

From: "Steve Kerrison" [REDACTED]
Sent: Tue, 31 Aug 2021 10:41:09 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Cc: "Kerrie Kerrison" [REDACTED]
Subject: 320 Peel Street West
Attachments: Planning Representation.docx

You don't often get email from [REDACTED] [Learn why this is important](#)

To Local Provisions Schedule,

320 PEEL St West, Titles (CT16873/3 & CT 16873/4)

Dear Sir/Madam,

D.A. 0557/2020,

1. My wife and I bought 320 Peel St in 1998, one of the deciding factors in this purchase was that this approx. 9 hectares of land had a portion on the north east boundary (1.872 hectares) that could be subdivided, had easy access over the Outram St Reserve Rd and was classed as Future Urban Zone which would become in the future part of our superannuation plan, even if only 3 to 4 blocks could be separated and resold.

2. Thirteen (13) years later we find that Launceston Planning wanted to change this portion (1.872 h.) of land to Environmental Living Zone, from " Future Urban Zone" We entered a submission to council as to why this portion of land should stay as Future Urban Zone, we acquired this land in good faith that its zoning would remain as we had bought it, after consideration from council, it was deemed to change to Low Density Residential, I thought this would be the end of it. See 2011 letter attached.



LCC letter 9 November 2011.pdf



LCC Letter 21 December 2011.pdf



Planning Outcomes.jpg

L.P.S. has decided to go down this path again,



L.C.C Letter 11 July 2019.pdf

3. Spoke to Luke Rogers by telephone at the L.C.C. Planning offices, 24: 07:2019 and was told by him that after speaking to the planner involved with the Environmental Living Zone Review the reason for the recommended change was due to the current LACK of ACCESS to the LOT, and that the proposed change to Landscape Conservation Zone across our entire block had not in any way been finalized, there was no need to rush as we still had plenty of time to check options.

I replied to Luke on the 25:07:2019 and explained to him that the RESERVE RD extension of OUTRAM ST would be quite adequate for this purpose and would assume that this RESERVE RD would be for this exact use.

4. Met with Luke at the L.C.C chambers sometime after October 2019 not sure of date, he suggested that probably the easiest thing to do would be to subdivide this 1.872 hectares off the rest of the land.

This is what we are trying to achieve now,

5.All relevant documents have been submitted to Launceston City Council Planning and Department of Primary Industries, Water and Environment

6.Crown Land has given us the right of access over land with ability to have an easement for reticulated water, sewerage and power, beside new access road over the reserve road. Approved Letter of Authority below.



Approved Letter of Authority - Planning DA - ROW - Kerrison - LCC[297].pdf



Kerrison combined DA documentation[296].pdf

A bushfire report has been carried out for the parcel of land as well, found in the

“Kerrison combined DA documentation [296].pdf” above.

7.The valuer general has been to site to access the value of the section of Reserve Road needed for Lot 2 as per bushfire report, so as able to sell and to adhere to the “Lot 2 title” of the newly subdivided land.

8.The Planning Application Notice has been displayed for public viewing for the last two weeks with no objections to date.



Notice Planning Application.jpg

9.After reviewing the low-density zone and landscape conservation zone provisions we believe that this land zoned Low Density Residential should remain, as told by the Planning Scheme 2011 and will still allow us in the future to pursue the two or three blocks of land as originally planned those many years ago, whereas Landscape Conservation Zone would only allow for one house.

Also as stated in the bushfire report page 3 you will find that the proposed Lot 2 is generally infested with weeds, Hawthorn and Gorse, hardly what is surmised to achieve in the Landscape Conservation Zone purpose, 22.1.1 to provide for the protection, conservation and management of landscape values. Another bonus of developing this land would be that the weed infestations would be removed from the area,

Yours Sincerely

Steve Kerrison, [REDACTED]

Kerrie Kerrison, [REDACTED]

320 Peel St

Mail Address. [REDACTED]

		Mowbray	<ul style="list-style-type: none"> Proposed Zone: Part General Residential, Part Rural Resource Objects to Rural Resource zone. Follows buffer zone, will buffer zone be recalibrated, resurveyed to be consistent with what is actually needed. 	Further study would be required in order to Council officers to recommend the change as proposed.	
35	John Bushby	20 Hardwicke Street, Summerhill	<ul style="list-style-type: none"> Existing Zone: Future Urban Proposed Zone: Low Density Residential Request: Environmental Living Zone 	<p>Considered that Low Density Residential suits the edge of Gorge location and its Scenic Protection designation.</p> <p>Not supported, no change recommended.</p>	No Change.
36	Graeme Lacey	Southgate Drive, Kings Meadows	<ul style="list-style-type: none"> Existing Zone: Future Urban Proposed Zone: Low Density Residential. Supports Low Density Residential. Suggests further General Residential zone would be ok. Requests removal of Scenic Protection overlay from area. 	<p>Not Supported.</p> <p>Scenic Protection reflects the visible nature of the site when viewed from the highway and also skyline when viewed from Kings Meadows.</p>	No Change.
37	Peter Langridge, James Nelson Pty Ltd	298-308 Invermay Road & 25-29 Cadornier Street, Mowbray	<ul style="list-style-type: none"> Existing Zone: Commercial, specified departure Proposed Zone: Urban Mixed Use Objects to zone because: <ul style="list-style-type: none"> A. Zone will prevent business from expanding as planned which will employ 90-100 people in the near future. B. Zone will devalue business and restrict existing operations. 	<p>Currently a specified departure benefiting from non conforming existing use in the existing Commercial zone.</p> <p>Manufacturing and processing is discretionary in the Urban Mixed Use zone. Recommend modification of the qualification for Manufacturing and Processing use class in the Urban Mixed Use zone to allow consideration of manufacturing and processing at ground floor level. This will make future expansion discretionary.</p>	No Change.
38	Steve Kerrison	320 Peel Street West, Summerhill	<ul style="list-style-type: none"> Existing Zone: Part Future Urban, Rural Proposed Zone: Part Environmental Living, Part Rural Resource Objects to zone change. 	Future Urban zone does not exist in new planning scheme template. Changes from Future Urban to Environmental Living significantly restricts development potential.	<ol style="list-style-type: none"> 1. That the Future Urban Zoned land be Zoned Low Density Residential; and 2. That Rural Land property be zoned Environmental Living to reflect its location on the edge of the Gorge and its general inability to be used for rural purposes
39	Jill Birchmore	19 Mt Stuart Drive, Newnham	<ul style="list-style-type: none"> Existing Zone: Rural Proposed Zone: Low Density Residential Supports zone change. 	Noted.	No Change.
40	Shane Bogus	7-43 Lilydale Road, Rocherlea	<ul style="list-style-type: none"> Existing Zone: Particular Use Proposed Zone: Industrial Request: Particular Purpose or equivalent for part of site as intended to 	<p>No change.</p> <p>Potential to reconsider depending on future ownership and control of the land.</p>	No Change.

Saturday, 7 August 2021

NOTICE OF PLANNING APPLICATION

APPLICATION NO:

DA0557/2020

APPLICANT:

A J Phillips

LOCATION:

320 Peel Street West, Summerhill

PROPOSAL:

Subdivision - Boundary adjustment between two lots with access to Lot 2 over Crown Land.

Plans and documents can be inspected at the City of Launceston Customer Service Centre, Monday to Friday from 8.30am to 5.00pm until **Monday, 23 August 2021**.

You may check the progress of these applications on our website at
<https://onlineservice.launceston.tas.gov.au/>

Written representations to the Chief Executive Officer may be made during this time to PO Box 396, LAUNCESTON TAS 7250 or by email to contactus@launceston.tas.gov.au However, the full content of your submission may be included in the report (available for public access) if the application is presented at a Council meeting for consideration. It is therefore the responsibility of the author of the submission to ensure that what is written is factual, fair and reasonable and not defamatory against any person. Please provide day time phone contact details with representations.

For more information please call our Customer Service Centre on 03 6323 3220.

Michael Stretton
Chief Executive Officer

RJ:AO

21 December 2011

Steve Kerrison
320 Peel Street West
SUMMERHILL TAS 7250

Dear Steve Kerrison

Draft Launceston Planning Scheme 2011 - 320 Peel Street West, Summerhill

Thankyou for your submission.

This was assessed by Council at its meeting of the 12th December 2011. At this meeting Council endorsed the draft Planning Scheme for consideration by the Tasmanian Planning Commission (TPC).

I am pleased to inform you that Council supported your submissions. It is proposed to re-zone the Future Urban zone at 320 Peel Street West to Low Density Residential and the Rural land to Environmental Living to reflect its location on the edge of the Cataract Gorge and its general inability to be used for rural purposes

At this meeting Council also passed the following resolution:

"That a deputation be sought with the Minister with a view to action the Draft Planning Schemes currently before the TPC being the Meander Valley Council, West Tamar Council, Northern Midlands Council and the Launceston City Council as submitted without delay."

It is currently anticipated that the planning scheme will be gazetted as an interim order in early April 2012. Following gazettal the draft Planning Scheme will replace the Launceston Planning Scheme 1996; also a further period of public consultation will be undertaken. Should you wish to make a submission at this time you will have a further opportunity to present your views to both Council and the TPC. Details of this consultation will be confirmed at the time.

Copies of the Council agenda and minutes can be obtained from Councils website www.launceston.tas.gov.au



Town Hall St John Street PO Box 396
Launceston Tasmania 7250
AusDoc DX 70127

T 03 6323 3000 TTY 03 6323 3003 F 03 6323 3001
E council@launceston.tas.gov.au
www.launceston.tas.gov.au

Please call me on 6323 3350 if you wish to discuss this matter further or if you have any further queries on the progress of the planning Scheme.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Richard Jamieson', with a stylized flourish at the end.

Richard Jamieson
SENIOR PLANNER

9th November 2011

Steve Kerrison
320 Peel Street West
Summerhill TAS 7250

Dear Sir/Madam

Draft Launceston Planning Scheme 2011

Thank you for your submission during the recent planning scheme review consultation period.

Council officers have assessed all the submissions and have made a number of recommended changes as a result. Council will consider the submissions at their meeting on the 14th November 2011.

