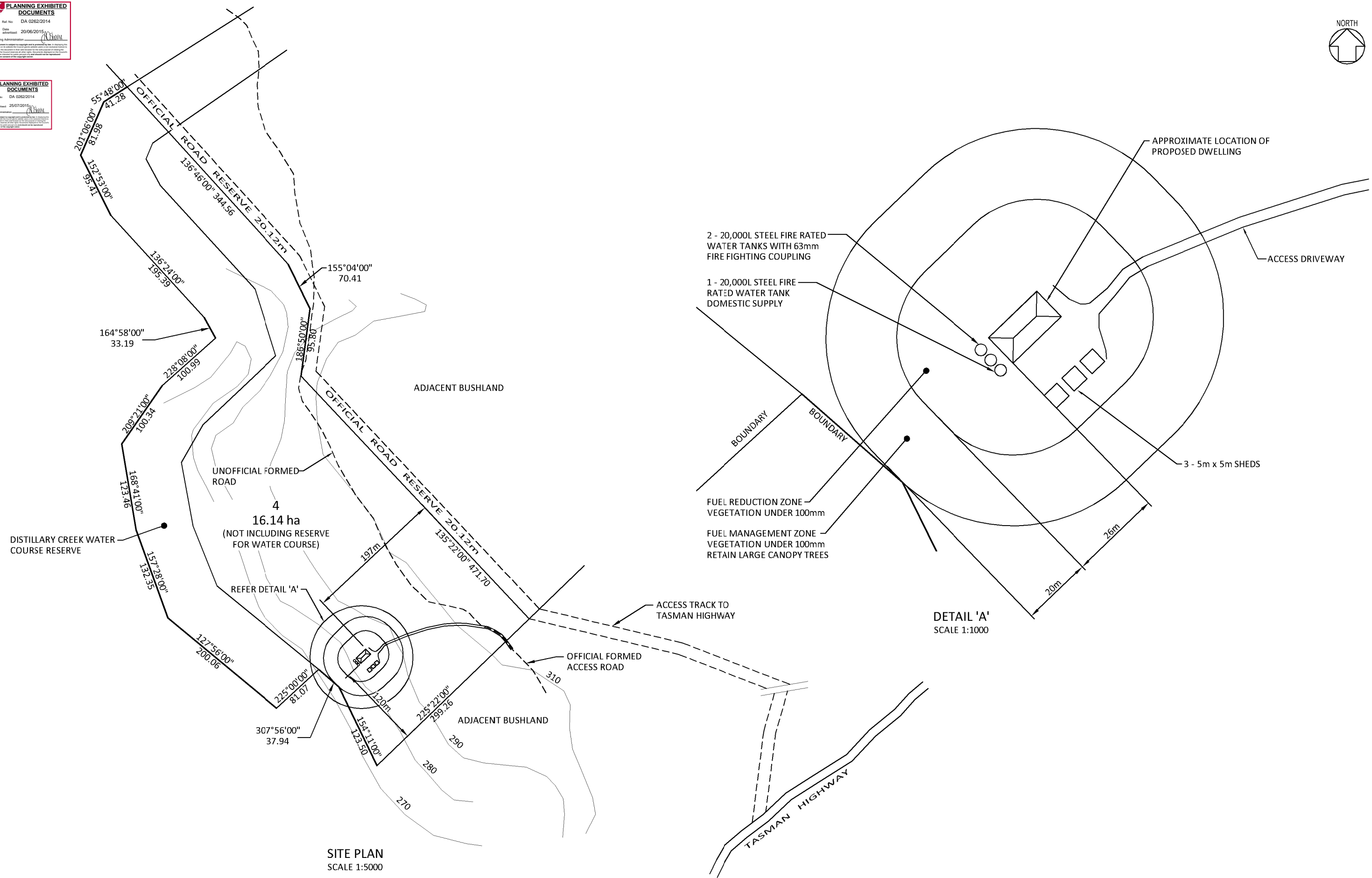




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 Ref No: DA 0262/2014
 Date: 20/06/2015
 Planning Administrator: [Signature]

PLANNING EXHIBITED DOCUMENTS
 Ref No: DA 0262/2014
 Date: 25/07/2015
 Planning Administrator: [Signature]



REFERENCE FILES ATTACHED: A3_PS_psl000

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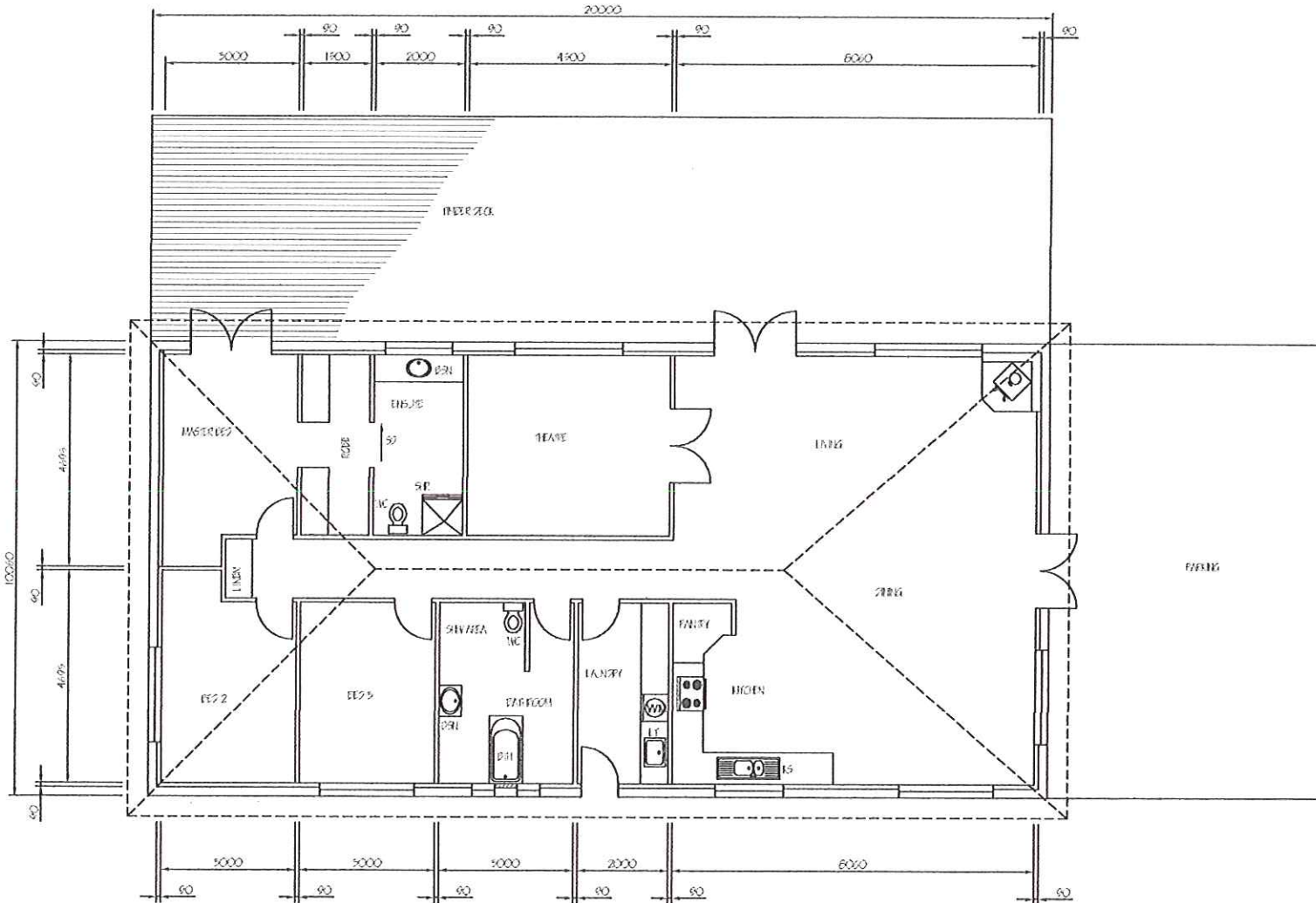
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No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED							DATE	DATUMS: AHD / MGA PLANE
A	SETBACK DISTANCES ADDED	C.DANIEL	C.DANIEL	LABBERNETHY	27-05-15					PROJECT DA FOR DWELLING DISTILLERY TRACK, NUNAMARA	DRAWING No. LN15109-G1	REVISION A
					SIGNED	© 2010 PITT & SHERRY THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF PITT & SHERRY. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED & IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS DOCUMENT IN ANY FORM IS PROHIBITED.			STATUS PRELIMINARY	Jun. 16, 15 - 07:53:08 Name: LN15109-G1.dwg Updated By: Cameron Daniel		

