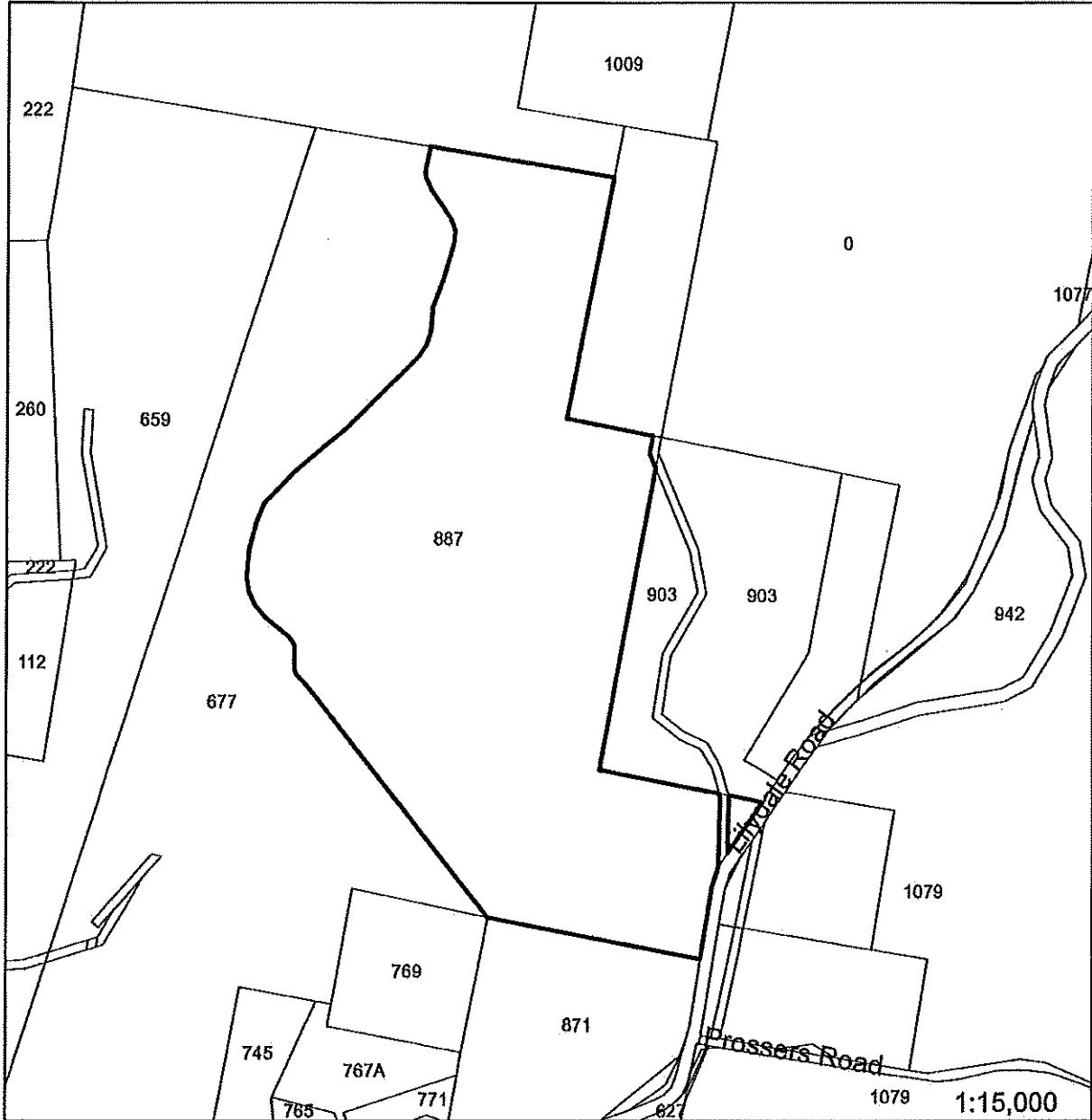


Launceston Interim Planning Scheme 2015

AMENDMENT 30

Amend the interim planning scheme maps as below:

