
From: Laura Ashelford <lashelford@dvc.tas.gov.au>
Sent: Wednesday, 31 January 2024 12:06 PM
To: TPC Enquiry
Cc: O'Brien, Lauren
Subject: Derwent Valley 2015 - draft amendment PSA-2021-6 - submission of additional information
Attachments: UPDATED Mills Estate Specific Area Plan - Post-lodgement - DVC track changes.pdf; UPDATED Mills Estate Specific Area Plan - Post-lodgement - DVC clean copy.pdf; UPDATED Mills Estate Specific Area Plan - Post-lodgement - DVC clean copy.docx; The Mills - SAP_Bushfire requirements_21 December 2023.pdf; Urbis Response to TPC Directions PSA 2021-6 .pdf; Fw: The Mills - SAP requirements; FW: Derwent Valley Draft Amendment PSA 2021-6. Rezone Lots 5 and 6 - Presentation for Hearing

Categories:

To whom it may concern,

Please find attached documentation in response to items 5, 6 and 7 from your letter, dated 25 September 2023. The following documentation submitted to Council by Urbis is attached:

- Urbis response to TPC Directions PSA 2021-6 (letter)
- Item 5 – Water Servicing: (refer email FW: Derwent Valley Draft Amendment PSA 2021-6. Rezone Lots 5 and 6 – Presentation for Hearing)
 - o Email correspondence from ADG Engineers dated 19 September 2023 to TAS Water including the DPA Net Model and email correspondence from Tas Water dated 22 December 2023 confirming the water model information provided by ADG meets their requirements.
- Item 6 – Bushfire Risk Management (refer email FW; The Mills – SAP requirements)
 - o Memo from Ms Clare Hester, Managing Planning, ERA Planning and Environment dated 21 December 2023 in response to TPC and Tasmanian Fire Service’s requirements regarding bushfire risk management.
 - o Email response from Tasmanian Fire Service dated 21 December confirming acceptance of proposed approach to bushfire risk management for the site. (Note this email references ERA letter dated 18 December. Minor editing was made to this letter, as reflected in ERA’s final letter dated 21 December 2023).
- Item 7 – SAP redrafting
 - o Revised draft The Mills Residential Estate draft SAP including a ‘tracked changes’ version and ‘clean’ version. (word and PDF versions) – Derwent Valley Council have made some minor changes to the SAP to amend the wording of the proposed Discretionary Use provision and correct some references to the Interim Planning Scheme bushfire provisions.

We believe the attached information now addresses all of the outstanding information as required in you letter from 25 September 2023.

Kind Regards,

Laura Ashelford
Acting Executive Manager Development

Please note I am not usually available on Thursdays

T: (03) 6261 8520
derwentvalley.tas.gov.au

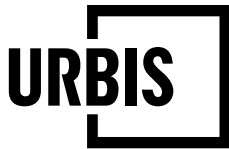


A promotional banner for the "Community Bushfire-Ready Challenge Tasmania". The banner is split into two main sections. The left section has a red background and features a circular logo with the text "BUSHFIRE READY" and "ALL PLAY A PART". Below the logo is a silhouette of a family (two adults and two children) standing in front of a house. To the right of the family, the text "Community Bushfire-Ready Challenge" is written in large, bold, white letters, with "TASMANIA" in a smaller, white, all-caps font below it. The right section of the banner has a black background and contains the text "Coming Spring 2023" in white. Below this is a green checkmark icon followed by the text "TAKE IT ON, BE PREPARED" in yellow. At the bottom of this section is a yellow button with the text "REGISTER NOW" and a right-pointing arrow.

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.



**LEVEL 10
477 COLLINS STREET
MELBOURNE VIC 3000**

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

16 January 2024

Laura Ashelford
Senior Planner
Derwent Valley Council
Via email: lashelford@dvc.tas.gov.au

Dear Laura,

DERWENT VALLEY INTERIM PLANNING SCHEME 2015 DRAFT AMENDMENT PSA 2021-6 LOTS 5 & 6 POULTERS ROAD, NEW NORFOLK RESPONSE TO TPC DIRECTIONS

1. INTRODUCTION

Urbis acts on behalf of Noble Ventures in relation to the above draft amendment which is currently before the Tasmanian Planning Commission (TPC). We are writing in response to the TPC's letter dated 25 September 2023, which included further directions given by the Commission.

We are aware that Items 1-4 of the directions letter have been responded to by Derwent Valley Council, by letter dated 17 November 2023. Items 5-7 require input from the application, and this correspondence provides a response to the following:

- Item 5 - Water Servicing Plan
- Item 6 - Bushfire Risk Management and
- Item 7 - Specific Area Plan Drafting

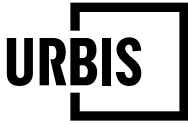
Please find enclosed the following documentation to support our response:

Item 5

- Email correspondence from ADG Engineers dated 19 September 2023 to TAS Water including the DPA Net Model.
- Email correspondence from Tas Water dated 22 December 2023 confirming the water model information provided by ADG meets their requirements.

Item 6

- Memo from Ms Clare Hester, Managing Planning, ERA Planning and Environment dated 21 December 2023 in response to TPC and Tasmanian Fire Service's requirements regarding bushfire risk management.



- Email response from Tasmanian Fire Service dated 21 December confirming acceptance of proposed approach to bushfire risk management for the site. (Note this email references ERA letter dated 18 December. Minor editing was made to this letter, as reflected in ERA’s final letter dated 21 December 2023).

Item 7

- Revised draft The Mills Residential Estate Specific Area Plan (draft SAP) including a ‘tracked changes’ version and ‘clean’ version.

2. RESPONSE TO DIRECTIONS

The following section outlines the permit applicant’s response to the relevant directions.

Table 1 Item 5 – Water Servicing Plan

Item 5 Direction	Response
<p>The applicant is to provide a copy of the master concept servicing study for water and sewer services, which includes detail on the reservoir design and water modelling, and which was discussed at the hearing and requested by TasWater in its request for additional information dated 24 August 2022. This is to be provided to the Commission and a copy sent to TasWater by 9 October 2023.</p> <p>TasWater is requested to provide a response submission to the Commission on its opinion of the model by 20 November 2023.</p>	<p>TasWater have confirmed that the concept and servicing plan prepared by ADG Engineers provided as part of their response to the TasWater referral appropriately responds to the items raised. A copy of the Master Servicing Plan and Tas Water’s response accompanies this correspondence.</p>

Table 2 Item 6 – Bushfire Risk Management

Item 6 Direction	Response
<p>The planning authority, with input from and in collaboration with the applicant’s bushfire expert and Tasmania Fire Service, is to provide a revised draft The Mills Residential Estate Specific Area Plan (draft SAP) that includes site specific and/or broader strategic provisions addressing bushfire risk</p>	<p>The SAP has been updated following input from Ms Clare Hester (ERA), specialist bushfire consultant and the Tasmanian Fire Service to include site specific provisions addressing bushfire risk mitigation, and site management.</p> <p>Please refer to enclosed memo prepared by Clare Hester, which outlines the proposed approach to</p>