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FLOOR PLAN
 SCALE 1:100

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No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE	ORIGINAL COPY ON FILE & SIGNED BY						PROJECT	DA FOR DWELLING DISTILLERY TRACK, NUNAMARA	STATUS	PRELIMINARY	DRAWING No.	LN15109-A1	CLIENT No.	
		CRANEL	CRANEL	BARBEREY	22-05-14	DATE													

May 28, 15 - 07:55:43 Name: LN15109-A1 User: Canseren Daniel

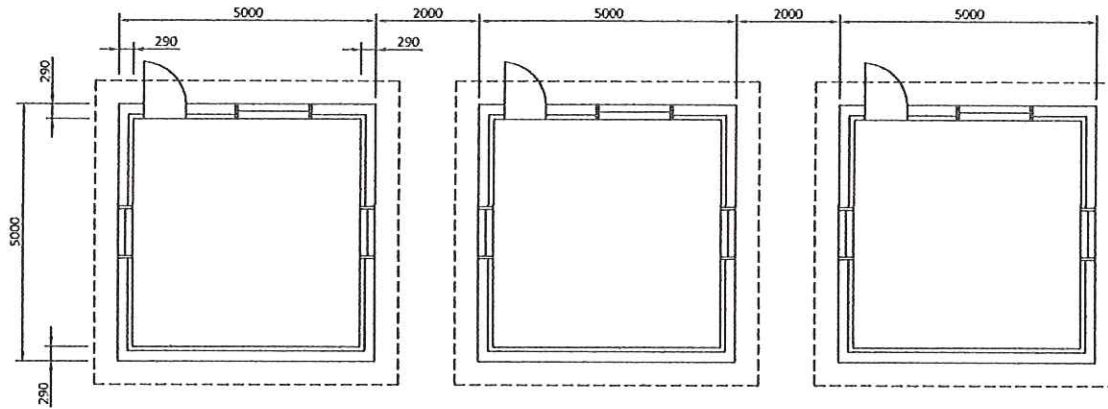
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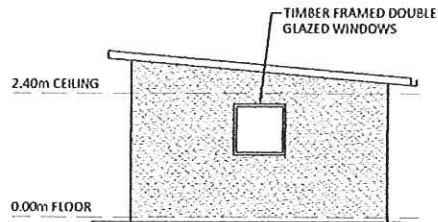


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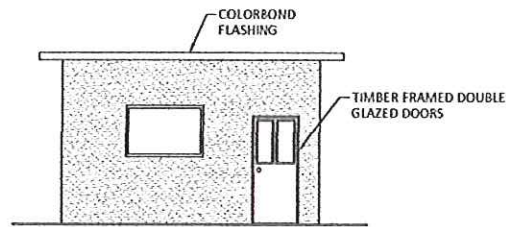
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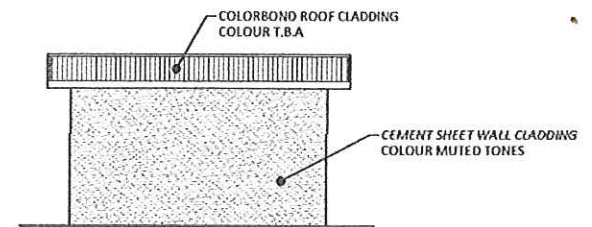
SHED FLOOR PLANS
 SCALE 1:100
 NOTE:
 ALL SHEDS TYPICAL



