
From: McCrossen, Samuel
Sent: Monday, 6 February 2023 12:49 PM
To: McCrossen, Samuel
Subject: FW: George Town Draft LPS - Submission - Sigrid Wilson - 359 Hillwood Road
Attachments: 359 Hillwood Rd_Request to seek leave.docx; 359 Hillwood Rd_Request for rezoning.docx; 359 Hillwood Rd_Appendix B_Agricultural Assessment by AK Consultants.pdf; 359 Hillwood Rd_Appendix A_Section 43A Application by Rebecca Green & Associates.pdf; 359 Hillwood Rd_Appendix C_Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan by Rebecca Green & Associates.pdf; 359 Hillwood Rd_Appendix D_Traffic Impact Assessment by Midson Traffic.pdf; 359 Hillwood Rd_Appendix E_Road Authority Advice from George Town Council.pdf; 359 Hillwood Rd_Appendix G_Aboriginal Heritage Search Record from Aboriginal Heritage Tasmania.pdf; 359 Hillwood Rd_Appendix F_Onsite Wastewater Assessment by JD Consulting.pdf; 359 Hillwood Rd_Appendix H_Proposed subdivision map.pdf; George Town draft LPS - email - Sigrid Wilson regarding representation 3 - 359 Hillcrest Road, Hillwood, 30 January 2023.MSG

From: Sigrid Wilson <sigridpvewilson@gmail.com>
Sent: Sunday, 29 January 2023 3:40 PM
To: TPC Enquiry <tpc@planning.tas.gov.au>
Cc: McCrossen, Samuel <Samuel.McCrossen@planning.tas.gov.au>; Pukekouni <pukekouni@rediffmail.com>
Subject: Email 1 of 2 - 359 Hillwood Rd

Hello Planning Commission Team,

Please find attached and in the following email a request to seek leave for a submission to be considered and the submission itself with supporting documents.

As laid out in the request I have recently purchased the property in question and am new to this process, so if I have missed something please let me know.

Kind regards,

Sigrid Wilson

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Section 43A Application

359 HILLWOOD ROAD, HILLWOOD
WAYNE RADFORD & GAYLENE SLATER
SUPPORTING SUBMISSION
MARCH 2019



Prepared by:
Rebecca Green & Associates

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APPENDICES

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- Appendix B: Certificate of Title
- Appendix C: Plan of Subdivision
- Appendix D: Desktop Agricultural Assessment
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- Appendix F: Bushfire Hazard Management Report
- Appendix G: Traffic Assessment
- Appendix H: Road Authority Advice

1. Executive Summary

Rebecca Green & Associates has been engaged by Wayne Radford and Gaylene Slater to prepare an application for a proposed draft amendment to the *George Town Interim Planning Scheme 2013* ('the scheme') and subsequent development application for a subdivision in accordance with Section 43A of the *Land Use Planning and Approvals Act 1993* (the Act) relating to land at 359 Hillwood Road, Hillwood.

The application seeks to rezone the subject land portion zoned Rural Resource to Rural Living zone, and to subdivide the land whilst allowing a minimum frontage of 3.6 metres to a road and minimum lot size of .

This submission forms the basis of the application and has been prepared having regard to the relevant requirement and objectives of the Act together with relevant strategic planning documents, including:

- Northern Tasmania Regional Land Use Strategy;
- The Scheme;
- State Policies;
- Hillwood Structure Plan; and
- George Town Council Strategic Plan 2016-2026.

References to the relevant requirements of the Act in this submission are references to the requirements in Parts 2A and 3 of the former provisions of the Act, in accordance with Schedule 6 – Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015*.

This submission demonstrates compliance with the requirements of Section 32 and Section 43A of the Act. As such, the proposal is suitable for Council certification and subsequent approval.

2. The Proposal

The purpose of this application is to amend the *George Town Interim Planning Scheme 2013* ("the Scheme") as follows:

- An amendment to the Scheme to change the zoning of CT 111263/1 such that it is wholly comprised within the Rural Living Zone;
- To allow in relation to minimum lot size for the subject land only, where the minimum lot density is 1 lot per 1.5 hectares calculated over the title and no lot has an area less than 1.1ha (ordinance changes within 13.4.2 'Subdivision');

- To allow in relation to minimum lot frontage for the subject land only, where the minimum lot frontage is 3.6 metres (ordinance changes within 13.4.2 'Subdivision', to provide a performance criterion for lot frontage);
- To subdivide the land subject to the change of zoning into 5 (five) lots as depicted by Plan of Subdivision by Cohen & Associates P/L dated 16-10-2018 (Version B).

Upon the approval of this amendment and approval of subdivision, the site within its context will be at the optimum use for the land.

This submission will be presented in three parts. The first part of the submission will provide details of the site. The second part will address the requirements of Section 33 of the *Land Use Planning and Approvals Act 1993* (LUPAA) with reference to the proposed change of zoning. The third part will address the requirements of Section 43A of LUPAA with respect to the development proposal itself.