A copy of the Council report and Council officer comments to submissions are now available off Council's website - www.launceston.tas.gov.au

If you would like to discuss Council's consideration of your submission please do not hesitate to contact me on 6323 3350.

Yours sincerely


Richard Jamieson
Senior Planner



File No: SF6440

11 July 2019

KM Kerrison & SJ Kerrison
[REDACTED]
[REDACTED]

Dear KM Kerrison & SJ Kerrison

The zoning of your property
320 Peel Street West, SUMMERHILL

The State Government is implementing a single state-wide planning scheme in Tasmania and each council must prepare its own local provisions, which include the spatial application of zoning to property including any overlays e.g. local heritage listed properties or scenic protection areas. These local provisions for each council area are referred to as the Local Provisions Schedule (LPS) for that local government area.

As part of this process, the City of Launceston has undertaken a number of strategic projects to ensure that the new planning scheme achieves positive outcomes for our city.

Your property at 320 Peel Street West, SUMMERHILL; (6647649), is currently zoned Environmental Living and Low Density Residential in the Launceston Interim Planning Scheme 2015 (the interim scheme) and has been recommended to be zoned Landscape Conservation in the draft LPS (see attached map which shows the comparison).

You can view the use and development standards for the zones here:
Current Interim Scheme - <https://tinyurl.com/interimscheme>
Proposed SPPs - <https://tinyurl.com/stateplanningprovisions>

Once we have finalised the Draft Launceston Local Provisions Schedule, it will go to Council for endorsement and be formally submitted to the Tasmanian Planning Commission. A formal public advertising period will follow, and written representations will be welcomed prior to finalising the Local Provisions Schedule for Launceston.

If you would like more information, I would be happy to meet with you, or to discuss the changes further over the phone at a suitable time. I can be contacted on 6323 3378 or by email at Claire.Fawdry@launceston.tas.gov.au.

Yours sincerely

Claire Fawdry
TOWN PLANNER

CROWN LANDS ACT 1976

**WORKS AND/OR
DEVELOPMENT APPLICATION REQUEST**



IMPORTANT INFORMATION

- Lodge this form to apply to Property Services to:
 1. undertake works on Crown land, and/or
 2. obtain Crown consent to lodge a Development Application.
- If adequate information is not provided this application may be delayed or declined.
- If insufficient space is provided please attach a separate page.
- Where the works result in a change to your lease/licence area, you may need to also complete a new application form and pay the relevant fees, you will be advised.

***Mandatory fields**

1. APPLICANT DETAILS

(circle) Mr/Mrs/Miss/Ms	APPLICANT (Full Name, Company or Business Name)*: STEPHEN JOHN KERRISON	
Daytime contact number:	[REDACTED]	
Email Address:	[REDACTED]	
Residential Address:	320 PEEL ST. PROSPECT	Post Code 7250
Postal Address:	P.O. Box 252 PROSPECT	Post Code 7250

Who should be contacted about this request? (If different to above).

Name*:	AS ABOVE	
Organisation*:		
Position Title:		
Daytime contact number:		
Email Address: (This is the preferred method of contact)		
Postal Address*:		Post Code:

2. LOCATION OF THE CROWN LAND

Property Identification Number (PID) or Title Reference:	RESERVE RD NW OF PID 6647649	
Address*:		Post Code: 7250
Describe where the works will be undertaken. Include the location of the works in relation to surrounding structures and land features such jetties, fences, rivers, and foreshore. Mark the location on maps, diagrams, photos or other forms of illustration to add detail and clarification.		
NO WORKS AS YET, SUBDIVISION OF LAND ONLY		

3. DETAILS ABOUT THE WORKS

Describe what work is proposed. Include the design, size, orientation and layout of structures or vegetation and the materials to be used. Attach plans, diagrams, photos and other illustrations that add detail and clarification*.	
NO BUILDING WORKS, SUBDIVISION OF LAND ONLY	
Describe how the works will be undertaken. Detail the processes, techniques and equipment. Arrangements such as site settings, engineering and/or work management, maps, diagrams, photos and other illustrations would add detail and clarification*.	
AS ABOVE	
Will heavy machinery and equipment be required to cross public spaces? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, identify the route from the public road to the site on Crown land. Mark the route on maps, diagrams, photos or other forms of illustration.	

4. LEASE/LICENCE DETAILS (where known)

Lease/Licence Number: NOT KNOWN	File Number: NOT KNOWN
Date on which the current lease/licence will expire*: NOT KNOWN	

5. COUNCIL REQUIREMENTS*

Before lodging this Application seek advice from Council Planning regarding Council requirements. *This application cannot proceed without this advice.*

Are there any Council requirements? Yes No If Yes, answer a) and b) below.

a) Is Crown consent to a Development Application required? Yes No
 If yes, supply a copy of the complete and final Development Application package. The complete package includes the Council Development Application form and any documents, reports and plans that will be lodged for Council's consideration.

b) Is Crown consent to a Building or Plumbing Application required? Yes No
 If yes, supply a copy of the complete and final Building or Plumbing Application package. The complete package includes the Council Application form and any documents, reports and plans that will be lodged for Council's consideration.

6. TIMEFRAMES

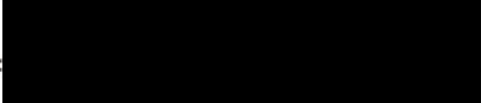
What dates do you intend to undertake the work:

Start Date: **N/A** End Date: **N/A.**

If there is an important deadline state the date **BEFORE LCC HAS ZONING CHANGES**

Explain why the deadline is important:
L.C.C. WANTS TO CHANGE ZONING OF LAND WHICH IS LOW DENSITY RESIDENTIAL

7. SIGNATURE OF APPLICANT

Name: 

Signed: **STEPHEN JOHN KERRISON**

Date: **19/05/21**

PS Office Use Only

Received Doc ONE ID:

Folder ID:

CLAIMS:

8. CHECKLIST

- Documents that describe **what** work is proposed e.g. plans, diagrams.
- Documents that illustrate **how** the work will be undertaken e.g. management plans, diagrams.
- Illustrations, maps that identify **where** the work will be undertaken.
- Illustrations, maps that **identify the route** from the public road to the works site on Crown land.
- The complete Development, Building and/or Plumbing Application package if required by council.
- A copy of Public Liability insurance covering the proposed works.

Where there is an agreement holder for the leased/licensed Crown land, attach:

- A copy of their Public Liability insurance
- A letter from the agreement holder supporting this Works Application
- The agreement holders contact details
- If you are acting on behalf of a client please submit a copy of authorisation to do so.

Privacy Statement

Personal information is collected for the purpose of processing, assessing and determining this application and may be disclosed to local government, Forestry Tasmania, Mineral Resources Tasmania, adjoining landowners, agents of the Property Services, law enforcement agencies, courts and other organisations authorised to collect it. It may be disclosed to other public sector bodies where necessary for the efficient storage and use of the information. It is managed in accordance with the Right to Information and may be accessed by the individual to whom it relates on request to the Department of Primary Industries, Parks, Water & Environment. A fee may be charged for this service.

Applications can be lodged at PropertyServices@parks.tas.gov.au OR Property Services GPO Box 44, Hobart TAS 7001	Contact Property Services Message Service 6169 9015 (leave message and calls are returned within two business days) www.parks.tas.gov.au/ps
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Planning Permit Development Application Form

Application Lodgement Checklist

- Complete all the relevant lodgement questions
- Include plans and all supporting documents
- Include a copy of the Certificate of Title for the subject site (folio text, folio plan and any schedule of easements)
- Where an application relies on performance criteria in the [Launceston Interim Planning Scheme 2015](#), include a written statement demonstrating compliance with these standards

Application

THE LAND: Address and title information for the subject site

Number	<input type="text" value="320"/>	Street	<input type="text" value="Peel St West"/>
	<input type="text"/>		<input type="text"/>

Suburb	<input type="text" value="Summerhill"/>
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The Planning Authority requires a full copy of the Certificate of Title for a valid application

Title Volume	<input type="text" value="16873"/>	Title Folio	<input type="text" value="3 & 4"/>
Title Volume	<input type="text" value="Reserved road (Outram Street)"/>	Title Folio	<input type="text" value="Between Dalrymple/Havelock"/>

Value of the works

State the estimated value of the proposed works
You may be required to verify this estimate

<input type="text" value="\$"/>

THE PROPOSAL: Detail what use, development or other matter is the permit required for
Attach any additional explanatory documents as appropriate

<input type="text" value="2 Lot boundary adjustment. Align Title Boundaries to zone boundaries"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>

EXISTING USE/DEVELOPMENT: Describe the way the land is used now

<input type="text" value="Residential"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>

Complete the relevant sections below

Have you had a pre-lodgement meeting with a Town Planner? YES NO

If yes, please specify:

Are components of the application seeking retrospective approval? YES NO

e.g. Have any of the works already been undertaken? Has the use already commenced?

If yes, what are they?

Tasmanian Heritage Council (THC) Listed Property? YES NO

If yes, has an Exemption been granted? If yes, please attach. YES NO

Advisory Note: If your property is on the State Heritage Register, we recommend you discuss your proposal with the THC prior to lodging your development application. Contact the Tasmanian Heritage Council on 1300 850 332.

RESIDENTIAL USE/DEVELOPMENT

Number of dwellings (existing)

Number of dwellings (proposed)

Number of parking spaces (existing)

Number of parking spaces (proposed)

SUBDIVISION

Subdivision excludes strata title lots

Number of lots (existing)

Number of lots (proposed)

Lot size/s (existing)

Lot size/s (proposed)

OTHER USE/DEVELOPMENT

Hours of Operation	Monday - Friday	<input type="text"/>	am	to	<input type="text"/>	pm
	Saturday	<input type="text"/>	am	to	<input type="text"/>	pm
	Sunday	<input type="text"/>	am	to	<input type="text"/>	pm

Parking spaces (existing)

Parking spaces (proposed)

Floor area (existing)

Floor area (proposed)

Number of employees (existing)

Number of employees (proposed)

MISCELLANEOUS

Earthworks and/or retaining walls YES NO

Tree removal YES NO

Machinery, plant and equipment YES NO

Signs proposed YES NO

APPLICANT: The contact person/company in relation to the application

Applicant

Contact Person

Postal Address

Suburb State Postcode

Phone

Email

The Planning Authority will correspond with you by email unless you request an alternative method.