TYPICAL SOUTH WEST ELEVATION
 SCALE 1:100
 NOTE:
 NORTH EAST ELEVATION SIMILAR



TYPICAL NORTH WEST ELEVATION
 SCALE 1:100

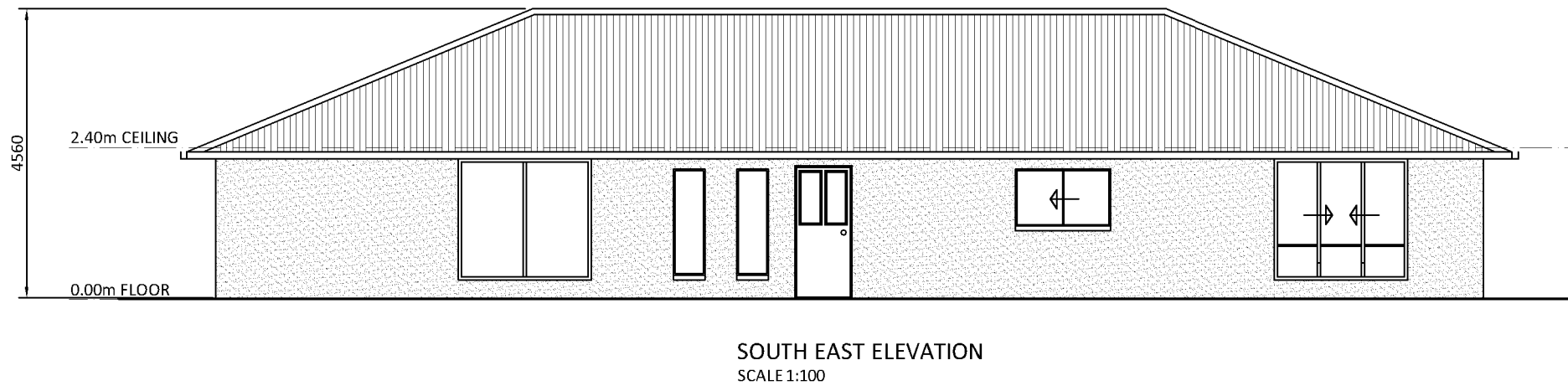
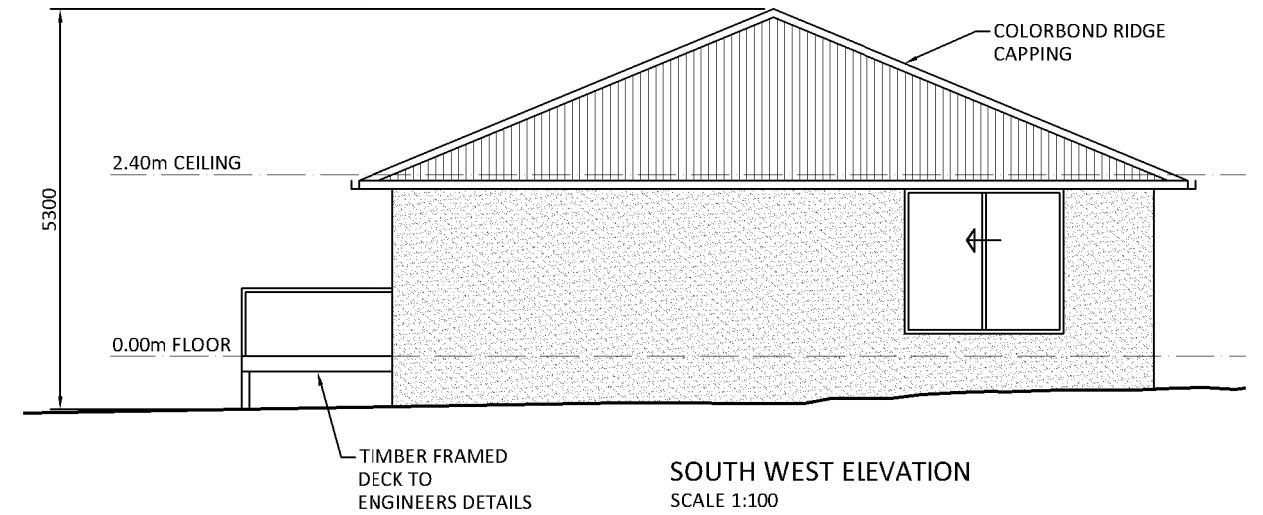
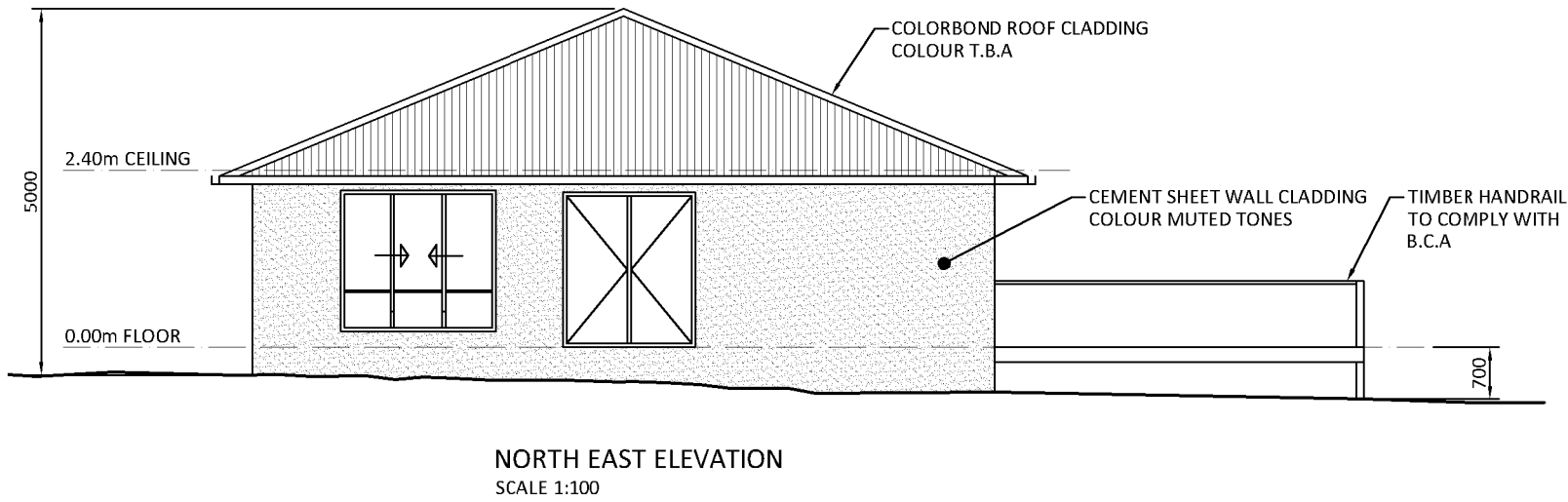
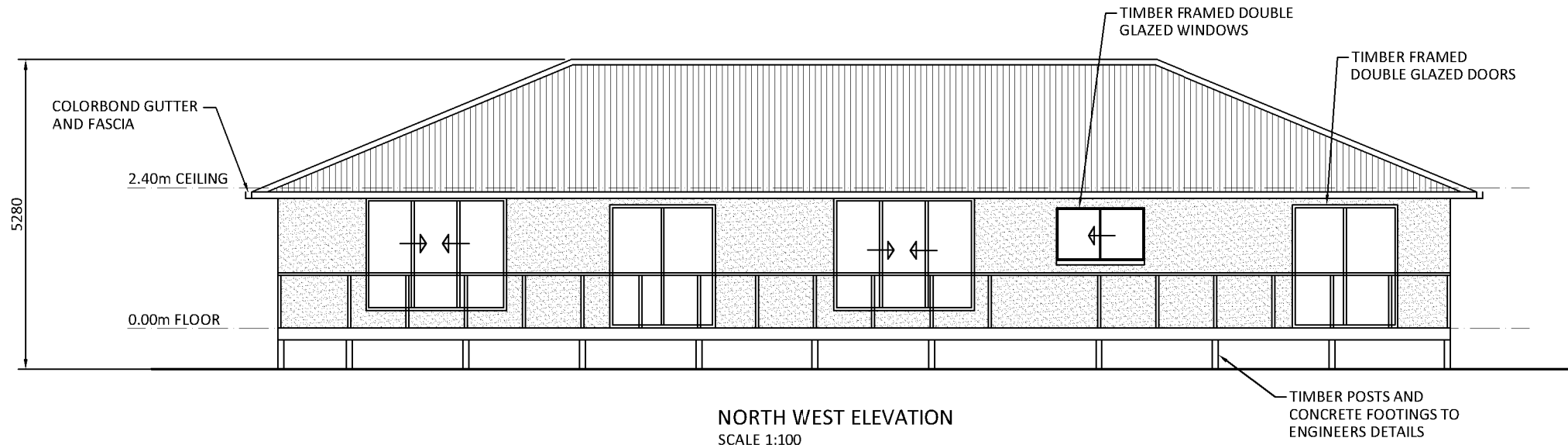


