and carry out the works when an application for new connections is submitted.</i> 			
Advice			
Service Locations			
Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor			

and/or a private contractor engaged at the developers cost to locate the infrastructure.

A copy of the GIS is included in email with this notice and should aid in updating of the documentation. The location of this infrastructure as shown on the GIS is indicative only.

- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.

Further information can be obtained from TasWater

- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- TasWater will locate residential water stop taps free of charge
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

To view our assets, all you need to do is follow these steps:

- 1) Open up webpage - <http://maps.thelist.tas.gov.au/listmap/app/list/map>
- 2) Click 'Layers'
- 3) Click 'Add Layer'
- 4) Scroll down to 'Infrastructure and Utilities' in the Manage Layers window, then add the appropriate layers.
- 5) Search for property
- 6) Click on the asset to reveal its properties

Authorised by



Jason Taylor

Development Assessment Manager

TASWATER CONTACT DETAILS


Email	development@taswater.com.au	Web	www.taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001		



1-241

- Notes:
1. HORIZONTAL DATUM IS PLANE BASED ON MGA94
 2. VERTICAL DATUM IS AHD83
 3. CONTOUR INTERVAL IS 0.2m, INDEX 1.0m

PROPOSED 2 LOT SUBDIVISION
 OWNERS: STEVEN VICTOR JOHNSON & ROSELY JEAN JOHNSON
 2a SAUNDRIDGE ROAD, CRESSY 7302
 C.T. 14961-4

		10 Goodman Court Invermay TAS 7248 PO Box 593 Monreay Heights TAS 7248 Phone (03) 6332 3750 Fax (03) 6332 3764 Email: admin@woolcottsurveys.com.au		Job Number L191105	
Drawn JMG	File name L191106_Prop_Plan2_030420.dwg	Date 03/04/20	Scale 1:500@A3	Edition V2	Sheet 1 of 1

**NORTHERN MIDLANDS INTERIM
PLANNING SCHEME 2013**

INSTRUMENT OF CERTIFICATION

The Northern Midlands Council resolved at its meeting of 29 June 2020 to certify that draft Amendment 03/2020 of *Northern Midlands Interim Planning Scheme 2013* meets the requirements specified in section 32 of the *Land Use Planning and Approvals Act 1993*.

Draft Amendment 03/2020:

To amend the text provisions of the *Northern Midlands Interim Planning Scheme 2013 Particular Purpose - Future Residential Zone*, as follows:

- Delete clause 32.4.2 A1 "No subdivision".
- Insert clause 32.4.2 A1 "No subdivision, except on CT 14961/1 in accordance with PLN-20-0071".

The **COMMON SEAL** of the)
Northern Midlands Council is)
affixed hereto, pursuant to the)
Council's resolution of)
29 June 2020 in the presence of:)

.....
Mayor

.....
General Manager