3. Site Analysis

3.1 Location

The subject land is located at 359 Hillwood Road, Hillwood (CT 111263/1) and is comprised of one parcel of land. A copy of the title documentation is provided in Appendix B. Figure 1, below, illustrates the location of the subject land.

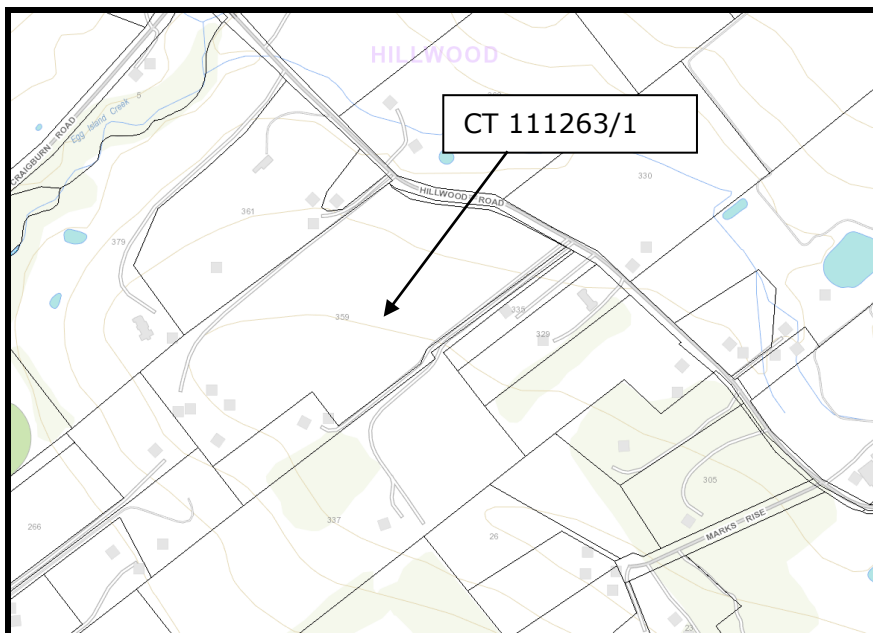


Figure 1 – Location of subject land. (Image courtesy of www.thelist.tas.gov.au)

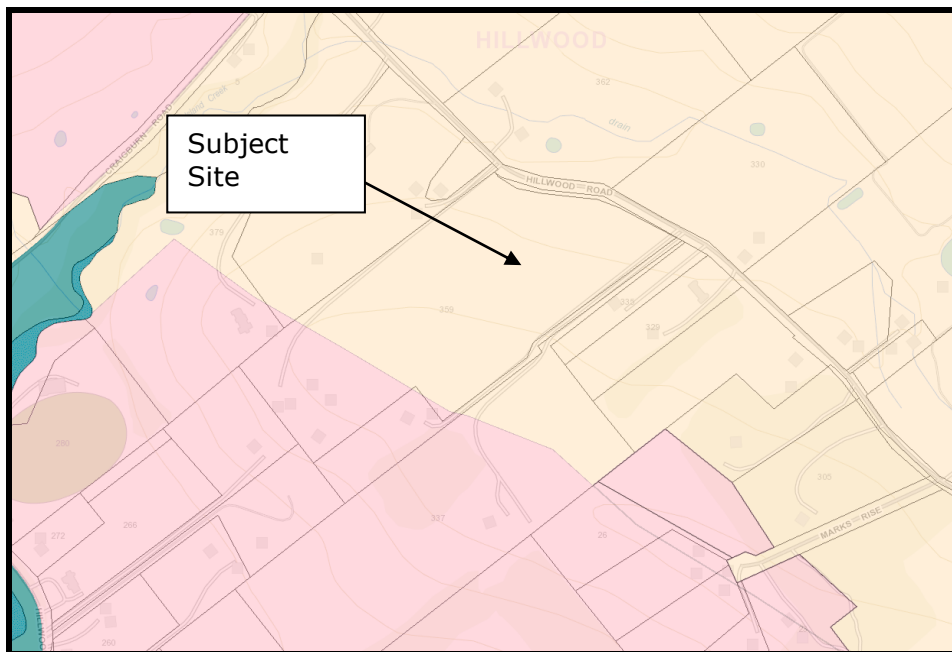


Figure 2 – Site zoning and surrounding zoning. (Image courtesy of www.thelist.tas.gov.au)
 Cream = Rural Resource, Pink = Rural Living

The subject site comprises an area of 7.676 hectares and accommodates an existing single dwelling and subservient outbuildings to the southwestern portion of the site. The site is predominantly cleared grasslands. The title is split between the Rural Resource (north east) and Rural Living zones (southeast). Adjacent to the southern corner of the subject title are three titles zoned Rural Living. The subject site and all surrounding titles, except for that to the south have an existing dwelling and display characteristics of lifestyle blocks.

The settlement of Hillwood has an area of approximately 892ha and is located on the eastern side of the Tamar River on the boundary of the Launceston City Council. The area includes a range of land uses including orchards, horticulture, livestock grazing, single dwellings on large and small lots, recreation ground, community hall, shop, cool stores and produce outlet.