TYPICAL SOUTH EAST ELEVATION
 SCALE 1:100

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									DRAWING NO.	LN15109-A3	REVISION	
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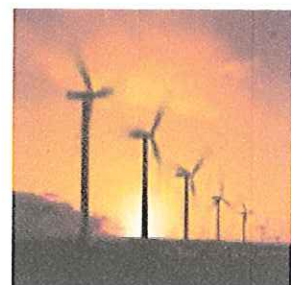
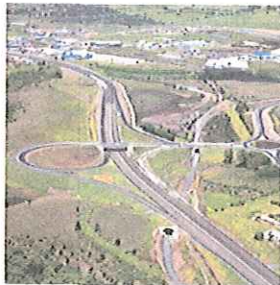
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No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED								DATE		
					ORIGINAL COPY ON FILE "e" SIGNED BY SIGNED				PROJECT DA FOR DWELLING DISTILLERY TRACK, NUNAMARA	DATUMS:	AHD / MGA PLANE	CLIENT No.	-	
											STATUS	PRELIMINARY	DRAWING No.	LN15109-A2
		C.DANIEL	C.DANIEL	I.ABERNETHY	27-05-14	DATE					Jun. 16, 15 - 07:53:46 Name: LN15109-A2.dwg Updated By: Cameron Daniel			



Report to Support a Development Application – Distillery Track, Nunamara

transport | community | industrial & mining | carbon & energy



Prepared for:

Michael Essex

Date:

**May 2015
Rev00**



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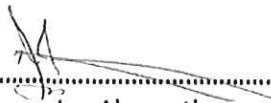


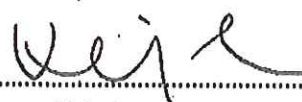
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Prepared by:  Date: 28 May 2015
 Ian Abernethy

Reviewed by:  Date: 28 May 2015
 Kate Jones

Authorised by:  Date: 28 May 2015
 Dion Lester

Report Revision History

Rev No.	Description	Prepared by	Reviewed by	Authorised by	Date

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1. Introduction

The purpose of this report is to support a development application being lodged with the Planning Authority for the erection of a dwelling on a rural block of land with access off Distillery Track, Nunamara.

2. Proposal

It is proposed to erect a single storey dwelling within this rural, bush block located north of the Tasman Highway, some five kilometres west of the Nunamara township.

The selected house site is a level clearing within the lot – the clearing having a radius of approx 70m.



Figure 1 – The cleared area of the site

It is the intent of the applicant to construct his house on this site and to (as much as possible) be self-sufficient in terms of energy, waste reuse/disposal, small productive garden, etc. There is a growing interest from sections of the community to follow such a lifestyle on blocks such as these.

The dwelling will be a single story, ranch style house with three bedrooms and two living areas and normal amenity areas. Concept plans of the house are attached.

3. Title Details

<i>Property Address</i>	170 DISTILLERY TRK NUNAMARA TAS 7259
<i>Property ID</i>	7523816
<i>Title Reference</i>	31779/4

The site has an area of 16.14 ha and was part of a 5 lot subdivision carried out in the 1980's.

Title documents are attached as **Appendix A**.



4. Site Use

The site is an undulating bush block, irregular in shape and currently best described as a former logging site which is now covered in regrowth. There is a substantial cleared site at the southern end of the block which will be the proposed house site.

This block is typical of all the surrounding lands. To the west of the block is Distillery Creek – the lot has frontage to the Creek and there is a Water Reserve easement on title to afford the Creek protection from clearing or development.

5. Access Arrangements

Access to the site is Distillery Track, an unmade Reserved Road reserve with an intersection off the Tasman Highway. Distillery Track services two existing dwellings and a number of vacant lots (approx 13).



Figure 2 – Distillery Track close to site

The Reserve Road alignment is shown on the plan below. The trafficable road starts at the Tasman Highway and runs through to Lilydale Road, Rocherlea and Prossers Road, Ravenswood. Along its length it services a number of vacant blocks and two or three developed lots. There is evidence of regular repairing of the surface along this road.

The applicant has a licence from the Crown to use this track – granted 2014. A copy will be provided.

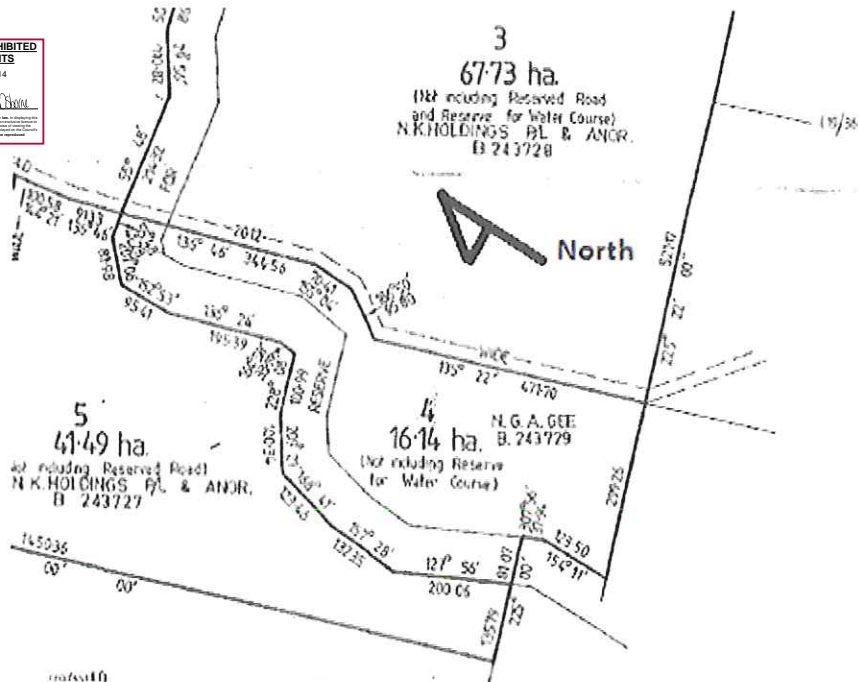


Figure 3 – Extract from Title P 31779 – showing Lot 4 and Reserve Road

6. Planning Matters

6.1 Definitions

The proposal falls under the definition of Residential use in terms of the Planning Scheme.

6.2 Zoning

The site and the surrounding land are zoned Rural Resource under the Planning Scheme. To the south, bordering Distillery Creek is a narrow strip of Environmental Management zoned land.

Figure 4 below shows the zoning of the site.