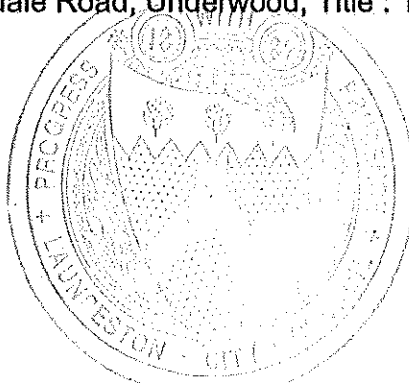


SAP 8 - Forestry Area to be removed from outlined area
(887 Lilydale Road, Underwood, Title : 168954 / 3)

John Davis
Manager Corporate
Strategy

Leanne Hurst
Director Development
Services

THE COMMON SEAL
of the City of
Launceston was
hereunto affixed in the
presence of: -



Date 24/10/16

PLANNING PERMIT

s.57 Land Use Planning and Approvals Act 1993

PROPERTY ADDRESS: 887 Lilydale Road, Underwood

DEVELOPMENT/USE: Rural Resource - subdivision; subdivide land into two lots and amendment 30 to remove Forestry Area Specific Area Plan

ZONE: Rural Resource

USE CLASS: Resource Processing

DECISION:

That the Council, at its meeting held on 24 October 2016 (Minute No: 8.2), made a decision to approve the development application, subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

The final plan of subdivision must be carried out in accordance with the endorsed plans and documents to the satisfaction of the Council unless modified by a condition of the Permit:

- (a) Plan of Subdivision Ref: 27-73 (7228) prepared by Cohen and Associates Pty Ltd; Sheet 1 & 2;
- (b) Bushfire Site Assessment prepared by Cohen & Associates Pty Ltd dated 2 September 2016.

2. LEGAL TITLE

All development and use associated with the proposal must be confined to the legal title of the subject land.

3. COVENANTS ON SUBDIVISIONS

Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision permitted by this permit unless:

- (a) Such covenants or controls are expressly authorised by the terms of this permit; or
- (b) Such covenants or similar controls are expressly authorised by the consent in writing of the Council.
- (c) Such covenants or similar controls are submitted for and receive written approval by Council prior to submission of a Plan of Survey and associated title documentation is submitted to Council for sealing.



Leanne Hurst

DIRECTOR DEVELOPMENT SERVICES

Date: 24 October 2016

Permit No: DA0387/2016

PLANNING PERMIT

s.57 Land Use Planning and Approvals Act 1993

Notes

A. General

This permit was issued based on the proposal documents submitted for (insert application reference). You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on (03 6323 3000).

This permit takes effect after:

- a. *The 14 day appeal period expires; or*
- b. *Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or*
- c. *Any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or*
- d. *Any other required approvals under this or any other Act are granted.*

This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by a request to Council.

B. Appeal Provisions

A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal.

A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant.

For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au <<http://www.rmpat.tas.gov.au>>

C. Permit Commencement

If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.

