

PLAN 5

PLANNING APPLICATION PLN-20-0139

12 OAKMOUNT STREET, PERTH

ATTACHMENTS

- A Application & plans, correspondence with applicant
- B Responses from referral agencies
- C Representations & applicant's response

PLANNING APPLICATION Proposal

Description of proposal: sub-division of land with existing house into 3 lots - see attached plan

(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: 158 Illawarra Road, Perth 7300

CT no: 3720/31

Estimated cost of project \$ 50,000 (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 as house

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

(attach additional sheets if necessary)

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

Department of State Growth

Salamanca Building Parliament Square
 4 Salamanca Place, Hobart TAS
 GPO Box 536, Hobart TAS 7001 Australia
 Email permits@stategrowth.tas.gov.au Web www.stategrowth.tas.gov.au
 Ref: SRA-20-140



Peter Jones

By email: ppeedy1979@hotmail.com

Dear Peter

Crown Landowner Consent Granted - 158 Illawarra Road, Perth

I refer to your recent request for Crown landowner consent relating to the development application at 158 Illawarra Road, Perth for A planning application has been lodged with the Northern Midlands Council for the subdivision of No. 158 Illawarra Road in Perth. Currently configured as an existing dwelling on approximately 3300 m2 of land, the proposal includes the creation of two new lots of 1555 m2 and 1030 m2 in size with the balance lot of 600m2 containing the existing dwelling. Northern Midlands Council requested additional supporting documentation to be provided with the application including Crown Consent.

I, Fiona McLeod, Manager Asset Management, State Roads, the Department of State Growth, having been duly delegated by the Minister under Section 52 (1F) of the *Land Use Planning and Approvals Act 1993* (the Act), and in accordance with the provisions of Section 52 (1B) (b) of the Act, hereby give my consent to the making of the application, insofar as it affects the State road network and any Crown land under the jurisdiction of this Department.

The consent given by this letter is for the **making of the application only** insofar as that it impacts Department of State Growth administered Crown land and is with reference to your application dated 14 September 2020, and the documents approved, as follows:

Approved Document Name	Author	Date Received	Notes
Crown Landowner Consent Application Form	-	14/9/2020	
Planning Application Form – Northern Midlands Council	-	16/9/2020	
Folio Plan, Text and Schedule of Easements – CT 11479/3	-	15/9/2020	
Subdivision Plan - Proposed 3 Lot Subdivision, 158 Illawarra Road, Perth – Certificate of Title Ct. 11479/3, Job 200501, Sheet 1/1, Revision 1, Date 10/9/20	Radian Surveying	15/9/2020	
Traffic Impact Assessment, September 2020, Date 08/09/2020, Nature of Revision: Final	Hydrodynamica	15/9/2020	
Taswater Infrastructure Plan – Dated 15/2/2017	Taswater	15/9/2020	

Access – construction or alteration (Access works permit required)

In giving consent to lodge the subject development application, the Department notes that the proposed access to the State road network will require the following additional consent:

The consent of the Minister under Section 16 of the *Roads and Jetties Act 1935* to undertake works within the State road reservation.

For further information please visit https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings/new_or_altered_access_onto_a_road_driveways or contact permits@stategrowth.tas.gov.au.

On sealed State roads all new accesses must be sealed from the road to the property boundary as a minimum.

Pursuant to Section 16 of the *Roads and Jetties Act 1935*, where a vehicle access has been constructed from land to a State highway or subsidiary road, the owner of that land is responsible for the maintenance and repair of the whole of the vehicular access.

Discharge of Stormwater or drainage into the State road drainage system (Ministerial consent required)

In giving consent to lodge the subject development application, the Department notes that the works in the State road network will require the following additional consent:

The consent of the Minister under Section 17B of the *Roads and Jetties Act 1935* to concentrate and discharge drainage to the State road reserve.

The proponent must submit a drainage plan, including catchment area, flows and drainage design for any area discharging to the State road reserve.

If any enlargement of the existing State road drainage infrastructure is required in order to carry any additional drainage, these works must be undertaken under the supervision and to the satisfaction of an officer designated by the Minister. If such works are required, the costs associated with the works will be payable by the proponent.

The proponent is responsible for the ongoing maintenance of their own infrastructure.

For further information please contact Road Assets at roadassets.utilities@stategrowth.tas.gov.au.

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The Department reserves the right to make a representation to the relevant Council in relation to any aspect of the proposed development relating to its road network and/or property.

Yours sincerely



Fiona McLeod
MANAGER ASSET MANAGEMENT

Delegate of
Minister for Infrastructure and Transport
Michael Ferguson MP

27 October 2020

cc: General Manager, Northern Midlands Council

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This plan has been prepared to accompany a Development Application to Council and should not be used for any other purpose. All measurements shown are subject to final survey.

Planning Authority: Northern Midlands Council
Scheme: Northern Midlands Interim Planning Scheme 2013
Zoning: 10.0 General Residential

101 Drummond Street

Ex. SMH
RL 164.14
IL 162.44

Ex. SMH
RL 162.65
IL 162.01

Existing drainage easement

168 Illawarra Road

6 Illawarra Road

Provide 3no. stormwater lot connections, culverts under driveways and endwalls to Council engineering approval

2 New crossovers to boundary in accordance with LGAT Standard Drawings TSDR03 & R04.

Remove existing trees for access

Remove existing sheds

Slide setback 6.5m min.

Rear setback 6.5m

WATER - METER (existing connection to be capped/ removed)

Developer to design & construct new water main from Drummond Street to TasWater approval

Ex. SMH
RL 162.34
IL 161.63

ROAD

ILLAWARRA

radian
SURVEYING

radian surveying pty. ltd.
p. 0407 152 366
e | admin@radiansurveying.com.au
w | radiansurveying.com.au
po box 7529 launceston tas 7250



PROPOSED 3 LOT SUBDIVISION
158 ILLAWARRA ROAD, PERTH - Certificate of Title CT. 11479/3

Job	200501	Sheet	1/1
Drawing	200501_Proposal.DWG	Revision	0
Scale	1:400 AT A3	Date	16/06/20
Drawn	SCB	Checked	SCB



Autumn Leaves Consulting¹⁻⁴⁴⁸

Bushfire Hazard Assessment & Management Plans

leanne.a.jordan@gmail.com

Mobile 0417 313 029
20 Richings Drive YOUNGTOWN TAS 7249
ABN 46286311768

Bushfire Report

158 Illawarra Road PERTH TAS 7300

(Volume 11479 Folio 03)

PID: 6746970



Report prepared for:

Client: CK & SP OAKLEY & PA JONES
44 Penquite Road
NEWSTEAD TAS 7250

Report prepared by: Leanne Jordan

Accreditation Number: BFP - 141
Report Reference: ALC-BFM 2020/31

Report Date: 23rd July 2020

Version: 1.2

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1. Summary:

Client:	CK & SP OAKLEY & PA Jones 44 Penquite Road NEWSTEAD TAS 7250
Property Location:	158 Illawarra Road PERTH TAS 7300
Property ID:	PID: 6746970 (Volume 11479 Folio 03)
Lot Size:	Approximately 3185 m ²
Council:	Northern Midlands Council
Planning Zone	General Residential
Surrounding Zones	General Residential zone surrounds this property, with Rural Resource in close proximity
Type of building work:	Class 1a Building
Description of the building work:	Proposed new subdivision – 3 lots
Assessed BAL	Bushfire Attack Level BAL-19 for Lot 1 Bushfire Attack Level BAL-12.5 for Lots 2 & 3

2. Introduction

This Bushfire Attack Level (BAL) assessment is for a proposed new subdivision at 158 Illawarra Road, PERTH TAS 7300 PID: 6746970 (Volume 11479 Folio 03). This Bushfire Attack Level (BAL) Report and Bushfire Management Plan (BHMP) have been prepared for submission with the *Northern Midlands Planning Scheme 2013, Bushfire-Prone Areas Code, Development Standards - Subdivisions*.

3. Purpose

The purpose of this bushfire assessment report is to identify the Bushfire Attack Level (BAL) in accordance with AS3959-2018 Construction of Buildings in Bushfire-Prone Areas.

The BAL will enable the appropriate construction method and applicable construction requirements for the proposed building works to be designed in accordance with AS3959-2018 Construction of Buildings in Bushfire-Prone Areas. Building specifications for BAL-19 and BAL-12.5 are detailed in AS3959-2018.

An assessment and comments in relation to *Northern Midlands Planning Scheme 2013, Bushfire-Prone Areas Code, Development Standards - Subdivisions* will be provided for the proposal.

Bushfire Attack Level (BAL)	Predicted Bushfire Attack and Exposure Level
BAL-LOW	<i>Insufficient risk to warrant specific construction requirements</i>
BAL-12.5	<i>Ember Attack</i>
BAL-19	<i>Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5 and 19 kW m² (kilowatts per square metre)</i>
BAL-29	<i>Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19 and 29 kW m²</i>
BAL-40	<i>Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux with the increased likelihood of exposure to flames</i>
BAL FZ (Flame Zone)	<i>Direct exposure to flames from fire front in addition to heat flux and ember attack</i>

4. Assessment

A desktop and onsite assessment were carried out on the 23rd July 2020. The referenced documents are appended, these include aerial topography images from Listmap, onsite photos and subdivision plans from Radian Surveying, Drawing Number 200501.

5. E1.6.1 Subdivision: Provision of hazard management areas

Northern Midlands Interim Planning Scheme 2013

E1 BUSHFIRE-PRONE AREAS CODE

E1.6 Development Standards

E1.6.1 Subdivision: Provision of hazard management areas

Objective: Subdivision provides for hazard management areas that:

- (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:	Response
(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	Not applicable
(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 Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas; and (iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas; and 	Appendix 4 shows the subdivision lots and bushfire management plan. It details the building area achievable for each lot and that the lots can achieve a Bushfire Attack Level (BAL) rating of a BAL 19 or less. Section 6 of this report details the BAL assessment. The building areas for each lot are reliant on one another being maintained in a minimum fuel condition for mutual protection. Each lot must be established and managed as a Hazard Management Area in its entirety prior to titles being sealed and then maintained in perpetuity by the respective owners.
(c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by	n/a – lots in subdivision will manage the hazard management areas

<p><i>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.</i></p>	
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6. Bushfire Attack Level Assessment

6.1. Fire Danger Index (FDI):

The Fire Danger Index (FDI) is a measure of the probability of a bushfire starting, its rate of spread, intensity and difficulty of suppression according to various combinations of temperature, relative humidity, wind speed and estimate of fuel state, all of which is influenced by daily rainfall and the time elapsed since the last rainfall. *The FDI as per Table 2.1 AS3959-2018 for Tasmania is 50.*

6.2. Site Vegetation Type:

Vegetation surrounding the site to a distance of 100m from the proposed building has been considered.