Due to its proximity to the Launceston and George Town urban areas and its pleasant environment with rural and river views, much of the area has been developed with a mixture of large rural living residential blocks and smaller residential blocks along the river frontage. Hillwood contains over 200 dwellings and has a population of approximately 500 persons.

Much of the area is serviced with reticulated water but there is no reticulated sewerage.

The topography consists of sloping hills interspersed with drainage gullies falling towards the Tamar River. Most of the area has been cleared although there are remaining pockets of native vegetation.

3.2 Title description

The subject property is described in the following title, CT 111263/1. The registered owners of the lot are Wayne Gregory Radford and Gaylene Mary Slater.

3.3 Hazards and Special Values

3.3.1 Heritage and Scenic

The site is not locally, or state heritage listed and is not considered to have any special scenic values. The site is not listed in the Tasmanian Aboriginal site index.

3.3.2 Flooding

The site is not known to be subject to flooding, given the elevation above sea level.

3.3.3 Bushfire

The site is considered to be bushfire prone. Much of Hillwood consists of grasslands. The subject site contains contiguous vegetation comprising grasslands that has an area greater than 1ha. The area is serviced by a network of roads that provides alternate access and egress if needed in times of evacuation and the area is serviced by a volunteer fire brigade which provides added protection to the immediate area.

3.3.4 Land capability

Published Land Capability at 1:100,000 maps almost all of the subject site as Class 4.

A report completed by AK Consultants, *Agricultural Capabilities, Natural Values Assessment and Bushfire Risk*, for the Hillwood area for the George Town Council in May 2015 identified the subject site and half of the surrounding titles as 'severely constrained' from agricultural use, whilst the other half of adjacent titles were classified as 'highly constrained'. The report indicated that the subject site is not essential for being retained in the Rural Resource zone (see Figure 7 of the report). The Hillwood Structure Plan subsequently published in November 2016 supports removal from the Rural Resource zone.

3.3.5 General environmental quality and hazard risk

The subject site is not known to have been used for a relevant activity listed in the Potentially Contaminated Land Code of the Scheme.

A very small portion of the southwestern corner of the subject site is identified as landslide hazard, however no development is proposed in this portion of the site. Relatively small areas within the site are shown within low and medium landslide hazard bands on the relevant mapping produced by the Department of Premier and Cabinet (2013) which is available on TheLIST database, southwestern portion, below the existing dwelling location. The potential landslide hazard may require consideration as part of any future development of the land of Lot 1 under the provisions of the Landslip Code.

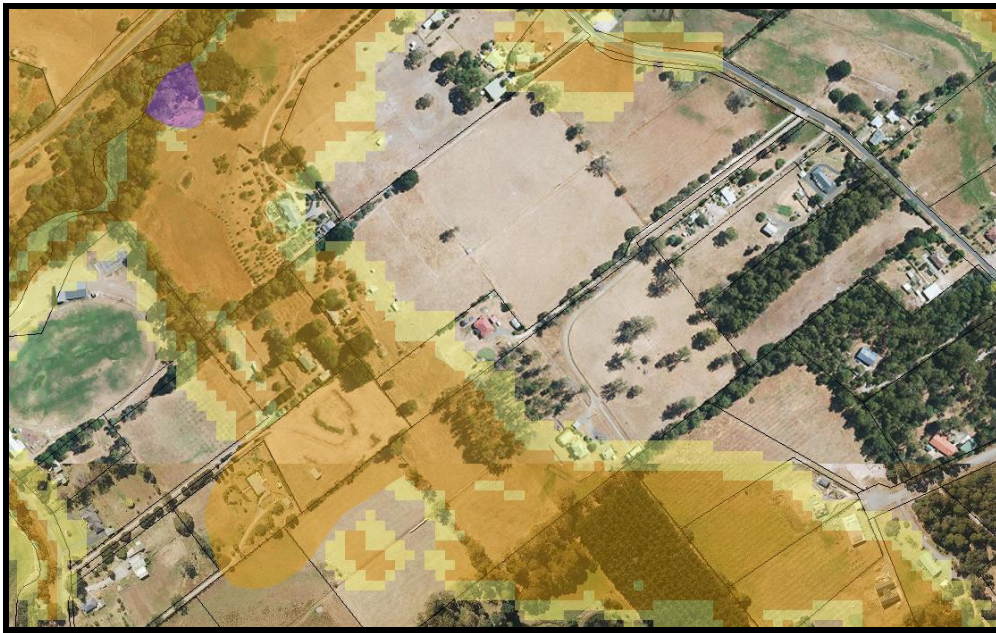


Figure 3– Low and medium landslide hazard bands

3.3.6 Special or significant features of the subject land

There are no species of rare, vulnerable or endangered flora or fauna species located on the subject land.

There is no native vegetation on the subject site that will require clearing as part of the development of the site.

3.3.7 Infrastructure

Water Supply

A reticulated water supply system is located within Hillwood. It does service the existing dwelling and will be utilized for Lot 5. New meters are proposed for Lot 1-4.

Sewerage

There is no reticulated sewerage system in Hillwood.

Stormwater

Stormwater within Hillwood generally drains towards the Tamar River.