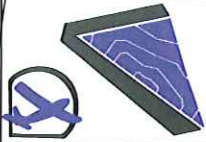


Leanne Hurst

DIRECTOR DEVELOPMENT SERVICES

Date: 24 October 2016

Permit No: DA0387/2016



COHEN & ASSOCIATES P/L

LAND & AERIAL SURVEYORS
ABN 70 689 293 535

103 CAMERON STREET
PO BOX 990 LAUNCESTON 7250 TAS
TELEPHONE : 03 6331 4633

www.surveyingtas.com.au
EMAIL : admin@surveyingtas.com.au

PLAN OF SUBDIVISION SHEET 1 OF 2

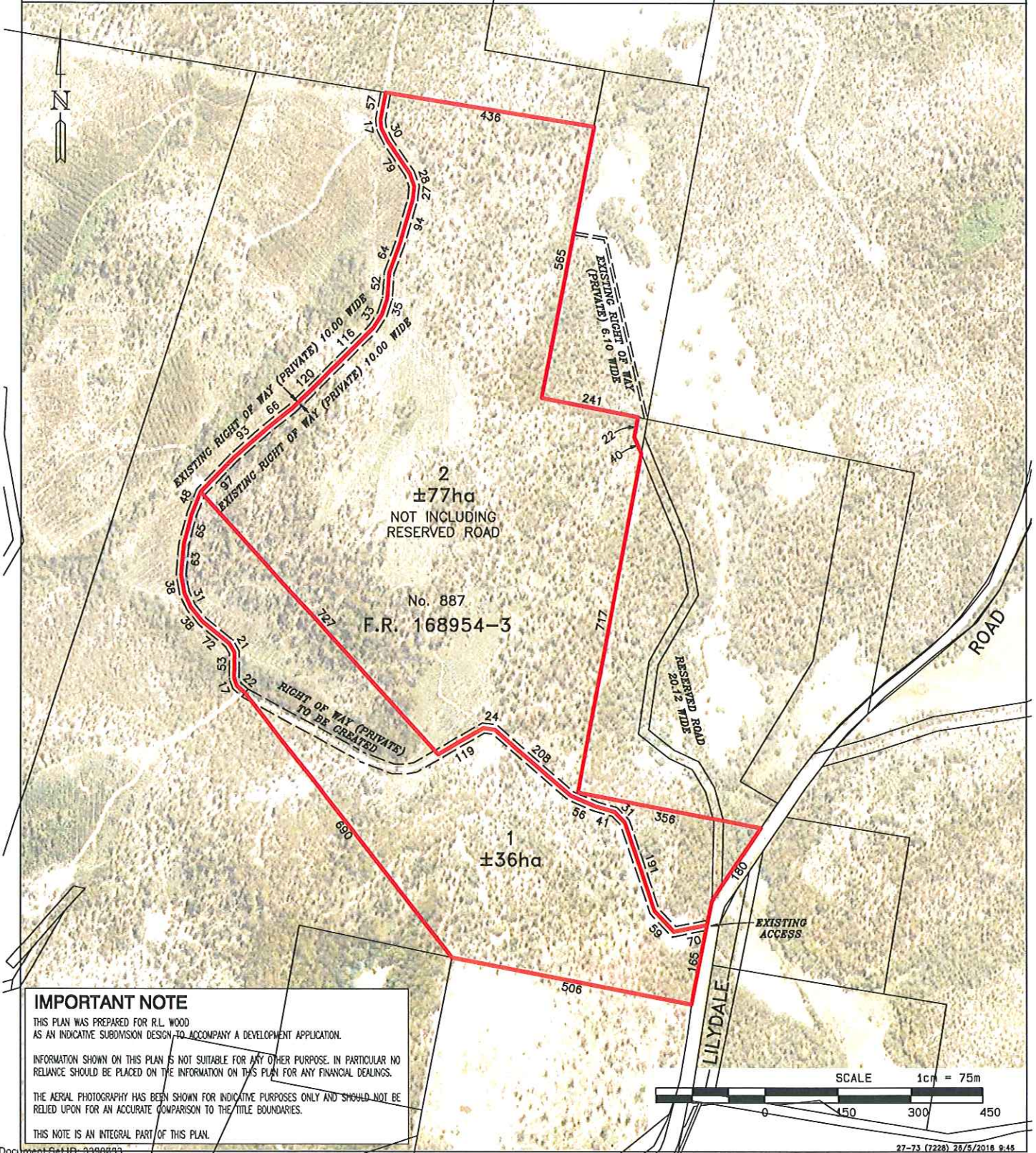
REF: 27-73
(7228)

Municipality: LAUNCESTON CITY COUNCIL
Site Address: 887 LILYDALE ROAD, UNDERWOOD
Tasmap Sheet: 5042 (DILSTON)
Grid Reference: E: 514000 N: 5425000 (MGA)

Owners: R.L. WOOD
Title Refs: 168954-3
Dates: Version A: 06/06/16
Scale: 1 : 7500 @ A3



DISCLAIMER: This is a preliminary plan prepared without field survey and forms part of an application to subdivide the land described and is not to be used for any other purpose. Contours and levels may be transcribed from other sources and their accuracy has not been verified. These should not be used. The dimensions, area, location of improvements and number of lots are approximate and may vary as a result of decisions by the Municipality, Land Use Planning Review Panel, engineering or other advice. Easements may not be shown as these are to be determined at the time of survey. The plan is not to be copied unless this note is included.



IMPORTANT NOTE

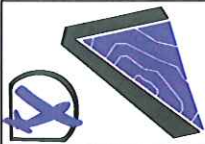
THIS PLAN WAS PREPARED FOR R.L. WOOD
AS AN INDICATIVE SUBDIVISION DESIGN TO ACCOMPANY A DEVELOPMENT APPLICATION.