Lot 1:

- North: Assessed as managed for 10 metres, then grasslands;
- South: Assessed as managed for 98 metres then scrub;
- East: Assessed as managed for 100+ metres;
- West: Assessed as managed for 61 metres, then grasslands;

Lot 2:

- North: Assessed as managed for 28 metres, then grasslands;
- South: Assessed as managed for 67 metres, then scrub, then grasslands;
- East: Assessed as managed for 100+ metres;
- West: Assessed as managed for 64 metres, then grasslands;

Lot 3 with existing dwelling:

- North: Assessed as managed for 59 metres, then grasslands;
- South: Assessed as managed for 37 metres, then scrub, then grasslands;
- East: Assessed as managed for 100+ metres;
- West: Assessed as managed for 70 metres, then grasslands;

6.3. Distance to the Vegetation

Measured horizontally from the edge of the vegetation (closest to the building site) to the external wall of the proposed building, or for parts of the building that do not have external walls (including carports, verandas, decks, landings, deck ramps) to the supporting posts or columns.

Lot 1:

- North: Assessed as managed for 10 metres, then grasslands for 90+ metres;
- South: Assessed as managed for 98 metres, then scrub for 2+ metres;
- East: Assessed as managed for 100+ metres;
- West: Assessed as managed for 61 metres, then grasslands for 39 metres;

Lot 2:

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- North: Assessed as managed for 28 metres, then grasslands for 72+ metres;
- South: Assessed as managed for 67 metres, then scrub for 3 metres, then grasslands for 30 metres;
- East: Assessed as managed for 100+ metres;
- West: Assessed as managed for 64 metres, then grasslands for 36 metres;

Lot 3 with existing dwelling:

- North: Assessed as managed for 59 metres then grasslands for 41+ metres;
- South: Assessed as managed for 37 metres, then scrub for 3 metres, then grasslands for 60+ metres;
- East: Assessed as managed for 100+ metres;
- West: Assessed as managed for 70 metres, then grasslands for 30+ metres;

6.4. Slope of the land under the vegetation

The slope of the land under the vegetation has a direct influence on the severity of a bushfire and consequently is considered in assessing your site's BAL. Bushfires have a tendency to move up more rapidly than down hills. In determining the slope, it is the slope under the classified vegetation in relation to the building that is measured, not the slope between the classified vegetation and the building.

Lots 1, 2 & 3:

- North: Upslope;
- South: Downslope 0-5°;
- East: Flat;
- West: Upslope;

6.5. Bushfire Attack Level (BAL):

The BAL takes into consideration a number of factors including the Fire Danger Index (FDI), the slope of the land, types of surrounding vegetation and its proximity to any building.

Lot 1:

- North: BAL- 19
- South: BAL- 12.5
- East: BAL- LOW
- West: BAL- LOW

Lot 2:

- North: BAL- 12.5
- South: BAL- 12.5
- East: BAL- LOW
- West: BAL- LOW

Lot 3 with existing dwelling:

- North: BAL- LOW
- South: BAL- 12.5
- East: BAL- LOW
- West: BAL- LOW

6.6. Overall Bushfire Attack Level (BAL):

BAL Level as per Table 2.6 AS3959-2018

The assessed Bushfire Attack Level (BAL):

Once the Bushfire Hazard Management Area (BHMA) stipulated is implemented and maintained, ensuring both initial and ongoing compliance

Lot 1 = BAL-19 and Lots 2 & 3 = BAL-12.5

There are no construction requirements in the Australian Standard AS3959-2018 Construction of Buildings in Bushfire-Prone Areas for Bushfire Attack Level LOW (BAL – LOW).

BAL-LOW As per AS 3959-2018 Bal-LOW there is insufficient risk to warrant specific construction requirements

The construction requirements are set out in Section 3 & 5 of the Australian Standard AS3959-2018 Construction of Buildings in Bushfire-Prone Areas for Bushfire Attack Level 12.5 (BAL – 12.5).

BAL-12.5 As per AS 3959-2018 Bal-12.5 there are increasing levels of ember attack.

Lot 1:

Bushfire Attack Level (BAL)				
Step 1: Relevant fire danger index: (see clause 2.2.2) FDI 50 <input checked="" type="checkbox"/>				
Step 2: Assess the vegetation within 100m in all directions (tick relevant group)				
Note 1: Refer to Table 2.3 and Figures 2.3 & 2.4 for description and classification of vegetation.				
Note 2: If there is no classified vegetation within 100m of the site then the BAL is LOW for that part of the site.				
Vegetation classification (see Table 2.3)	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
Group A Forest				
Group B Woodland				
Group C Shrub-land				
Group D Scrub		98 metres to scrub		
Group E Mallee/Mulga				
Group F Rainforest				
Group G (FDI 50) Grassland	10 metres to grasslands			61 metres to grasslands
Group H Managed Land				
Exclusions (where applicable)	Strikeout relevant paragraph descriptor from clause 2.2.3.2.			
	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)
Step 3: Distance of the site from classified vegetation (see clause 2.2.4)				
Distance to classified vegetation	Show distances in metres			
	10 metres to grasslands	98 metres to scrub	Managed Land	61 metres to grasslands
Step 4: Determine the effective slope of land under the classified vegetation				
Effective slope	Upslope			
	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>
	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
	Downslope			
	>0 to 5 <input type="checkbox"/>	>0 to 5 <input checked="" type="checkbox"/>	>0 to 5 <input type="checkbox"/>	>0 to 5 <input type="checkbox"/>
	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>
	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>
	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>
BAL value for each side of the site	BAL-19	BAL-12.5	BAL-LOW	BAL-LOW
ASSESSED BAL LEVEL	The assessed Bushfire Attack Level (BAL) for the site is "BAL-19"			

Lot 2:

Bushfire Attack Level (BAL)				
Step 1: Relevant fire danger index: (see clause 2.2.2) FDI 50 <input checked="" type="checkbox"/>				
Step 2: Assess the vegetation within 100m in all directions (tick relevant group)				
Note 1: Refer to Table 2.3 and Figures 2.3 & 2.4 for description and classification of vegetation.				
Note 2: If there is no classified vegetation within 100m of the site then the BAL is LOW for that part of the site.				
Vegetation classification (see Table 2.3)	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
Group A Forest				
Group B Woodland				
Group C Shrub-land				
Group D Scrub		67 metres to scrub		
Group E Mallee/Mulga				
Group F Rainforest				
Group G (FDI 50) Grassland	28 metres to grasslands	70 metres to grasslands		64 metres to grasslands
Group H Managed Land				
Exclusions (where applicable)	Strikeout relevant paragraph descriptor from clause 2.2.3.2.			
	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)
Step 3: Distance of the site from classified vegetation (see clause 2.2.4)				
Distance to classified vegetation	Show distances in metres			
	28 metres to grasslands	67 metres to scrub	Managed Land	64 metres to grasslands
Step 4: Determine the effective slope of land under the classified vegetation				
Effective slope	Upslope			
	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>
Slope under the classified vegetation	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
	Downslope			
	>0 to 5 <input type="checkbox"/>	>0 to 5 <input checked="" type="checkbox"/>	>0 to 5 <input type="checkbox"/>	>0 to 5 <input type="checkbox"/>
	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>
	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>
	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>
	BAL value for each side of the site	BAL-12.5	BAL-12.5	BAL-LOW
ASSESSED BAL LEVEL	The assessed Bushfire Attack Level (BAL) for the site is "BAL-12.5"			

Lot 3 with existing dwelling:

Bushfire Attack Level (BAL)				
Step 1: Relevant fire danger index: (see clause 2.2.2) FDI 50 <input checked="" type="checkbox"/>				
Step 2: Assess the vegetation within 100m in all directions (tick relevant group)				
Note 1: Refer to Table 2.3 and Figures 2.3 & 2.4 for description and classification of vegetation.				
Note 2: If there is no classified vegetation within 100m of the site then the BAL is LOW for that part of the site.				
Vegetation classification (see Table 2.3)	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
Group A Forest				
Group B Woodland				
Group C Shrub-land				
Group D Scrub		37 metres to scrub		
Group E Mallee/Mulga				
Group F Rainforest				
Group G (FDI 50) Grassland	59 metres to grasslands	40 metres to grasslands		70 metres to grasslands
Group H Managed Land				
Exclusions (where applicable)	Strikeout relevant paragraph descriptor from clause 2.2.3.2.			
	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)
Step 3: Distance of the site from classified vegetation (see clause 2.2.4)				
Distance to classified vegetation	Show distances in metres			
	59 metres to grasslands	37 metres to scrub	Managed Land	70 metres to grasslands
Step 4: Determine the effective slope of land under the classified vegetation				
Effective slope	Upslope			
	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>
	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
	Downslope			
	>0 to 5 <input type="checkbox"/>	>0 to 5 <input checked="" type="checkbox"/>	>0 to 5 <input type="checkbox"/>	>0 to 5 <input type="checkbox"/>
	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>
	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>	>10 to 15 <input type="checkbox"/>
	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>
BAL value for each side of the site	BAL-LOW	BAL-12.5	BAL-LOW	BAL-LOW
ASSESSED BAL LEVEL	The assessed Bushfire Attack Level (BAL) for the site is BAL-12.5			

7. E1.6.2 Subdivision: Public and fire fighting access

Northern Midlands Interim Planning Scheme 2013

E1 BUSHFIRE-PRONE AREAS CODE

E1.6 Development Standards

E1.6.2 Subdivision: Public and fire fighting access

Objective: *Access roads to, and the layout of roads, tracks and trails, in a subdivision:*

- (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.*

Acceptable solutions:	Response
<p><i>A1 (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</i></p>	
<p><i>(b) A proposed plan of subdivision showing the layout of roads, fire trails, and the location of property access to building areas is included in a bushfire hazard management plan that:</i></p> <ul style="list-style-type: none"> <i>(i) demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and</i> <i>(ii) is certified by the TFS or accredited person.</i> 	<p>No roads are required in the subdivision, only private driveways – these will comply for Lots 1,2 & 3, subject to implementation of the BHMP, with Table E2 as detailed below.</p> <p>The property access for the three lots are off Illawarra Road and then over a driveway of less than 30 metres for lot 3, and over a 30+ metre driveway for lots 1 & 2. The driveways are not required for access to a fire fighting water point.</p> <p>As per <i>Northern Midlands Planning Scheme 2013, E1.6.2 Subdivision: Public and fire fighting access, Table E2(A)</i> applies to Lot 3 and <i>Table E2(B)</i> applies to Lot 1 & 2. Therefore, there are no design or construction requirements for the property access for Lot 3. However, the construction of the driveway, and turning areas for Lots 1 & 2 need to be constructed and maintained to the standard described in <i>Table E2(B)</i>.</p> <p>By fully implementing these design and construction requirements, an all-weather road, access to the lot for a future dwelling, will exist of a suitable standard to allow safe access to the property. The driveway needs to be regularly maintained to ensure ongoing compliance. Safe access for emergency</p>

	services including firefighting appliances, is crucial for effective firefighting. this proposal.
--	---

Table E2 Standards for property access:

A. Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point. There are no specified design and construction requirements.

B. Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point. The following design and construction requirements apply to property access:

- (a) all-weather construction;
- (b) load capacity of at least 20t, including for bridges and culverts;
- (c) minimum carriageway width of 4m;
- (d) minimum vertical clearance of 4m;
- (e) minimum horizontal clearance of 0.5m from the edge of the carriageway;
- (f) cross falls of less than 3 degrees (1:20 or 5%);
- (g) dips less than 7 degrees (1:8 or 12.5%) 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:
 - (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.

On site:



The existing driveway will service lot 3. Driveways for Lots 1 & 2 have yet to be constructed.

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

Northern Midlands Interim Planning Scheme 2013

E1 BUSHFIRE-PRONE AREAS CODE

E1.6 Development Standards

E1.6.2 Subdivision: Provision of water supply for fire fighting purposes

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

Acceptable solutions:	Response
<p>A1 In areas serviced with reticulated water by the water corporation:</p> <p>(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;</p> <p>(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</p> <p>(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.</p>	<p>This proposal will need to comply with requirements of provision of reticulated water supply for fire fighting purposes as outlined in Table E4 – see below, as there will be a fire hydrant installed on Illawarra Road within 120 metres, as a hose lay, to the rear of the proposed building areas of all three lots.</p> <p>Adequate and available water supply is critical for effective firefighting.</p>
<p>A2 In areas that are not serviced by reticulated water by the water corporation:</p> <p>(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;</p> <p>(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</p> <p>(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.</p>	<p>n/a – A new fire hydrant will be installed to service these lots which needs to meet the requirements outlined in A1.</p>

Table E4 Reticulated water supply for fire fighting:

A. Distance between building area to be protected and water supply.

The following requirements apply:

- (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. Design criteria for fire hydrants

The following requirements apply:

- (a) fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2nd Edition; and
- (b) fire hydrants are not installed in parking areas.

C. Hardstand

A hardstand area for fire appliances must be:

- (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.

On Site:

There will be a fire hydrant installed to provide the required firefighting water supply for all three lots. This will be on the road verge in front of Lot 3, approximately 1.2 metres from the front boundary, and will be within the required distances of the building areas as shown on the BHMP. This will ensure that any further dwellings on lots 1 & 2 will be within 120 metres of the fire hydrant measured as a hose lay, between the fire hydrant and the furthest part of the building area. The existing dwelling on Lot 3 is within 120 metres of the proposed fire hydrant, as a hose lay, between the fire hydrant and the furthest part of the existing dwelling. The fire hydrant system will be installed and maintained by TasWater to meet the design requirements of fire hydrants as detailed in Table E4 .

The roadway on Illawarra Road will act as the hardstand area for fire appliances to access the fire hydrant.

9. Assessment

The building site has been assessed as per the standards of AS3959-2018 Construction of Buildings in Bushfire-prone Areas. A desktop and onsite assessment were conducted on the 23rd July 2020. The building area for Lot 1 has been rated at **BAL-19** and Lots 2 & 3 (with the existing dwelling) has been rated at **BAL-12.5** when recommendations in the Bushfire Hazard Management Plan are implemented.

Date of assessment: 23rd July 2020

Assessor's Name: Leanne Jordan

Assessor's Accreditation: BFP - 141 Scope: 1, 2 & 3A

Assessor's contact number: Office: (03) 6343 2183– Mobile: 0417 313 029


10. References

- Standards Australia (2018). AS 3959 – *Construction of Buildings in Bushfire Prone Areas*, Standards Australia International Ltd, Sydney.
- *Northern Midlands Planning Scheme 2013, Bushfire-Prone Areas Code, Development Standards - Subdivisions.*
- Aerial photos, LISTmap, Australia, viewed 23rd July 2020
<http://maps.thelist.tas.gov.au/listmap/app/list/map>

Disclaimer:

This report only deals with potential bushfire risk and all other statutory assessments are outside this report. All information provided was as at the time of the inspection of the site. This report is not to be used for further or future development of the site other than what has been provided by the plans attached. This assessment and management plan do not guarantee the building will survive a bushfire.

Signed:



Date: 23rd August 2020

Certificate Number ALC-BFM 2020/31

11. Bushfire Hazard Management Plan Notes

A Bushfire Hazard Management Area will be developed within and up to the property boundaries. 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.

It is a requirement of the Northern Midlands Council that a Bushfire assessment is undertaken as per the Northern Midlands Planning Scheme 2013, Bushfire-Prone Areas Code, Development Standards – Subdivisions to provide a Bushfire Hazard Management Plan for the proposed development.

A 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 includes the area from the external wall and up to the title boundaries on all elevations.

All three lots within this subdivision will be fully managed and maintained in minimal fuel condition to the boundaries. The building areas for each lot are reliant on one another being maintained in a minimum fuel condition for mutual protection. Each lot must be established and managed as a Hazard Management Area in its entirety, prior to titles being sealed and then maintained in perpetuity by the respective owners.

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

11.1. Maintenance of Fuel Management Area:

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 height of a maximum 50mm, with fuel loads kept to less than 2 tonnes per hectare which will be maintained at this level.
- 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 to avoid build-up of debris and dead vegetation materials.

11.2. Landscaping:

- all paths and area within 1 metre of the proposed development is to be of a non-combustible landscaping design (paving, stone, pebbles, concrete, etc.)
- 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)
- allow clear space from the dwelling of at least 4 times the mature height of any shrubs planted
- total shrub cover to be a maximum of 20% of the available area
- shrubs not to be planted in clumps

- 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

11.3. Maintenance:

- grass to be maintained to a height of a maximum of 50mm
- fuel loads kept to less than 2 tonnes per hectare
- fine fuels to be minimised at ground level (mowing, slashing, raking, etc.)
- remove fuel between the ground and the bottom of the tree canopy or to a height of at least 2 metres (pruning lower branches, shrubs and all scrub) when trees are planted
- ensure the firefighting water supply is available and all hoses, hose reels and connections are in good condition
- guttering on all roofs will require annual removal of debris prior to the onset of each fire season
- the valley and the wall/roof junction will require all debris to be removed prior to the onset of each fire season
- check roof sheet for damage or dislodged roofing materials
- ensure painted surfaces are in good condition with decaying timbers being given particular attention to prevent the lodging of embers within gaps
- check screens on windows and doors are in good condition without breaks or holes in the flyscreen material and frames are well fitting into sills and window frames
- door mats should be of a non-combustible material.

11.4. Vehicular Access:

Access for all lots are off Illawarra Road, which is a Council maintained road, then over a driveway of less than 30 metres for lot 3, and over a 30+ metre driveway for lots 1 & 2. The driveways are not required for access to a fire fighting water point. Therefore, there are no specified design and construction requirements for the access for Lot 3 (with existing dwelling), as per Table E2 (A) of the *Northern Midlands Planning Scheme 2013, Bushfire-Prone Areas Code, Development Standards - Subdivisions*. However for Lots 1 & 2, the access and turning area to the dwelling will need to be designed and constructed to the specifications as per Table E2 (B) of the *Northern Midlands Planning Scheme 2013, Bushfire-Prone Areas Code, Development Standards - Subdivisions*.

Northern Midlands Council is responsible for the maintenance of Illawarra Road to ensure easy access.

11.5. Water Supplies:

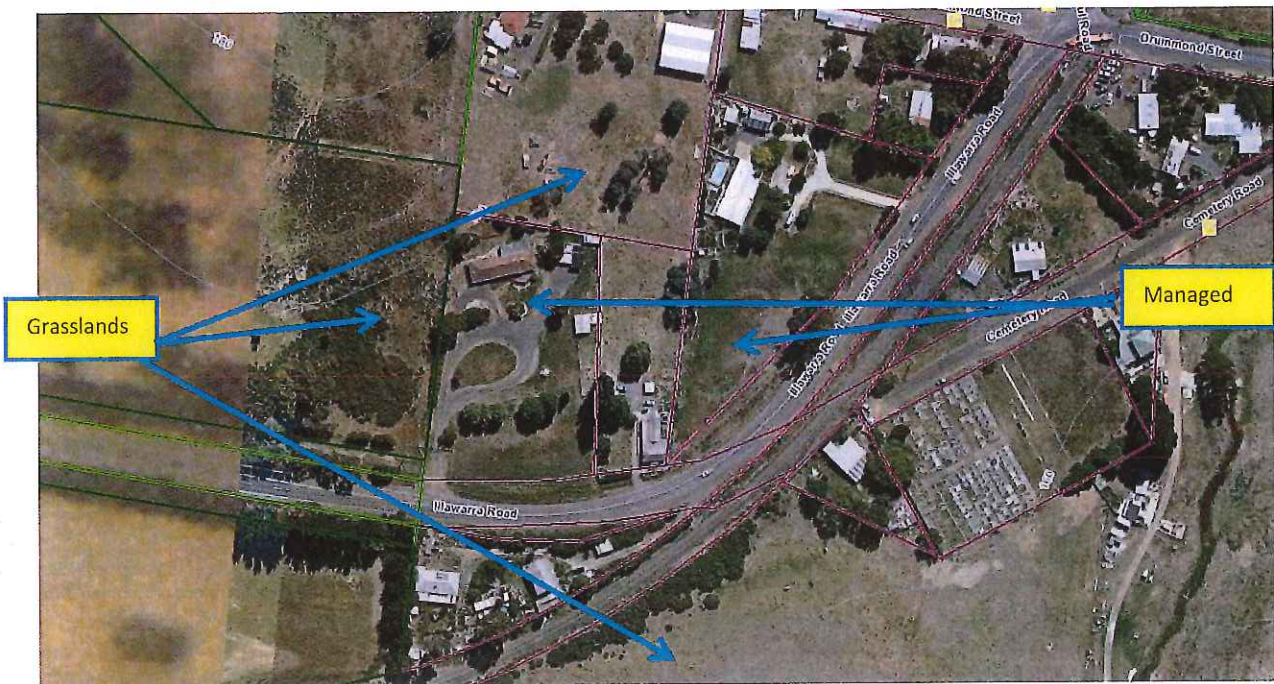
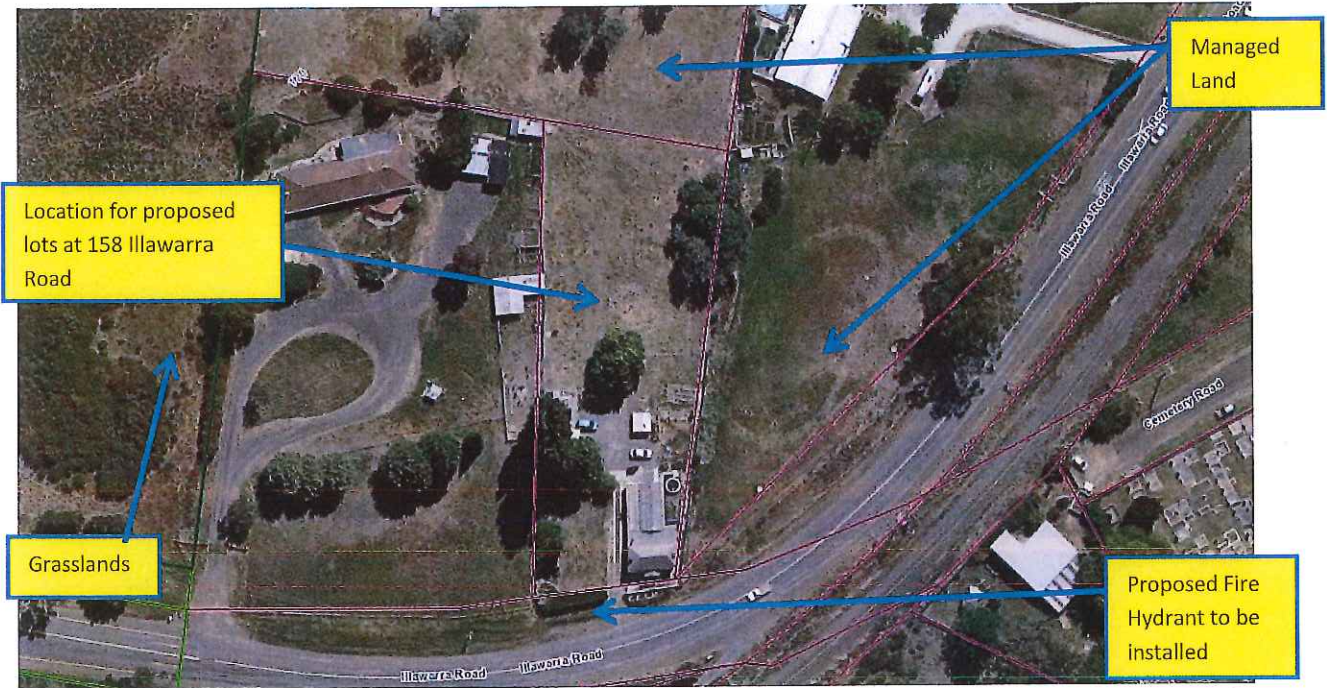
The property is to comply with the requirements of *Table E4. Requirements for Reticulated Water Supply for Firefighting* of the *Northern Midlands Planning Scheme 2013, Bushfire-Prone Areas Code, Development Standards - Subdivisions*.