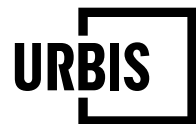
Item 6 Direction	Response
<p>mitigation, as discussed at the hearing. Revisions should be shown as tracked changes.</p> <p>The planning authority and the applicant are to provide a submission on:</p>	<p>bushfire hazard management across the site; inclusions within the draft SAP control; and proposed modifications to the Bushfire Prone Areas Code.</p>
<p>(a) how bushfire risk mitigation will be managed on the subject land through the SAP provisions, Bushfire Hazard Management Plans and Part 5 Agreements; and</p>	<p>The impacts of bushfire risk have been mitigated through the following mechanisms:</p> <ul style="list-style-type: none"> ▪ The SAP has been redrafted to include standards for bushfire protection. Where possible, the exiting Code provisions have been translated to ensure consistency with the Interim Derwent Valley Planning Scheme 2015. However due to the nature of the site, and the need to add nuance to the existing provisions so that bushfire is adequately responded to, some variations to the standard provisions are proposed. ▪ Specifically, <u>Development Standards for Subdivision within the Bushfire Prone Area Code</u>. The SAP seeks to replace E1.6.1 A1 (Subdivision: Provision of Hazard Management Areas) which references Table 2.6 (fire danger index (FDI) of 50) with Table 2.5 that has a FDI of 80; this clause will also require land within Area B to be managed in a minimum fuel condition if within 100m of the plan of subdivision. ▪ The SAP now includes additional standards to E1.6.2 (Subdivision: Public and fire fighting access) that require both a fire perimeter trail and multiple evacuation routes for each lot. ▪ Hazard Management areas have been identified in areas external to the proposed residential subdivision or on land identified as Area B on Figure 1.2. The owners of these areas (a maximum of 8) will be required to enter into an agreement under Section 71 of the Act that will bind them to manage the land in accordance with the bushfire hazard management plan. ▪ Figure 1 (Site Master Plan) has been updated to include a 'fire perimeter trail' around each residential area (rather than around the overall site boundary).
<p>(b) having regard to a., clarification on the appropriateness of applying the General Residential Zone with</p>	<p>The SAP has been redrafted so that bushfire hazard is dealt with through the development standards of the Bushfire Prone Areas Code (with additions) in lieu of the</p>

Item 6 Direction	Response
consideration of the Zone Purpose statements.	General Residential Zone. This outcome allows the amended GRZ standards to remain aligned with the objectives of the zone.

Table 3 Item 7 – Specific Area Plan Drafting

Item 7 Direction	
The planning authority is to provide an amended draft SAP that addresses the following matters:	
(a) clarification of the purpose of the draft SAP;	<p>We have reviewed F1.1 – ‘Purpose of the SAP’ ‘purpose’ of the draft SAP and have included an additional requirement to specifically require a holistic approach to bushfire hazard management across the site.</p> <p>This will be implemented through the addition of amended Development Standards for Subdivision from the Bushfire Prone Areas Code.</p>
(b) clarification of the application of the draft SAP;	We have reviewed F1.2 Application of Specific Area Plan and noting the bushfire response proposed, we do not determine that any further redrafting of the application of the SAP is required.
(c) clarification of the Desired Future Character Statements in relation to Area A and Area B;	We have reviewed F1.3 Desired Future Character Statements for Areas A and B and we do not propose further redrafting.
(d) clarification of the use and development allowable in Area B, and whether they constitute ‘complementary non-residential use’ as stated in the Desired Future Character Statements;	<p>We have now included ‘Use Standards’ for Discretionary Uses, to provide further guidance regarding the suitability of ‘non-residential uses’.</p> <p>Community meeting and entertainment, educational and occasional care and food services are all capable of being complementary uses and any discretionary application would need to prove its consistency with the Desired Future Character Statements.</p>

Item 7 Direction	
	<p>The Use Standards require that a discretionary non-residential use must not conflict with or detract from the amenity of existing or proposed residential areas on the site or surrounding area. This requirement reinforces the primary purpose of the site for residential purposes, whilst also allowing appropriate and complementary uses to occur.</p>
<p>(e) clarification whether further subdivision of land in Area B is intended, in light of the range of permissible uses allowed, including residential with no minimum lot sizes specified;</p>	<p>The Development Framework (Figure 1.2) applies a land budget to the site, and confirms that Area B can accommodate a <u>maximum of 8 lots</u>. No further subdivision is allowed under the SAP. Area B land will remain aligned with its objectives which seek to manage landscape and bushfire risk while facilitating complementary uses and development. A single dwelling is a discretionary use in Area B, and is only permissible if it is necessary to support the complementary uses of the land (e.g. Could be associated with an agricultural use).</p>
<p>(f) clarification of the development standards relationship with the relevant clause objectives; and</p>	<p>The development standards have been drafted to directly align with the future character statement, particularly the standards within the 'Land intended for residential use'. The development standards will provide for a high degree of consistency in lot size and primary frontage width and respond to the undulating topography of the subject site.</p> <p>The development standards seek to replace only Clauses 10.4.1. and 10.4.2 of the Development Standards within the GRZ, and therefore the remainder within the GRZ remain applicable.</p>
<p>(g) a review to address any minor editorial or typographical errors.</p>	<p>We have conducted a review of the draft SAP and amended editorial errors that have been determined.</p>



3. CONCLUSION

We trust that the above assists with your response to the directions raised by the Tasmanian Planning Commission. Please do not hesitate to contact the undersigned should you wish to discuss anything further.

Kind regards,

A handwritten signature in black ink, appearing to read "Jane Kelly".

Jane Kelly
Director
0417 165 831

jkelly@urbis.com.au

To Jane Kelly, Director, Urbis

From Clare Hester, Manager Planning, ERA Planning and Environment

Date 21 December 2023

Reference 1920-091

Subject Specific Area Plan, The Mills

1. Introduction

It is understood that a Specific Area Plan (SAP) is being prepared for The Mills, New Norfolk for submission to Derwent Valley Council pursuant to section 33 of the *Land Use Planning and Approvals Act 1993*. ERA Planning and Environment have been engaged by the proponent to provide advice regarding standards relating to bushfire for inclusion in the SAP.

The final subdivision layout is yet to be determined, however based on the master plan provided and prepared by Kenton Cox Architect (see Figure 1) it is understood that approximately 329 lots will be proposed, access to the site will be from Glebe Road and Poulters Road and the subdivision will include large areas of managed vegetation including an ephemeral waterway located centrally within the site. The lots will generally vary in size between 600 m² and 1,000 m².

The area shown as Area A will contain the residential lots and the area shown as Area B (see Figure 1) is proposed to be subdivided into between three-to-eight lots (see shaded areas in Figure 2), with a key requirement of the future landowners of these lots in Area B, being to manage the land in a minimum fuel condition.

The master plan will form part of the specific area plan approved for the site and includes a fire trail following the external boundaries of the lots within each area of Area A, with the opportunity for multiple evacuation routes to Glebe Road and Poulters Road.

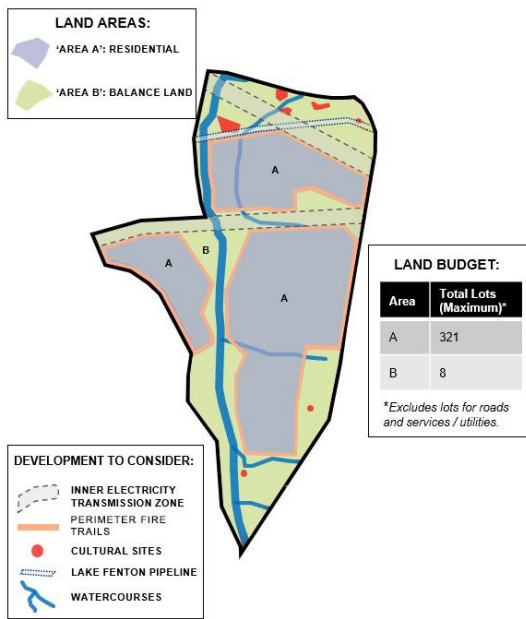


Figure 1 Site master plan

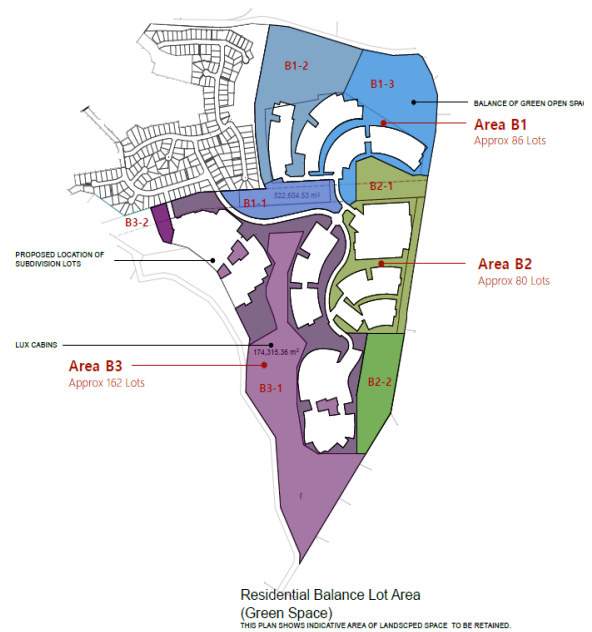


Figure 2 Example plan of subdivision for land in Area B

2. Specific Area Plan – bushfire requirements

Table 1 outlines the recommended standards relating to bushfire protection for inclusion in the SAP. Wherever possible, the existing Code provisions have been translated across to ensure consistency with the broader Tasmanian planning system. However, due to the nature of the site and the need to add nuance to the existing provisions so that bushfire is adequately responded to, some variations to the standard provisions are proposed.