INFORMATION SHOWN ON THIS PLAN IS NOT SUITABLE FOR ANY OTHER PURPOSE. IN PARTICULAR NO
RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS.

THE AERIAL PHOTOGRAPHY HAS BEEN SHOWN FOR INDICATIVE PURPOSES ONLY AND SHOULD NOT BE
RELIED UPON FOR AN ACCURATE COMPARISON TO THE TITLE BOUNDARIES.

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.





COHEN & ASSOCIATES P/L

LAND & AERIAL SURVEYORS
ABN 70 669 298 535

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TELEPHONE : 03 6331 4633

www.surveyingtas.com.au
EMAIL : admin@surveyingtas.com.au

PLAN OF SUBDIVISION SHEET 2 OF 2

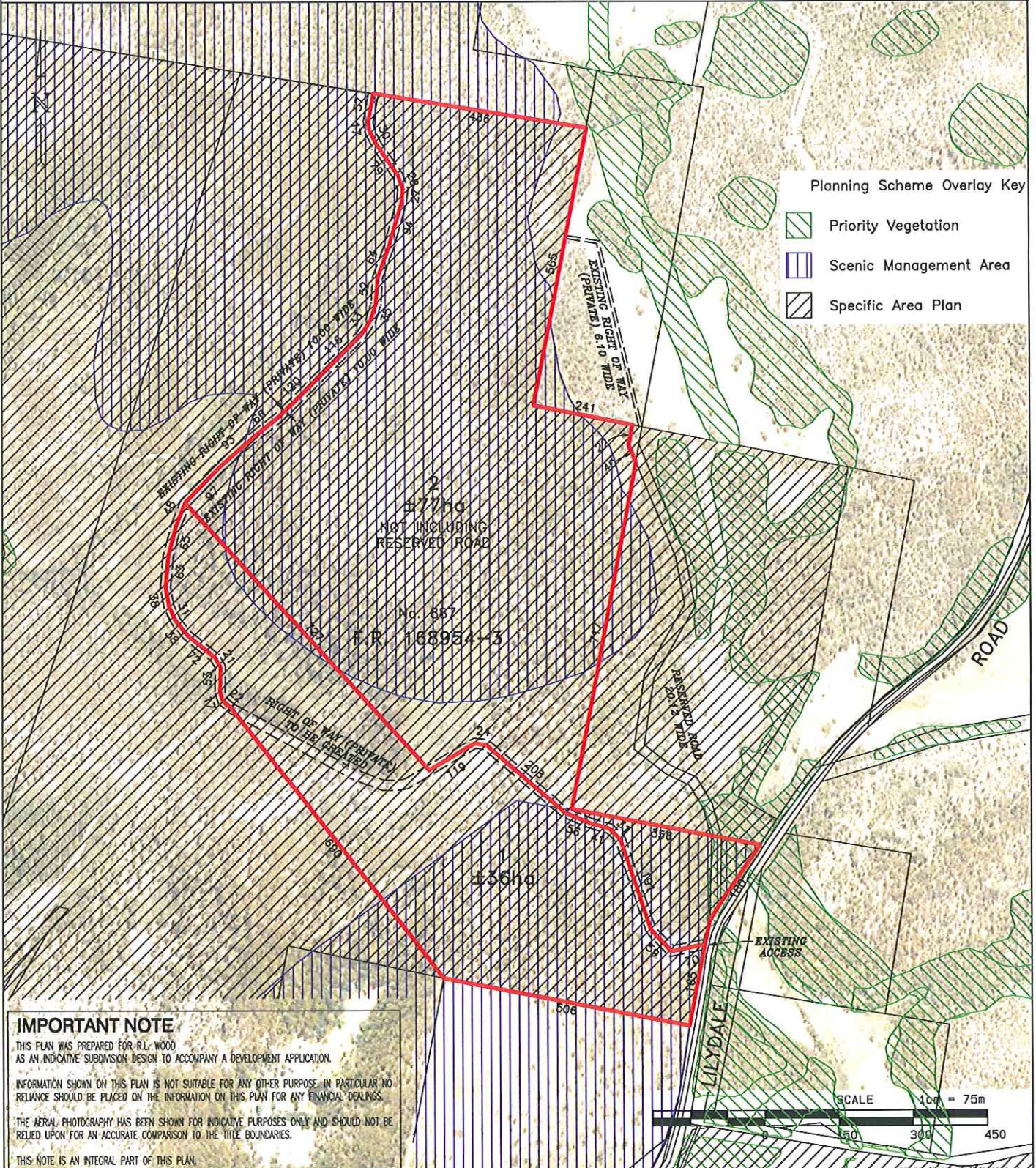
REF: 27-73
(7228)