There will be a fire hydrant installed on the front road reserve (nature strip), approximately 1.2 metres from the front boundary on Illawarra Road, which will be within the required 120 metres to the furthest part of the building areas, as a hose lay, for all three lots. The fire hydrant system will be maintained by TasWater.

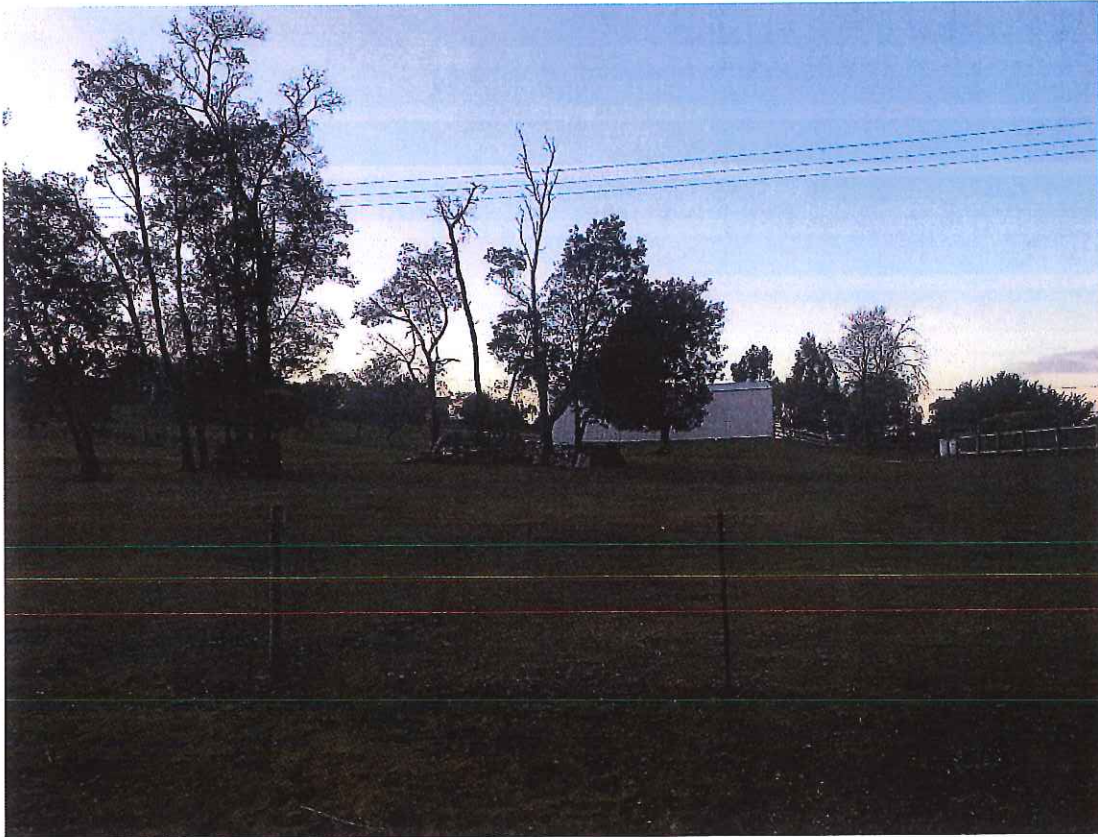
The roadway on Illawarra Road can act as the hardstand area for fire appliances to access the fire hydrant.

12. Appendix 1: LISTMap

158 Illawarra Road PERTH TAS 7300 PID: 6746970 (Volume 11479 Folio 03)



13. Appendix 2: Photos of onsite Vegetation



View to the North



View to the South



Close up of grasslands to the South



View to the East



View to the West from Lot 1



View to the West from Lot 2

1-469



View to the West from Lot 3

14. Appendix 3: Form 55

**CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE
ITEM**

Section 321

Form **55**To: CK & SP OAKLEY & PA Jones *Owner /Agent*44 Penquite Road *Address*NEWSTEAD TAS 7250 *Suburb/postcode*
Qualified person details:

Qualified person: Leanne Jordan

Address: 20 Richings Drive

Phone No: 0417 313 029

Youngtown

7249

Fax No:

Licence No: BFP-141

Email address: leanne.a.jordan@gmail.com

Qualifications and Insurance details: Accredited to report on bushfire hazards under Part IVA of the Fire Service Act 1979.

(description from Column 3 of the Director of Building Control's Determination)

Speciality area of expertise: Analysis of hazards in bushfire-prone areas

(description from Column 4 of the Director of Building Control's Determination)
Details of work:

Address: 158 Illawarra Road

Lot No: 03

PERTH TAS

7300

Certificate of title No: 11479

The assessable item related to this certificate:

Bushfire Attack Level assessment for proposed new 3 Lot subdivision

(description of the assessable item being certified)

Assessable item includes –

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

Certificate details:

Certificate type:

Bushfire Hazard Certificate

(description from Column 1 of Schedule 1 of the Director of Building Control's Determination)

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

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

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:

Bushfire Attack Level (BAL) Assessment Report
 Bushfire Management Plan
 Drawings by Radian Surveying – Drawing Number 200501

Relevant

Not Applicable

calculations:

References:

- Standards Australia (2018). AS 3959 – Construction of Buildings in Bushfire Prone Areas, Standards Australia International Ltd, Sydney.
- Northern Midlands Planning Scheme 2013, Bushfire-Prone Areas Code, Development Standards - Subdivisions.
- 158 Illawarra Road PERTH TAS 7300 PID: 6746970, Street map, LISTmap, Australia, viewed 23rd July 2020, <http://maps.thelist.tas.gov.au/listmap/app/list/map>
- Drawings by Radian Surveying, Drawing Number 200501.

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

The Bushfire Hazard Management Plan shows the building work for the new subdivision needs to comply with BAL-LOW for Lots 1 & 2 and BAL-12.5 for Lot 3, as well as providing suitable access and water supply for firefighting.

Scope and/or Limitations

Leanne Jordan has been engaged to identify the bushfire attack level (BAL) for the proposed dwelling in accordance with AS3959-2018 Construction of Buildings in Bushfire-Prone Areas, Northern Midlands Planning Scheme 2013, Bushfire-Prone Areas Code, Development Standards - Subdivisions. The BAL will enable the appropriate construction method and applicable construction requirements for the future proposed building works to be designed in accordance with AS3959-2018 Construction of Buildings in Bushfire- Prone Areas and the Guidelines for Development in Bushfire Prone Areas of Tasmania.

Limitations:

- I have taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.
- Impacts of future development and vegetation growth have not been considered.
- The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
- Only the potential bushfire risk has been dealt with in this report and all other statutory assessments are outside the scope of this certificate.
- No warranty for any buildings constructed on the property is offered or inferred in the event of a bushfire.
- This certificate or report is valid only for the purpose for which it was commissioned.

I certify the matters described in this certificate.

