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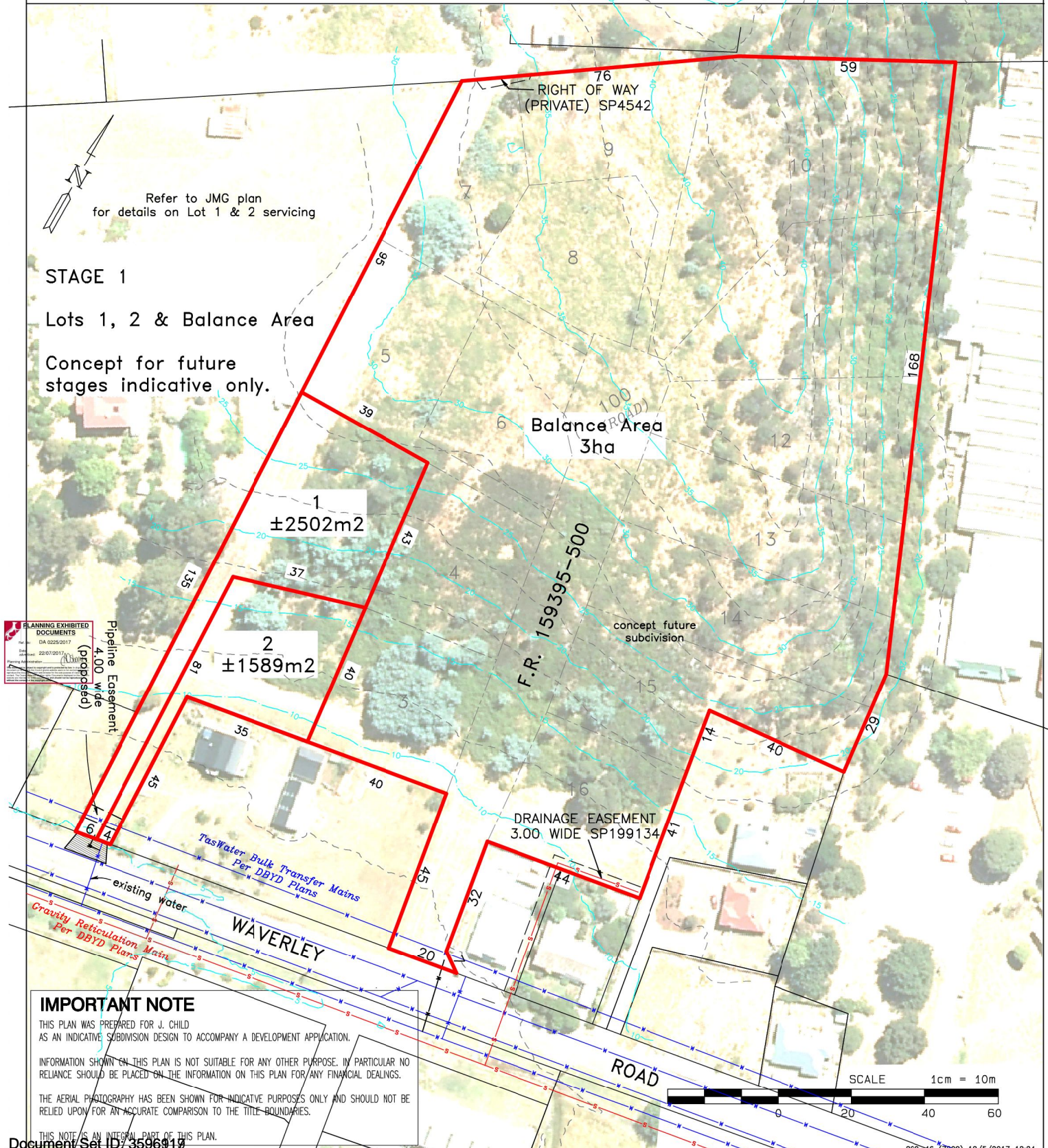
PLAN OF SUBDIVISION SHEET 1 OF 1

REF: 220-46
(7209)

Municipality: LAUNCESTON CITY COUNCIL
Site Address: 21 WAVERLEY ROAD, WAVERLEY
Tasmap Sheet: LAUNCESTON (5041-44)
Grid Reference: E: 514917 N: 5413069 (MGA)

Owners: J. S. CHILD
Title Refs: 159395-500
Dates: Version A: 12-5-2017
Version B:
Version C:
Scale: 1 : 1000 @ 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.