OWNER: The owner of the land the subject of the application

Title Given Name/s

Surname/s

Postal Address

Suburb State Postcode

Phone

Email

Is the Applicant the Owner?

- YES** please complete sections A and C
- NO** please complete sections B and C

SECTION A: Owner/s verification

I/we are the owner/s of the land. I/we have seen this application.

Owner's Signature

Date

SECTION B: Applicant's verification

I/we the Applicant declare that I/we have notified the owner about this application.

Applicant's Signature

Date

SECTION C: Declaration (to be completed for all applications)

I declare that all information I have given is true.

Applicant's Signature

Date

How to apply for a Planning Permit

Applications need to include the information required by the Planning Authority. It is important that you give full details of your proposal and attach all documents to support your application. If you don't provide enough detail we will need to ask you for more information and this may delay your application.

Plans

Your proposal plans should include the following:

- Site Plan - contours/relative levels, boundaries of subject site, footprint of building/s, north point, frontage to street/s, scale
- Floor Plan - identifying how the internal spaces in the building are intended to be used
- Elevations - natural ground level, wall height and overall height of existing/proposed building/s measured from natural ground level, floor level, indicative materials, location of windows/doors

Fees

The fee for your development application is calculated based on the [City of Launceston Adopted Fees and Charges](#). Following lodgement of your development application, an invoice will be generated for payment.

Agencies that may be able to assist you in preparation of your application:

TasWater	136 992
Tasmanian Heritage Council (THC)	1300 850 332
Department of State Growth	03 6777 2808
Environmental Protection Authority (EPA)	03 6165 4599
TasNetworks	1300 127 777
TasGas	1800 438 427
TasRail	1300 827 724

Ways to lodge your application

Online

www.launceston.tas.gov.au/PlanningPermit

Email

Planning.Queries@launceston.tas.gov.au

If you can't, or would prefer not to, lodge your application online or by email, you can lodge it in person at the City of Launceston Customer Service Centre, Town Hall, St John Street, Launceston or by post to Planning Authority, City of Launceston, PO Box 396, Launceston, Tasmania 7250.

If you have any further questions, or would like to have a pre-lodgement meeting with a planner, please contact the City of Launceston on 6323 3000 and ask to speak with the Duty Planner or email Planning.Queries@launceston.tas.gov.au

Planning Permit Privacy Statement

The City of Launceston is collecting the information on this form so that it may consider your application in accordance with Division 2 of the *Land Use and Planning Approvals Act 1993* (the Act). If you fail to provide all the information required, or refuse site access, your application may not be processed.

If an application is made under Section 57 of the Act, a copy of the lodgement documents must be made available for any person to inspect during public notification.

Please note that any information, reports and plans submitted with an application are treated as public documents and may be reproduced for representors, referral authorities and any other persons/bodies interested in the proposal.

Please be advised that Town Planners and Aldermen will need to visit your site with or without prior notice as part of the assessment and determination process. By lodging your development application you are deemed to have consented to these visits.

Personal Information Protection Statement

As required under the *Personal Information Protection Act 2004*

1.	Personal information is managed in accordance with the <i>Personal Information Protection Act 2004</i> and may be accessed by the individual to whom it relates, on request to City of Launceston.
2.	Information can be used for other purposes permitted by the <i>Local Government Act 1993</i> and regulations made by or under that Act, and, if necessary, may be disclosed to other public sector bodies, agents or contractors of City of Launceston, in accordance with the Council's Personal Information Protection Policy (17-Plx-005).
3.	Failure to provide this information may result in your application not being able to be accepted or processed.

Office Use Only		
<input type="checkbox"/> Permitted <input type="checkbox"/> Discretionary <input type="checkbox"/> Planning Directive Visitor Accommodation		
Application No:		Date Received:
Amount: \$	Fee Received <input type="checkbox"/>	Officer:
Validity checklist:	Title <input type="checkbox"/>	Plans <input type="checkbox"/> ROC <input type="checkbox"/>

Bushfire Hazard Management Report: Subdivision

Report for: SJ & KM Kerrison

Property Location: 320 Peel Street, Summerhill

Prepared by: Scott Livingston
Livingston Natural Resource Services
299 Relbia Road
Relbia, 7258

Date: 17th June 2021
Version 2



Summary

Client: SJ & KM Kerrison

Current zoning: Low Density Residential, Environmental Living, Launceston Interim Planning Scheme 2015

Property

identification: CT 16873/3 & 4, PID 6647649
320 Peel Street, Summerhill

Proposal: A 2 lot boundary adjustment (subdivision) is proposed for existing titles CT 16873/3 & 4 at 320 Peel Street, Summerhill.

**Assessment
by:**



Scott Livingston,
Master Environmental Management,
Natural Resource Management Consultant.
Accredited Person under part 4A of the Fire Service Act 1979:
Accreditation # BFP-105.

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VERSION

This report and attached BHMP supersede SRL 21/22S dated 12/4/2021.

DESCRIPTION

A 2 lot boundary adjustment (subdivision) is proposed for existing titles CT 16873/3 & 4, 320 Peel Street, Summerhill. The realignment of boundaries will create 2 lots aligned with the zone boundary between Environmental Living and Low Density Residential which currently bisects CT 16873/4. Lot 2, Low Density Residential, will be 1.872 ha and Lot 1 6.223 ha. Lot 2 is currently weed infestation with a light eucalypt overstory that is denser in the eastern portion. The weed infestation is dominantly hawthorn with occasional gorse. While hawthorn has a much lower flammability than gorse, the area has been classified as forest fuel load as the hawthorn tends to hold elevated litter fuels.

Lot 2 has frontage to unmade road reserve (Outram Street) on its NW boundary, it contains no existing buildings. Lot 1 fronts unmade road reserves on its NW and SW boundaries and is access from Hammond Court. Lot 1 is predominately pasture with forest/ woodland on the northern portion. Lot 1 contains an existing dwelling and outbuildings.

The land around the existing dwelling on Lot 1 is low threat / managed land with adjacent grassland with some woodland clumps. Land to the south west is residential, land to the south east is forest / woodland on council reserve with a partially maintained fire break on the perimeter.

The area is partially serviced by a water reticulated supply.

See Appendix 1 for maps and site plan, and appendix 2 for photographs.

BAL AND RISK ASSESSMENT

The land is mapped as Bushfire Prone.

VEGETATION AND SLOPE

lot		North East	South	South West	North West
Lot 2	Vegetation, within 100m lot boundaries	0-100m grassland, with some low threat in central portion and woodland in southern portion 18+m low threat, 18-100m grassland	0-50m forest/scrub, 50-100m grassland	0-100 forest/scrub	0-100 woodland (inc 20m road reserve)

	Slope (degrees, over 100m)	Upslope/flat	Down slope 5-10°	Down slope 0-5°	Upslope/flat
	BAL Rating at boundary	BAL FZ (part BAL Low)	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 19	BAL 19	BAL 19	BAL 19
		North	South East	South West	North West
Lot 1	Vegetation, within 100m lot boundaries	0-100 forest/scrub	0-100 forest/scrub	southern portion-0-20m grassland 20-100m low threat. Northern portion: 0-100m grassland	0-100 woodland (inc 20m road reserve)
	Slope (degrees, over 100m)	Upslope/flat	Down slope 0-5°	Down slope 0-5°	Upslope/flat
	BAL Rating at boundary	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 19	BAL 19	BAL 19	BAL 19
		North East	South East	South West	North West
Existing dwelling (Lot 1)	Vegetation, within 100m existing dwelling	0-15+m low threat, 15-100m grassland	0-15m low threat, 15-28 woodland 28-100m forest woodland mosaic	0-50m low threat, 50-100m grassland	0-12m low threat, 12-100m grassland
	Slope (degrees, over 100m)	Upslope/flat	Upslope/flat	Down slope 0-5°	Upslope/flat
	BAL Rating	BAL 12.5	BAL 19	BAL Low	BAL 19

BUILDING AREA BAL RATING

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after development and management of land within the subdivision and have also considered slope gradients.

Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied, other building constraints such as topography have not been considered.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2009, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

BUILDING SETBACKS

BAL	Slope	Grassland	Woodland	Forest
BAL 12.5	Flat/ Upslope	14m	22m	32m
	Down slope 0-5°	16m	26m	38m
	Down slope 5-10°	19m	32m	46m
BAL 19	Flat/ Upslope	10m	18m	23m
	Down slope 0-5°	11m	15m	27m
	Down slope 5-10°	13m	23m	34m

PROPOSED LOT BAL RATING

Lot	BAL Rating	Setback
2	BAL 19	15m from NW boundary
		10m from boundary with 70A Havelock Street
		34m from southern boundary
6	BAL 19	15m from NW boundary
		23m from northern boundary
		15m from SE boundary
		18m from SW boundary