Signed:

Certificate No:

Date:

Qualified person:



BFP - 141
Scope: 1, 2 & 3A

ALC-BFM/2020/31

23/07/2020

15. Appendix 4: Planning Certificate

BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

158 Illawarra Road PERTH

Certificate of Title / PID:

C/T 11479/3

2. Proposed Use or Development

Description of proposed Use and Development:

3 Lot subdivision

Applicable Planning Scheme:

Northern Midlands Interim Planning Scheme 2013

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plans of Subdivision, Job 200501	Radian Surveying	16/06/2020	1
Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, Report Number - ALC-BFM 2020/31	Leanne Jordan	23/07/2020	1.1

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

4. Nature of Certificate

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

<input type="checkbox"/> E1.4 / C13.4 – Use or development exempt from this Code	
Compliance test	Compliance Requirement
<input type="checkbox"/> E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/> E1.5.1 / C13.5.1 – Vulnerable Uses	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/> E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/> E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/> E1.5.2 / C13.5.2 – Hazardous Uses	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/> E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/> E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

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

<input type="checkbox"/> E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access		
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input type="checkbox"/> E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes		
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:

Leanne Jordan

Phone No:

0417 313 029

Postal Address:

20 Richings Drive
YOUNGTOWN

Email Address:

leanne.a.jordan@gmail.com

Accreditation No:

BFP - 141

Scope:

1, 2 & 3A

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier


Name:

Leanne Jordan


Date:

23/07/2020


Certificate
Number:

ALC-BPAC/2020/01

(for Practitioner Use only)


 13/10/2020

Tom O'Connor
 Planning & Assessment Officer
 On behalf of Chief Officer,
 Tasmania Fire Service



Bushfire Hazard Management Plan

Autumn Leaves Consulting

20 Richings Drive
 YOUNGTOWN
 P.O. Box 243
 KINGS MEADOWS
 TAS 7249
 6343 2183
 0417 313 029
 leanne.a.jordan@gmail.com
 ABN 46 286 311 768

THE BUILDING AREAS FOR EACH LOT ARE RELIANT ON ONE ANOTHER BEING MAINTAINED IN A MINIMUM FUEL CONDITION FOR MUTUAL PROTECTION. EACH LOT MUST BE ESTABLISHED AND MANAGED AS A HAZARD MANAGEMENT AREA IN ITS ENTIRETY PRIOR TO TITLES BEING SEALED AND THEN MAINTAINED IN PERPETUITY BY THE RESPECTIVE OWNERS.

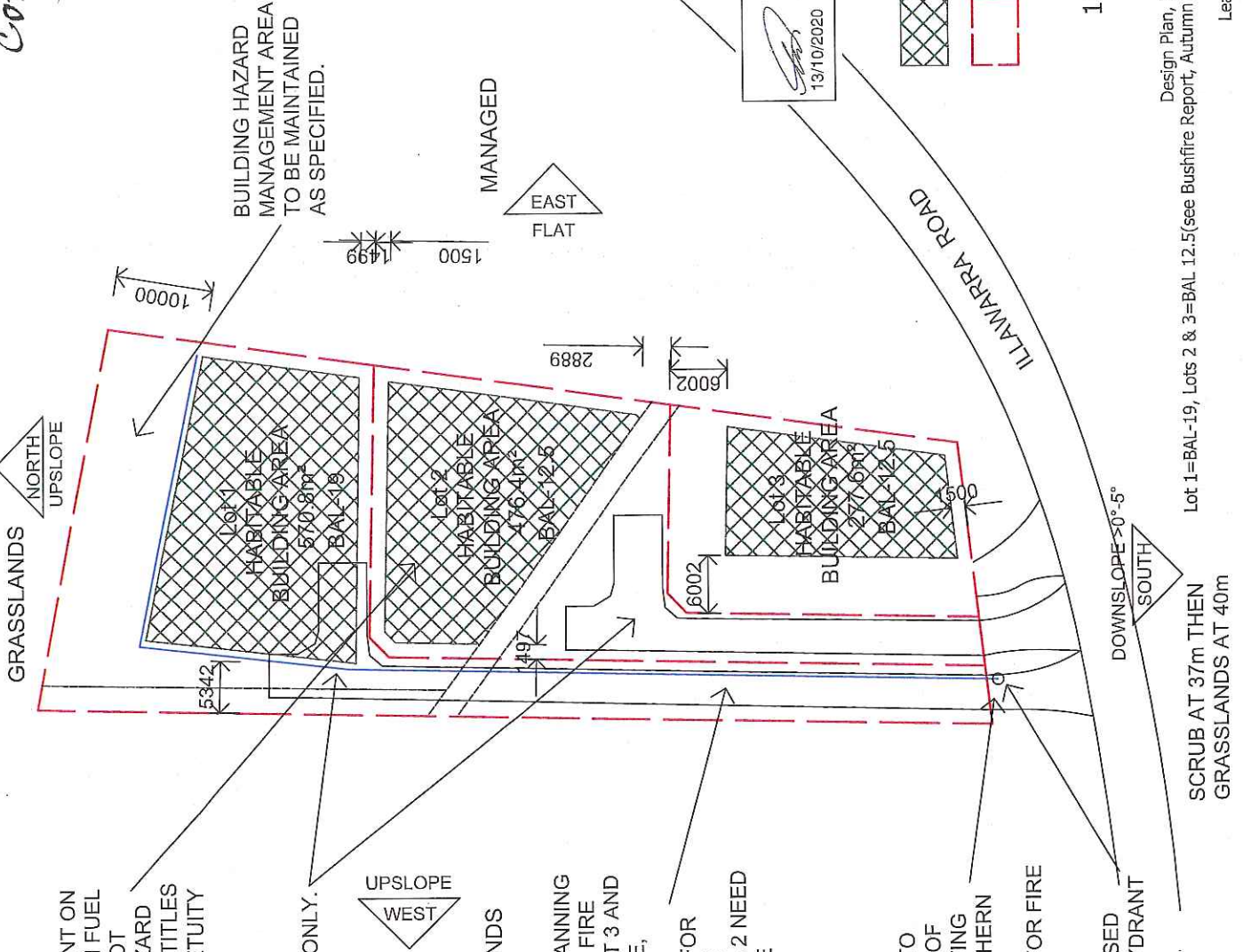
LOCATION OF TURNING HEADS ARE INDICATIVE ONLY.

GRASSLANDS
 AT 61m

DRIVEWAYS - AS PER NORTHERN MIDLANDS PLANNING SCHEME 2013, E1.6.2 SUBDIVISION: PUBLIC AND FIRE FIGHTING ACCESS, TABLE E2(A) APPLIES TO LOT 3 AND TABLE E2(B) APPLIES TO LOT 1 & 2. THEREFORE, THERE ARE NO DESIGN OR CONSTRUCTION REQUIREMENTS FOR THE PROPERTY ACCESS FOR LOT 3. HOWEVER, THE CONSTRUCTION OF THE DRIVEWAY, AND TURNING AREAS FOR LOTS 1 & 2 NEED TO BE CONSTRUCTED AND MAINTAINED TO THE STANDARD DESCRIBED IN TABLE E2(B).

WATER SUPPLY - THIS PROPOSAL WILL NEED TO COMPLY WITH REQUIREMENTS OF PROVISION OF RETICULATED WATER SUPPLY FOR FIRE FIGHTING PURPOSES AS OUTLINED IN TABLE E4 IN NORTHERN MIDLANDS PLANNING SCHEME 2013, E1.6.2 SUBDIVISION: PROVISION OF WATER SUPPLY FOR FIRE FIGHTING PURPOSES.

PROPOSED
 FIRE HYDRANT



1-477

Tom O'Connor
 Planning & Assessment Officer
 On behalf of Chief Officer,
 Tasmania Fire Service
 13/10/2020

HABITABLE BUILDING AREA
 BUSHFIRE HAZARD MANAGEMENT AREA (BHMA)

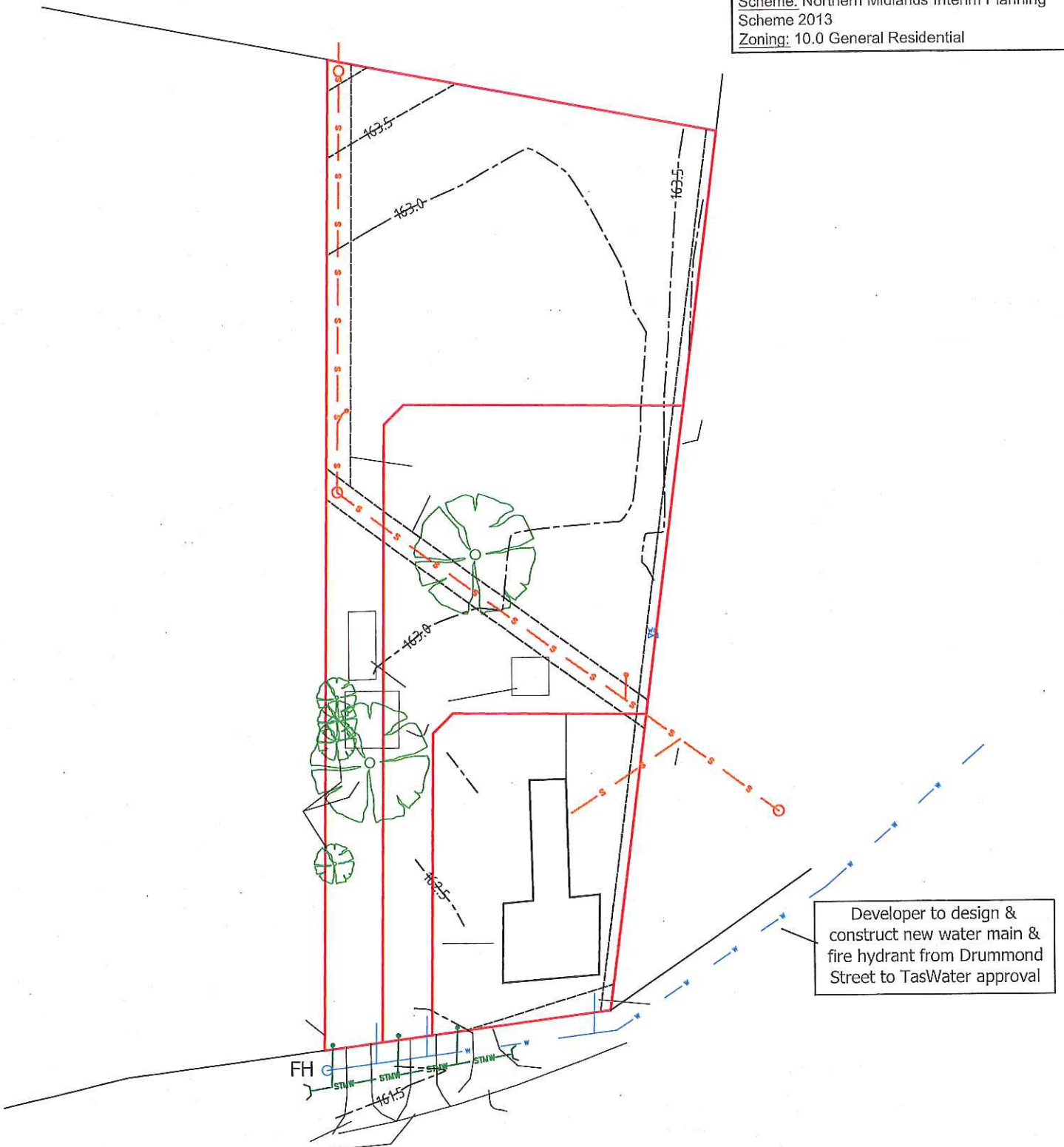
158 Illawarra Road, Perth
 C/T 11479/3 PID 6746970

Proposed subdivision,
 Design Plan, Radian Surveying Pty Ltd, Job 200501
 ALC-BFM 2020/311
 Date: 23 July 2020
 Leanne Jordan BFP-141 Scope 1, 2 & 3A

SCRUB AT 37m THEN
 GRASSLANDS AT 40m

This plan has been prepared to accompany a Development Application to Council and should not be used for any other purpose. All measurements shown are subject to final survey.

