



Tasmania Fire Service

Bushfire Risk Unit

File No: AD162-02

Executive Commissioner  
Tasmanian Planning Commission  
[tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

Dear Sir/Madam,

**RE: DRAFT HUON VALLEY LOCAL PROVISION SCHEDULE (LPS) – LPS-HUO-TPS – DIRECTION 54**

I write on behalf of the Tasmania Fire Service in response to the Commission's directions issued on 30 May 2023.

Direction 54 requested the following information:

Name	Direction
Direction 54 Tasmanian Fire Service and the Planning Authority	In relation to representation 50, preparation of a modified Bushfire-Prone Area overlay by the Tasmanian Fire Service, which is to be based upon development and subdivision information obtained from the planning authority as to which land should be excluded.  <b><i>Response due 22 June 2023</i></b>

TFS worked with Huon Valley Council in 2018 to produce a draft bushfire-prone areas overlay for the Huon Valley municipality. The overlay was incorporated into the Huon Valley Interim Planning Scheme 2015 in 2020 following the Commission's approval of Draft Amendment PSA-3-2019. The overlay was then carried forward into the draft Huon Valley LPS.

Several approved subdivisions in Huonville have progressed since the mapping was originally produced. TFS inspected the areas of interest on 9 June 2023 to verify existing conditions. Consequently, TFS recommends updates be adopted prior to the Commission's approval of the Huon Valley LPS.

The recommended updates detailed in this submission are relatively minor but worthwhile as they will simplify the approvals process for future building work on the affected titles.

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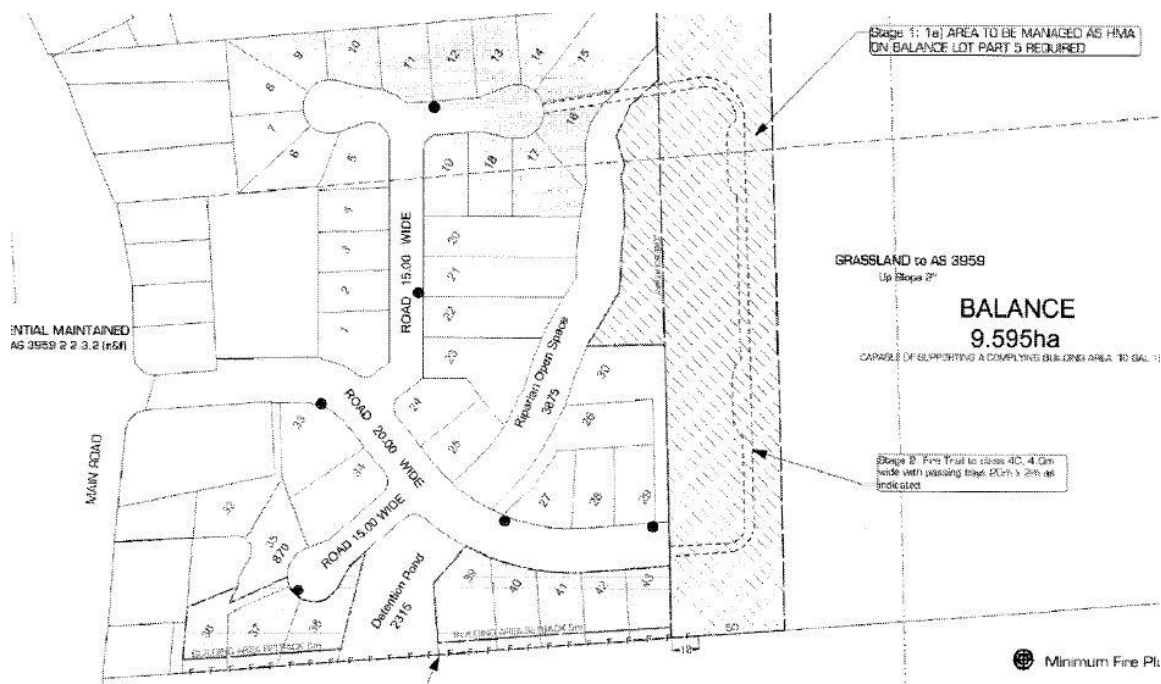
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## Ashy Way, Sophie Lane and Debra Place, Huonville

Since the bushfire-prone areas overlay was prepared, additional stages of the subdivision of 183 Main Road, Huonville (Permit No. SUB-31/2015) have been constructed. The subdivision roads within the development include Ashy Way, Sophie Lane and Debra Place.

A bushfire hazard management plan (BHMP) was prepared as part of the subdivision that required a 50m wide hazard management area be maintained on the balance land (CT 178529/500). This requirement was formalised through a Part 5 Agreement (Deed No. E144079). Figure 1 is an extract from the Part 5 Agreement that shows the hazard management area on the balance land.



**Figure 1 – Extract from Part 5 Agreement showing 50m wide hazard management area on balance land**

Compliance with the Part 5 Agreement is enforceable by Huon Valley Council. At the time of inspection (9 June 2023), it was clear that vegetation management has been occurring on CT 178529/500 although TFS did not seek to verify whether the full 50m is being maintained at the present time. TFS expects the hazard management area will be established prior to (and throughout) the annual bushfire season in accordance with the Part 5 Agreement.

Based on the current situation, approximately 4.8 hectares of General Residential zoned land could now be removed from the overlay, as shown in Figure 2. This includes 44 freehold titles that could accommodate buildings with a Bushfire Attack Level of BAL-LOW under AS 3959:2018 – Construction of buildings in bushfire-prone areas.

A building assessed as BAL-LOW is not subject to any minimum standards for bushfire protection. It is expected that a bushfire practitioner engaged to assess

building work on the identified lots would certify an exemption from the requirement for a bushfire hazard management plan.