Municipality: LAUNCESTON CITY COUNCIL
Site Address: 887 LILYDALE ROAD, UNDERWOOD
Tasmap Sheet: 5042 (DILSTON)
Grid Reference: E: 514000 N: 5425000 (MGA)

Owners: R.L. WOOD
Title Refs: 168954-3
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THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.



COHEN & Associates Pty. Ltd.

Bushfire Site Assessment

887 Lilydale Road
Underwood

27/06/2016

Bill Armstrong
Accreditation BFP-132

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1. Introduction

1.1 Scope

This bushfire site assessment and bushfire hazard management plan has been prepared for a submission with a planning permit application under the *Land Use Planning Approvals Act 1993*; *E1.0 Bushfire-Prone Areas Code* in the Launceston City Council Interim Planning Scheme 2012 (*the Scheme*). It has been assessed using Interim Planning Directive No. 1 Bushfire-Prone Areas Code(*the Code*).

This report has been prepared for R. Wood to accompany an application to subdivide land.

The site was inspected on the 24-05-16. It is considered to be in a 'Bushfire Prone Area'. The slopes were assessed using levels measured on-site.

The BAL is established taking into account the type of vegetation and the slope of the land within 100m of the proposed development using the simplified method in *AS3959-2009 Construction of Buildings in Bushfire Prone Areas*.

1.2 Limitations

The report has been produced on the basis that:

- The report is intended to assess the bushfire risk and all other statutory reports are outside the scope of this report.
- Information relating to the type and size of the vegetation is only relevant at the time of site survey and should not be relied upon for future development.
- No assurance is given or implied regarding the safety or amenity for any individual or future occupant within the proposed development.
- No assurance is given or implied regarding the safety of any building constructed within the development.

2. Site Location & Context

2.1 Property Information

The site is the land contained in FR 168954-3 known as 887 Lilydale Road, Underwood.

Access is from Lilydale Road.

Both lots are vacant.

A plan of the Site and the proposed development are included in Appendix 2.

2.2 Planning Scheme Zoning/Special Areas Overlay.

The site is zoned Rural Resource under *the Scheme*.

The site is partly covered by the Scenic Management Area.

2.3 Site Context

The site is located in Underwood in a large area of unmanaged bush. There are a few dwellings in the vicinity but the area is predominantly dry forest and areas of plantation.

2.4 Environmental Features

There are no environmental features that need to be considered for this report.

3. Proposed Development

The proposal is for a 2 Lot subdivision.
A plan of subdivision is attached in Appendix 2.

4. Bushfire Site Assessment

4.1 Bushfire Prone Areas Code

Clause E1.3 of *the Code* defines a 'bushfire prone area' as:

- a) *land that is within the boundary of a bushfire prone area shown on an overlay on a planning scheme map; and*
- b) *where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare.*

Bushfire prone vegetation is described as:

Contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.

The development is located within 100m of 'bushfire prone vegetation' greater than one hectare and is therefore located within a 'bushfire prone area'.

4.2 Fire Danger Index (FDI)

The FDI is determined from Table 2.1 in *AS3959-2009 Construction of Buildings in Bushfire Prone Areas*, 'Jurisdictional and Regional Values for FDI'. For Tasmania the FDI is 50.

4.3 Vegetation

Vegetation has been classified in accordance with Table 2.3 in *AS3959-2009 Construction Of Buildings In Bushfire-Prone Areas*.

The vegetation types within 100m of the site are shown in Table 1. Photos are included in Appendix 2.

Table 1

	<i>Vegetation Description</i>	<i>Vegetation Type</i>
North	Tall trees, mostly euc. Various species of understory	A-03
East	Tall trees, mostly euc. Various species of understory	A-03
South	Tall trees, mostly euc. Various species of understory	A-03
West	Tall trees, mostly euc. Various species of understory	A-03

4.4 Slope & Distance to Vegetation

The Acceptable Solution in Clause 1.6.1.1 A1 (b) iv) of *the Code* requires that a dwelling can achieve a hazard management area between bushfire-prone vegetation and the dwelling with distances greater than or equal to those for BAL 19 in Table 2.4.4 in *AS3959-2009 Construction Of Buildings In Bushfire-Prone Areas*.