Electricity

An electricity network services the properties within Hillwood.

Telecommunications

Hillwood is located within an area where NBN fixed wireless services are available.

Road Network

The subject site has frontage to Hillwood Road long its neastern boundary. Hillwood Road is a low use local rural road. It commences at a junction with Johnstons Road/Craigburn Road in the northern portion of the settlement and extends through south to Hillwood Jetty Road

4. The Amendment

4.1 Section 33 of LUPAA

An amendment to a Planning Scheme:

- Must seek to further the objectives of Schedule 1; and
- Must be prepared in accordance with State Policies; and
- May make any provision which relates to the use, development, protection or conservation of any land; and
- Must have regard to the safety requirements set out in the standards prescribed under the *Gas Pipelines Act 2000*; and
- Must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and
- Must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

Each of these parts will be addressed in the following sections.

4.2 Objectives of Schedule 1, Part 1 of LUPAA

(a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity

The proposed amendment seeks to further the objective of this part of the Act through the future development of land presently un-used, but with a surrounding context of occupation and residential use. No rare or threatened species of flora or fauna have been identified on the subject site. As such, the proposed amendment will not threaten genetic diversity. The proposal would therefore also not adversely impact on ecological processes.

(b) To provide for the fair, orderly and sustainable use and development of air, land and water

The proposed amendment will provide for fair, orderly and sustainable use and development. It directly supports the implementation of the Hillwood Structure Plan. There are no significant ecological, hydrological or cultural values that have been identified within the subject site.

(c) To encourage public involvement in resource management and planning

This process encourages public participation and comment through the notification process, following Council certification. The community and government departments and agencies will be able to formally comment on the draft amendment as part of this process.

(d) To facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)

The proposed amendment seeks to further this objective of the Act by rezoning the subject land to facilitate future residential/ hobby farms uses and to facilitate expansion of the Hillwood rural living area and to further define and promote rural living growth within areas not of high agricultural potential long the East Tamar.

The rezoning of the site to Rural Living will facilitate economic development through the opportunity for subdivision and later new dwelling constructions in the Hillwood area. The amendment is therefore in accordance with objectives (a), (b) and (c) as discussed above.

(e) To promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

The amendment seeks to further this objective by allowing for development of the subject land, in conjunction with Council and the community.

Community involvement will be encouraged through public notification, local government involvement will be encouraged through this planning process and industry involvement will be promoted during the future development and construction phase of the site development. State Government involvement will be facilitated through the Tasmanian Planning Commission assessment process.

4.3 Objectives of Schedule 1, Part 2 of LUPAA

(a) To require sound strategic planning and coordinated action by State and local government; and

The amendment seeks to further this objective of the Act by furthering Council's objectives as expressed through the Northern Regional Land Use Strategy and directly supports the implementation of the Hillwood Structure Plan. It therefore represents sound strategic planning.

- (b) To establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and*

The proposed amendment seeks to change the zoning of the subject site to a zone existing within the *George Town Interim Planning Scheme 2013*. The Rural Resource Zone currently only accommodates for Residential Use where the use is for a single dwelling as a discretionary use and limits the subject site for further subdivision. It is proposed to change the zoning of the subject site, to allow future subdivision and construction of a single dwelling on each new vacant lot to occur with greater assurance at the purchase stage of the development.

The land will be developed in accordance with the relevant provisions of the *George Town Interim Planning Scheme 2013*, the relevant code provisions will continue to apply.

- (c) To ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and*

The amendment is not likely to have an adverse impact on the surrounding environment. No rare, vulnerable or threatened species of flora or fauna have been identified on the subject property. Similarly, no areas of land exist on the site that require conservation.

The social and economic effects of development of the site should be given sufficient weight as the change of zone will allow lots which have limited potential for efficient or practical agricultural or rural resource use on a commercial basis to be used for rural living. Within Hillwood, a number of community facilities and activities have developed indicating Hillwood is developing as a community and strengthening the population base will further strengthen the existing facilities and activities and encourage new community opportunities.

- (d) To require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and*

The proposed amendment seeks to further this objective through alignment with Council's objectives for the development of the subject area of Hillwood and furthers the objectives of the Regional Land Use Strategy of Northern Tasmania.

All relevant regional and state policies have been considered for this proposal.

- (e) To provide for the consolidation of approvals for land use or development and related matters, and to coordinate planning approvals with related approvals; and*

This amendment seeks to further this objective by allowing simultaneous consideration of both the amendment and the proposed development.

The proposed amendment will allow for additional rural living land adjacent to a number of sites with similar characteristics and lot sizes. The subsequent planning and development approvals will be coordinated at development stage.

(f) To secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and

The amendment sought seeks to further this objective by allowing for residential/ hobby farm use of the subject site in a manner that will not have an adverse impact upon the amenity of nearby residential development. The *George Town Interim Planning Scheme 2013* makes provision to ensure issues of safety and amenity area considered.

(g) To conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and

The subject land has no known scientific, historical or special cultural value. The proposed amendment seeks to further this objective by allowing for future residential development of the site in a manner that has no impact on the historic value of any heritage sites.