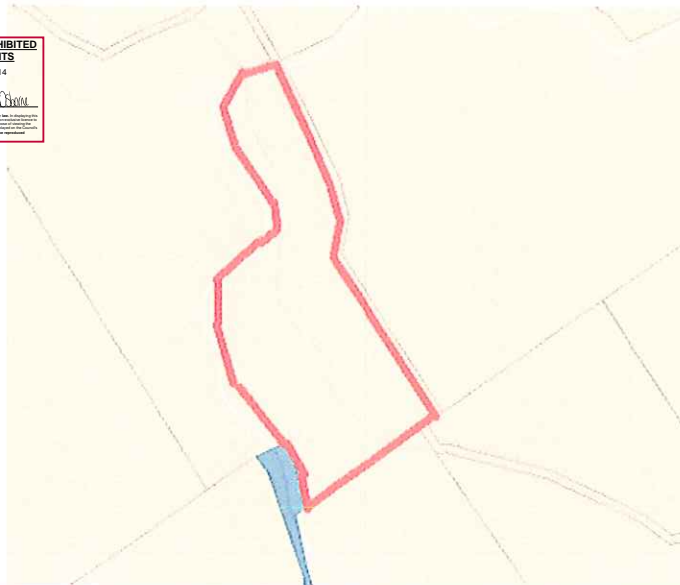


Figure 4 – Zoning of Land – Pink = Rural Resource; Blue = Environmental Management

6.3 Use and Development Standards

Within each zone within the Planning Scheme there are a series of Use and Development Standards which need to be considered when assessing each proposal. The relevant Use and Development Standards are tabulated below alongside comments:-

Use or Development Standard	Comment
26.3.1 Location and Intensity	
A1 – A2 If for permitted or no permit required uses.	Not applicable in this case.
26.3.2 Dwellings	
P1.1 A dwelling may be constructed where it is directly associated with and a subservient part of a Resource development use, having regard to: a) the scale of the use; b) the complexity of the use; c) the operational requirements of the use; d) the requirement for the occupier of the dwelling to attend to the use; and e) the proximity of the dwelling to the use; or	P1.1 The Land Capability System for Tasmania classes the site as 6 and 7. None of the surrounding land is used for primary production (including forestry operations). All the surrounding land has been subdivided into similar sized lots for use as rural bush lots. Without a significant amount of clearing (which would impact on Distillery Creek) the site and surrounding land is incapable of supporting an agricultural use.



<p>P1.2 A dwelling may be constructed where the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry uses, having regard to:</p> <ul style="list-style-type: none"> (a) limitations created by any existing use or development surrounding the site; (b) the topography of the site; (c) the capacity of the land for primary industry uses; and (d) a report from a suitably qualified person. <p>P2 New dwellings must have suitable access to a road, having regard to:</p> <ul style="list-style-type: none"> a) Whether the access is by right-of-carriageway or other formal legal arrangements; b) The number of users of the access c) The length of the access d) The suitability of the access for use by the occupants of the dwelling; e) The suitability of the site for emergency services vehicles; f) Topography of the site; g) The construction and maintenance of the access; h) The construction and maintenance of the road 	<p>P1.2 It is fairly obvious from a site visit that this bush block is incapable of agricultural use without significant land clearing. The clearance of land for what would be limited agricultural use would have a significant impact on water quality objectives and the adjoining Distillery Creek.</p> <p>P 2 – Access to a road Compliance relies on P2 particularly: <i>“other formal legal arrangements.”</i></p> <p>There is a formal licence over the road in favour of the subject site. The licence was granted in Aug 2014 for period of 50 years (renewable on payment of fees). The licence allows access to the subject site over the Reserve Road; allows (requires if directed) the licensee to maintain the road and requires the licensee to maintain full public RIGHT OF ACCESS.</p> <p>Distillery Track Road services two existing dwellings and thirteen vacant blocks (inc the subject site).</p> <p>The access is approx. 1.5km in length.</p> <p>The surface of Distillery Track is suitable for two wheel drive vehicles – including emergency service vehicles.</p> <p>The road, in the main, is well constructed and well maintained. Some minor work is required in places to remove protruding rocks and widening of hard shoulders by clearing vegetation.</p>
<p>26.3.3 Irrigation Districts</p>	<p>Compliance is claimed against A1. The site is not in an irrigation district.</p>
<p>26.4.1 Building Location and Appearance</p>	
<p>A1 Building Height</p>	<p>Compliance is claimed against A1 (under 8m) as the building will be under 8m in height.</p>
<p>P2 Buildings must be setback so that the use is not likely to constrain adjoining primary industry operations having regard to:</p> <ul style="list-style-type: none"> a) the topography of the land; and 	<p>Compliance relies on P2. Whilst a setback of 200m (sensitive use) could be achieved and thus A2 compliance could be claimed this would result in an extensive amount of unnecessary land clearing. Given the nature of these sites any development</p>



<p>b) buffers created by natural or other features; and</p> <p>c) the location of development on adjoining lots; and</p> <p>d) the nature of existing and potential adjoining uses; and</p> <p>e) the ability to accommodate a lesser setback to the road having regard to:</p> <p>i) the design of the development and landscaping; and</p> <p>ii) the potential for future upgrading of the road; and</p> <p>iii) potential traffic safety hazards; and</p> <p>iv) appropriate noise attenuation.</p>	<p>within the current cleared area would be in evident from the adjoining land – unless they were to build with no setback from the boundary. The bush creates a natural buffer between lots. The setback from a road is not an issue given the selected site is some 150m from the Reserve Road reserve with dense bush between.</p>
<p>26.4.2 Subdivision</p>	<p>Not relevant in this case</p>

6.4 Codes

Within each zone within the Planning Scheme there are a series of Codes which need to be considered when assessing each proposal. The relevant Codes are tabulated below alongside comments:

Codes	Comments
Bushfire Prone Areas	See section below
Potentially Contaminated Land	There is nothing to suggest the land has been used for potentially contaminated uses.
Landslip	The site is not subject to landslip.
Road and Railway Assets	The use is not likely to generate sufficient traffic to warrant application of this Code.
Flood Prone Areas	The site is not subject to flooding.
Car Parking and Sustainable Transport	This Code has no application in this instance.
Scenic Management	The site is not in a Scenic Management area.
Biodiversity	There are no Biodiversity matters impacting on this site.
Water Quality	The site for the dwelling is some 250m from the nearest watercourse. The development will not have any impact in terms of water quality.
Recreation and Open Space	Not applicable in this case. No subdivision is proposed which would trigger this Code.
Environmental Impacts and Attenuation	Not applicable in this case. There are no buffer areas impacting on this site.
Airports Impact Management	Not applicable in this case. The site is not close to



	an airport.
Local Historic Heritage	Not applicable in this case. The site is not heritage listed.
Coastal	Not applicable in this case. The site is not close to the coast.
Telecommunication	Not applicable in this case. The dwelling will not impact on any communication infrastructure.
Invermay/Inveresk Flood Inundation Area	Not applicable in this case. The site is not in Invermay.
Cataract Gorge Management Area	Not applicable in this case. The site is not in the Gorge.