Planning Authority: Northern Midlands Council
Scheme: Northern Midlands Interim Planning Scheme 2013
Zoning: 10.0 General Residential



Developer to design & construct new water main & fire hydrant from Drummond Street to TasWater approval



radian surveying pty. ltd.
 p. 0407 152 366
 e | admin@radiansurveying.com.au
 w | radiansurveying.com.au
 po box 7529 launceston tas 7250



Job	200501	Sheet 1/1
Drawing	200501_Proposal.DWG	Revision 0
Scale	1:400 AT A3	Date 16/06/20

1-479



TRAFFIC IMPACT ASSESSMENT

PROPOSED 3 LOT SUBDIVISION AT
158 ILLAWARRA ROAD, PERTH

SEPTEMBER 2020

HYDRODYNAMICA
44 PENQUITE ROAD LAUNCESTON TAS 7250
T 04312 08450 E cameron.oakley@h-dna.com.au



Project: Traffic Impact Statement
158 Illawarra Road, Perth



DATE	NATURE OF REVISION	PREPARED	REVIEWED	APPROVED
08/09/2020	FINAL	Peter Jones	Glenn Allen	Cameron Oakley

This document has been prepared in accordance with the scope of services agreed upon between Hydrodynamica (H-DNA) and the Client. To the best of H-DNA's understanding, this document represents the Client's intentions at the time of printing of the document. In preparing this document H-DNA has relied upon data, surveys, analysis, designs, plans and other information provided by the client, and other individuals and organisations referenced herein. Except as otherwise stated in this document, H-DNA has not verified the accuracy or completeness of such data, surveys, analysis, designs, plans and other information.

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1. INTRODUCTION

A planning application has been lodged with the Northern Midlands Council for the subdivision of No. 158 Illawarra Road in Perth. Currently configured as an existing dwelling on approximately 3300 m² of land, the proposal includes the creation of two new lots of 1555 m² and 1030 m² in size with the balance lot of 600m² containing the existing dwelling. The plan of subdivision is shown in Appendix #1.

Illawarra Road is currently owned and maintained by the Department of State Growth. It was until very recently part of the Category 1 road network forming part of the key trunk route between Hobart and the North West. With the completion of the Perth bypass project Illawarra Road, in the vicinity of the proposed development, it has been severed and is now a cul-de-sac. It is noted the function of the road has significantly changed and for the purpose of his assessment is essentially a local residential access street with minimal traffic volume and no through traffic. Appendix #2 shows the current layout.

2. SITE OBSERVATIONS

Now serving only four dwellings (two houses and two units) the traffic volumes passing the proposed subdivision are estimated at less than 50 vehicles per day.

While currently owned by the Department of State Growth it is understood this particular section of Illawarra Road, along with Youl Road and Drummond Street, will transfer to Northern Midlands Council ownership and control in the future.

The road is technically subject to a posted speed limit of 70km/hr however for the purpose of this assessment, given the change in environment, it is reasonable to adopt an operating speed of 50km/h on the assumption the default urban speed limit 50km/hr will apply for the ultimate traffic conditions. It is noted the geometry of the bend approximately 90 metres to the east of the development limits vehicle speeds at the access point to around 55 km/hr.

Appendix #3 images show photos of the site.

3. PROPOSED ACCESSES

Appendix #3, images 4 -7 show view from the proposed driveway locations.

Two additional driveways are proposed for the development and are located adjacent to each other and to the west of the existing dwelling access point. There is currently a shallow grassed table drain which collects road side drainage. The driveways should be constructed in accordance with the Department of State Growth standard drawing, remarking that Note 2 of the drawing indicates a shallow swale drain can be used when approved by the Ministers Delegate.

Sight distances were measured for each of the driveway locations;

Proposed Driveway	Sight distance to the East (metres)	Sight distance to the West (metres)
Lot 1	65	100
Lot 2	65	100
Lot 3 (Existing)	60	100

Table 1.

It is noted Austroads requires a minimum sight distance of 90 metres for a 50 km/h speed environment. Removal of the verge vegetation outside the existing dwelling would increase the available sight distance to the east by approximately 25 metres achieving the 90 metres distance. However, because the road to the west of the development is now a cul-de-sac, all exit movements will be in an easterly direction (i.e. left turn only) and therefore the restricted sight distance to the east will not be relevant. Image 6 shows the sight line to the east.

Sight distance to the west is essentially to the end of the cul-de-sac. In any case, the available distance meets Austroads guidelines and all driveways abutting Illawarra Road in this vicinity are visible from each driveway location. Image 7 shows the sight line to the west.

4. CRASH HISTORY

The Department of State Growth maintain a database of crashes reported to Tasmania Police. Typically. This can be a good indication of any underlying road safety issues, however due to the significant change in road use, vehicle speeds and traffic volume the crash history is not considered relevant. It is noted that no crashes have been recorded since completion of the Perth Bypass project.

The crash history is listed in Table 2 and Figure 1 for information:

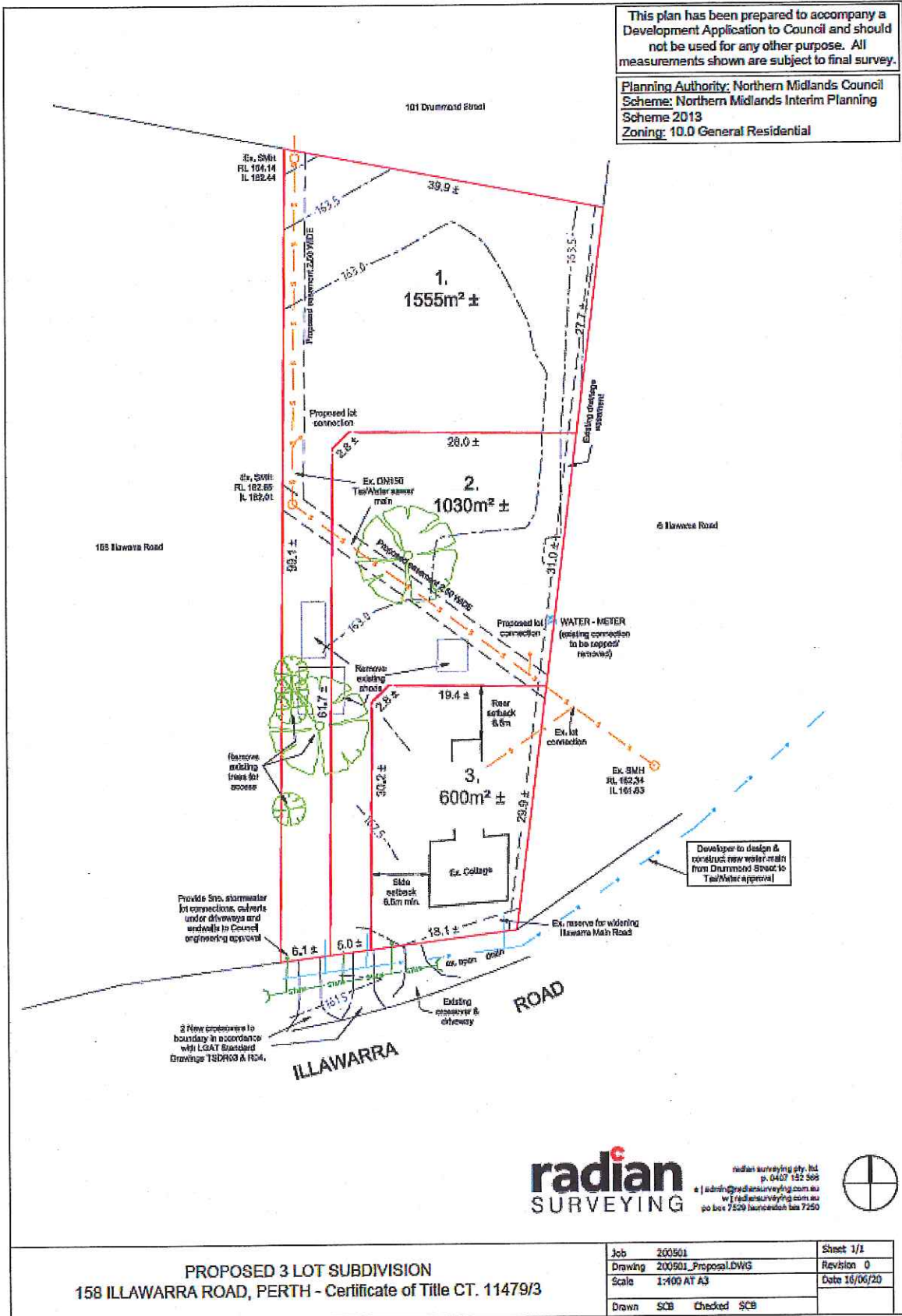
ID	DESCRIPTION	CRASH_DATE	CRASH_TIME	SEVERITY	UNIT_TYPE
30084776	181 - Off right bend into object/parked vehicle	29-Jan-2010	14:29	Property Damage Only	Light Vehicle
30027970	181 - Off right bend into object/parked vehicle	29-Jun-2010	22:50	Property Damage Only	Light Vehicle
30112162	181 - Off right bend into object/parked vehicle	29-Jun-2010	05:45	Property Damage Only	Light Vehicle
30082415	120 - Wrong side/other head on (not overtaking)	23-Mar-2011	17:33	First Aid	Light Vehicle
30084654	120 - Wrong side/other head on (not overtaking)	12-Apr-2011	20:45	Serious	Light Vehicle
30058273	181 - Off right bend into object/parked vehicle	10-May-2012	05:40	Property Damage Only	Light Vehicle
30148374	120 - Wrong side/other head on (not overtaking)	08-Jul-2012	18:26	Fatal	Light Vehicle
205882	183 - Off left bend into object/parked vehicle	30-Jan-2014	00:45	Minor	Light Vehicle
1884447	151 - Out of control	27-Jul-2016	12:09	Property Damage Only	Light Vehicle
49885695	120 - Wrong side/other head on (not overtaking)	05-Mar-2019	04:58	Minor	Light Vehicle

Table 2.