These variations are included in Table 1.

Table 1 – Specific Area Plan bushfire standards

Acceptable solution	Performance criteria
To replace clause C13.6.1 A1/E1.6.1 A1	
[SAP reference number to be added by TPC]	
(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or	A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:
(b) The proposed plan of subdivision:	(a) the dimensions of hazard management areas;
(i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;	(b) a bushfire risk assessment of each lot at any stage of staged subdivision;
(ii) shows the building area for each lot;	(c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;
(iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.5 of <i>Australian Standard AS3959:2018</i>	(d) the topography, including site slope;
	(e) any other potential forms of fuel and ignition sources;
	(f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development;

Acceptable solution	Performance criteria
<p><i>Construction of buildings in bushfire-prone areas;</i> and</p> <p>(iv) is accompanied by a bushfire hazard management plan that is certified by the TFS or an accredited person and shows all land within 100 m of the proposed plan of subdivision, and in Area B, as being managed in a minimum fuel condition and forming part of the hazard management area; and</p> <p>(v) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or an accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.5 of <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas;</i> and</p> <p>(c) if hazard management areas are to be located on land external to the proposed subdivision or on land in Area B, the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property or land in Area B, providing for the affected land to be managed in accordance with the bushfire hazard management plan; and for land in Area B, in a minimum fuel condition.</p>	<p>(g) an instrument that will facilitate management of fuels located on land external to the subdivision; and</p> <p>(h) any advice from the TFS.</p>

To be read in conjunction with clause C13.6.2/E1.6.2

[SAP reference number to be added by TPC]

- (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for a fire perimeter trail substantially in accordance with the master plan, in the subdivision for the purposes of fire fighting; or
- (b) A proposed plan of subdivision showing a fire perimeter trail substantially in accordance with the master plan, is included in a bushfire hazard management plan that:
 - (i) demonstrates proposed fire trails will comply with Table C13.3, and
 - (ii) is certified by the TFS or an accredited person.

A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles, and emergency service personnel to enable protection from bushfires, having regard to:

- (a) appropriate design measures, including:
 - (i) two way traffic;
 - (ii) all weather surfaces;
 - (iii) height and width of any vegetation clearances;
 - (iv) load capacity;
 - (v) provision of passing bays;
 - (vi) traffic control devices;
 - (vii) geometry, alignment and slope of roads, tracks and trails;
 - (viii) use of through roads to provide for connectivity;
 - (ix) limits on the length of cul-de-sacs and dead-end roads;
 - (x) provision of turning areas; provision for parking areas;
 - (xi) perimeter access; and
 - (xii) fire trails; and
- (b) the provision of access to:
 - (i) bushfire-prone vegetation to permit the undertaking of hazard management works; and
 - (ii) fire fighting water supplies; and
- (c) any advice from the TFS.

[SAP reference number to be added by TPC]

- (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant

A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service

Acceptable solution	Performance criteria
<p>specific measures for multiple evacuation routes available for each lot for the purposes of safe evacuation opportunities in a bushfire situation; or</p> <p>(b) A proposed plan of subdivision showing the layout of multiple evacuation routes for each lot, is included in a bushfire hazard management plan that:</p> <ul style="list-style-type: none"> (i) demonstrates proposed roads will comply with Table C13.1; and (ii) is certified by the TFS or an accredited person. 	<p>personnel to enable protection from bushfires, having regard to:</p> <ul style="list-style-type: none"> (a) appropriate design measures, including: <ul style="list-style-type: none"> (i) two way traffic; (ii) all weather surfaces; (iii) height and width of any vegetation clearances; (iv) load capacity; (v) provision of passing bays; (vi) traffic control devices; (vii) geometry, alignment and slope of roads, tracks and trails; (viii) use of through roads to provide for connectivity; (ix) limits on the length of cul-de-sacs and dead-end roads; (x) provision of turning areas; provision for parking areas; (xi) perimeter access; and (xii) fire trails; and (b) the provision of access to: <ul style="list-style-type: none"> (i) bushfire-prone vegetation to permit the undertaking of hazard management works; and (ii) fire fighting water supplies; and (c) advice from the TFS.

3. Explanatory notes

Table 2 - Explanatory notes for bushfire standards

Provision	Explanation
<p>If approved, the SAP will replace clause C13.6.1 A1 of the TPS or C1.6.1 A1 of the interim planning scheme, which references Table 2.6 (fire danger index (FDI) of 50) to Table 2.5 that has an FDI of 80; this clause will also require land within Area B of the master plan to be managed in a minimum fuel condition if within 100 m of the plan of subdivision.</p>	<p>The Tasmania Fire Service determined that based on historical fire weather for the area, a 1:50 year bushfire event requires an FDI:57 and 1:100 year event, an FDI:62. That is, factoring in historical fire and climate change, the bushfire risk in this area will worsen and therefore future hazard management areas are to be prepared in accordance with Table 2.5 of AS 3959:2018 that has an FDI 80 rather than the standard FDI 50 for Tasmania under Table 2.6.</p> <p>Additionally, this clause requires land within Area B to be managed in a minimum fuel condition by future landowners. This provides a strategic approach to mitigating bushfire risk, and reflects MRH 1.1 and MRH 1.3 of the <i>Southern Tasmania Regional Land Use Strategy 2010-2035</i> that require for the management and mitigation of bushfire risk at the earliest possible stage of the land use planning process and the inclusion in planning schemes for development in bushfire prone areas to be based upon best practice bushfire risk.</p>
<p>The SAP includes additional standards to be read in conjunction with clause C13.6.2 and clause C1.6.2 that require both a fire perimeter fire trail and multiple evacuation routes for each lot.</p>	<p>The road network should provide for connectivity, multiple evacuation routes and perimeter access. Subdivisions must be designed to facilitate safe and efficient access and egress for road users during an emergency. Firefighter intervention requires access to water supplies, bushfire-prone vegetation and to properties. Residents and emergency personnel also require multiple, safe multiple evacuation routes. As well</p>

Provision	Explanation
	<p>as conforming to appropriate engineering standards, the access network should provide for connectivity, multiple evacuation routes and perimeter access.</p> <p>Apart from crossovers from the road, the subdivider will usually not be required to construct private accesses as part of a subdivision development. Private accesses are normally constructed as part of subsequent building work. However, the subdivision design must ensure that future buildings on the proposed lots can be provided with an access that will conform to the minimum standards provided in the Bushfire-Prone Areas Code.</p> <p>The Bushfire-Prone Areas Code only requires the construction of a compliance private access and does not require the consideration of multiple evacuation routes or fire perimeter trails at the subdivision stage.</p> <p>Accordingly, to ensure the subdivision is appropriately designed to adequately reduce the risk to human life and property, additional standards have been included in the SAP that specifically require multiple evacuation routes and a fire perimeter trail.</p>

From: Clare Hester <clare@eraplanning.com.au>
Sent: Thursday, 21 December 2023 1:10 PM
To: Jane Kelly
Cc: Kenton Cox; 1920-091 The Mills
Subject: Fw: The Mills - SAP requirements

CAUTION: This email originated from outside Urbis group. Don't click on links or attachments unless you trust the sender.