Due to the large size of each lot and the various slopes around potential building sites, a worst case scenario has been assumed for future building locations in order to prove that the subdivision is capable of complying with *the Code*.

The slope and distances required to achieve the required BAL 19, as well as the distance required to achieve BAL 12.5, are shown in Table 2.1 and Table 2.2.

Table 2.1

<i>LOT 1</i>	<i>North</i>	<i>East</i>	<i>South</i>	<i>West</i>
Vegetation Type	A-03	A-03	A-03	A-03
Slope	15-20	15-20	5-10	10-15
BAL 19	51m	51m	34m	41m
BAL 12.5	67m	67m	46m	56m

Table 2.2

<i>LOT 2</i>	<i>North</i>	<i>East</i>	<i>South</i>	<i>West</i>
Vegetation Type	A-03	A-03	A-03	A-03
Slope	10-15	10-15	10-15	10-15
BAL 19	41m	41m	41m	41m
BAL 12.5	56m	56m	56m	56m

5. Hazard Management Objectives

5.1 Hazard Management Areas

To comply with clause 1.6.1.1 A1 (b) iv) of *the Code*, Hazard management areas must be shown. The details of these areas and maintenance requirements can be found in the Bushfire Hazard Management Plan in Appendix 3.

5.2 Subdivision Access

Lilydale Road is a State maintained, all weather, two way bitumen road.

Access to the new lots is via an existing gravel road that will be shared between the 2 new lots plus some other existing properties not part of this development. The existing gravel road is capable of providing through access back to Lilydale Road.

At the point where property access for each new building area on Lots 1 and 2 will become private, there is a large turning area suitable for fire appliances.

There are many passing opportunities for vehicles on this road to allow access for vehicles and emergency services.

Lots 1 and 2 will require new access to building areas in future. These future accesses must comply with section B in Table E4 in *the Code*. Both lots are capable of building an access compliant with section B in Table E4.

This is compliant with section 1.6.1.2 A1 (b) of *the Code*.

5.3 Water Supply For Fire Fighting

To comply with clause 1.6.1.3 of *the Code*, water supply for fire fighting must be demonstrated for each Lot.

The development is not serviced with reticulated mains so static water supply will be required. Any future development on either lot will require a static water supply to be provided that will comply with Table E7 in *the Code*. This would need to be a minimum of 10 000L with fittings for fire fighting purposes. This is in addition to any domestic supply.

The details of the water supply can be found in the Bushfire Hazard Management Plan.

Both lots have sufficient area to build compliant water supply. This is compliant with clause 1.6.1.3 A2 (b).

6. Conclusion

This bushfire assessment report has been undertaken to satisfy the requirements of the *Land Use Planning Approvals Act 1993; E1.0 Bushfire-Prone Areas Code* in Southern Midlands Council Interim Planning Scheme 2015. It has outlined the Hazard Management Objectives that will be required to comply with section E1.6.1 of *E1.0 Bushfire-Prone Areas Code*.

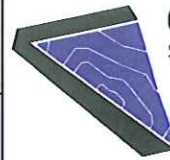
APPENDIX 1 – INDICATIVE VEGETATION



Indicative Forest

CLIENT R. WOOD	
SCALE 1:10000@A4	JOB 7228
DATE 27/06/16	REF 27/73
FR 168954-3	PID 3351316
BILL ARMSTRONG ACREDITATION No. BFP-132	

TITLE
**BUSHFIRE HAZARD MANAGEMENT PLAN
 887 LILYDALE ROAD, UNDERWOOD**



COHEN & ASSOCIATES P/L
 SURVEYORS PLANNERS & MAPPING CONSULTANTS

103 CAMERON STREET
 PO BOX 990 LAUNCESTON 7250 TAS
 EMAIL : admin@surveyingtas.com.au
 TELEPHONE : 03 6331 4633
 www.surveyingtas.com.au

SHEET: 1 OF 1	WARNING THIS DRAWING SHALL NOT BE ALTERED OR USED FOR ANY UNAUTHORISED PURPOSE WITHOUT THE WRITTEN CONSENT OF COHEN & ASSOCIATES P/L
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ABN 70 689 298 535

Hazard Management Area to be maintained in a minimum fuel condition in accordance with Section E1.3.1 of the Bushfire Code in the Launceston Interim Planning Scheme 2012.