Signs Code	Not applicable in this case. No signs are required with the development.
Development Plan areas	Not applicable in this case. There are no development plans covering this site.

6.5 Bushfire Assessment

6.5.1 Bushfire Prone Area

The need for a Bushfire Assessment is a result of the site being located within a defined Bushfire Prone Area due to the presence of Bushfire Prone Vegetation.

6.5.2 Water Supply

There is no reticulated water supply servicing the site. Therefore there is no access to fire hydrants. Any development on this land is going to be self-sufficient in terms of water supply.

6.5.3 Access

Access to the site is along a rough two wheel drive road (Distillery Track) which is between 5 and 6m wide – generally uphill to the site from the Tasman Highway. Forward visibility is good, however there are protruding rocks which makes forward movement slow in places. Distillery Track does link with Lilydale Road using a series of similar roads and tracks.

The site itself sits on a plateau and access within the site is generally good – gravel surface to a clearing. There is ample room within the clearing to form a turnaround area/circle.

Some cooperation between landowners over improvements to the access would assist with not only emergency access, but also general comfort for day-to-day use. Some works will be required to this track to improve access to allow easier movement in times of bushfire (smoke – perhaps panic).

6.5.4 Restrictions on Vegetation Clearing

Other than the streamside reserve there is no restriction on clearing on the site for fire fighting purposes.

6.5.5 Identification of Risk

The greatest risk would be if there was a fire coming from the south or east. This situation would impact on escape to the Highway and require the occupier to follow the longer route to Lilydale Road. As a result



the owner will need to have a well formulated bushfire plan which addresses the issue of stay and defend escape early.



6.5.6 Assessment of Risk

Direction	Vegetation	Slope
North	Open Woodland	Flat to 2 degrees
South	Open Woodland	Flat to 3 degrees
East	Open Woodland	Flat to 3 degrees
West	Open Woodland	Flat to Upslope

6.5.7 BAL Rating

Given the factors above the site can be assessed as having a BAL 19 rating subject to the recommendations below being considered. The maximum separation distances specified in AS3959-2009 – FDI50 should be required.

6.5.8 Recommendation Relative to BAL Rating

1. That 2 x 20,000 litre water tanks be provided for fire fighting purposes. Each tank to be fitted with 63mm fire fighting coupling.
2. That around the dwelling there shall be a 26m radius fuel managed area where vegetation is kept to under 100mm. This is the maximum separation distances specified in AS3959-2009 – FDI50.
3. That there shall be a further 20m radius area (between the fuel managed area and the bushfire vegetation) where ground fuel loads are managed.
4. That a gravel turnaround area shall be incorporated into the design of the driveway around the dwelling.
5. The access road (Distillery Track) will be upgraded and improved to meet the access standards in AS3959-2009.

6.6 State Policies

6.6.1 State Water Quality Policy

The house site is some 250m from the nearest watercourse. Any construction works are unlikely to impact on the watercourse. As a precaution sediment barriers should be installed between the house site and the watercourse during construction.

In terms of waste water the most likely site for the septic will place the house between the watercourse and the waste water absorption area. This will place the system some 300m from the watercourse. There will be no impact on the watercourse as a result of this installation.

In general, the development will not impact adversely on Water Quality.



6.6.2 Protection of Agricultural Land Policy



The site has a classification Class 6 and 7 land under the Tasmanian Land Classification System. It is not prime land. There are no agricultural pursuits taking place on any adjoining site which a dwelling on the subject site could fetter.

The proposal does not conflict with the PAL Policy.

7. Conclusion

The only issue that really needs consideration in this instance is the status of the access road. Clearly, this is a road which services other properties and one which the public has permanent access (as required by the licence). There are few reasons why this application should not be approved.



Appendix A

Title





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Tasmania Fire Service



Approved Form of a Bushfire Hazard Management Plan

Chief Officer's requirements for a Bushfire Hazard Management Plan for compliance or exemption			
Version:	1	Issue Date:	7 February 2014
Purpose	<p>To provide an approved form for a Bushfire Hazard Management Plan in accordance with:</p> <p>Section 60A of the <i>Fire Service Act 1979</i> -</p> <p><i>bushfire hazard management plan</i> means a plan showing means of protection from bushfires in a form approved in writing by the Chief Officer.</p> <p>Section 3 <i>Land Use Planning and Approvals Act 1993</i></p> <p><i>bushfire hazard management plan</i> means a plan showing means of protection from bushfires in a form approved in writing by the Chief Officer;</p> <p><i>Chief Officer</i> means the person appointed as Chief Officer under section 10 of the <i>Fire Service Act 1979</i>;</p>		
Declaration	<p>A Bushfire Hazard Management Plan (BHMP) is in a form approved by the Chief Officer if:</p> <ol style="list-style-type: none"> 1. The BHMP is consistent with a Bushfire Report that has been prepared taking into consideration such of the matters identified in Schedule 1 as are applicable to the purpose of the BHMP; and 2. The BHMP contains a map, plan or schedule identifying the specific measures required to provide a tolerable level of risk from bushfire for the purpose or activity described in the BHMP having regard to the considerations in Schedule 2; and 3. The BHMP is consistent with all applicable Bushfire Hazard Management Advisory Notes issued by the Chief Officer. 		
	 <p>Mike Brown AFSM Chief Officer Tasmania Fire Service</p>		



Schedule 1 - Bushfire Report



A Bushfire Report is an investigation and assessment of bushfire risk to establish the level of bushfire threat, vulnerability, options for mitigation measures, and the residual risk if such measures are applied on the land for the purpose or activity described in the assessment.

A Bushfire Report must include:

- a) A description of the characteristics of the land and of adjacent land;
- b) A description of the use or development that may be threatened by a bushfire on the site or on adjacent land; and
- c) Whether the use or development on the site is likely to cause or contribute to the occurrence or intensification of bushfire on the site or on adjacent land; and
- d) Whether the use or development on the site, and any associated use or development, can achieve and maintain a tolerable level of residual risk for the occupants and assets on the site and on adjacent land having regard for –
 - i. The nature, intensity and duration of the use;
 - ii. The type, form and duration of any development;
 - iii. A Bushfire Attack Level assessment to define the exposure to a use or development; and
 - iv. The nature of any bushfire hazard mitigation measures required on the site and/or on adjacent land.