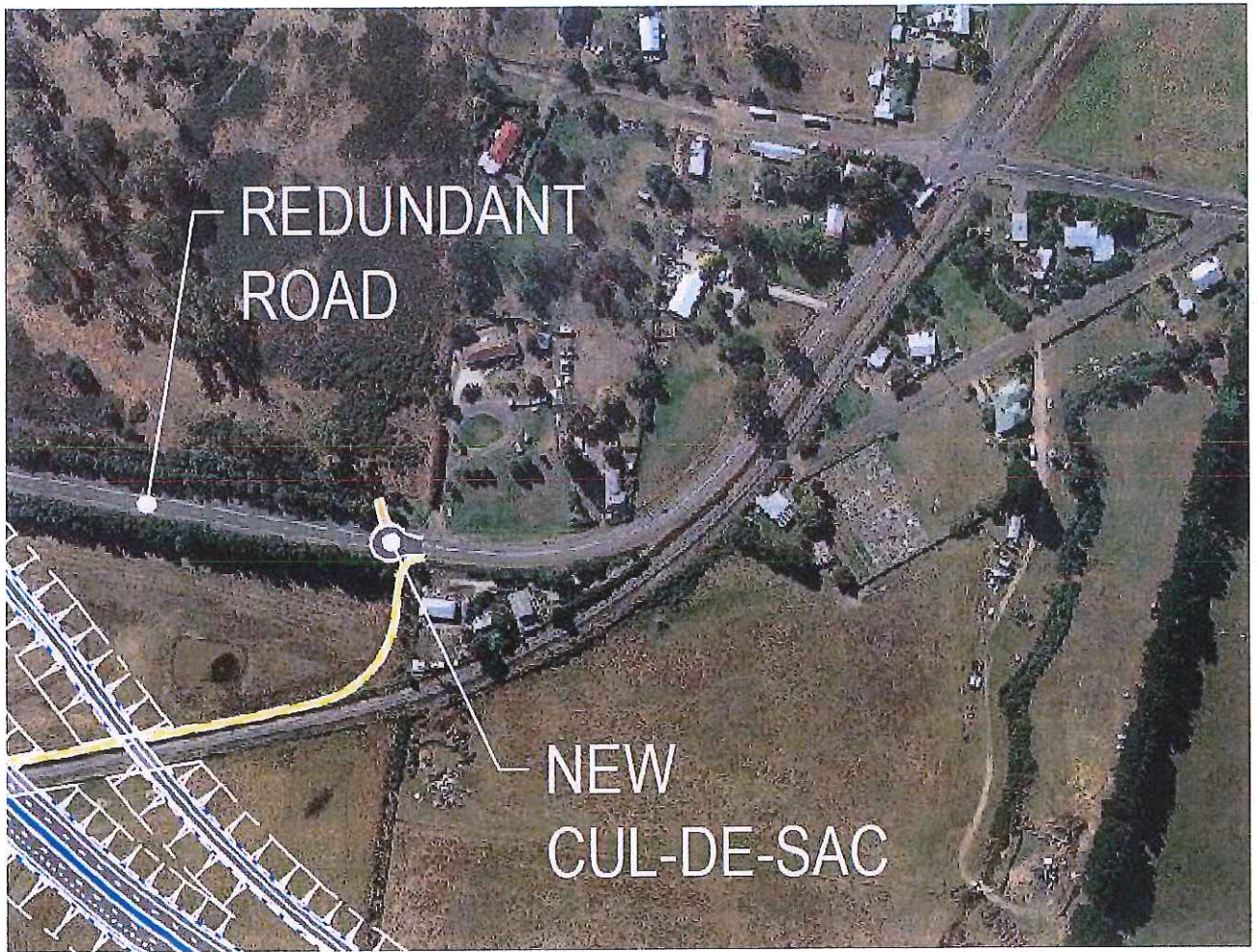
6. CONCLUSION

In conclusion this minor residential development in Perth presents no apparent traffic safety or efficiency issues nor loss of amenity to surrounding properties, the volume of traffic generated as a result of the development is negligible compared to the levels of traffic carried by the particular section of Illawarra Road prior to completion of the Perth bypass project.

Appendix #1 – Proposed subdivision



Appendix #2 – Current Illawarra Road layout



Appendix #3 – Site photos



IMAGE 1 - Southbound approximately 100m from 158 Illawarra Road



IMAGE 2 - Eastbound approximately 70m from 158 Illawarra Road

1-490



IMAGE 3 -Eastbound approximately 45m from 158 Illawarra Road

Appendix #3 –Site photos continued

Proposed driveway locations (Lot 1 and Lot 2)



IMAGE 4 - Looking East from Lot 1 driveway



IMAGE 5 - Looking West from Lot 1 driveway

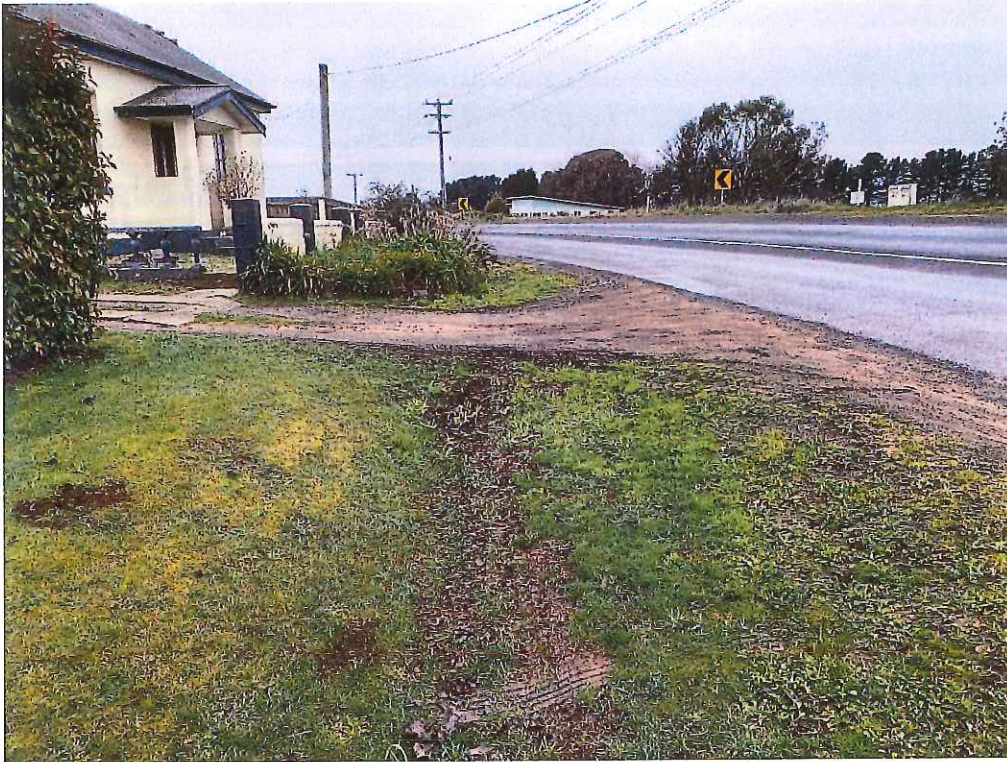


IMAGE 6 - Looking East from Lot 2 driveway



IMAGE 7 - Looking West from Lot 2 drive

Rosemary Jones

From: Des Jennings
Sent: Friday, 30 October 2020 3:47 PM
To: NMC Planning
Subject: Public Open Space consent request – 12 Oakmount Road (previously 158 Illawarra Road) 107400.15; PLN-20-0139

Follow Up Flag: Follow up
Flag Status: Flagged

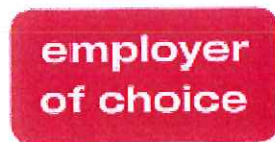
Hi Rosemary,
The cash is accepted in lieu of the open space provision. Thanks Des

Our Longford office is open from 8:45am until 4:30pm weekdays, however meetings with Council Officers are by appointment only, and we ask that transactions be conducted via telephone or online wherever possible. Our Customer Service team can be contacted by phone, post, via our website or email at council@nmc.tas.gov.au
Our priority is to keep our community, including staff, ratepayers and residents safe and to minimise the spread of COVID-19.

Des Jennings



General Manager | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: des.jennings@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au



From: NMC Planning <planning@nmc.tas.gov.au>
Sent: Thursday, 29 October 2020 10:12 AM
To: Des Jennings <des.jennings@nmc.tas.gov.au>
Subject: FW: Public Open Space consent request – 12 Oakmount Road (previously 158 Illawarra Road) 107400.15; PLN-20-0139

Good morning Des,

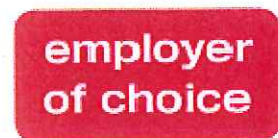
The applicant has requested your consideration to taking cash in lieu for their subdivision (see below request). The plan of subdivision is attached.

Kind regards,

Rosemary Jones



Administration Officer - Community & Development | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: rosemary.jones@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au



From: <>
Sent: Wednesday, 28 October 2020 9:00 AM
To: NMC Planning <planning@nmc.tas.gov.au>
Cc: Cameron Oakley <>

1-494

Subject: Public Open Space consent request – 12 Oakmount Road (previously 158 Illawarra Road) 107400.15; PLN-20-0139

Good morning Planners, please find request to the General Manager for public open space consent as was requested in letter from Erin Miles dated 30/6/2020

To the General Manager,

With regards to our proposed 3 lot subdivision at 12 Oakmount Road (previously 158 Illawarra Road) we are writing to request that no land be required for public open space, but instead request there is to be a cash payment in lieu.

Sincerely,

Peter Jones, Sheila Oakley and Cameron Oakley

Rosemary Jones

From:
Sent: Wednesday, 18 November 2020 6:02 PM
To: NMC Planning
Subject: Attention Planning Department
Attachments: Oct 2019 TasRail Standard Notes - Op Lines.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Your Reference PLN-20-0139 12 Oakmount Street Perth

Thank you for referring this application to TasRail.

We have reviewed the available information and note the existing house is approximately 25 metres from the rail corridor and the two new lots will be 50m away from the rail corridor boundary.

We note the stormwater line is proposed to connect to Illawarra Road, with the developer to design and construct a new water connection from Drummond Street, subject to TasWater approval.

TasRail has no objection to the proposal but asks that the TasRail Standard Notes be attached to the any Permits approved by Council.