STAGE 1

Lots 1, 2 & Balance Area

Concept for future stages indicative only.



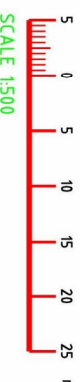
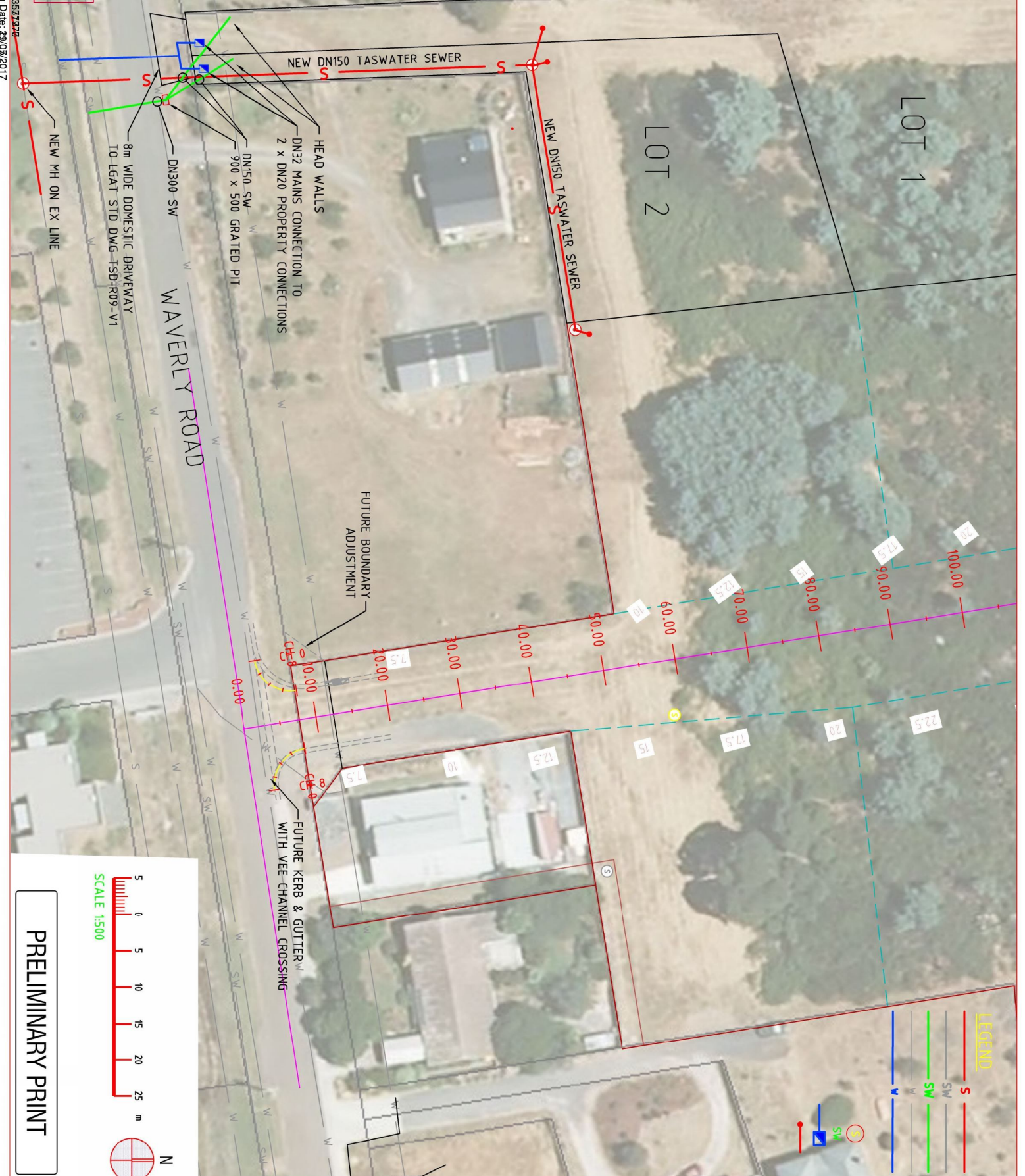
IMPORTANT NOTE

THIS PLAN WAS PREPARED FOR J. CHILD 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.



PRELIMINARY PRINT

LEGEND

- S PROPOSED SEWER MAIN
- SW EXISTING STORMWATER MAIN
- SW PROPOSED STORMWATER MAIN
- W EXISTING WATER MAIN
- W PROPOSED WATER MAIN
- V SEWER MANHOLE
- SW STORMWATER MANHOLE
- DN20 METER
- LOT CONNECTION SEWER

REV	DATE	REMARK
P1	01.12.16	PRELIMINARY - FOR COMMENT

SAFETY IN DESIGN REPORT
The following was noted in regard to the design of the stormwater and sewer systems. The design of the stormwater and sewer systems is in accordance with the relevant standards and codes of practice. The design of the stormwater and sewer systems is in accordance with the relevant standards and codes of practice.

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PROJECT
PROPOSED SUBDIVISION
21 WAVERLY RD
WAVERLY

TITLE
STAGE 1
SEWER, WATER &
STORMWATER LAYOUT

Accepted (Designer/Head)	Date
Approved (Client/Lead) <td>Date </td>	Date
Approved (Group Manager) <td>Date </td>	Date

SCALES @ A3
DIB
KJH
PLOT DATE 12/05/2017

PROJECT NO. J162230C1
PLAT DETAILS J162230C1.C01.DWG

DWG NO. C01
REVISION P

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:

Launceston Interim Planning Scheme 2015

Street address:

21 Waverley Road, Waverley

Certificate of Title / PID:

FR 159359-500

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.



Certificate: Bushfire-Prone Areas Code v3.0

Page 1 of 5

3. Documents relied upon⁴

Documents, Plans and/or Specifications

Title:	7209 Plan of Subdivision		
Author:	Cohen & Associates		
Date:		Version:	

Bushfire Hazard Report

Title:	7209 Bushfire Assessment		
Author:	Bill Armstrong		
Date:	11-04-17	Version:	

Bushfire Hazard Management Plan

Title:	7209 BHMP		
Author:	Bill Armstrong		
Date:	11-04-17	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			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.1 P1	Risk is mitigated	
<input type="checkbox"/>	E1.5.1 A2	BHMP	
<input type="checkbox"/>	E1.5.1 A3	Emergency Plan	

<input type="checkbox"/> E1.5.2 – Hazardous Uses			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.2 P1	Risk is mitigated	
<input type="checkbox"/>	E1.5.2 A2	BHMP	
<input type="checkbox"/>	E1.5.2 A3	Emergency Plan	

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

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 A1 (c)	Consent for Part 5 Agreement	
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E1.6.2 Subdivision: Public and fire fighting access			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.2 P1	Access is sufficient to mitigate risk	
<input type="checkbox"/>	E1.6.2 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	

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



5. Bushfire Hazard Practitioner⁶

Name:	Bill Armstrong	Phone No:	6331 4633
Address:	Cohen & Associates	Fax No:	
	103 Cameron Street	Email Address:	bill@surveyingtas.com.au
	Launceston		7250
Accreditation No:	BFP – 132	Scope:	1, 2, 3a, 3b

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"/>
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or

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

and/or

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

Signed:
certifier



Date:

12-04-17

Certificate No:

7209-01

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.

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



Certificate: Bushfire-Prone Areas Code v3.0



COHEN & Associates Pty. Ltd.

Bushfire Site Assessment

21 Waverley Road
Waverley

11/04/2017

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 J. Child to accompany an application to subdivide land.

The site was inspected on the 11-04-17. 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 159395-500 known as 21 Waverley Road, Waverley. Access is from Waverley Road.

2.2 Planning Scheme Zoning/Special Areas Overlay.

The site is zoned Low Density Residential under *the Scheme*.
The site is partly covered by the Scenic Management Area scheme overlay.

2.3 Site Context

The site is located in a suburban area on the boundary between Waverley and St Leonards. To the rear of the site is Distillery Creek and the gorge that the creek runs through. The site is currently vegetated as is the gorge area of Distillery Creek. The surrounding development is a mixture of Residential and Industrial uses.



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 3 Lot subdivision.

There is potential for future subdivision of the Balance Area.

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>Direction</i>	<i>Vegetation Description</i>	<i>Vegetation Type</i>
North	A few small shrubs, mostly grasses	G-19
East	A few small shrubs, mostly grasses	G-19
South	Existing maintained Residential & Industrial	N/A
West	Existing maintained Residential & Industrial	N/A

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*.

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.

Table 2

	<i>North</i>	<i>East</i>	<i>South</i>	<i>West</i>
Vegetation Type	G-19	G-19	N/A	N/A
Slope	U/S	Flat	5-10	0-5
BAL 19	10m	10m	N/A	N/A
BAL 12.5	14m	14m	N/A	N/A

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 dimensions of the hazard management areas will come from Table 2.1 & Table 2.2. The details of these areas and maintenance requirements can be found in the Bushfire Hazard Management Plan in Appendix 3.

Due to the potential for future subdivision, it is envisaged that the management areas for Lots 1 and 2 will be contained in the Balance Area. This will require a Part 5 agreement.



5.2 Subdivision Access

Waverley Road is a wide suburban street capable of meeting the requirements for access.

Lots 1 and 2 will require new access from Waverley Road. These will both be longer than 30m so the future access to any new dwelling on these lots must comply with section B in Table E2 in *the Code*.

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 buildable areas of Lots 1 and 2 are not capable of being serviced by fire hydrants. Static water will need to be provided to any future dwelling and must be compliant with Table E5 in *the Code*.

The table outlines the requirements for proximity, volume, construction material and fittings.

This is compliant with clause 1.6.1.3 A2 (c).

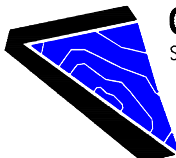
6. Conclusion

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 Launceston City Council Interim Planning Scheme 2012. 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



CLIENT J. CHILD		TITLE BUSHFIRE HAZARD MANAGEMENT PLAN 21 WAVERLEY ROAD, WAVERLEY		 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 ABN 70 689 298 535
SCALE 1:1000@A4	JOB 7209	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	
DATE 11/04/17	REF 220/46			
FR 159395-500	PID			

BILL ARMSTRONG
ACREDITATION No. BFP-132



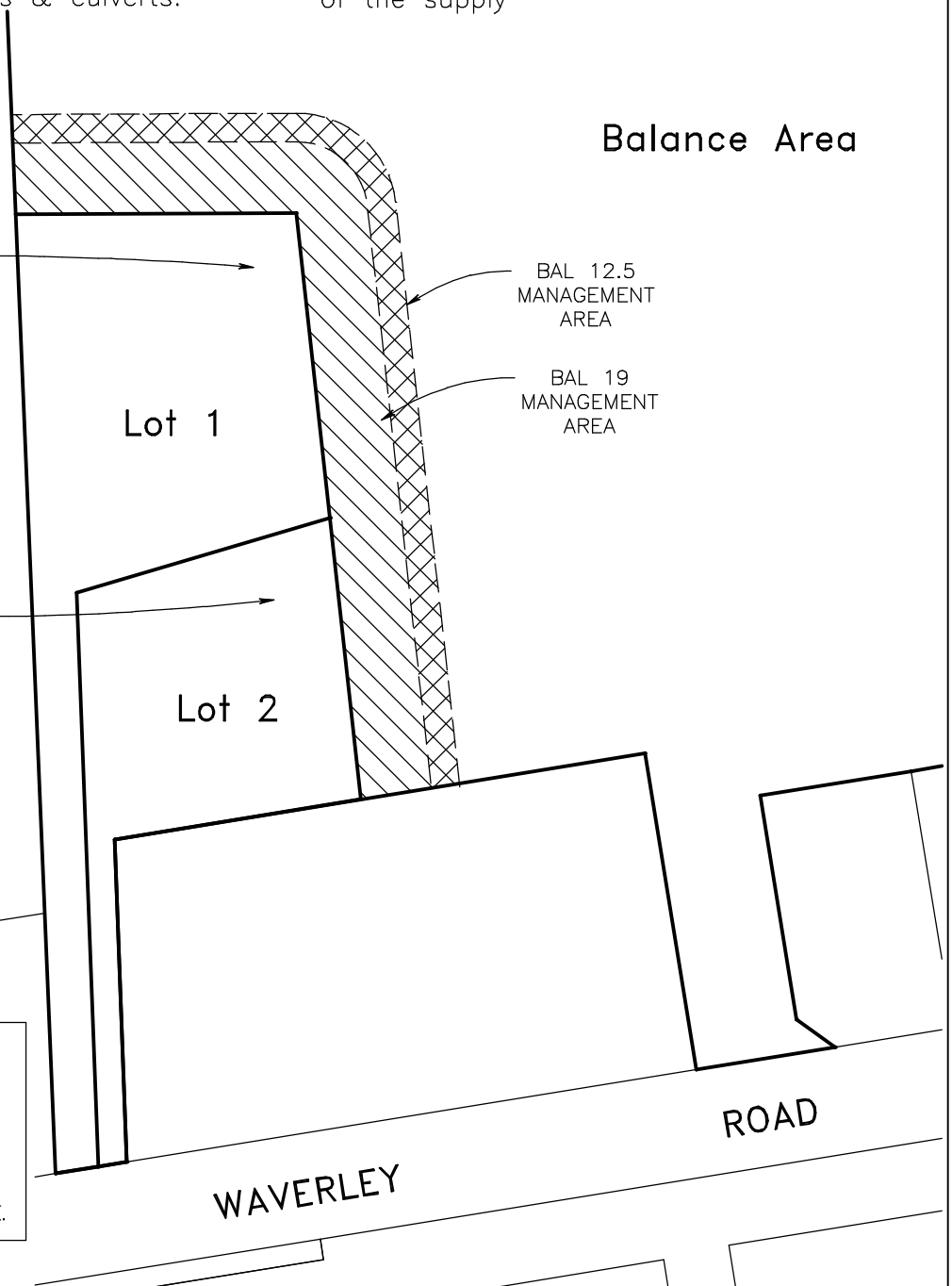
Hazard Management Area to be maintained in a minimum fuel condition in accordance with Section E1.3.1 of the Bushfire Code in the Launceston Planning Scheme 2015.

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 E2 of the Bushfire Code in the Launceston Planning Scheme 2015. 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 J. CHILD FOR THE PURPOSE OF PROVING COMPLIANCE WITH SECTION E1.6.1 OF THE BUSHFIRE CODE IN THE LAUNCESTON PLANNING SCHEME 2015 AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.



DO NOT SCALE IF IN DOUBT ASK!