(h) To protect public infrastructure and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community; and

This amendment will further this objective by allowing for the rezoning of the site to facilitate subdivision of the subject site. By allowing an increase in density, public infrastructure will be more efficiently used.

The future development of the subject site will be required to manage the potential environmental impact of stormwater discharges and on-site wastewater disposal.

The future development of the subject site is otherwise capable of being connected to electricity, reticulated water and telecommunications infrastructure, in accordance with the requirements of the relevant authorities.

(i) To provide a planning framework that fully considers land capability.

The subject site has limited potential for agricultural use. The proposed amendment will appropriately manage the potential for conflict with uses on agricultural land within Hillwood.

4.4 State Policies

State Policy on Water Quality Management 1997

The *State Policy on Water Quality Management 1997* came into operation on 27 September 1997. This policy applies to all surface water, including coastal waters, and groundwater's, other than privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public, or, water in any tank, pipe or cistern.

Clause 31.5 of the Policy requires that a use or development be consistent with the physical capacity of the land so that the potential for erosion and subsequent water quality degradation is minimised.

The nature of future use and development combined with the capacity of the Planning Authority to impose appropriate conditions in any subsequent planning approvals provides the opportunity for the relevant requirements of the Policy to be met.

On the above basis, it is considered that the proposed amendment complies with the provisions of the *State Policy on Water Quality Management 1997*.

State Policy on the Protection of Agricultural Land 2009

The *State Policy on the Protection of Agricultural Land 2009* came into operation on 3 September 2009. The Policy applies to all agricultural land in Tasmania.

The Agricultural Land Policy defines 'Agricultural land' as:

Means all land that is in agricultural use or has the potential for agricultural use, that has not need zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses.

The land capability of the subject site has been mapped as Class 4. The classification assessment is based on the permanent biophysical features of the land and does not take into account economics of agricultural production, distance from markets and other, social and political factors in evaluating the best use for a particular area. Given the topography and size of the subject site it would be difficult to crop on anyway. The site is not prime agricultural land. The subject site is located within proximity of the agricultural area within the settlement that is intended to be protected as part of the implementation of the structure plan (approximately 400m to the southeast and directly to the northeast across Hillwood Road).

The proposed amendment is therefore consistent with the State Policy.

State Coastal Policy 1996

The *State Coastal Policy 1996* came into operation on 10 October 1996. This policy applies to the coastal zone, which includes all State waters and land within 1km from the High-Water Mark.

The site is located within 1km of the coast and the State Coastal Policy does apply to the land.

As part of the application for development on the subject site, appropriate conditions can be considered relating to water and storm water collection and disposal and to ensure that during construction sediment control is considered.

National Environment Protection Measures

In accordance with Section 12A of the *State Policies and Projects Act 1993*, a national environment protection measure is taken to be a State Policy. The following therefore require consideration:

- Ambient air quality 2002
- Diesel vehicle emissions 2001
- Assessment of site contamination 1999
- Used packaging materials 1999
- Movement of controlled waste between States and Territories 1998
- National pollutant inventory 2000

The site has no land use history that indicates contamination. It is considered that the NEPMs will have no impact on the proposed amendment.

4.5 Use, development, protection or conservation of any land

The proposed amendment does not make provision for the protection of any particular piece of land, as no sites of significance are located either within the boundaries of the subject property, or adjacent.

There are no areas of significance on the development site that require protection or conservation.

4.6 Requirements under the Gas Pipelines Act 2000

This section of LUPAA requires that regard be had with respect of the safety requirements set out in the standards prescribed under the *Gas Pipelines Act 2000*. The gas pipeline is not located near to the subject property. As such, the requirements of the *Gas Pipelines Act 2000* are not relevant to the proposed amendment.