Schedule 2 - Bushfire Hazard Management Plan

A BHMP is a document containing a map, plan or specification and must:-

- a) Identify the site to which the BHMP applies by address, Property Identifier (PID), and reference to a Certificate of Title under the *Land Titles Act 1980*;
- b) Identify the certifying Bushfire Hazard Practitioner, Accreditation Number, and Scope of Accreditation.
- c) Identify the proposed activity to which the BHMP applies by reference to any plans, specifications or other documents that are applicable for the purpose of describing the proposed use or development;
- d) Indicate the bushfire hazard management and protection measures required to be implemented by the Bushfire Report;
- e) If intended to be applied for the purpose of satisfying a regulatory requirement, identify the regulation by its statutory citation and indicate the applicable provisions for which the BHMP applies; and
- f) Have, as a schedule, the Bushfire Report that details specific bushfire hazard management and bushfire mitigation measures required to achieve a tolerable level of residual risk for the proposed activity and any building or development on the site, including:
 - i) Measures to achieve compliance with any mandatory land use planning requirement in a planning process required under the *Land Use Planning and Approvals Act 1993 (Attachment 1)*;
 - ii) Measures to achieve compliance with any mandatory outcome for a building or work undertaken in accordance with the *Building Act 2000* and the Building Regulations 2004 (Form 55).



Attachment 1: Certificate of Compliance to the Bushfire-prone Area Code under Planning Directive No 5



Code E1 – Bushfire-prone Areas Code

Certificate under s51(2)(d) Land Use Planning and Approvals Act 1993

Office Use
Date Received
Permit Application No
PID

1. Land to which certificate applies¹	
Name of planning scheme or instrument: Launceston Planning Scheme 2015 (The Scheme)	

Use or Development Site Street Address 170 Distillery Track, Nunamara	Certificate of Title / PID 31779/4
Land that is not the Use or Development Site relied upon for bushfire hazard management or protection Street Address	Certificate of Title / PID


2. Proposed Use or Development (provide a description in the space below)	
--	--

- Vulnerable Use
- Hazardous Use
- Subdivision
- New Habitable Building on a lot on a plan of subdivision approved in accordance with Bushfire-prone Areas Code.
- New habitable on a lot on a pre-existing plan of subdivision)
- Extension to an existing habitable building
- Habitable Building for a Vulnerable Use

¹ 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 upon²

<i>Document or certificate description:</i>	
X	<p>Description of Use or Development³ (Proposal or Land Use Permit Application)</p> <p>Documents, Plans and/or Specifications</p> <p>Title: Erection of a Dwelling – Distillery Track</p> <p>Author: C Daniel – pitt&sherry</p> <p>Date: May 2015</p> 
X	<p>Bushfire Report⁴</p> <p>Title: Report to Support a Development Application – Distillery Track, Nunamara</p> <p>Author: Ian Abernethy – pitt&sherry</p> <p>Date: May 2015</p>
X	<p>Bushfire Hazard Management Plan⁵</p> <p>Title: Site and Bushfire Management Plan- Distillery Track</p> <p>Author: C Daniel – pitt&sherry</p> <p>Date: May 2015</p>
<input type="checkbox"/>	<p>Other documents</p> <p>Title:</p> <p>Author:</p> <p>Date:</p>

² List each document that is provided or relied upon to describe the use or development, or to assess and manage risk from bushfire, including its title, author, date, and version.

³ Identify the use or development to which the certificate applies by reference to the documents, plans, and specifications to be provided with the permit application to describe the form and location of the proposed use or development. For habitable buildings, a reference to a nominated plan indicating location within the site and the form of development is required.

⁴ If there is more than one Bushfire Report, each document must be identified by reference to its title, author, date and version.

⁵ If there is more than one Bushfire Hazard Management Plan, each document must be identified by reference to its title, author, date and version.



4. Nature of Certificate ⁶				
Applicable Standard	Assessment Criteria	Compliance Test: Certificate of Insufficient Increase In Risk	Compliance Test: Certified Bushfire Hazard Management Plan	Reference to applicable Bushfire Risk Assessment or Bushfire Hazard Management Plan ⁷
<input type="checkbox"/> E1.4 -- Use or development exempt from this code				
<input type="checkbox"/> E1.4. (Identify which exemption applies)		No specific measures required because the use or development is consistent with the objective for each of the applicable standards identified in this Certificate	<input type="checkbox"/> Not Applicable	
<input type="checkbox"/> E1.5.1 - Vulnerable Use				
<input type="checkbox"/> E1.5.1.1 – location on bushfire-prone land	A2	Not Applicable	Tolerable level of risk and provision for evacuation	<input type="checkbox"/>
<input type="checkbox"/> E1.5.2 - Hazardous Use				
<input type="checkbox"/> E1.5.2.1 – location on bushfire-prone land	A2	Not Applicable	Tolerable level of risk from exposure to dangerous substances, ignition potential, and contribution to intensify fire	<input type="checkbox"/>
<input type="checkbox"/> E1.6.1 - Subdivision				
<input type="checkbox"/> E1.6.1.1 - Hazard Management Area	A1	No specific measure for hazard management	Provision for hazard management areas in accordance with BAL 19 Table 2.4.4 AS3959	<input type="checkbox"/>
<input type="checkbox"/> E1.6.1.2 - Public Access	A1	No specific public access measure for fire fighting	Layout of roads and access is consistent with objective	<input type="checkbox"/>
<input type="checkbox"/> E1.6.1.3 - Water Supply	A1 Reticulated water	No specific water supply for fire fighting	Not Applicable	<input type="checkbox"/>

⁶ The certificate must indicate by placing a ✓ in the corresponding for each applicable standard and the corresponding compliance test within each standard that is relied upon to demonstrate compliance to Code E1

⁷ Identify the Bushfire Risk Assessment report or Bushfire Hazard Management Plan that is relied upon to satisfy the compliance test



		supply				
		A2 Non-reticulated water supply	No specific water supply measure for fight fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>
<input type="checkbox"/>	E1.6.2 - Habitable Building on lot on a plan of subdivision approved in accordance with Code					
	E1.6.2.1 - Hazard Management Area	A1	No specific measure for hazard management	<input type="checkbox"/>	Provision for hazard management areas in accordance with BAL 19 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/>
	E1.6.2.2 - Private Access	A1	No specific private access for fire fighting	<input type="checkbox"/>	Private access is consistent with objective	<input type="checkbox"/>
		A2	Not Applicable		Private access to static water supply is consistent with objective	<input type="checkbox"/>
	E1.6.2.3 - Water Supply	A1	No specific water supply measure for fight fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>
<input checked="" type="checkbox"/>	E1.6.3 - Habitable Building (pre-existing lot)					
	E1.6.3.1 - Hazard Management Area	A1	No specific measure for hazard management	<input type="checkbox"/>	Provision for hazard management is consistent with objective; or Provision for hazard management areas in accordance with BAL 29 Table 2.4.4 AS3959 and managed consistent with objective	X X
	E1.6.3.2 - Private Access	A1	No specific private access measure for fire fighting	<input type="checkbox"/>	Private access is consistent with objective	X
		A2	Not applicable		Private access to static water supply is consistent with objective	X
	E1.6.3.3 - Water Supply	A1	No specific water supply measure for fight fighting	<input type="checkbox"/>	Water supply is consistent with objective	X