See below from TFS.
No further changes needed.

Kind regards

Clare

From: Bushfire Practitioner <bfp@fire.tas.gov.au>
Sent: Thursday, 21 December 2023 12:49 PM
To: Clare Hester <clare@eraplanning.com.au>
Cc: 1920-091 The Mills <1920-091themills@eraplanning.com.au>
Subject: RE: The Mills - SAP requirements

Hi Clare,

The recommended updates to the draft SAP (provided in the ERA letter dated 18 December 2023) are supported by TFS.

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

From: Clare Hester <clare@eraplanning.com.au>
Sent: Monday, December 18, 2023 5:12 PM
To: O'Connor, Tom <Tom.Oconnor@fire.tas.gov.au>
Cc: 1920-091 The Mills <1920-091themills@eraplanning.com.au>
Subject: The Mills - SAP requirements

Hi Tom

As discussed, are you able to review the attached and let me know if you have any comments/suggested amendments. Can you let me know when you will be able to provide comments by? I can then let the client know.

Cheers



Clare Hester
PLANNING MANAGER

e. clare@eraplanning.com.au
o. 03 6165 0443
a. Level 1, 125A Elizabeth St *nipaluna* (Hobart)
w. eraplanning.com.au



*We acknowledge and respect palawa people as the Traditional Owners of lutruwita (Tasmania).
They are the original custodians of our land and waters. We respect their unique ability to care for country and deep spiritual connection to it.
We honour Elders past and present whose knowledge and wisdom has and will ensure the continuation of culture and traditional practices.*

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.

From: Matthew Brown <mbrown@adgce.com>
Sent: Monday, 8 January 2024 3:32 PM
To: Jane Kelly
Cc: Alex Symes
Subject: FW: Derwent Valley Draft Amendment PSA 2021-6. Rezone Lots 5 and 6 - Presentation for Hearing

CAUTION: This email originated from outside Urbis group. Don't click on links or attachments unless you trust the sender.

Hi Jane,

Refer below for confirmation from TasWater that they have what they need, as requested.

Matthew Brown
Senior Engineer - Civil
ADG Engineers (Aust) Pty Ltd

T: 1300 657 402 **D:** 07 5552 4718

E: mbrown@adgce.com

A: Level 6, 12-14 Marine Parade
Southport, QLD, 4215, Australia
P.O. Box 208

W: www.adgce.com



*ADG acknowledges the Traditional Custodians of the lands on which we live, learn and work.
We pay our respects to the Elders and to all Aboriginal and Torres Strait Islander Peoples.*

Certified | Quality Assurance ISO 9001:2015 | Work Health Safety ISO 45001:2018 | Environmental Management ISO 14001:2015

From: Cole, Al <Al.Cole@taswater.com.au>
Sent: Friday, December 22, 2023 8:19 AM
To: Matthew Brown <mbrown@adgce.com>
Subject: RE: Derwent Valley Draft Amendment PSA 2021-6. Rezone Lots 5 and 6 - Presentation for Hearing

Hi Matthew,

I can confirm that we are happy with the provided water model/information at this stage and will inform the Commission.

Cheers,

Al Cole
Senior Assessment Officer



M 0439 605 108
E Al.Cole@taswater.com.au
A GPO Box 1393, Hobart, TAS 7001

taswater.com.au



From: Matthew Brown <mbrown@adgce.com>
Sent: Wednesday, December 13, 2023 3:21 PM
To: Cole, Al <Al.Cole@taswater.com.au>
Cc: Alex Symes <asymes@adgce.com>; Jane Kelly <JKelly@urbis.com.au>
Subject: RE: Derwent Valley Draft Amendment PSA 2021-6. Rezone Lots 5 and 6 - Presentation for Hearing

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender.

Hi Al,

I know you verbally confirmed that the information we had provided was adequate, but can you please respond confirming this in writing for our client's records.

Thanks in advance,



Matthew Brown
Senior Engineer - Civil
ADG Engineers (Aust) Pty Ltd

T: 1300 657 402 D: 07 5552 4718

E: mbrown@adgce.com

A: Level 6, 12-14 Marine Parade
Southport, QLD, 4215, Australia
P.O. Box 208

W: www.adgce.com



Please note, all ADG offices will be closed from Friday, 22 December 2023 and re-open on Monday, 8 January 2024. We look forward to working with you in 2024.

ADG acknowledges the Traditional Custodians of the lands on which we live, learn and work.
We pay our respects to the Elders and to all Aboriginal and Torres Strait Islander Peoples.

Certified | Quality Assurance ISO 9001:2015 | Work Health Safety ISO 45001:2018 | Environmental Management ISO 14001:2015

From: Matthew Brown

Sent: Monday, September 25, 2023 12:59 PM

To: Cole, Al <al.cole@taswater.com.au>

Cc: Alex Symes <asymes@adgce.com>; Jane Kelly <JKelly@urbis.com.au>

Subject: FW: Derwent Valley Draft Amendment PSA 2021-6. Rezone Lots 5 and 6 - Presentation for Hearing [Filed 25 Sep 2023 12:59]

Hi Al,

Thanks for your time. As per our telephone conversation, can you please confirm that the EPA Net water model and supporting information is adequate to respond to the water related component of item 5 in the attached directions letter.

Could you also confirm if you require any further information in order to provide a response regarding the sewer servicing proposal by Aldermark.

Kind regards,

Matthew Brown

Senior Engineer - Civil

ADG Engineers (Aust) Pty Ltd

T: 1300 657 402 **D:** 07 5552 4718

E: mbrown@adgce.com

A: Level 6, 12-14 Marine Parade
Southport, QLD, 4215, Australia
P.O. Box 208

W: www.adgce.com



ADG acknowledges the Traditional Custodians of the lands on which we live, learn and work.
We pay our respects to the Elders and to all Aboriginal and Torres Strait Islander Peoples.

Certified | Quality Assurance ISO 9001:2015 | Work Health Safety ISO 45001:2018 | Environmental Management ISO 14001:2015

From: Jane Kelly <JKelly@urbis.com.au>

Sent: Monday, 25 September 2023 12:29 PM

To: Matthew Brown <mbrown@adgce.com>

Cc: Alex Symes <asymes@adgce.com>; Roger Noble <roger@nobleventures.com.au>; Daniel Noble

<daniel@nobleventures.com.au>; James Littlewood <jlittlewood@urbis.com.au>; P0021965 The Mills New Norfolk <P0021965@urbisau.onmicrosoft.com>

Subject: RE: Derwent Valley Draft Amendment PSA 2021-6. Rezone Lots 5 and 6 - Presentation for Hearing

Hi Matthew,

I hope you're well. We have just received the attached correspondence from the TPC, which includes the following Direction:

5. Water servicing plan

The applicant is to provide a copy of the master concept servicing study for water and sewer services, which includes detail on the reservoir design and water modelling, and which was discussed at the hearing and requested by TasWater in its request for additional information dated 24 August 2022. This is to be provided to the Commission and a copy sent to TasWater by **9 October 2023**.

TasWater is requested to provide a response submission to the Commission on its opinion of the model by **20 November 2023**.

We are required to provide the information to TasWater and the Commission by 9 October 2023.

Can you confirm if the information you have provided to TasWater covers this request? It may also be beneficial to provide the Commission with all correspondence provided to TasWater to date, including their responses. We can then follow up again once a response has been received to the latest information provided.

Please call if you'd like to discuss.