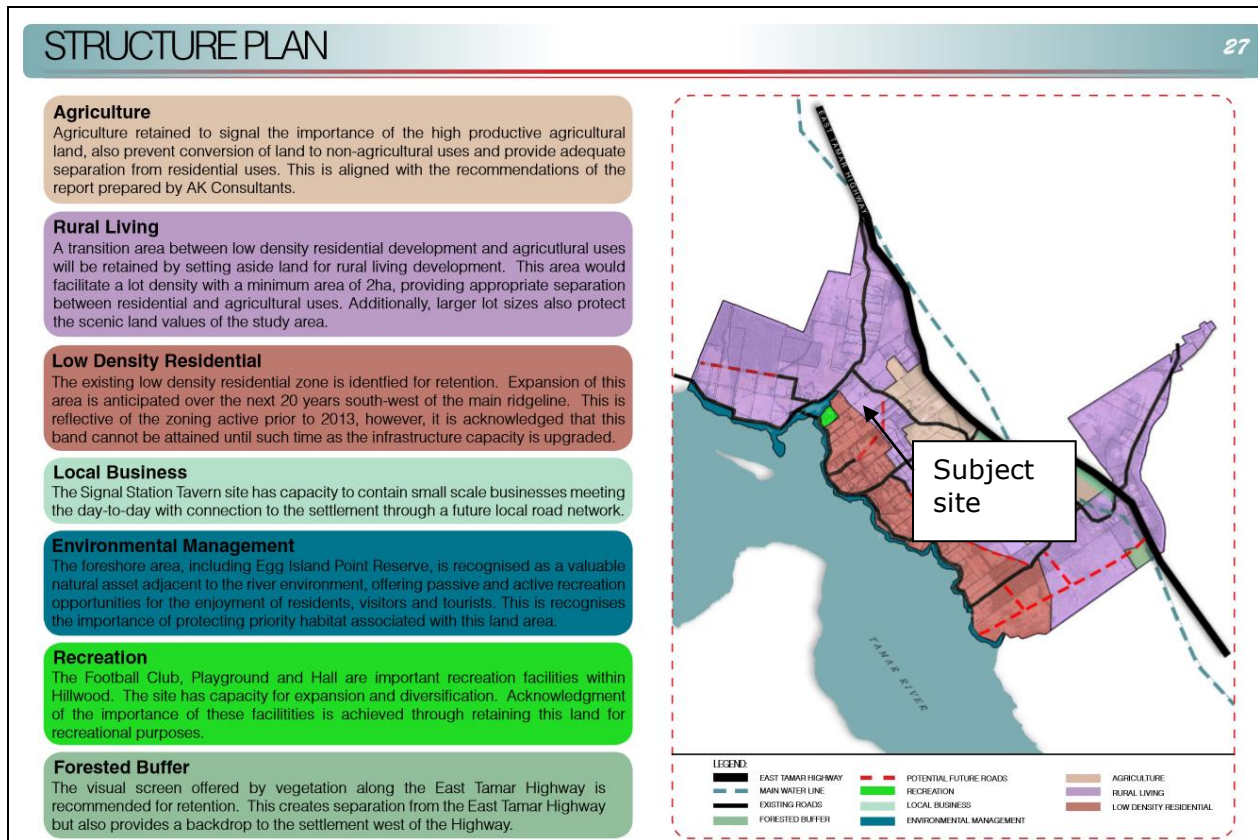
4.7 Risk of land use conflict

As noted throughout this submission, the proposed amendment will not cause conflict with adjoining uses. The adjacent residential uses on adjacent and nearby lots will continue and will not be affected by future residential/hobby farms uses and development. The development itself will be considered on its merits as part of a further section of this submission.

The uses allowed in the Rural Living Zone are unlikely to conflict with the adjacent residential development beyond that level of interface existing at present.

4.8 Hillwood Structure Plan

The Hillwood Structure Plan was prepared to determine appropriate local planning policy and zoning of land. It provided a framework for use and development within Hillwood for the next 20 years. It was endorsed by Council on 16 November 2016.



The structure plan articulates a vision for Hillwood, which is to:

... continue as a vibrant and dynamic settlement adjacent to the Tamar River providing for the sustainable growth of residential land supported by services; the continuation of primary industry activities; and commercial uses in a way which respects and enhances its river setting, rural and environmental landscape values.

The structure plan describes the outcomes of investigations undertaken into constraints and opportunities relating to land supply and demand, agricultural values, natural hazards, natural and scenic values, infrastructure and utilities. Summarised below, as relevant to the subject site, are these investigations and the framework for growth detailed in the structure plan.

Land Supply and Demand

The demand for new lots in Hillwood is relatively high. The limited local road network has resulted in internal lot configurations becoming a more dominant form of subdivision.

The structure plan identifies that the area for rural living and low density residential development should be expanded to provide a 20-year supply and facilitate population growth.

Agriculture

Hillwood contains several productive agricultural uses which contribute to its identity and rural character, and the local economy. The existing residential land use patterns, however, constrain and limit future expansion and investment in agriculture.

The structure plan seeks to protect the existing agricultural area, which extends along Hillwood Road in the eastern portion of the settlement, this area does not include the subject site.

Land Stability

The structure plan identifies areas at risk of landslides, which require future analysis. The southwestern corner of the subject site is identified in the structure plan as being at risk. As no development is proposed on Lot 1, the existing dwelling and outbuildings will wholly be contained within Lot 1, it would be not reasonable at this stage to require additional analysis. Should any future development occur on Lot 1, then it may be more appropriate at that point in time to consider further investigation.

Bushfire

The structure plan identifies areas that are constrained with respect to bushfire management, largely due to the need to provide cross-road connections to improve access arrangements. The middle area within the settlement, including the subject site, is identified within the area constrained with respect to bushfire management. The development of the proposed subdivision has considered bushfire at the subdivision phase of development.

Natural Values and Heritage

Priority habitat is located along the Tamar River foreshore. Approximately 23.4ha of land within Hillwood is covered by threatened native vegetation communities. The subject site is not burdened by threatened communities. There are no recorded Aboriginal heritage values with the settlement.

Scenic Values

The existing vegetation creates a backdrop for rural living development when viewed from the Tamar River. The structure plan recommends a minimum lot size of 2ha in the area east of the Burton Street road reserve to ensure vegetation is retained on these upper slopes. Further, a buffer with a minimum width of 40m should be retained along the highway. These recommendations do not relate to the land within the subject site.