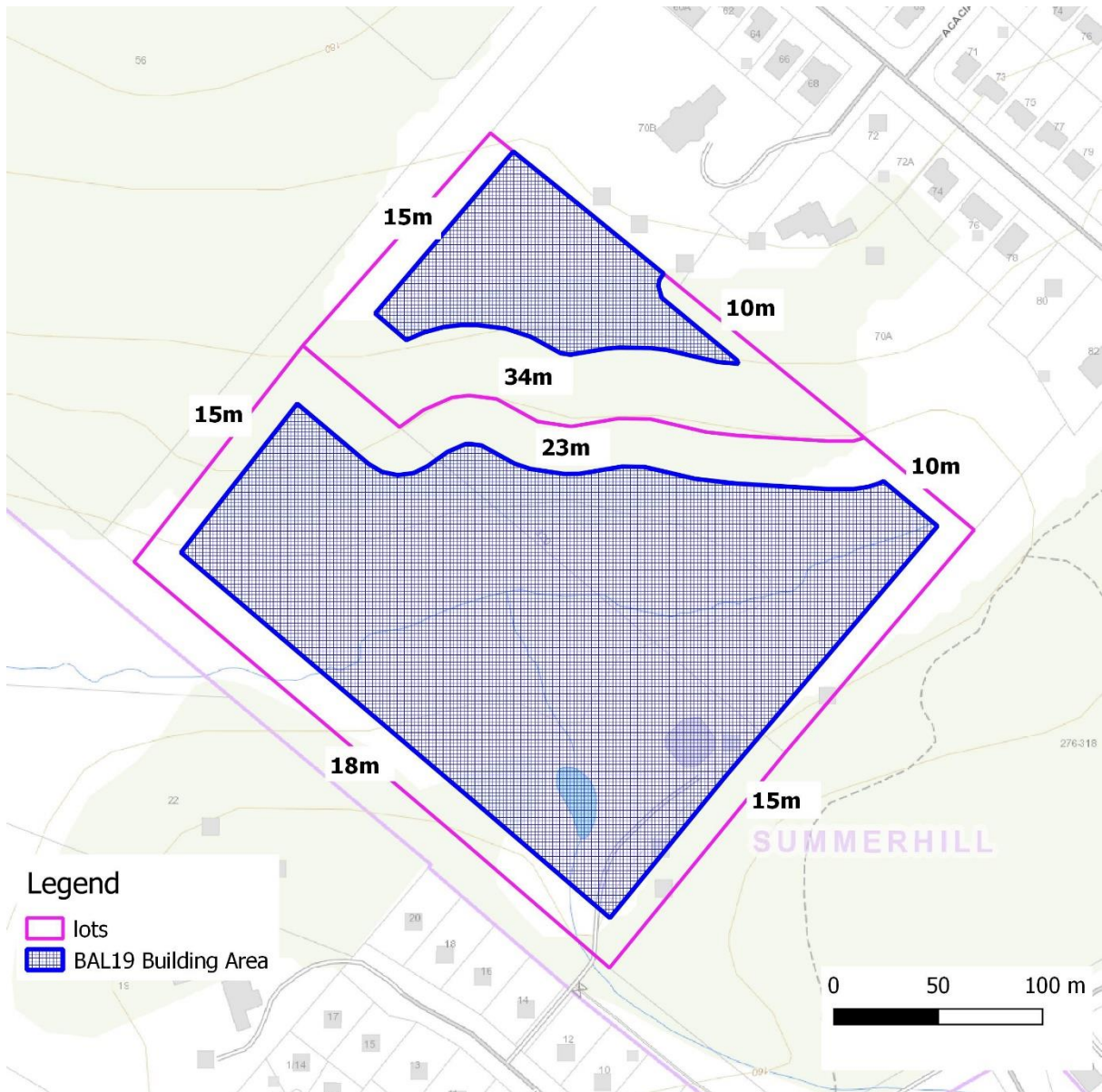


Figure 1: Proposed Lot building areas

HAZARD MANAGEMENT AREA

Proposed Lot 1 contains an existing dwelling and existing hazard management areas meet requirements for BAL 19 standards and exceed BAL 12.5 to the north east, south west and north west. The existing boundary between the lots is within 7m of the existing dwelling and the boundary change will ensure hazard management can occur within the lot boundary.

All land within 34m south and 27m SW and SE and 23m in other directions of a future habitable dwelling on lot 2 must be managed as low threat vegetation prior to commencement of construction of new habitable buildings, with the owner of a lot being responsible for hazard management and infrastructure on their lot.

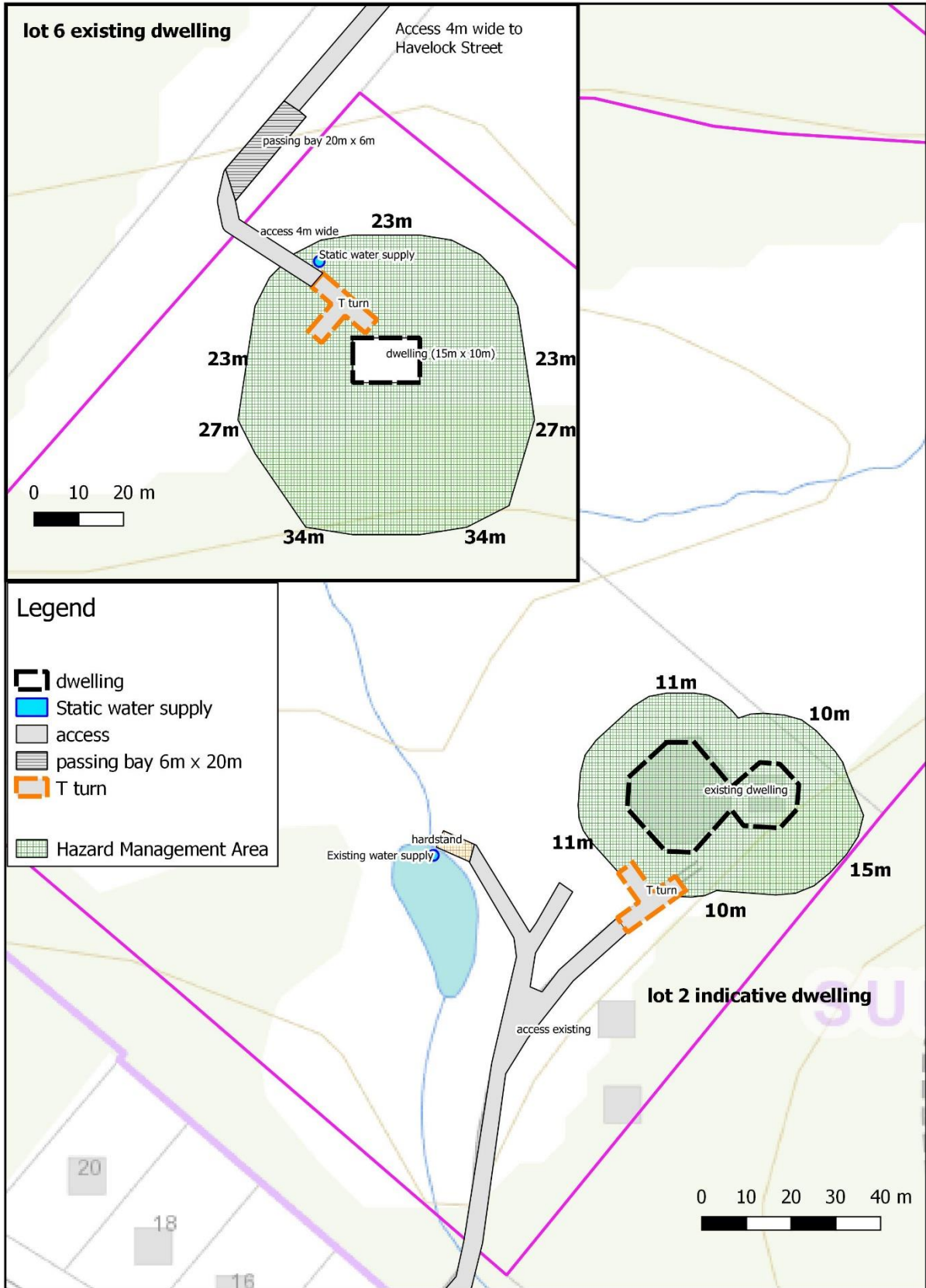


Figure 2: Hazard Management Area

ROADS

No roads are part of the proposed subdivision.

PROPERTY ACCESS

Existing access to the dwelling on Lot 1 is compliant and around 150m in extent with multiple turn option adjacent to the dwelling. Access to Lot 2 must comply with the relevant elements of Table E2 Access of Planning Directive No. 5.1 Bushfire-Prone Areas Code. It will be greater than 200m and must meet Element C including a passing bay, access is also required to water supply point. Access for lot 2 must be compliant prior to commencement of construction of a habitable building on the lot.

Table E2: Standards for Property Access

Column 1		Column
Element		Requirement
A.	Property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point.	There are no specified design and construction requirements.

B.	Property access length is 30 metres or greater; or access for a fire appliance to a water connection point.	<p>The following design and construction requirements apply to property access:</p> <ol style="list-style-type: none"> (1) All-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway width of 4 metres; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (6) Cross falls of less than 3 degrees (1:20 or 5%); (7) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (8) Curves with a minimum inner radius of 10 metres; (9) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (10) Terminate with a turning area for fire appliances provided by one of the following: <ol style="list-style-type: none"> (a) A turning circle with a minimum inner radius of 10 metres; or (b) A property access encircling the building; or (c) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.
C.	Property access length is 200 metres or greater.	<p>The following design and construction requirements apply to property access:</p> <ol style="list-style-type: none"> (1) The Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200
D.	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <ol style="list-style-type: none"> (1) Complies with Requirements for B above; and (2) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

FIRE FIGHTING WATER SUPPLY

The subdivision is serviced by a reticulated supply, however only a small portion of Lot 1 is within 120m of an existing hydrant, and this does not include the existing dwelling. Lot 1 existing dwelling has a number of domestic supply tanks(poly) and a small dam to the west of the dwelling which is accessible and at low water provides sufficient supply, no additional water supply requirements apply. New habitable buildings must have compliant static supplies prior to commencement of construction.

Table 4.3B Static Water Supply for Fire fighting

Column Element		Column 2 Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: <ul style="list-style-type: none"> a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: <ul style="list-style-type: none"> a) May have a remotely located offtake connected to the static water supply; b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; d) Must be metal, concrete or lagged by non-combustible materials if above ground; and e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.

C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm (compliant with <i>AS/NZS 3500.1-2003 Clause 5.23</i>); (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and a) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (h) Protected from possible damage, including damage by vehicles
D.	Signage for static water connections	<ul style="list-style-type: none"> (1) The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with: <i>Water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems</i>; or (2) The following requirements: <ul style="list-style-type: none"> (a) Be marked with the letter “W” contained within a circle with the letter in upper case of not less than 100 mm in height; (b) Be in fade-resistant material with white reflective lettering and circle on a red background; (c) Be located within one metre of the water connection point in a situation which will not impede access or operation; and <p>Be no less than 400 mm above the ground.</p>

E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ol style="list-style-type: none"> (1) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (2) No closer than six metres from the building area to be protected; (3) With a minimum width of three metres constructed to the same standard as the carriageway; and (4) Connected to the property access by a carriageway equivalent to the standard of the property access.
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CONCLUSIONS

A 2 lot boundary adjustment (subdivision) is proposed for existing titles CT 16873/3 & 4 at 320 Peel Street, Summerhill. The area is mapped as bushfire prone. Proposed Lot 1 contains an existing dwelling and existing hazard management areas meet/ exceed BAL 19 standards. Access and water supply are compliant, and no additional requirements apply to Lot 1.