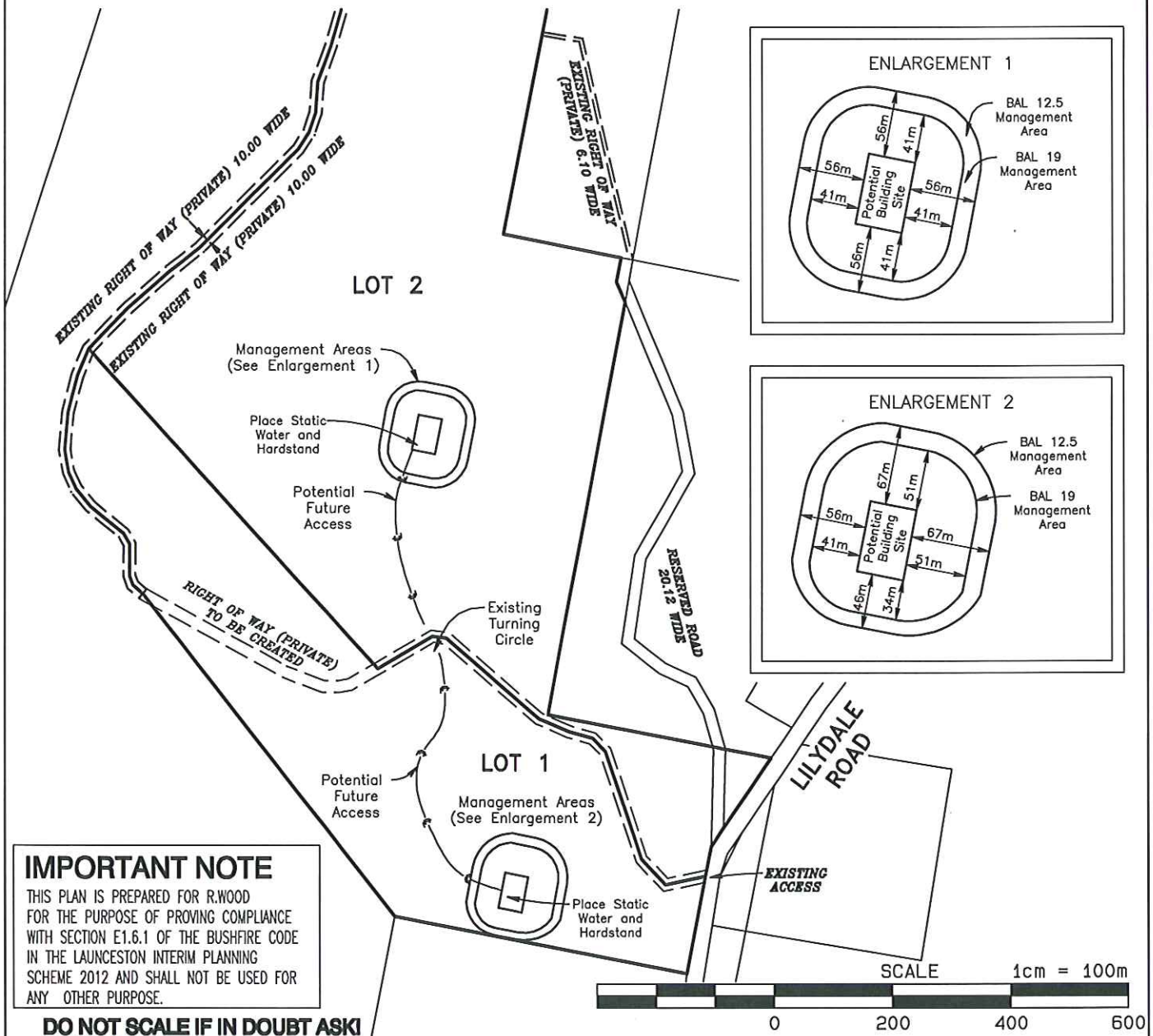


This is to be achieved by:

- Removing any potential fire hazards such as wood piles, rubbish heaps and stored fuels;
- Using low flammability species for landscaping purposes;
- Ensuring there is horizontal separation between tree crowns as well as vertical separation between ground litter and canopy by pruning low branches;
- Maintaining lawns to a short length (less than 100mm)

Private access to be constructed in accordance with Table E4 of the Bushfire Code in the Launceston Interim Planning Scheme 2012. This includes driveway aprons & culverts.