Road Capacity

The structure plan identifies a number of limitations within the local road network. The structure plan identifies a number of potential road improvement that would both arise

from and benefit future growth within the settlement. Potential upgrades of Hillwood Road and Leam Road are identified.

Utilities

There is a preference to service all new lots with reticulated water, which would require either upgrades or extensions. Otherwise, static water supply within individual lots would be capable of being provided.

Advancements in the technology for on-site wastewater disposal enables potential consideration of higher lot yields.

Water sensitive urban design should be incorporated into future development to improve stormwater management across the settlement.

4.9 Northern Tasmania Regional Land Use Strategy (RLUS)

The Regional Land Use Strategy of Northern Tasmania was originally declared by the Minister for Planning in accordance with the relevant provisions of the Act on 27 October 2011. The current version was declared by the Minister for Planning on 18 June 2018 and came into operation on 27 June 2018.

The relevant regional policies and actions in the RLUS are reproduced and addressed:

4.8.1 Regional Settlement Network

Policy	Actions
Regional Settlement Networks	
<p><i>RSN-P2 Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.</i></p>	<p><i>RSN-A4 Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity – both residential and industrial.</i></p> <p><i>RSN-A5 Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; ‘ageing in home’ options should be provided.</i></p>

***RSN-A7** Ensure all rural and environmental living occurs outside Urban Growth Areas.*

Comment:

The proposed amendment will assist in facilitating settlement expansion of Hillwood in accordance with the Hillwood Structure Plan. A greater concentration of residential use and development will increase the population to a level that would support a broader range of services. These services and facilities will enhance the quality of life for current and future residents.

Facilitation of improvements in the provision of infrastructure will also result from the expansion of the settlement. There is an opportunity to upgrade and extend the water supply system administered by TasWater, noting that connection to the system is not required in the Rural Living zone.

Hillwood is one of several lifestyle housing areas adjacent the Tamar River. The structure plan identifies that there is demand for new residential lots within the settlement. The proposed amendment and the implementation of the structure plan generally, supports the provision of housing diversity.

The subject site, and Hillwood generally, is located outside of an urban growth boundary.

The proposed amendment is therefore consistent with the relevant policies and actions.

Policy	Actions
Rural and Environmental Living Developments	
<p><i>RSN-P24 Growth opportunities for rural living will maximise the efficiency of existing services and infrastructure.</i></p>	<p><i>RSN-A23 Planning scheme provisions must specifically enable subdivision opportunities in preferred areas by setting minimum lot sizes based on locality.</i></p> <p><i>RSN-A24 Future locations of the Rural Living Zone should not require extension of Urban Growth Areas or compromise the productivity of agricultural lands and natural productive resources (within Rural Areas).</i></p> <p><i>RSN-A25 Ensure future locations for rural residential opportunities do not compromise environmental values.</i></p> <p><i>RSN-A26 Consolidation and growth of Rural Residential Areas is to be directed to areas identified in local strategy, that align with the following criteria (where relevant):</i></p> <ul style="list-style-type: none"> • Proximity to existing settlements

	<p><i>containing social services;</i></p> <ul style="list-style-type: none"> • <i>Access to road infrastructure with capacity;</i> • <i>On-site waste water system suitability;</i> • <i>Consideration of the impact on natural values or the potential land use limitations as a result of natural values; Minimisation of impacts on agricultural land and land conversion;</i> • <i>Minimisation of impact on water supply required for agricultural and environmental purposes; Consideration of natural hazard management;</i> • <i>Existing supply within the region;</i> • <i>Potential for future requirement for the land for urban purposes; and</i> • <i>The ability to achieve positive environmental outcomes through the rezoning.</i>
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Comment:

The settlement of Hillwood is an established Rural Residential Area and a strategically preferred location for future growth as demonstrated by the Hillwood Structure Plan. The subject site is located within the northern area of Hillwood which is relatively unconstrained and is identified to accommodate settlement expansion. The site does not form part of the agricultural area identified in the structure plan.

The consolidation of rural living into this area will reduce the pressure on other rural resource lands for the provision of rural living, where perhaps the land is less suitable for such uses, thereby reducing the further fragmentation and marginalisation of productive lands.

It is the role of land use planning to ensure that growth is planned for in a managed and strategic way, in this instance this application does provide some additional rural living land, but most importantly it is in accordance with the strategies of the Regional Land Use Strategy of Northern Tasmania.

The proposed amendment is therefore consistent with the relevant policies and actions.

4.10 Summary of Amendment

The proposed amendment satisfies the requirements of Section 32 of LUPAA by:

- Seeking to further the objectives set out in Schedule 1 of the Act; and

- Being prepared in accordance with State Policies; and
- By making provision for the use, development, protection or conservation of land; and
- By having regard to the safety requirements set out in the standards prescribed under the *Gas Pipelines Act 2000*; and
- By avoiding the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent areas; and
- By having regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

The amendment does not affect any matters identified by Section 20(2), (3), (4), (5), (6), (7), (8) and (9) of the Act.