There is sufficient area on lot 2 to provide for a BAL 19 building areas. All land within 34m south and 27m SW and SE and 23m in other directions of a future habitable dwelling on lot 2 must be managed as low threat vegetation. Compliant access and static water supply must be in place prior to commencement of construction of new habitable buildings, with the owner of a lot being responsible for hazard management and infrastructure on their lot.

REFERENCES

Planning Commission (2017), Planning Directive No. 5.1 Bushfire-Prone Areas Code.

Standards Australia. (2009). *AS 3959-2009 Construction of Buildings in Bushfire Prone Areas*

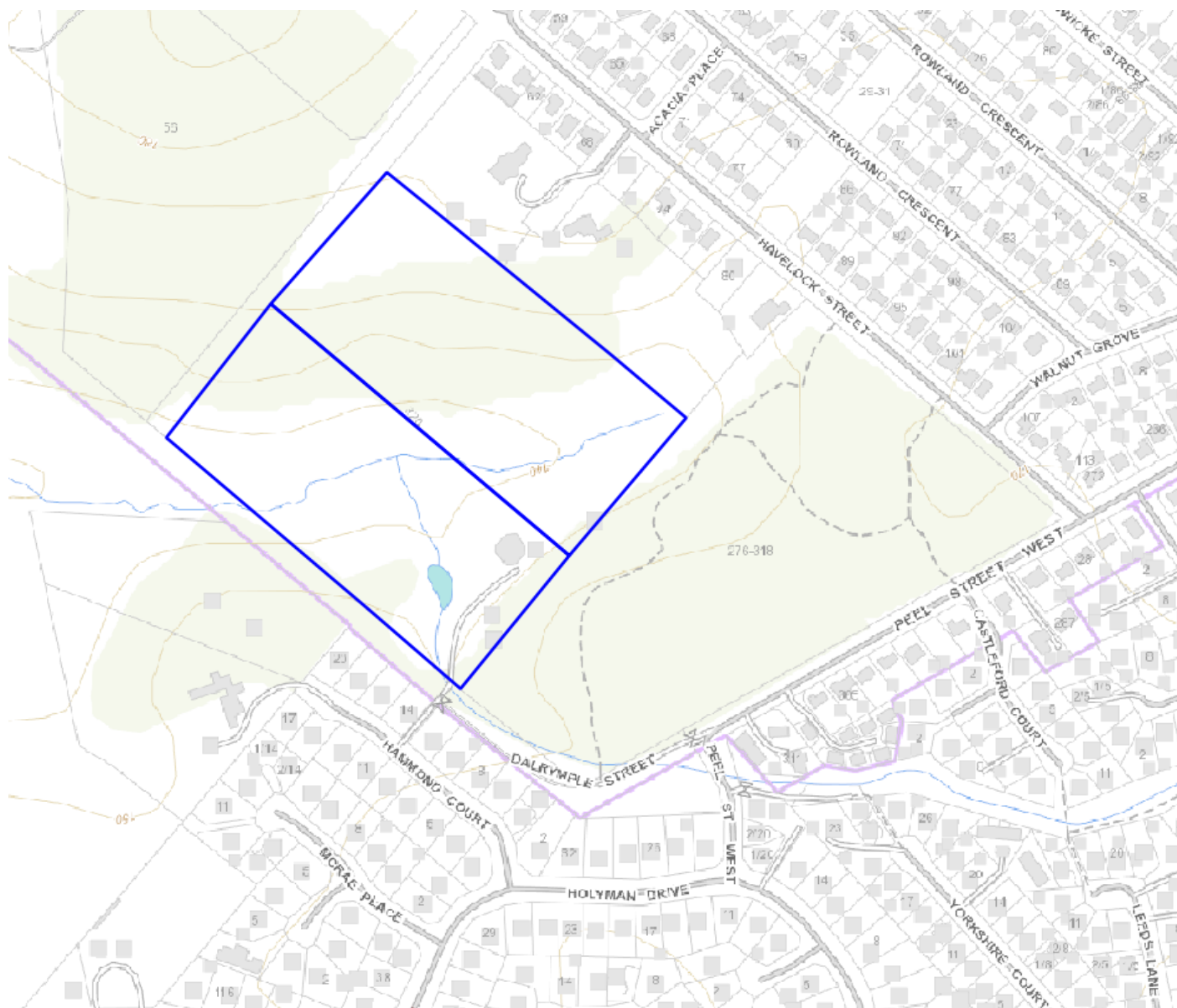
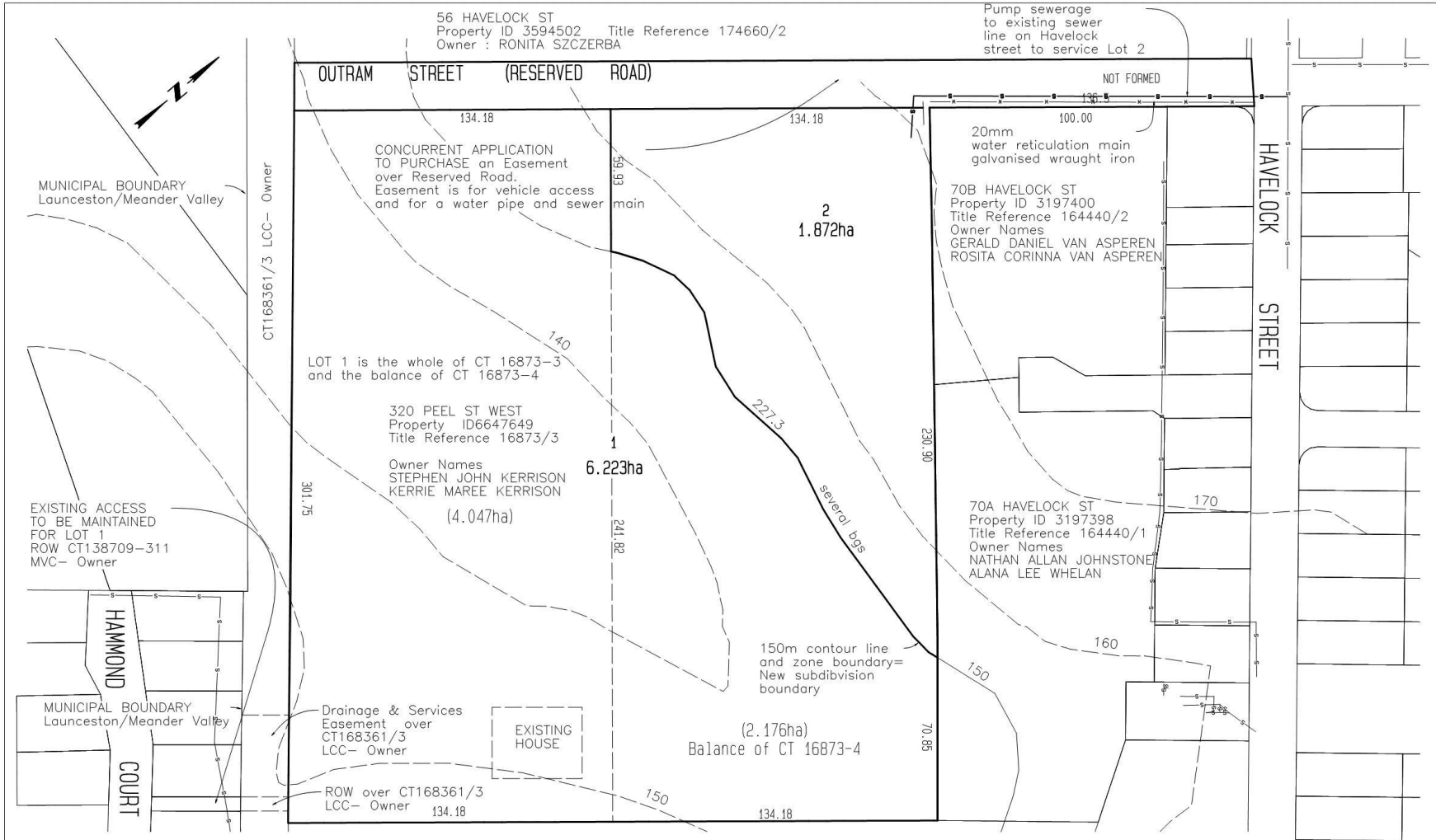


Figure 3: Location existing titles



Figure 4: Aerial Image



<p>PROPOSAL PLAN- 2 LOT BOUNDARY CONSOLIDATION</p> <p>Owner Names STEPHEN JOHN KERRISON KERRIE MAREE KERRISON</p> <p>320 PEEL ST W SUMMERHILL TAS 7250 Property ID6647649 Title Reference 16873/3 & Title Reference 16873/4</p>	<p>DATE 31 May 2021</p>	<p>SCALE 1:1500 @ A3</p>	<p>A. J PHILLIPS SURVEYING</p> <p>6 BINDAREE ROAD LEGANA 7277</p> <p>email: ajpsurvey@bigpond.net.au Mobile 0412 315 880</p>	<p>THIS PLAN WAS PREPARED AS A PROPOSED SUBDIVISION TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE DIMENSIONS, AREAS AND TOTAL NUMBER OF LOTS SHOWN HEREON ARE SUBJECT TO FIELD SURVEY AND ALSO TO THE REQUIREMENTS OF COUNCIL AND ANY OTHER AUTHORITY WHICH MAY HAVE REQUIREMENTS UNDER ANY RELEVANT LEGISLATION. IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.</p>
	<p>DRAWN AJP</p>	<p>FILE 6058 07</p>		
	<p>SURVEYED AJP</p>			

Figure 5: Proposed Subdivision Plan



Figure 6: north west from Lot 2 (road reserve)