Kind regards,

JANE KELLY
DIRECTOR

D +61 3 8663 4883

M +61 417 165 831

E jkelly@urbis.com.au

**SHAPING
CITIES AND
COMMUNITIES**



OLDERFLEET, LEVEL 10, 477 COLLINS STREET
MELBOURNE, VIC 3000, AUSTRALIA
WURUNDJERI COUNTRY
T +61 3 8663 4888



From: Matthew Brown <mbrown@adgce.com>

Sent: Tuesday, September 19, 2023 10:15 AM

To: Cole, Al <al.cole@taswater.com.au>

Cc: Henderson, Grant <Grant.Henderson@taswater.com.au>; Alex Symes <asymes@adgce.com>; Jane Kelly <JKelly@urbis.com.au>

Subject: RE: Derwent Valley Draft Amendment PSA 2021-6. Rezone Lots 5 and 6 - Presentation for Hearing

CAUTION: This email originated from outside Urbis group. Don't click on links or attachments unless you trust the sender.

Hi Al,

As requested, here is the EPA Net model for your review. I have updated it for your comments after our meeting a few months back, and it now accords with the attached sketch. As discussed in the meeting last week there are a few properties in the east of the site that do not achieve minimum pressures when a fire flow is added, and the site layout will likely need to be revised – but as the intent at this stage is to prove serviceability of the site I would suggest that this model is adequate.

I have set the reservoir size to maximum and the water level to the Minimum Operating Level to test pressures, but the description in the node confirms that the intent is for a 15.62m diameter tank with a 6m height.

The breakdown of ET assigned to the model is outlined below. Please let me know if you require anything further in order to review the model.

Description	Use	Allowed ET	AD (L/s)	PD (L/s)	PD (L/d)
Stages under development	Detached Dwellings - Stage 7	71.00	0.56	1.27	109429
	Allowance for high elevation areas of Stages 8, 9 & 10	65.00	0.52	1.16	100181
	Sub-Total	136.00	1.08	2.43	209610
Future Stages (allowance for 5% increase in ET over existing site layout)	Detached Dwelling	344.40	2.73	6.14	530807
	Luxury Cabins	14.18	0.11	0.28	24275
	Community Centre	5.94	0.05	0.12	10170
	Sub-Total	364.51	2.89	6.54	565251
Existing properties experiencing low pressures	Detached Dwelling	63.00	0.50	1.12	97099
	Sub-Total	63.00	0.50	1.12	97099
Total		563.51	4.47	10.09	871960

Note: ADWF = 685 L/ET/d, MDMM = ADWF x 1.5, PD (res) = AD x 2.25, PD (tourist) = AD x 2.5 (Ref: TasWater Supplement to Water Supply Code of Australia).

Kind regards,

Matthew Brown

Senior Engineer - Civil

ADG Engineers (Aust) Pty Ltd

Part F Specific Area Plans

F1.0 The Mills Residential Estate Specific Area Plan

F1.1 Purpose of the Specific Area Plan

F1.1.1 The purpose of this specific area plan is to:

- (a) Facilitate subdivision and development of a masterplanned residential community within a natural landscape setting.
- (b) Promote a layout of subdivision with a ~~residential~~-lot density.
- (c) Promote a layout of subdivision that responds to its natural topography and protects the watercourse, riparian corridor and cultural heritage sites.
- (d) Ensure road connectivity with the existing and potential roads in adjoining areas consistent with maintaining the safety and efficiency of the road network.
- ~~(e)~~ Promote an internal network of open space and pedestrian recreational trails.
- ~~(f)~~ Promote a holistic approach to the management of the site for bushfire hazard management purposes.
- ~~(e)(g)~~ Promote a consistent dwelling character with high amenity aspect and design.
- ~~(h)~~ Support non-residential uses that do not detract from residential amenity.

F1.2 Application of Specific Area Plan

- F1.2.1 This specific area plan applies to the area of land designated as The Mills Residential Estate Specific Area Plan on the Planning Scheme overlay maps and as shown in Figure F1.1. Normal zone provisions apply unless otherwise stated within this Specific Area Plan.
- F1.2.2 Area A is a precinct within the Specific Area Plan, as shown in Figure 1.2. The area is intended for residential subdivision, use and development.
- F1.2.3 Area B is a precinct within the Specific Area Plan, as shown in Figure 1.2. This area is the balance land, primarily intended for managed landscape and complementary use and development.

F1.3 Desired Future Character Statements

This clause is a substitution for Clause 10.1.3 in the General Residential Zone.

Desired Future Character Statements	Implementation Strategy
Land intended for residential use	
(a) The residential subdivision layout should provide: <ul style="list-style-type: none">i. A high degree of consistency in lot size and primary frontage width.ii. Provision of lots at a standard residential density in clusters that seek to promote a sense of community.	Development Standards
(b) Dwelling design should: <ul style="list-style-type: none">i. Provide varied typologies that respond to topography and siting, with typical 'uphill' and 'downhill' designs on steep slopes.	

<ul style="list-style-type: none"> ii. Provide consistency in siting and design, within clusters. iii. Provide consistency in setback to a primary frontage, including allowance for zero setback to a primary frontage. 	
Land intended for non-residential use	
<ul style="list-style-type: none"> (a) Protect areas of high environmental value. (b) Provide a network of open space with pedestrian trails and recreation opportunities. (c) Provide for well-maintained landscaping that retains existing mature native vegetation where possible and enhances natural values while maintaining appropriate bushfire risk management. (d) Utilise water-sensitive urban design to protect watercourses and riparian habitat. (e) Support consideration of complementary uses that do not detract from residential amenity, such as Visitor Accommodation and limited commercial, educational or recreational uses. 	Subdivision layout should create lots for non-residential use that allow for protection of environmental and cultural values, creation of landscape areas or complementary non-residential uses guided by the Development Framework (Figure 1.2).

F1.4 Use Table – Area B

This clause substitutes Clause 10.2 in the General Residential Zone only for the land shown as 'Area B' (Balance land) in Figure 1.2.

No Permit Required	
Use Class	Qualification
Natural and cultural values Management	
Passive recreation	
Utilities	Only if minor utilities.
Permitted	
Use Class	Qualification
Visitor accommodation	
Discretionary	
Use Class	Qualification
Community meeting and entertainment	
Educational and occasional care	
Food services	
General retail and hire	Only if not an adult sex shop product shop.
Residential	Only if single dwelling, <u>and necessary to support the complementary use of the land.</u> Only if home-based business with no more than 1 non-resident worker/employee, no more than 1 commercial vehicle and a floor area no more than 30m ² - <u>and necessary to support the complementary use of the land.</u>
Resource development	Only if agricultural use, bee keeping, or controlled environment agriculture.

Resource processing	Only if winery.
Sports and recreation	
Utilities	Except if no permit required.
Prohibited	
Use Class	Qualification
All other uses	

Formatted Table

F1.5 Use Standards

F1.5.1 Discretionary Use

Objective:	
To ensure that discretionary non-residential uses do not unreasonably detract from residential amenity.	
A1	P1
No Acceptable solution.	A discretionary non-residential use must not conflict with or detract from the amenity of existing or proposed residential areas likely future development on the site or surrounding area.

Formatted: Font: (Default) Verdana, 11 pt, Bold, Font color: Auto

Formatted: Normal, Space After: 4 pt

Formatted Table

Formatted: Normal, Space After: 4 pt

Formatted: Font: 9 pt, Font color: Gray-75%

Formatted: Font: 9 pt, Font color: Gray-75%

Formatted: Font: 9 pt, Not Bold, Font color: Gray-75%

Formatted: Font: Not Bold

Formatted: Font: 9 pt, Font color: Gray-75%

Formatted: Font: 9 pt, Not Bold, Font color: Gray-75%

F1.6 Development Standards for Dwellings

1.56.1 Setbacks and building envelope for all dwellings

This clause is a substitution for Clause 10.4.2 in the General Residential Zone.

Objective:	
The siting and scale of dwellings:	
<ul style="list-style-type: none"> (a) provides reasonably consistent separation between dwellings and their frontage within a street; (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and (d) provides reasonable access to sunlight for existing solar energy installations. 	
Acceptable Solutions	Performance Criteria
A1 Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9 m into the frontage setback, must have a setback from a frontage that is not a primary frontage of not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site.	P1 A dwelling must: <ul style="list-style-type: none"> (a) have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints; or (b) have a setback from a frontage that is compatible with the desired character statements for this area.

<p>A2</p> <p>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <ul style="list-style-type: none"> (a) 5.5 m, or alternatively 1 m behind the building line; or (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 0m, if the existing ground level slopes up or down at a gradient steeper than 1 in 6 for a distance of 10m from the frontage. 	<p>P2</p> <p>A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p>
<p>A3</p> <p>A dwelling, excluding outbuildings and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must be contained within a building envelope determined by:</p> <ul style="list-style-type: none"> (a) for land if the natural ground level slopes up or down at a gradient not steeper than 1 in 6 for a distance of 10 m from the frontage (refer to Diagram 1.46.1A) determined by: <ul style="list-style-type: none"> (i) a distance equal to the frontage setback; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3 m above existing ground level at the side and rear boundaries to a building height of (iii) not more than 8.5 m above existing ground level; or (b) for land if the natural ground level slopes up at a gradient steeper than 1 in 6 for a distance of 10 m from the frontage (refer to Diagram 1.46.1B) determined by: <ul style="list-style-type: none"> (i) the front boundary; and (ii) a distance of 3 m from the side boundary; and (iii) a distance of 4 m from the rear boundary; and (iv) a building height that does not exceed a plane measured from 9.5 m above existing ground level at the front boundary to 8.5 m above existing ground level at a point 4 m from the rear boundary; or (c) for land if the natural ground level slopes down at a gradient steeper than 1 in 6 for a distance of 10 m from the frontage 	<p>P3</p> <p>The siting and scale of a dwelling must:</p> <ul style="list-style-type: none"> (a) not cause unreasonable loss of amenity to adjoining properties, having regard to: <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; or (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: <ul style="list-style-type: none"> (i) an adjoining property; or (ii) another dwelling on the same site.

<p>(refer to Diagram 1.46.1C) determined by:</p> <ul style="list-style-type: none"> (i) the front boundary; and (ii) a distance of 3 m from the side boundary; and (iii) a building height that does not exceed a plane measured from 8.5 m above existing ground level at the front boundary to 9.5 m above existing ground level at a point 20 m along the side boundary; and (iv) a distance of 4 m from the rear boundary or 25 m from the front boundary, whichever is the lesser. 	
<p>A4</p> <p>A garage or carport for a dwelling must:</p> <ul style="list-style-type: none"> (a) have a setback to a side boundary of at least 1.5 m; and (b) not exceed a total length of 9 m; and (c) have a building height of not more than 3 m above existing ground level measured at the point of the front and side boundaries. 	<p>P4</p> <p>The siting and scale of a garage or carport for a dwelling must:</p> <ul style="list-style-type: none"> (a) not cause unreasonable loss of amenity to adjoining properties, having regard to: <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; or (ii) visual impacts caused by the apparent scale, bulk or proportions of the outbuilding when viewed from an adjoining property.

Diagram 1.56.1A. Building envelope as required by subclause 1.56.1 A3 (a)

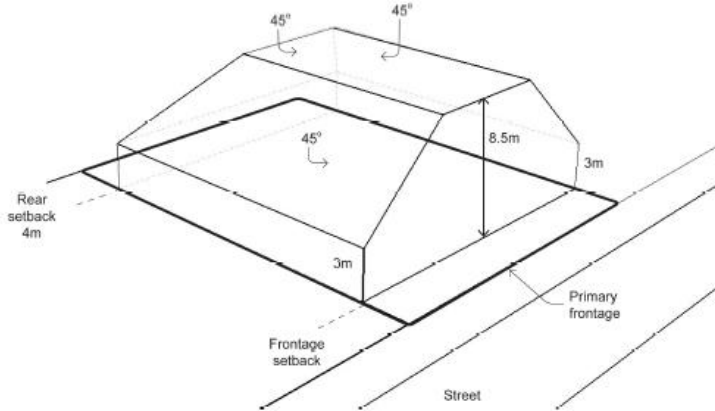


Diagram 1.56.1B. Building envelope for 'uphill' sloping sites as required by subclause 1.65.1 A3 (b)

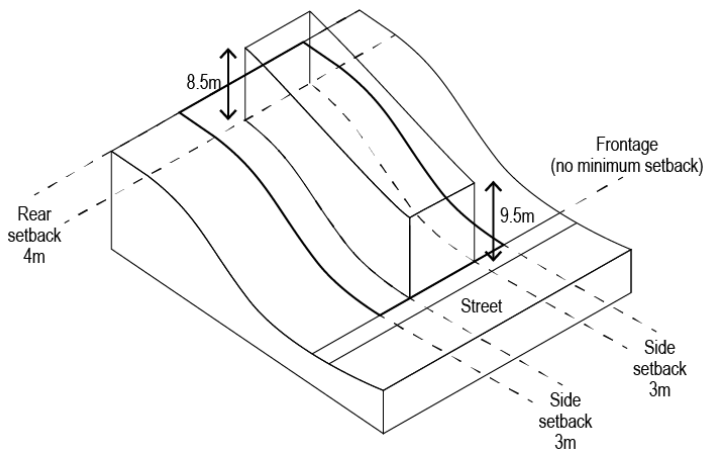
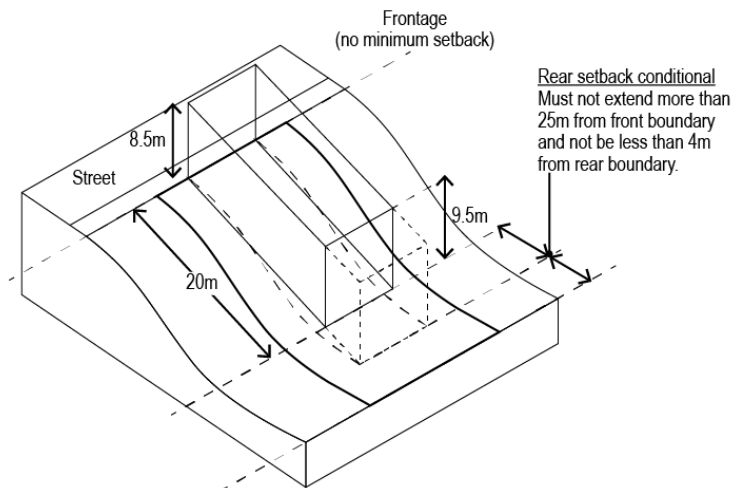


Diagram 1.65.1C. Building envelope for 'downhill' sloping sites as required by subclause 1.65.1 A3 (c)



1.65.2 Site coverage and private open space for all dwellings

This clause is a substitution for Clause 10.4.3 in the General Residential Zone.

Objective:	
That dwellings are compatible with the amenity and character of the area and provide: (a) for outdoor recreation and the operational needs of the residents; (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is conveniently located and has access to sunlight.	
Acceptable Solutions	Performance Criteria
<p>A1 Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer). 	<p>P1 Dwellings must have:</p> <ul style="list-style-type: none"> (a) site coverage consistent with that existing on established properties in the area; (b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate: <ul style="list-style-type: none"> (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and (c) reasonable space for the planting of gardens and landscaping.
<p>A2 A dwelling must have private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is not less than: <ul style="list-style-type: none"> (i) 24m²; or 	<p>P2 A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor</p>

<p>(ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(b) has a minimum horizontal dimension of not less than:</p> <p>(i) 4m; or</p> <p>(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and</p> <p>(d) has a gradient not steeper than 1 in 10 for a minimum of 50% of the required open space in (a).</p>	<p>relaxation, dining, entertaining and children's play and is:</p> <p>(a) conveniently located in relation to a living area of the dwelling; and</p> <p>(b) orientated to take advantage of sunlight.</p>
---	--

F1.76 Development Standards for Subdivision

1.67.1 Lot Design

This clause is a substitution for A1, P1, A2, P2 and A5 and P5 of Clause 10.6.1 in the General Residential Zone.

Objective:	
<p>To provide for new lots that:</p> <ul style="list-style-type: none"> (a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements; (b) contain building areas which are suitable for residential development, located to avoid hazards; (c) are capable of providing for a high level of residential amenity including privacy, good solar access; and passive surveillance of public spaces; (d) are not internal lots, except if the only reasonable way to provide for desired residential density; (e) are provided in a manner that provides for the efficient and ordered provision of infrastructure. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot within the area marked 'A' in Figure 1.2 must:</p> <ul style="list-style-type: none"> (a) have an area not less than 600 m²; and (b) have an area not more than 1100 m². <p>For lots within the area marked 'B' in Figure 1.2 there are no minimum or maximum lot size requirements.</p>	<p>P1</p> <p>Each lot must have an area that is compatible with the purpose of the Specific Area Plan having regard to:</p> <ul style="list-style-type: none"> (a) the attainment of the development framework shown in Figure F1.2; and (b) the topography of the site.
<p>A2</p> <p>The design of each lot within the area marked 'A' in Figure 1.2 must provide a minimum building area that is rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities:</p> <ul style="list-style-type: none"> (a) clear of the frontage, side and rear boundary setbacks; (b) not subject to any codes in this planning scheme; (c) clear of title restrictions such as easements and restrictive covenants; (d) is 10m x 15m in size. <p>For lots within the area marked 'B' in Figure 1.2 there are no building area requirements.</p>	<p>P2</p> <p>The design of each lot within the area marked 'A' in Figure 1.2 must contain a building area able to satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be reasonably capable of accommodating residential use and development; (b) meets any applicable standards in codes in this planning scheme; (c) enables future development to achieve maximum solar access, given the slope and aspect of the land; (d) minimises the need for earth works, retaining walls, and fill and excavation associated with future development; (e) provides for sufficient useable area on the lot for both of the following: <ul style="list-style-type: none"> (i) on-site parking and manoeuvring; (ii) adequate private open space.
<p>A5</p> <p>Subdivision is for no more than 3 lots.</p>	<p>P5</p> <p>Arrangement and provision of lots must satisfy all of the following;</p>

	<ul style="list-style-type: none"> (a) provision of no more than the maximum lot number specified in Figure 1.2 Land Budget; (b) staging, if any, provides for the efficient and ordered provision of new infrastructure; (c) is consistent with the applicable Desired Future Character Statements within this control.
--	---

1.7.2 Provision of Bushfire Hazard Management Areas

Acceptable solution	Performance criteria
<u>To replace clause E1.6.1 A1,</u>	
<u>[SAP reference number to be added by TPC]A1,</u>	<u>P1</u>
<p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</p> <p>(b) The proposed plan of subdivision:</p> <ul style="list-style-type: none"> (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; (ii) shows the building area for each lot; (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.5 of Australian Standard AS3959:2018. Construction of buildings in bushfire-prone areas; and (iv) is accompanied by a bushfire hazard management plan that is certified by the TFS or an accredited person and shows all land within 100 m of the proposed plan of subdivision, and in Area B, as being managed in a minimum fuel condition and forming part of the hazard management area; and (v) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or an accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.5 of Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas; and <p>(c) if hazard management areas are to be located on land external to the proposed subdivision or on land in Area B, the</p>	<p>A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:</p> <ul style="list-style-type: none"> (a) the dimensions of hazard management areas; (b) a bushfire risk assessment of each lot at any stage of staged subdivision; (c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; (d) the topography, including site slope; (e) any other potential forms of fuel and ignition sources; (f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development; (g) an instrument that will facilitate management of fuels located on land external to the subdivision; and (h) any advice from the TFS.

- Formatted: Font: Verdana
- Formatted Table
- Formatted: Font: Verdana, 9 pt
- Formatted: Font: Verdana, 9 pt
- Formatted: Font: Verdana, 9 pt
- Formatted: Font: Verdana, 9 pt, Not Bold
- Formatted: Font: Verdana, 9 pt, Not Bold
- Formatted: Font: Verdana, 9 pt
- Formatted: Font: Verdana, 9 pt
- Formatted: Font: Verdana, 9 pt, Font color: Auto, Character scale: 100%
- Formatted: Font: Verdana, 9 pt
- Formatted: Font: Verdana, 9 pt, Font color: Auto, Character scale: 100%
- Formatted: Font: Not Italic
- Formatted: Indent: Left: 1.21 cm, Space Before: 0 pt, Line spacing: Exactly 9.6 pt
- Formatted: Font: Verdana, 9 pt, Not Bold, Character scale: 100%
- Formatted: Indent: Left: 0.27 cm, Hanging: 1 cm, Right: 0.39 cm, Space Before: 2.5 pt, Tab stops: 1.52 cm, Left
- Formatted: Font: Verdana, 9 pt, Not Bold, Character scale: 100%

<p>comply with Table C13-E1; and ii) is certified by the TFS or an accredited person.</p>	<ul style="list-style-type: none"> (iv) load capacity; (v) provision of passing bays; (vi) traffic control devices; (vii) geometry, alignment and slope of roads, tracks and trails; (viii) use of through roads to provide for connectivity; (ix) limits on the length of cul-de-sacs and dead-end roads; (x) provision of turning areas; provision for parking areas; (xi) perimeter access; and (xii) fire trails; and <p>(b) the provision of access to:</p> <ul style="list-style-type: none"> (i) bushfire-prone vegetation to permit the undertaking of hazard management works; and (ii) fire fighting water supplies; and <p>(c) advice from the TFS.</p>
--	---