PLANNING EXHIBITED DOCUMENTS
 Ref No: DA 0262/2014
 Date submitted: 20/06/2015
 Planning Administration: *[Signature]*

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<input type="checkbox"/>	E1.6.4 - Extension to Habitable Building E1.6.4.1 - hazard management	A1	No specific hazard management measure	<input type="checkbox"/>	Provision for hazard management is consistent with objective; or Provision for hazard management areas in accordance with BAL 12.5 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/> <input type="checkbox"/>	
<input type="checkbox"/>	E1.6.5 - Habitable Building for Vulnerable Use E1.6.5.1 - hazard management	A1	No specific measure for hazard management	<input type="checkbox"/>	Bushfire hazard management consistent with objective; or Provision for hazard management areas in accordance with BAL 12.5 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/>	

5. Bushfire Hazard Practitioner – Accredited Person

Name: **Ian Abernethy** Phone No: **0417233732**

Address: **Level 4/113 Cimitiere St Launceston** Fax No:

Email address: **iabernethy@pittsh.com.au**

Fire Service Act 1979 Accreditation No: **BFP- 124** Scope:

6. Certification

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

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 warrant specific measures for bushfire hazard management and/or bushfire protection in order to be consistent with the objective for all of the applicable standards identified in Section 4 of this Certificate

or

There is an insufficient increase in risk to warrant 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.

and/or

The Bushfire Hazard Management Plan/s identified in Section 4 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate

[Signature]
 Signed

Date 28th May 2015



Department of Primary Industries, Parks, Water & Environment
CROWN LAND SERVICES



Hobart GPO Box 44, Hobart, Tasmania, 7001
Ph 1300 368 550
Web www.dpipwe.tas.gov.au



Enquiries: Robert Cripps
Ph: (03) 6165 4672
Fax: (03) 6233 6655
Email: robert.cripps@dpiwwe.tas.gov.au
Our ref: 051875

Dear Michael,

ACCESS LICENCE OVER CROWN LAND AT NUNAMARA

I refer to the above and enclose the duly executed access Licence document for your retention.

Please peruse the terms and conditions of the access Licence with care and ensure that they are always adhered to.

It is further requested that the access Licence agreement is stored in a safe place as it may be required for future dealings with the Department or should you ever sell your adjacent freehold property.

If you need further information or want to make an appointment to discuss this matter with me, please give me a call.

Yours sincerely

Robert Cripps
Crown Land Officer – Lease / Licence
CROWN LAND SERVICES

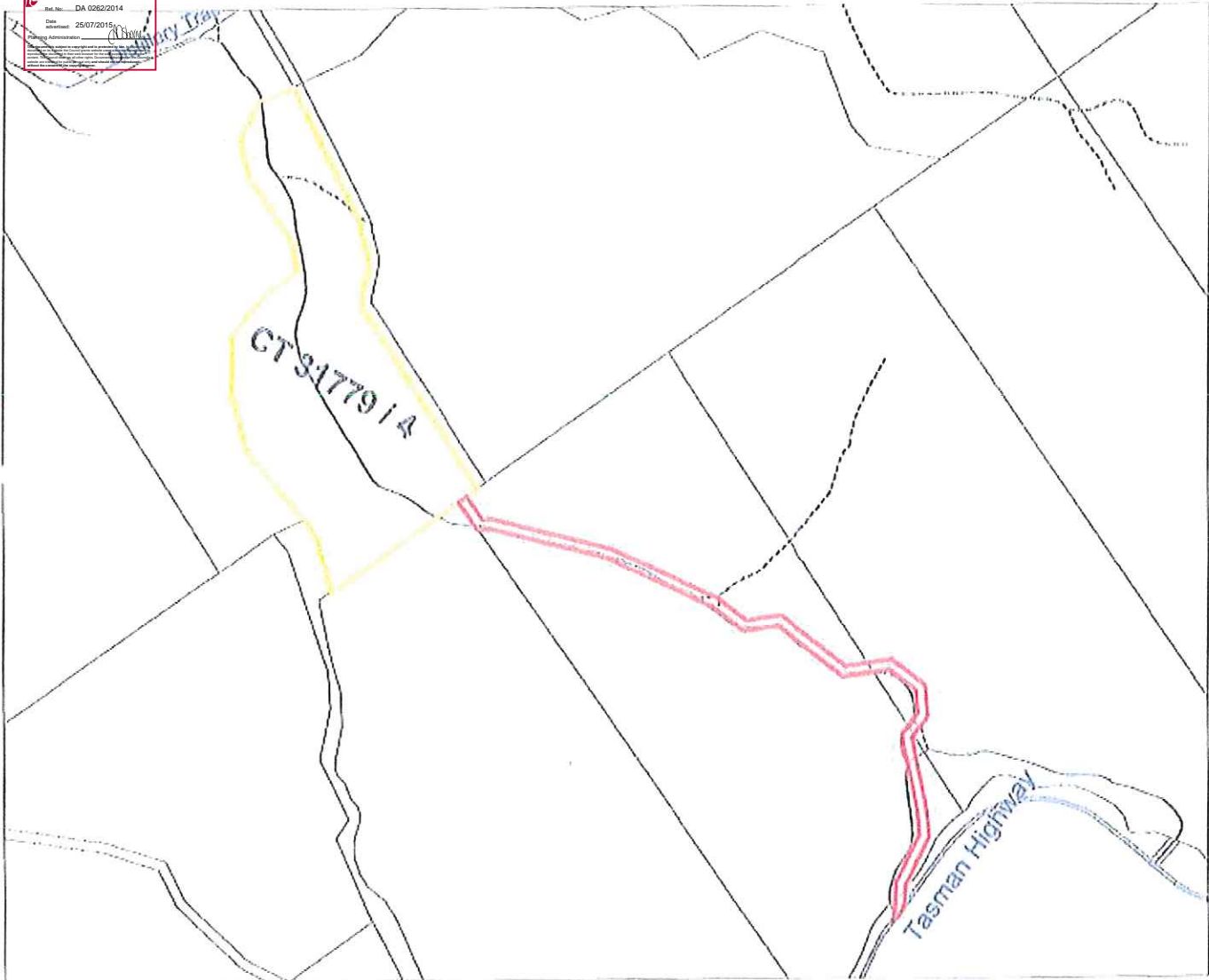
25 / 08 / 2014

PLANNING EXHIBITED DOCUMENTS
 Ref. No: DA 0262/2014
 Date advertised: 20/06/2015
 Planning Administration: *[Signature]*

SUBJECT AREA

LOCALITY : OFF TASMAN HIGHWAY - NUNAMARA

PLANNING EXHIBITED DOCUMENTS
 Ref. No: DA 0262/2014
 Date advertised: 25/07/2015
 Planning Administration: *[Signature]*



LOCALITY PLANS

PLAN IS FOR ILLUSTRATION PURPOSES ONLY

-  Approximate Licence Boundary
-  Applicant Parcel Boundary
-  Locality Point

File No : LM-LM-CW-051875