Figure 7: eucalypts over weed infestation (Lot 2)

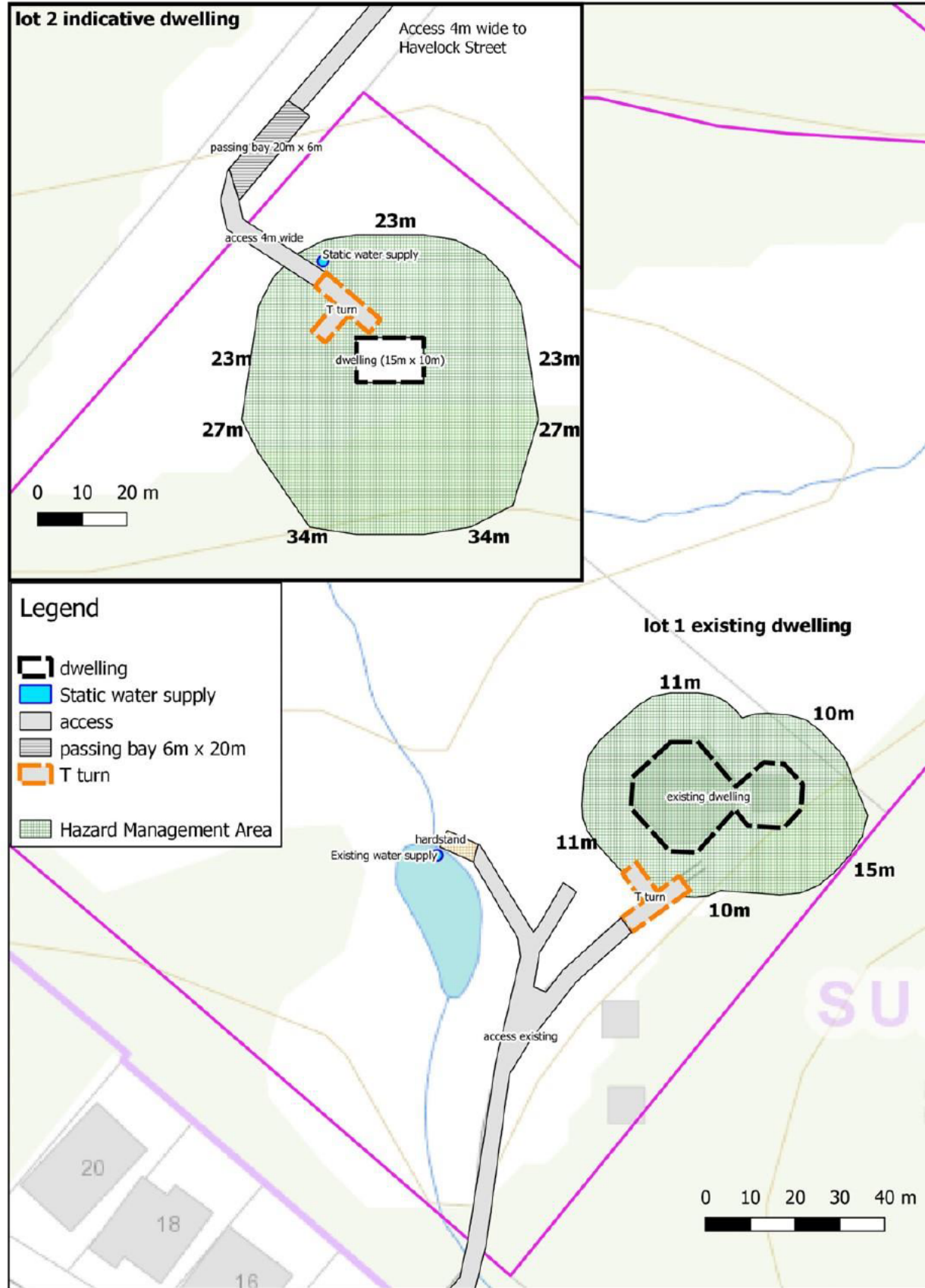


Figure 8: north from Lot 1 across boundary



Figure 9: managed land existing dwelling Lot 1

Bushfire Hazard Management Plan:



Proposed Development	Subdivision, 2 lots from 2 lots
Plan of Subdivision	AJ Phillips Surveying Proposal Plan 25/6/2020
Property Owner	SJ & KM Kerrison
Address	320 Peel St, Summerhill
157855/1	16873/3 & 4
PID	36647649

for future habitable buildings the following must be installed/ compliant prior to commencement of construction and be maintained in perpetuity:

- Hazard Management Areas
- Static water supply
- Access

The owner of a lot is responsible for management of vegetation and maintenance of infrastructure within a lot

Hazard Management Areas (HMA)

Hazard management areas include the area to protect the buildings as well as the access and water supplies.

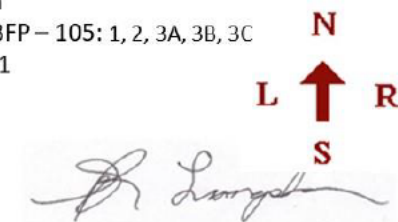
All land within 34m south and 27m SW and SE and 2m in other directions of a future habitable dwelling must be managed as low threat vegetation prior to commencement of construction of new habitable buildings,

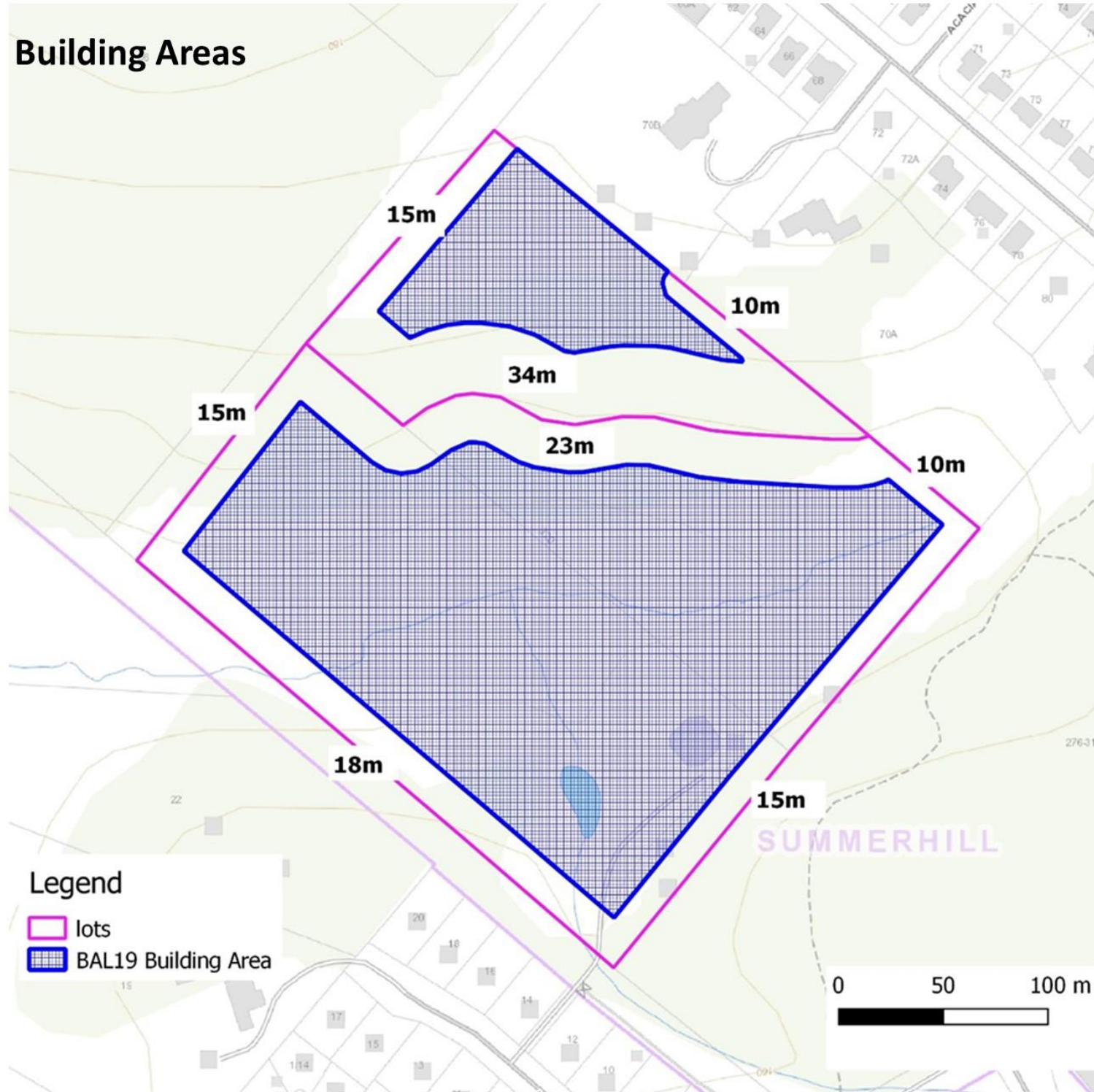
Existing HMA on Lot 6 should be maintained, at a minimum 11m to the west and south west 10m to the north and south and 15m to the east should be low treat vegetation

Low threat vegetation, includes maintained lawns (<100mm in height) gardens and orchards.

The owner of a lot is responsible for hazard management and infrastructure on their lot.

Scott Livingston
 Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
 Date 12/4/2021
 SRL21/22S





Lot	BAL Rating	Setback
2	BAL 19	15m from NW boundary
		10m from boundary with 70A Havelock Street
		34m from southern boundary
6	BAL 19	15m from NW boundary
		23m from northern boundary
		15m from SE boundary
		18m from SW boundary

Construction: BAL 19 as shown

Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959.

Building setbacks / BAL ratings apply to habitable buildings (Class 1, 2, 3, 8 or 9) and class 10a buildings within 6m of a habitable building.