Kind regards

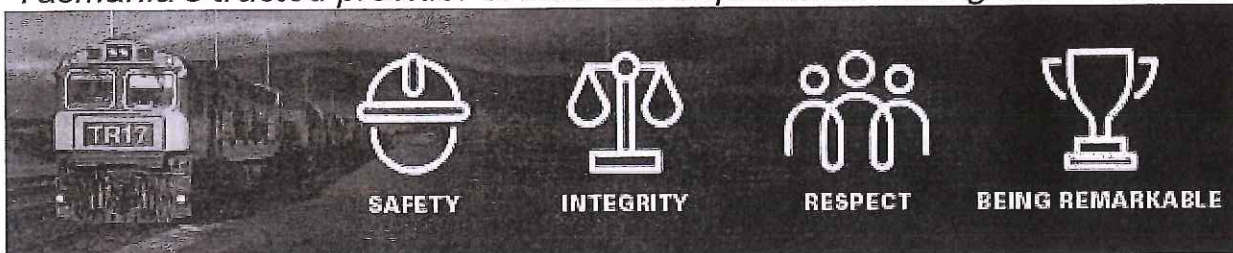
Jennifer Jarvis



Manager Group Property & Compliance |
Phone: 03 6335 2603 | Mobile: 0428 139 238
11 Techno Park Drive, Kings Meadows, Tasmania, 7249
Jennifer.Jarvis@tasrail.com.au



'Tasmania's trusted provider of safe and dependable rail logistics solutions'



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TasRail Standard Notes (as at 24 October 2019)

- Where a building or other development is proposed to be located at a setback distance less than 50 metres from the boundary of the rail corridor, the occupants are likely to be exposed to train horn noise and vibration, noting that TasRail Freight Rail Services operate 24/7 and the configuration, frequency and time of these services is subject to change at any time. Landowners and prospective landowners should undertake appropriate due diligence to ensure they are aware of train noise and vibration, particularly train horn noise.
- The train horn is a safety device that is required to be sounded twice per level crossing being on approach and on entry. The minimum duration of each train horn blow is one second. The train driver also has the discretion to sound the horn at any time he/she perceives a risk.
- Stormwater or effluent is not permitted to be discharged onto rail land or into the rail drainage system. Should there be a requirement for a service or asset to be installed on rail land in order to connect into an authorised stormwater or other outlet, a separate TasRail Permit is required and will only be approved subject to terms and conditions (costs apply). A Permit Application Form is available by contacting property@tasrail.com.au
- No obstruction, installation or works of any kind are permitted inside railway land for any purpose including for structures, unauthorised vehicles, drainage, water pipes, stormwater discharge, electrical or service infrastructure, storage of materials, vegetation clearing, inspections etc.
- No persons should enter rail land without formal authorisation.
- Rail land is not for private use and should not be encroached for any purpose including for gardens, storage, keeping of animals etc. Dumping of rubbish including green waste into the rail corridor is not permitted.
- As per the *Rail Infrastructure Act 2007*, the Rail Infrastructure Manager (TasRail) may remove and dispose of unauthorised or unlawful service infrastructure and take such other action as it sees fit. Where this occurs, TasRail may recover its costs of doing so as a debt due to TasRail from that person and retain if applicable any proceeds of disposal. No action lies against TasRail for removing or disposing of the unauthorised or unlawful service infrastructure.
- Using or creating an unauthorised railway crossing or stock crossing is unsafe and strictly prohibited.
- All access and rail land enquiries should be directed to property@tasrail.com.au
- As railway land is Crown Land, the Rail Infrastructure Manager is not required to contribute to the cost of boundary fencing.

Rosemary Jones

From: Siale, Vili <Vili.Siale@stategrowth.tas.gov.au>
Sent: Monday, 9 November 2020 8:25 AM
To: Rosemary Jones
Cc: Development; NMC Planning
Subject: RE: Referral to Department of State Growth of Planning Application PLN-20-0139 - 12 Oakmount Street, Perth TAS 7300

Our Reference: D20/288489

Dear Rosemary,
Thank you for your email regarding the above matter.

Following a review of the related document, the Department has no objections to this proposed subdivision, however, it is noted that the land in question is within the section of the Illawarra Road to be handed over to Council as part of the Midland Highway – Illawarra Road upgrade works. In this regard, it is recommended that Council should consider any current and future issues relating to this subdivision in line with the pending hand over arrangement for the section of the Illawarra Road involved.

If you have further queries regarding this matter, please let me know.

Regards,

Vili Siale | Traffic Engineering Liaison Officer
Network Management | Department of State Growth
11A Goodman Court, INVERMAY TAS 7248 | GPO Box 536, Hobart TAS 7001
Ph. (03) 6777 1951 | Mb. 0439 101 614
www.stategrowth.tas.gov.au

DEPARTMENT OF STATE GROWTH COURAGE TO MAKE A DIFFERENCE THROUGH:



From: NMC Planning [mailto:planning@nmc.tas.gov.au]
Sent: Friday, 6 November 2020 10:01 AM
To: Development <Development@stategrowth.tas.gov.au>
Subject: Referral to Department of State Growth of Planning Application PLN-20-0139 - 12 Oakmount Street, Perth TAS 7300

6/11/2020

Department of State Growth
via email to: Development@stategrowth.tas.gov.au

Referral to Department of State Growth of Planning Application PLN-20-0139 - 12 Oakmount Street, Perth TAS 7300

The following planning application has been received under the ¹⁻⁴⁹⁸ Northern Midlands Interim Planning Scheme 2013.

NMC ref no:	PLN-20-0139
Site:	12 Oakmount Street, Perth TAS 7300
Proposal:	3-lot subdivision, water main extension, shed demolition & vegetation removal (Road and Railway Assets Code)
Applicant:	P Jones
Use class:	Residential
Zone:	GENERAL RESIDENTIAL ZONE
Development status:	Discretionary
Notes:	The subject site is in a 50kph zone.

Attached is a copy of the application, plans/documentation relating to the proposal. It would be appreciated if you could return any comments, or notification that you do not wish to comment on the application, within fourteen (14) days of the date of this letter. If you have any queries, please telephone Council's Development Services Department on 6397 7301 or e-mail planning@nmc.tas.gov.au

Attachments: Application & supporting documentation as pdf

Our Longford office is open from 8:45am until 4:30pm weekdays, however meetings with Council Officers are by appointment only, and we ask that transactions be conducted via telephone or online wherever possible. Our Customer Service team can be contacted by phone, post, via our website or email at council@nmc.tas.gov.au
Our priority is to keep our community, including staff, ratepayers and residents safe and to minimise the spread of COVID-19.

Rosemary Jones



Administration Officer - Community & Development | Northern Midlands Council

Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301

T: (03) 6397 7303 | F: (03) 6397 7331

E: rosemary.jones@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au

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Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-0139	Council notice date	4/11/2020	
TasWater details				
TasWater Reference No.	TWDA 2020/01846-NMC	Date of response	11/11/2020	
TasWater Contact	David Boyle	Phone No.	0436 629 652	
Response issued to				
Council name	NORTHERN MIDLANDS COUNCIL			
Contact details	Planning@nmc.tas.gov.au			
Development details				
Address	12 OAKMOUNT , PERTH	Property ID (PID)	6746970	
Description of development	3 Lot Subdivision			
Schedule of drawings/documents				
	Prepared by	Drawing/document No.	Revision No.	Date of Issue
	Radian Surveying	Concept Plan / 200501 Sh. 1	0	16/06/2020
Conditions				
<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"> 1. A suitably sized water supply with metered connections and sewerage system and 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. 2. 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. 3. 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. 				
ASSET CREATION & INFRASTRUCTURE WORKS				
<ol style="list-style-type: none"> 4. Construct an appropriate sized water main from the intersection of Drummond St and Oakmount St to meet TasWater's minimum requirements. (e.g. DN100mm Ø) 5. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. 6. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water to TasWater's satisfaction. 7. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction. 8. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements. 				

9. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the concept servicing plan "Radian Surveying's Concept Plan / 200501 Sh. 1", are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
10. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
11. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal, the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
 - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
12. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
13. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
14. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

15. 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.
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.
16. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.
17. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:

- a. the exact location of the existing sewerage infrastructure,
- b. the easement protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

DEVELOPMENT ASSESSMENT FEES

18. The applicant or landowner as the case may be, must pay a development assessment fee of \$351.28 and a Consent to Register a Legal Document fee of \$149.20 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

19. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

Advice

General

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-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

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

1-502

Our Ref: 6746970; PLN-20-0139

Attention: Development Services Department – Planning
Northern Midlands Council
PO Box 156
Longford, Tasmania 7301
planning @nmc.tas.gov.au

PLANNING APPLICATION – EXTENSION OF TIME
3-lot subdivision, water main extension, shed demolition & vegetation removal (Road and
Railway Assets Code) at 12 Oakmount Street, Perth

I agree to an extension of time for Council to make a decision in this matter until **18 December 2020**.

Signature:

Date: 30/11/2020



Cameron Oakley, co-owner and on behalf of the Applicant and business partner Peter Jones, 36
Upton Street Launceston. TAS. 7250

Rod Franklin

101 Drummond St.

Perth. 7300 Tas.

To: General Manager,

I am writing in regards to the proposed subdivision for 12 Oakmount St. Perth. As this property abuts my property I would like to ask a few details about this proposal.

Firstly what are the plans for drainage as at the moment lot's 1 and 2 of the proposed subdivision are the lowest point for run off from the hill, running off my property onto those. My concern is that the blocks will be built up causing any run off to be contained on my property.

What kind of housing will be proposed for that area? Units or separate house lots? Will the current owners planning to build or will the blocks be re-sold?

Hope to hear from you soon,

Regards, Rod Franklin.

Rosemary Jones

From: Cameron Oakley
Sent: Monday, 30 November 2020 12:07 PM
To: NMC Planning
Cc:
Subject: RE: Email to applicant, Representation received to PLN20-0139
Attachments: EOT.pdf

To the General Manager and/or Planning Department,

This email is in response to the representation received for our proposed subdivision of 12 Oakmount Street, Peth (your ref. 6746970; PLN-20-0139).

Firstly what are the plans for drainage as at the moment lot's 1 and 2 of the proposed subdivision are the lowest point for run off from the hill, running off my property onto those. My concern is that the blocks will be built up causing any run off to be contained on my property.

Our response: The lots will not be built up under this subdivision proposal and as such there will be no changes to the drainage from the upper catchment. Natural runoff will continue to pass generally from north to south. If and when the proposed lots are development they will drain their properties through the proposed stormwater connections to the roadside drain on Oakmount Street.

What kind of housing will be proposed for that area? Units or separate house lots? Will the current owners planning to build or will the blocks be re-sold?

Our response: Like the existing property the new lots will be zoned General Residential, and appropriate development may occur as per the Planning Scheme. We the owners are currently looking to sell all three lots. Lot 3 will retain the existing house, however Lots 1 and 2 may have individual houses or units as permitted under the Scheme. We note that the proposed sewer easement within proposed Lots 1 and 2 provides some limitation on the density of any future development.

Hopefully this is sufficient to address the representors queries. We do not require this to be mediated.

I have spoken to the Applicant Peter Jones who is travelling at the moment and have signed the EOT request. Hopefully this is acceptable.

Regards,

Cameron Oakley
 on behalf of co-owners Peter Jones, Sheila Oakley & Cameron Oakley

From: >m>
Sent: Friday, 27 November 2020 4:47 PM
To: C
Subject: Fwd: Email to applicant, Representation received to PLN20-0139

Sent from my iPhone

Begin forwarded message: