



Tasmania Fire Service

Representation No. 17

Bushfire Risk Unit

File No: AD3702

General Manager  
West Tamar Council  
[wtc@wtc.tas.gov.au](mailto:wtc@wtc.tas.gov.au)

Attn: Andrew Brown

Dear Andrew,

### **DRAFT WEST TAMAR LOCAL PROVISIONS SCHEDULE (LPS)**

I write on behalf of the Tasmania Fire Service (TFS) in response to Council's Draft Local Provisions Schedule (LPS).

TFS worked with Council in 2019 to produce the bushfire-prone areas overlay that was incorporated into the West Tamar Interim Planning Scheme 2013 in June 2020 (Amendment AMD 01-20). The overlay has been replicated in the Draft LPS.

As a result of subdivision activity in the intervening time there are some updates to the overlay that we recommend be adopted. The recommended updates involve removing some relatively small areas from the overlay within existing growth areas. The proposed updates are relatively minor but are considered worthwhile because they would simplify the approvals process for future building work on the affected properties.

It is our view that future building work on the identified properties would likely be assessed as BAL-LOW under Australian Standard 3959 Construction of buildings in bushfire-prone areas (AS 3959:2018), meaning no special bushfire protection measures would be required. Removing these properties from the overlay would therefore have no effect on development outcomes and would have the benefit of removing the need for the respective owners to obtain a bushfire assessment for building compliance.

### **Braeburn Parade, Sundowner Avenue and Tayah Court, Legana**

The area recommended for removal from the bushfire-prone areas overlay is shown in Figure 1 and includes 19 freehold titles and road reserve (1.98ha total area). The lots are located on Braeburn Parade, Sundowner Avenue and Tayah Court.

The land is zoned General Residential and is within a developing estate. Residual grassland fuels within the lots themselves can be expected to be managed through normal hazard abatement practices and eventually permanently removed as the lots are developed.

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**Figure 1 – Land recommended for removal from bushfire-prone areas overlay in Legana (outlined in yellow)**

### **Meadow Court, Greenfield Drive and Ridgeview Crescent, Riverside**

The area recommended for removal from the bushfire-prone areas overlay is shown in Figure 2 and includes 19 freehold titles (1.4ha total area). The lots are located on Meadow Court, Greenfield Drive and Ridgeview Crescent.

Again, the land is zoned General Residential and is within a developing estate. Some of the subject lots have been developed for residential use while others are currently vacant. Residual grassland fuels within the lots themselves can be expected to be managed through normal hazard abatement practices and eventually permanently removed as the lots are developed.

There is no bushfire hazard management plan or other form of control in place to manage fuels on the future stages of the subdivision, hence it is not possible to remove additional lots on the southern side of Ridgeview Crescent at this time.



**Figure 2 – Land proposed for removal from bushfire-prone areas overlay in Riverside (outlined in yellow)**

### **Recommendation**

It is recommended that Council supports the proposed updates to the draft LPS in its s.35F report that will be submitted to the Planning Commission.

It is our view that the recommended refinements would not result in any increase in detriment to any landowner or have any significant change on the draft LPS and therefore should not warrant re-exhibition of the draft LPS. However, should the Planning Commission take another view on this and consider the changes to be a substantial modification, the updates could be progressed as a separate draft amendment after the LPS has been approved.

Should the changes be supported, TFS can provide amended map data for inclusion in the final LPS or alternatively for use in a future draft amendment.

If you would like to discuss any aspect of this submission please contact me at [tom.oconnor@fire.tas.gov.au](mailto:tom.oconnor@fire.tas.gov.au) or on 0438 101 367.

Yours faithfully,

**Tom O'Connor**  
**SENIOR PLANNING & ASSESSMENT OFFICER**

13 April 2021