Static Water Supply to be 10 000 litre minimum with connections for fire fighting and access to a hardstand area within 3m of the supply



IMPORTANT NOTE

THIS PLAN IS PREPARED FOR R.WOOD FOR THE PURPOSE OF PROVING COMPLIANCE WITH SECTION E1.6.1 OF THE BUSHFIRE CODE IN THE LAUNCESTON INTERIM PLANNING SCHEME 2012 AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

DO NOT SCALE IF IN DOUBT ASK!

Schedule 1 Bushfire Planning Certificate

CODE E1 – BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies²

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

Name of planning scheme or Instrument:

Street address:

Certificate of Title / PID:

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

Street address:

Certificate of Title / PID:

2. Proposed Use or Development

Description of Use or Development:

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

Code Clauses³:

E1.4 Exempt Development

E1.5.1 Vulnerable Use

E1.5.2 Hazardous Use

E1.6.1 Subdivision

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

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

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

3. Documents relied upon⁴

Documents, Plans and/or Specifications

Title:

Author:

Date: Version:

Bushfire Report

Title:

Author:

Date: Version:

Bushfire Hazard Management Plan

Title:

Author:

Date: Version:

Other Documents

Title:

Author:

Date: Version:

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

4. Nature of Certificate⁵

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

<input type="checkbox"/> E1.5.1 – Vulnerable Uses			
E1.5.1.1 Standards for vulnerable use			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.1.1 P1.	Risk is mitigated	
<input type="checkbox"/>	E1.5.1.1 A2.1	BHMP	
<input type="checkbox"/>	E1.5.1.1 A2.2	Emergency Plan	

<input type="checkbox"/> E1.5.2 – Hazardous Uses			
E1.5.2.1 Standards for hazardous use			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.2.1 P1.	Risk is mitigated	
<input type="checkbox"/>	E1.5.2.1 A2.1	BHMP	
<input type="checkbox"/>	E1.5.2.1 A2.2	Emergency Plan	

<input type="checkbox"/> E1.6.1 – Development standards for subdivision			
E1.6.1.1 Subdivision: Provision of hazard management areas			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1.1 P1.	Hazard Management Areas are sufficient to mitigate risk	

⁵ The certificate must indicate by placing X in the corresponding for each applicable standard and the corresponding compliance test within each standard that is relied upon to demonstrate compliance to Code E1

<input type="checkbox"/>	E1.6.1.1 A1. (a)	Insufficient Increase In risk	
<input type="checkbox"/>	E1.6.1.1 A1. (b)	Provides BAL 19 for all lots	

E1.6.1.2 Subdivision: Public and fire fighting access			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1.2 P1.	Access is sufficient to mitigate risk	
<input type="checkbox"/>	E1.6.1.2 A1. (a)	Insufficient Increase In risk	
<input type="checkbox"/>	E1.6.1.2 A1. (b)	Access complies with Tables E3, E4 & E5	

E1.6.1.3 Subdivision: Provision of water supply for fire fighting purposes			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1.3 A1. (a)	Insufficient Increase in risk	
<input type="checkbox"/>	E1.6.1.3 A1. (b)	Reticulated water supply is consistent with the objective	
<input type="checkbox"/>	E1.6.1.3 A1. (c)	Reticulated water supply complies with Table E6.	
<input type="checkbox"/>	E1.6.1.3 A2. (a)	Insufficient Increase in risk	
<input type="checkbox"/>	E1.6.1.3 A2. (b)	Static water supply is consistent with the objective	
<input type="checkbox"/>	E1.6.1.3 A2. (c)	Static water supply complies with Table E7.	

5. Bushfire Hazard Practitioner⁶

Name: Phone No:

Address: Fax No:

Email Address:

Accreditation No: Scope:

6. Certification⁷

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

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


or

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

and/or

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

Signed:
certifier



Date:

Certificate No:

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

⁷ The relevant certification must be indicated by placing X in the corresponding .