Formatted: Font: Verdana, 9 pt

Formatted: Indent: Left: 1.27 cm

Formatted: Font: Verdana, 9 pt

Formatted: Indent: Left: 0 cm

Figure 1.1 The Mills Residential Estate Specific Area Plan

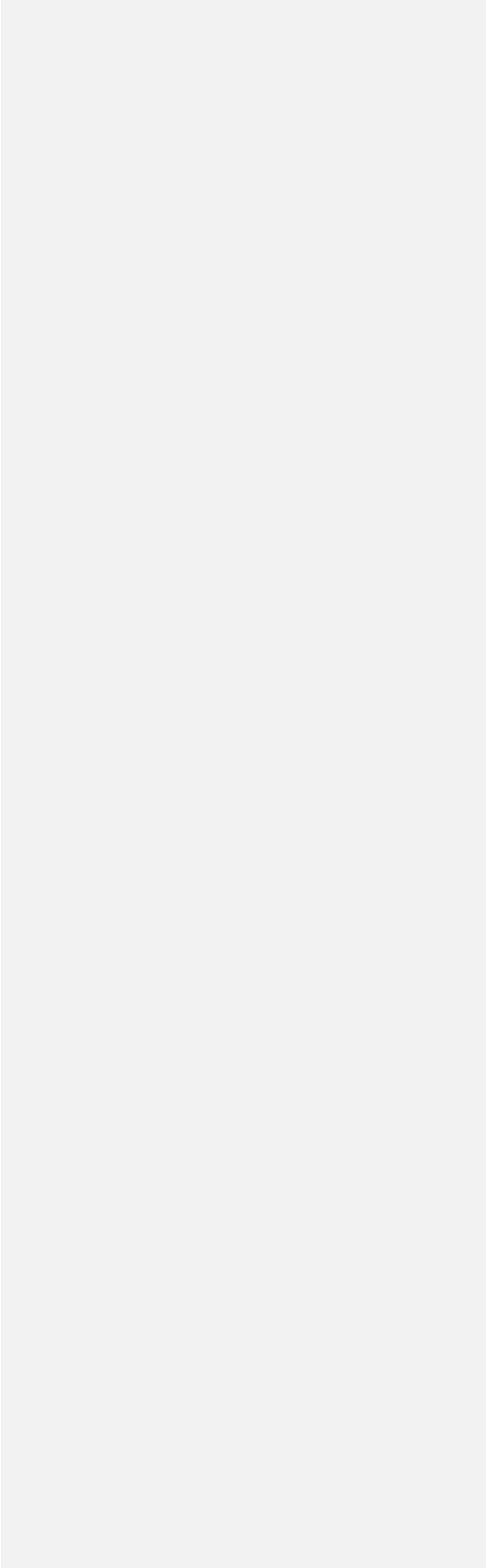
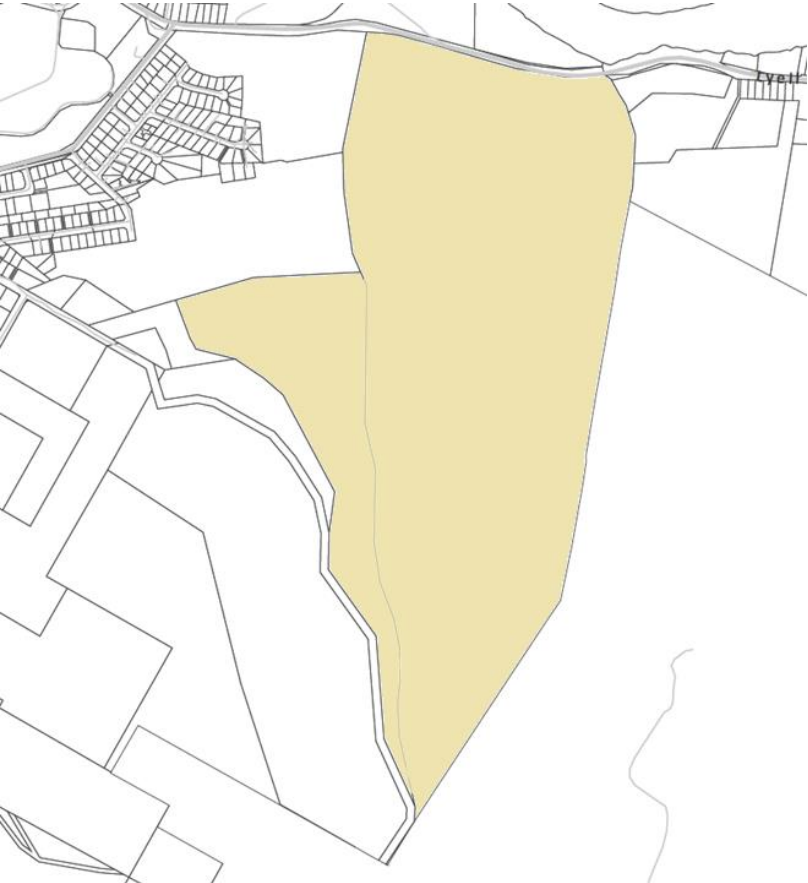
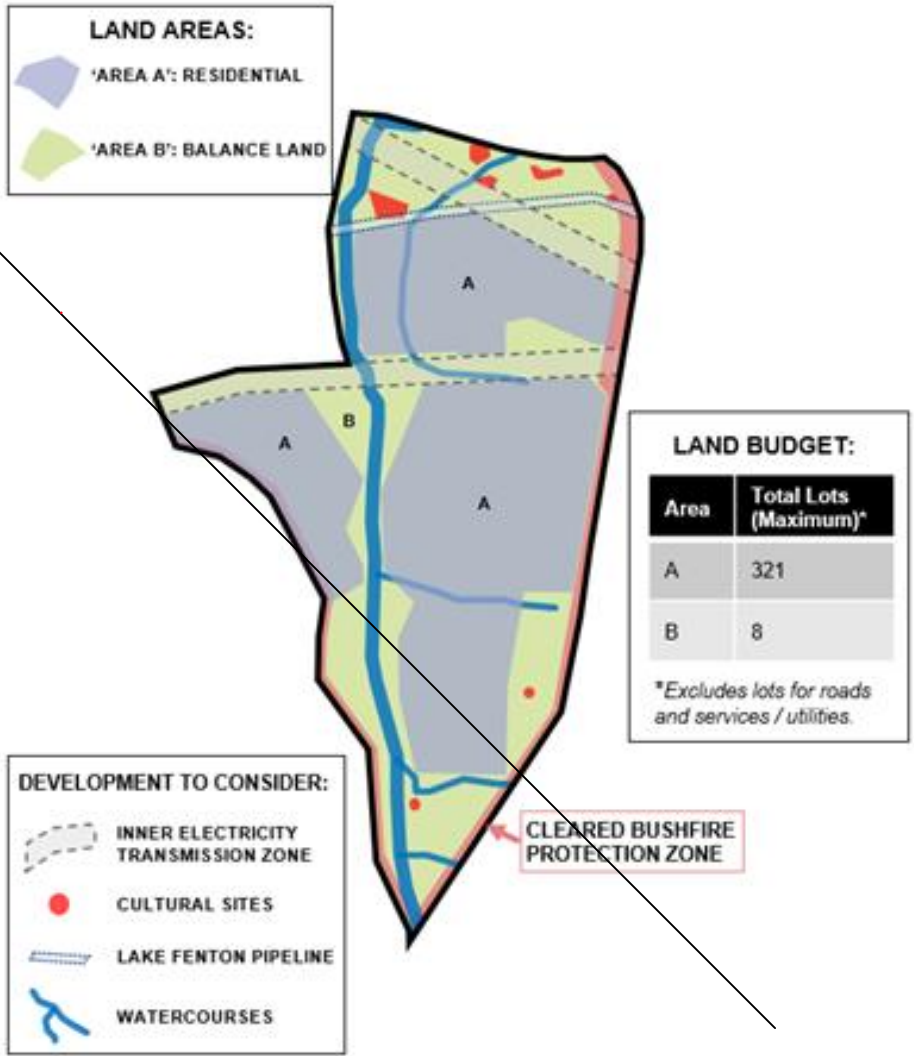
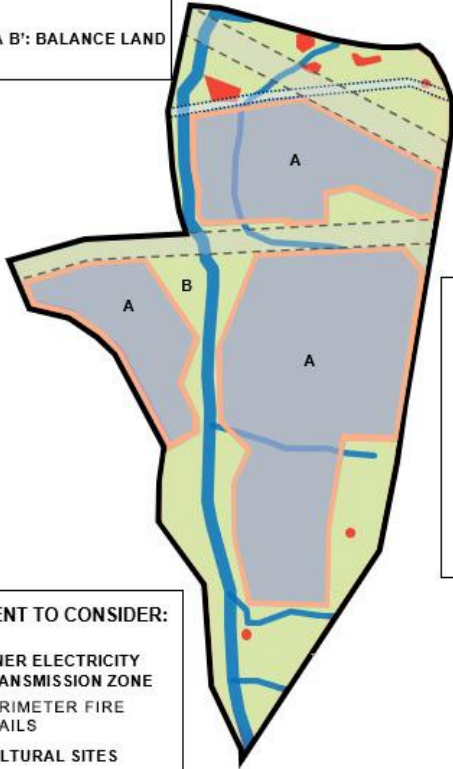


Figure 1.2 Development Framework



LAND AREAS:

- 'AREA A': RESIDENTIAL
- 'AREA B': BALANCE LAND



LAND BUDGET:

Area	Total Lots (Maximum)*
A	321
B	8

**Excludes lots for roads and services / utilities.*

DEVELOPMENT TO CONSIDER:

- INNER ELECTRICITY TRANSMISSION ZONE
- PERIMETER FIRE TRAILS
- CULTURAL SITES
- LAKE FENTON PIPELINE
- WATERCOURSES