This BHMP has been prepared to satisfy the requirements of the *Launceston Interim Planning Scheme, 2015* and *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

This plan should be read in conjunction with the report titled: *Bushfire Hazard Management Report 320 Peel Street Summerhill v2*. Livingston Natural Resource Services

Scott Livingston
 Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
 Date 17/6/21

SRL21/22S2

Water Supply

a static water supply to following standards must be installed for each building area

The following requirements apply:

- a. the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and
- b. the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

A static water supply:

- a. may have a remotely located offtake connected to the static water supply;
- b. may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
- c. must be a minimum of 10,000l per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
- d. must be metal, concrete or lagged by non-combustible materials if above ground; and
- e. if a tank can be located so it is shielded in all directions in compliance with section 3.5 of *Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas*, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
 - i. metal;
 - ii. non-combustible material; or fibre-cement a minimum of 6mm thickness.

Fittings and pipework associated with a fire fighting water point for a static water supply must:

- a. have a minimum nominal internal diameter of 50mm;
- b. be fitted with a valve with a minimum nominal internal diameter of 50mm;
- c. be metal or lagged by non-combustible materials if above ground;
- d. if buried, have a minimum depth of 300mm¹;
- e. provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;
- f. ensure the coupling is accessible and available for connection at all times;
- g. ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
- h. ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
- i. if a remote offtake is installed, ensure the offtake is in a position that is:
 - i. visible;
 - ii. accessible to allow connection by fire fighting equipment;
 - iii. at a working height of 450 – 600mm above ground level; and
 - iv. protected from possible damage, including damage by vehicles.

The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:

- a. comply with water tank signage requirements within *Australian Standard AS 2304-2011 Water storage tanks for fire protection systems*; or
- b. Comply with the Tasmania Fire Service Water Supply Guideline published by Tasmania Fire Service

A hardstand area for fire appliances must be:

- a. no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
- b. no closer than 6m from the building area to be protected;
- c. a minimum width of 3m constructed to the same standard as the carriageway; and
- d. connected to the property access by a carriageway equivalent to the standard of the property access

Compliant water supplies must be in place for Future habitable buildings prior to commencement of construction

Access to lot 2, including passing provision must be in place prior to commencement of construction of a habitable building on the lot.

Access

If property access exceeds 30m to a habitable buildings and or water supply point it must be constructed to

- a. All-weather construction;
- b. Load capacity of at least 20 tonnes, including for bridges and culverts;
- c. Minimum carriageway width of 4m;
- d. Minimum vertical clearance of 4m;
- e. Minimum horizontal clearance of 0.5m from the edge of the carriageway;
- f. Cross falls of less than 3° (1:20 or 5%)
- g. Dips less than 7° (1:8 or 12.5%)
- h. Curves with a minimum inner radius of 10m;
- i. Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed road; and
- j. Terminate with a turning area for fire appliances provided by one of the following:
 - i) A turning circle with a minimum inner radius of 10m;
 - ii) A property access encircling the building; or
 - iii) A hammerhead “T” or “Y” turning head 4m wide and 8m long

If access to a habitable building or water supply point exceeds 200m the following design and construction requirements apply: Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 200 metres.

Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
Date 17/6/21

SRL21/22S2



BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

320 Peel Street, Summerhill

Certificate of Title / PID:

CT 16873/3 & 4, PID 6647649

2. Proposed Use or Development

Description of proposed Use and Development:

2 lot subdivision from 2 existing titles

Applicable Planning Scheme:

Launceston Interim Planning Scheme 2015

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report, 320 Peel Street, Summerhill v2	Scott Livingston	17/6//2021	2
Bushfire Hazard Management Plan, 320 Peel Street, Summerhill v2	Scott Livingston	17/6//2021	2
Proposal Plan 2 lot Boundary Consolidation	AJ Phillips Surveying	31/5/2021	

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

¹ This document is the approved form of certification for this purpose and must not be altered from its original form.

<input type="checkbox"/>	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/>	E1.5.1 / C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/>	E1.5.2 / C13.5.2 – Hazardous Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input checked="" type="checkbox"/>	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as ‘balance’)
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement

<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Property Access complies with relevant Tables,

<input checked="" type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	Scott Livingston	Phone No:	0438 951 021
Postal Address:	299 Relbia Road	Email Address:	scottlivingston.lnrs@gmail.com
Accreditation No:	BFP – 105	Scope:	1, 2, 3A, 3B, 3C

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name:

Scott Livingston

Date:

17/6/2021

Certificate Number:

SRL 21/22S2

(for Practitioner Use only)

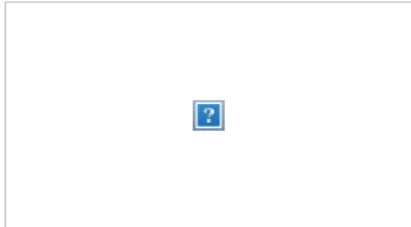
From: [Weaver, Natalie](#)
To: [Property Services](#)
Cc: [Sanderson, Amy](#)
Subject: FW: DA0557/2020 - 320 Peel Street West, Summerhill
Date: Friday, 9 July 2021 11:18:35 AM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.png](#)
[image004.png](#)
[image005.jpg](#)



Natalie Weaver

Property Officer

Tasmania Parks and Wildlife Service
03 6165 4670
General Enquiries message service | 03 6169 9015
natalie.weaver@parks.tas.gov.au
Level 7, 134 Macquarie St Hobart TAS 7000
GPO Box 44 Hobart TAS 7001



From: ajpsurv@bigpond.net.au <ajpsurv@bigpond.net.au>

Sent: Friday, 9 July 2021 10:54 AM

To: Weaver, Natalie <Natalie.Weaver@parks.tas.gov.au>; 'Steve Kerrison' [REDACTED]

Cc: 'Steve Kerrison' [REDACTED]; 'Kerrie Kerrison' [REDACTED]; 'Maria Lasso' <Maria.Lasso@launceston.tas.gov.au>

Subject: RE: DA0557/2020 - 320 Peel Street West, Summerhill

Hello Natalie,

Attached is all the documentation that has been lodged with council. I confirm that the attached are the latest copies.

You may have to liaise with council regarding where to sign or if another form is to be used.

Regards

Tony Phillips

A.J PHILLIPS SURVEYING

6 Bindaree Road

Legana

7277

Ph 0412 315 880

Email ajpsurv@bigpond.net.au

From: Weaver, Natalie <Natalie.Weaver@parks.tas.gov.au>

Sent: Thursday, 8 July 2021 2:53 PM

To: 'Steve Kerrison' [REDACTED]; ajpsurv@bigpond.net.au

Cc: 'Steve Kerrison' [REDACTED]; 'Kerrie Kerrison' [REDACTED]; 'Maria Lasso' <Maria.Lasso@launceston.tas.gov.au>

Subject: RE: DA0557/2020 - 320 Peel Street West, Summerhill

Hi Steve, Tony,

Could you please send through the Council Development Application form for Crown to sign , I couldn't see it amongst previous attachments and could you also confirm that you have provided PWS copies of all document that you have submitted to Council as part of your Development application ?

Nat

Natalie Weaver

Property Officer

Tasmania Parks and Wildlife Service

03 6165 4670

General Enquiries message service | 03 6169 9015

natalie.weaver@parks.tas.gov.au

Level 7, 134 Macquarie St Hobart TAS 7000

GPO Box 44 Hobart TAS 7001



From: ajpsurv@bigpond.net.au <ajpsurv@bigpond.net.au>

Sent: Wednesday, 7 July 2021 11:07 AM

To: Weaver, Natalie <Natalie.Weaver@parks.tas.gov.au>

Cc: 'Steve Kerrison' [REDACTED]; 'Kerrie Kerrison' [REDACTED] 'Maria Lasso' <Maria.Lasso@launceston.tas.gov.au>

Subject: FW: DA0557/2020 - 320 Peel Street West, Summerhill

Hello Natalie,

With regards to our ongoing development application are you able to provide the necessary signature to satisfy section 2 of the attached RFI. Once done could you please forward to all the recipients in this email.

2. Under section 52 of the Land Use Planning and Approvals Act 1993, written permission for the making of the development application signed by the Minister of the Crown responsible for the administration of the road reserve.

The Minister of the Crown may delegate his or her functions, in which case a copy of the delegation is also required.

Regards

Tony Phillips

A.J PHILLIPS SURVEYING

6 Bindaree Road

Legana

7277

Ph 0412 315 880

Email ajpsurv@bigpond.net.au

From: Maria Lasso <Maria.Lasso@launceston.tas.gov.au>

Sent: Thursday, 1 July 2021 12:14 PM

To: ajpsurv@bigpond.net.au; 'Steve Kerrison' [REDACTED]; 'Kerrie Kerrison' [REDACTED]

Subject: DA0557/2020 - 320 Peel Street West, Summerhill

Hi Tony and Stephen,

I have discussed your application with Richard Jamieson (Manager City Development). We can confirm that we are able to condition the creation of the easement over crown land for the purposes of compliance with Clause 12.4.6 Frontage and Access. Please refer to the attached request for further information, we need consent from the crown for the lodgement of the application.

I also take this opportunity to inform you that the following conditions would be included:

RESERVE ROAD ACCESS

This permit has no force or effect until a right-of-way as determined by the Crown Land Department is created by Crown Land Services Department on title to provide formal access between proposed Lot 2 and Havelock Street. All costs associated with the creation of the right-of-way including survey and valuation costs are to be borne by the Applicant. Lot 2 must be provided with legal connection to Havelock Street via a right-of-carriageway over crown land.

RESERVE ROAD CONSTRUCTION

Prior to the sealing of the final plan, the right-of-way providing access between proposed Lot 2 and Havelock Street should be constructed in accordance with the access requirements included in the Bushfire Hazard Management Report prepared by Scott Livingston dated 17 June 2021.

SERVICE CONNECTIONS

Prior to the sealing of the final plan, the services proposed for Lot 2 (water supply and sewer) should be constructed in accordance with plans endorsed and the requirements of TasWater. The applicant must provide detailed construction plans of all proposed public works prepared by suitably qualified persons and complying with current Council standards and approved by Council's General Manager, Infrastructure & Assets Network prior to any works commencing. A fee of 1.5% of the public works estimate (or a minimum of \$250) is payable for any public works. Such fee covers assessment of the plans and specifications, audit inspections and Practical Completion & Final inspections.