**Figure 2 – Area for removal from bushfire-prone areas overlay at Ashy Way, Sophie Lane and Debra Place, Huonville**

### **Huon Highway, Old Apple Court, Homedale Chase and Southbridge Place, Huonville**

Since the bushfire-prone areas overlay was prepared, subdivision of 38 Coolstore Road, Huonville has progressed (Permit No. SUB-20/2012). The approved layout is shown in Figure 3. At the time of inspection (9 June 2023) stages 1-2 had been completed and stage 3 civil works were underway. It is anticipated that the stage 3 residential lots will be issued this year, once civil works are completed.

The subdivision has converted what has historically been agricultural land into urban residential properties, thereby removing at least part of the bushfire hazard (grassland) that existed prior to the development. In doing so, the development will reduce hazard exposure to a portion of stage 1 lots and existing lots on Huon Highway and Old Apple Court.

Based on the current situation, approximately 3.6 hectares of General Residential zoned land could now be removed from the overlay. This area is shown in Figure 4 and includes 32 freehold titles that have appropriate separation to accommodate buildings with a Bushfire Attack Level of BAL-LOW under AS 3959:2018 – Construction of buildings in bushfire-prone areas.





## Sale Street, Huonville

Since the bushfire-prone areas overlay was prepared, subdivision of Lot 5 Sale Street, Huonville has progressed. The site is shown in Figure 5. At the time of inspection (9 June 2023) civil works were underway.

The subdivision will convert what has historically been agricultural land into urban residential properties, thereby removing at least part of the bushfire hazard (grassland) that existed prior to the development. At the time of writing, TFS has been unable to obtain a copy of the approved subdivision plan or verify the spatial extent of the subdivision that is currently under construction.

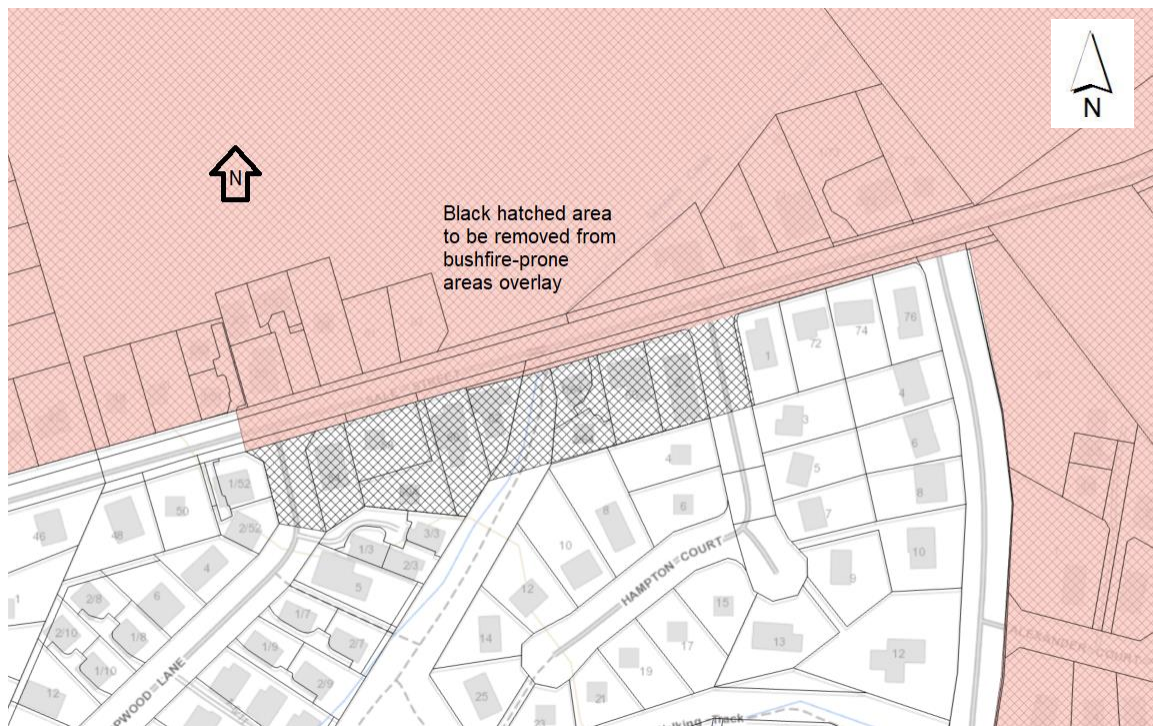


**Figure 5 – Lot 5 Sale Street, Huonville**

Based on the available information, approximately 0.8ha of land could now be removed from the overlay. This area is shown in Figure 6 and includes 8 existing residential properties on the southern side of Sale Street.

It is likely that additional amendments to the overlay as it applies to properties in this area (Sale Street) could be progressed via a future draft amendment to the Huon Valley LPS. TFS is available to work with Council on a future draft amendment, should Council wish to progress additional updates. Alternatively, the area can be reviewed as part of the periodic LPS review process required under the *Land Use Planning and Approvals Act 1993*.





**Figure 6 – Area for removal from bushfire-prone areas overlay Sale Street, Huonville**

The revisions identified in this submission would remove a total area of 9.2ha, which includes 84 residential lots (freehold titles) from the bushfire-prone areas overlay. The revisions would have a direct benefit for the owners of these lots by avoiding the application of unnecessary regulation to their future developments.

TFS has produced a modified version of the overlay GIS data (shape file) that includes the amendments identified in this submission. The data has been provided to Huon Valley Council for inclusion in their updated LPS maps.

If TFS can provide any further information or advice to assist the Commission, 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**

22 June 2023