

---

**From:** Bushfire Practitioner <bfp@fire.tas.gov.au>  
**Sent:** Thursday, 2 March 2023 5:29 PM  
**To:** Laura Ashelford  
**Cc:** Bushfire Practitioner (TFS)  
**Subject:** RE: Planning Scheme Amendment Referral - PSA 2021/6

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email originated from outside of DERWENT VALLEY COUNCIL. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Laura,

Thank you for referring Draft Amendment PSA 2021/6 to TFS for comment.

The proposed Draft Amendment seeks to facilitate future urban growth at New Norfolk within a bushfire-prone area. The supporting information includes advice from ERA (21/07/21) regarding integration of bushfire risk mitigation into the future development. That advice is supported by TFS however it is unclear how some aspects will be implemented.

1. Management of bushfire hazards

The ERA advice includes a recommendation for all land outside of residential allotments to be maintained as a hazard management area (minimum fuel condition). It includes prescriptions for this purpose. This concept would in theory provide a high level of risk mitigation for assets, residents and emergency personnel and would be consistent with the direction provided in the Southern Tasmania Regional Land Use Strategy 2010-2035 (MRH1).

However:

- The SAP does not require the hazard management areas envisaged by ERA to be implemented;
- If the vegetation removal were proposed in future, it is unclear who would be responsible for ongoing maintenance of what would be a significant area;
- The concept appears to be in conflict with the analysis provided by ECOTas (13/12/20), which anticipates the retention of significant tracts of native vegetation adjoining the future residential lots.

It is therefore unclear what degree of bushfire protection (and conversely, what impact on biodiversity values) will be provided for through application of the SAP. If the intention is to retain native vegetation communities as indicated by ECOTas, this may impact future lot design and building siting.

2. Strategic fire trail and fuel break

The ERA advice includes a recommendation to provide a perimeter fire trail and fuel break. This concept is supported by TFS but again is not required to be implemented by the SAP. It is consequently unclear whether this infrastructure will be implemented and if so, who would be responsible for its ongoing maintenance.

How the abovementioned issues are resolved will directly influence the long-term risk exposure of the community and emergency intervention. It is recommended these issues be considered to provide

improved certainty regarding long term outcomes and to inform the Commission's assessment of the Draft Amendment.

Kind regards,

**Tom O'Connor**  
Senior Planning & Assessment Officer  
Bushfire Risk Unit

Tasmania Fire Service

Service | Professionalism | Integrity | Consideration

Cnr Argyle and Melville Streets | GPO Box 308 Hobart Tasmania 7001  
Phone 0438 101 367  
tom.oconnor@fire.tas.gov.au | [www.fire.tas.gov.au](http://www.fire.tas.gov.au)

---

**From:** Laura Ashelford <lashelford@dvc.tas.gov.au>  
**Sent:** Monday, February 20, 2023 10:36 AM  
**To:** Information & Records Section <tfs@fire.tas.gov.au>  
**Cc:** Bushfire Practitioner <bfp@fire.tas.gov.au>  
**Subject:** Planning Scheme Amendment Referral - PSA 2021/6

Some people who received this message don't often get email from [lashelford@dvc.tas.gov.au](mailto:lashelford@dvc.tas.gov.au). [Learn why this is important](#)

To whom it may concern,

Please find attached documentation relating to Planning Scheme Amendment PSA 2021/6 as follows:

- *To amend the planning scheme zoning map by rezoning the land at Lot 1 Glebe Road (CT 179148/1) and Lot 6 Poulter's Road (CT 141514/6), New Norfolk from Low Density Residential and Rural Living to General Residential as shown in Annexure 1.*
- *To amend the Planning Scheme Ordinance to introduce the Mills Residential Estate Specific Area Plan (SAP) at Clause F1.0 as shown in Annexure 2.*

This referral is made at the request of the Tasmanian Planning Commission. If you intend to make comment on the proposal could you please advise us by COB Friday 3 March 2023.

**Laura Ashelford**  
Senior Planner

Please note I am not usually available on Thursdays

---

T: (03) 6261 8520  
[derwentvalley.tas.gov.au](http://derwentvalley.tas.gov.au)

---

**Derwent Valley**  
COUNCIL

---



*We acknowledge and pay respect to the Tasmanian Aboriginal Community as the traditional and original owners and continuing custodians of this land on which we work on, and acknowledge and pay respect to Elders, past, present, and emerging.*

CONFIDENTIALITY NOTICE AND DISCLAIMER

The information in this transmission may be confidential and/or protected by legal professional privilege, and is intended only for the person or persons to whom it is addressed. If you are not such a person, you are warned that any disclosure, copying or dissemination of the information is unauthorised. If you have received the transmission in error, please immediately contact this office by telephone or email, to inform us of the error and to enable arrangements to be made for the destruction of the transmission, or its return at our cost. No liability is accepted for any unauthorised use of the information contained in this transmission.

---

CONFIDENTIALITY NOTICE AND DISCLAIMER

The information in this transmission may be confidential and/or protected by legal professional privilege, and is intended only for the person or persons to whom it is addressed. If you are not such a person, you are warned that any disclosure, copying or dissemination of the information is unauthorised. If you have received the transmission in error, please immediately contact this office by telephone, fax or email, to inform us of the error and to enable arrangements to be made for the destruction of the transmission, or its return at our cost. No liability is accepted for any unauthorised use of the information contained in this transmission.