Please note that the above are draft conditions which could change based on the final assessment of the DA. Kind regards,



Maria Lasso
Town Planner, City Development
T 03 6323 3318 | www.launceston.tas.gov.au

From: ajpsurv@bigpond.net.au <ajpsurv@bigpond.net.au>

Sent: Monday, 28 June 2021 3:16 PM

To: Maria Lasso <Maria.Lasso@launceston.tas.gov.au>; 'Steve Kerrison' [REDACTED]; 'Kerrie Kerrison' [REDACTED]

Subject: RE: TasWater SPAN Request for Additional Information DA 2020 01438-LCC for 320 PEEL ST, SUMMERHILL DA0557/2020

Hello Maria,

Attached are the following:

Amended bushfire report with correct lot numbers.

Revised proposal plan with comments relating to Taswater requests.

Comments to address additional information required by Taswater:

1. Please note that a water meter has existed before to service this lot.

Upon approval and then subsequent installation of the new water meter for Lot 2, the developer will locate the existing water pipe.

We have no reason to doubt the position as shown on the List web site as this agrees with Mr Kerrison's recollection of its position.

2. See note on plan. This is being addressed with concurrent application with Crown Land Services.
3. A note addressing this has been added to the attached proposal plan.

Please advise if you require further information.

Regards

Tony Phillips

A.J PHILLIPS SURVEYING

6 Bindaree Road

Legana

7277

Ph 0412 315 880

Email ajpsurv@bigpond.net.au

From: Maria Lasso <Maria.Lasso@launceston.tas.gov.au>

Sent: Thursday, 24 June 2021 4:53 PM

To: Steve Kerrison [REDACTED]; 'Kerrie Kerrison' [REDACTED]

Cc: ajpsurv@bigpond.net.au

Subject: FW: TasWater SPAN Request for Additional Information DA 2020 01438-LCC for 320 PEEL ST, SUMMERHILL DA0557/2020

Hi Steve,

As discussed, please find TasWater's RFI attached.



Maria Lasso
Town Planner, City Development
T 03 6323 3318 | www.launceston.tas.gov.au

From: TasWater Development Mailbox <Development@taswater.com.au>

Sent: Saturday, 19 June 2021 2:25 PM

To: Planning Admin <planning.admin@launceston.tas.gov.au>

Subject: TasWater SPAN Request for Additional Information DA 2020 01438-LCC for 320 PEEL ST, SUMMERHILL DA0557/2020

Dear Sir/Madam

Please find attached Request for Additional Information documentation as mentioned above.

If you have any queries, please contact me.

Regards

David Boyle

Senior Assessment Officer

Currently working Tuesday to Friday



M 0436 629 652

F 1300 862 066

A GPO Box 1393, Hobart TAS 7001

36-42 Charles Street, Launceston, TAS 7250

E david.boyle@taswater.com.au

W <http://www.taswater.com.au/>

Have I been helpful? Please provide feedback by clicking [here](#).



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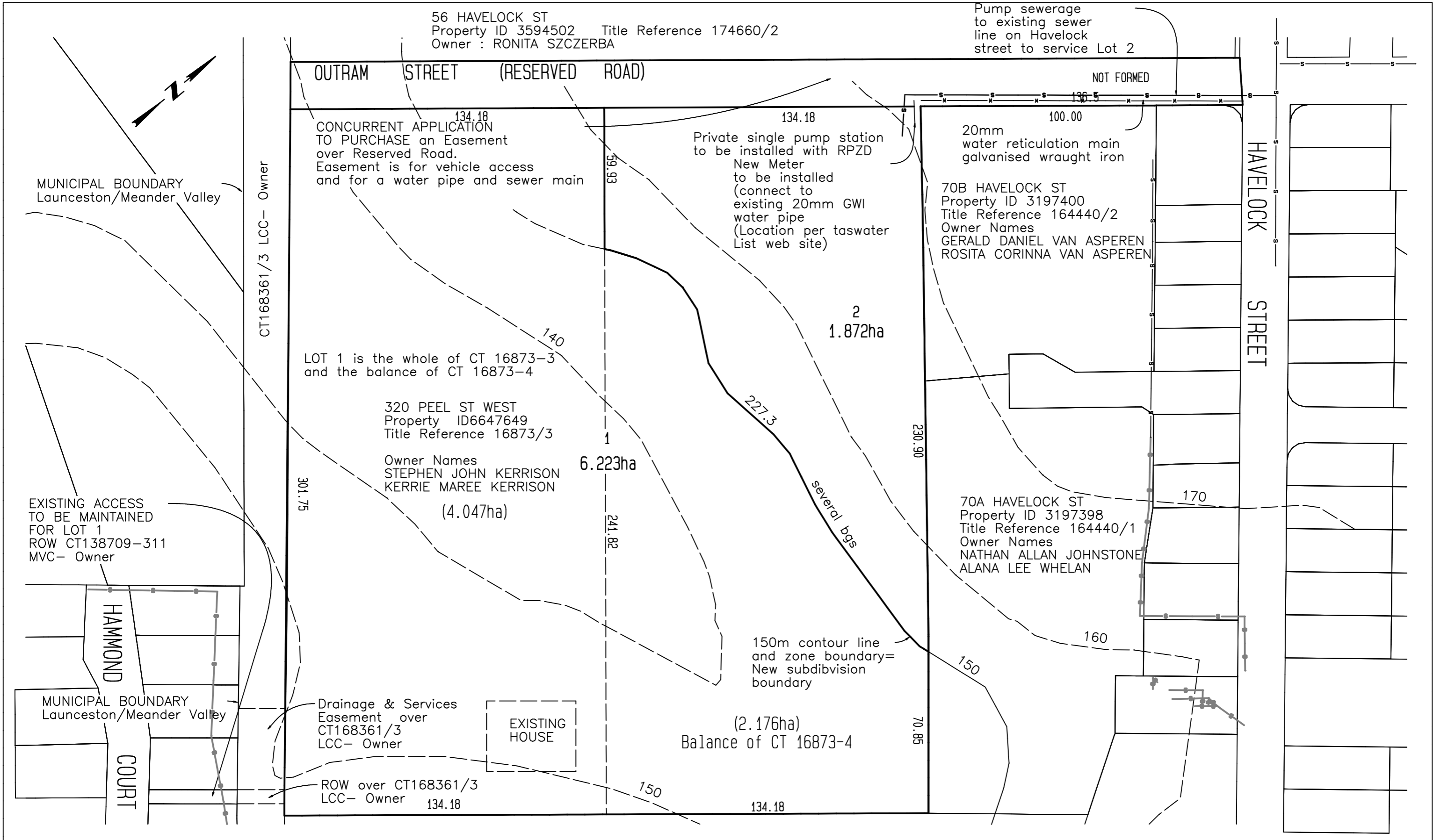
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PROPOSAL PLAN- 2 LOT BOUNDARY CONSOLIDATION

Owner Names
STEPHEN JOHN KERRISON
KERRIE MAREE KERRISON

320 PEEL ST W SUMMERHILL TAS 7250
Property ID6647649
Title Reference 16873/3 &
Title Reference 16873/4

DATE	28 June 2021	SCALE	1: 1500 @ A3
DRAWN	AJP	FILE	6058 07
SURVEYED	AJP		

A. J PHILLIPS SURVEYING
6 BINDAREE ROAD
LEGANA
7277
email: ajpsurv@bigpond.net.au
Mobile 0412 315 880

THIS PLAN WAS PREPARED AS A PROPOSED SUBDIVISION TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE DIMENSIONS, AREAS AND TOTAL NUMBER OF LOTS SHOWN HERON ARE SUBJECT TO FIELD SURVEY AND ALSO TO THE REQUIREMENTS OF COUNCIL AND ANY OTHER AUTHORITY WHICH MAY HAVE REQUIREMENTS UNDER ANY RELEVANT LEGISLATION. IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

File No: DA0557/2020

1 July 2021

A J Phillips
6 Bindaree Road
LEGANA TAS 7277

Dear Sir/Madam

DA0557/2020 - 320 Peel Street West, Summerhill

I write further to the additional information which you recently provided to support your application. In order to proceed with the planning application prior to the creation of an easement over crown land, the following information is required.

Validity Information

1. A revised application form including all titles subject to the application: CT16873/4, CT16873/3 and the reserved road (Outram Street) between Dalrymple Street and Havelock Street.
2. Under section 52 of the Land Use Planning and Approvals Act 1993, written permission for the making of the development application signed by the Minister of the Crown responsible for the administration of the road reserve. The Minister of the Crown may delegate his or her functions, in which case a copy of the delegation is also required.

This request is made pursuant to Section 54 of the *Land Use Planning & Approval Act 1993 (the Act)* and therefore, the statutory time period for determining your application will not run until the information is provided to the satisfaction of the Council. You may appeal against this requirement for additional information. An appeal must be lodged with the Resource Management and Planning Appeals Tribunal within 14 days after the day on which this notice was served under s54 (1) or (3) of the Act.

Yours sincerely



Maria Lasso
Town Planner



Department of Primary Industries,
Parks, Water and Environment

GPO Box 1751, Hobart, TAS 7001 Australia
Ph 1300 TAS PARKS / 1300 827 727 Fax 03) 6223 8308
www.parks.tas.gov.au



Enquiries: Tony Ryan
Phone: 03 61653027
Email: Tony.Ryan@parks.tas.gov.au
Our ref: 21/3045

30 July 2021

Mr Stephen John Kerrison
320 Peel Street
SUMMERHILL TAS 7250

C/- E: [REDACTED]

Dear Mr Kerrison,

**PLANNING PERMIT/DEVELOPMENT APPLICATION FORM
320 PEEL ST PROSPECT
RESERVED ROAD ACCESS**

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993* (LUPAA) is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department of Primary Industries, Parks, Water and Environment.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

Please also note, it is Departmental policy that all fire buffer areas (Hazard Management Areas and Fuel Modified Areas) are maintained wholly within freehold title boundaries and not on neighbouring Crown or Reserved land. Additionally, it is not PWS' practice for the Crown to enter into agreements under Part 5 of the *Land Use Planning and Approvals Act 1993* in support of developments on private property.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Jesse Walker".

Jesse Walker
Team Leader (Unit Manager Policy & Projects)