5. The Development

5.1 Section 43A of LUPAA

Section 43C of LUPAA dictates the Council assessment process in determining a combined application for a scheme amendment and development.

George Town Interim Planning Scheme 2013

13 Rural Living Zone

13.1.1 Zone Purpose Statements

13.1.1.1 To provide for residential use or development on large lots in a rural setting where services are limited.

13.1.1.2 To provide for compatible use and development that does not adversely impact on residential amenity.

13.1.1.3 To provide for rural lifestyle opportunities in strategic locations to maximize efficiencies for services and infrastructure.

13.1.1.4 To provide for a mix of residential and low impact rural uses.

13.1.3 Desired Future Character Statements

The desired future character statement of the Rural Living Zone is:

- *Provision is made for single dwellings and associated outbuildings on large lots at low housing densities in a location removed from the urban centres and attractive for living due to the qualities of the rural setting.*
- *Reliable road access to an established urban centre is available to meet daily requirements for employment, education, health care, retail and structures social and recreational activity.*
- *Development of larger sites will be self sufficient in respect to water supply, disposal of waste water and community and commercial facilities. Sub divisional development of smaller sites will require connection to an offsite reticulated waste water treatment and reuse system.*

- *There is a general absence of integrated community facilities and retail services.*

Proposal Response

The proposed 5 lot subdivision is consistent with the desired future character statements. The subdivision provides for single dwellings on large lots. Each lot will be provided with convenient access from a road. Hillwood Road provides access to the East Tamar Highway, linking Launceston and George Town via either Johnstons Road or Hillwood Jetty Road. The subject site is serviced by reticulated water.

The future subdivision would make use of the upgraded East Tamar Highway for commuting to major centres and is capable of providing on-site servicing where necessary. The lots would have a minimum area of 1.1ha, with an average of 1.52ha per lot. The subdivision would make use of existing community services and facilities at Hillwood.

13.4.2 Subdivision

Objective

To ensure that subdivision:

- Provides for appropriate wastewater disposal, and stormwater management in consideration of the characteristics or constraints of the land; and
- Provides area and dimensions of lots that are appropriate for the zone; and
- Provides frontage to a road at a standard appropriate for the use; and
- Furtheres the local area objectives and desired future character statements for the area, if any.

Acceptable Solutions	Performance Criteria	Proposal Response
<p>A1.1 Each lot must:</p> <ol style="list-style-type: none"> Have a minimum area of 2 ha, except on: <ol style="list-style-type: none"> CT 26854/1, where lot size must be in accordance with subdivision plan DA 2014/53; or CT 233858/1 and CT 114312/1, where the average lot density is 1 lot per hectare calculated over both titles; or Lot 1 East Tamar Highway, Mount Direction (CT 	<p>P1 No performance criteria, except on:</p> <ol style="list-style-type: none"> CT 26854/1; or CT 233858/1 and CT 114312/1; or Lot 1 East Tamar Highway, Mount Direction (CT 149336/1); or CT 244022/1 and CT 244178/1; where each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to: <ol style="list-style-type: none"> The relevant acceptable solutions or performance criteria for development of buildings on the lots; 	<p><i>A1 – The proposed amendment seeks to apply a minimum lot size requirement of 1.1ha to the land involved. The 2ha minimum lot size requirement is considered to be excessive for Hillwood taking into account that a significant number of the lots in the area have an area of less than 2ha. The current application therefore also seeks to apply a minimum lot size requirement of 1.1ha (as it applies to</i></p>

- 149336/1) where the minimum lot density is 1 lot per hectare calculated over the title and no lot has an area less than 8000m²; or
- iv) CT 244022/1 and CT 244178/1 where the minimum lot density is 1 lot per hectare calculated over both titles and no lot has an area less than 8000m²; or
- v) CT 31598/2 where no lot has an area less than 8000m²;
- b) Required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or
- c) For the provision of utilities; or
- d) For the consolidation of a lot with another lot with no additional titles created; or
- e) To align existing titles with zone boundaries and no additional lots are created.
- b) The likely location of buildings on the lots;
- c) The likely provision of on-site parking and manoeuvrability for vehicles;
- d) The topography of the site;
- e) The presence of any natural hazards;
- f) Adequate provision of private open space;
- g) Fire hazard management;
- h) Separation from Rural Resource zoned land;
- i) The standard of boundary fences;
- j) The ability of vegetation to provide buffering;
- k) The existing pattern of development in the area;
- l) The Local Area Objectives and Desired Future Character Statements;
- m) If on CT 26854/1, the total number of lots in the plan of subdivision is not more than 3 (including any balance lot) and no lot has an area of less than 8000m²;
- n) If on CT 149336/1 no lot has an area of less than 8000m²; and
- o) If on CT 244022/1 and CT 244178/1 no lot has an area of less than 8000m².
- the land within the subject site) to reflect the range of existing lot sizes within Hillwood. In addition, the 1.1ha lot size allows for a more appropriate density of development recognising the capacity of the land to deal with onsite wastewater disposal, whilst enabling the more effective consolidation of these areas identified as appropriate for rural living. A minimum lot density of 1 lot per 1.5 hectare on the subject site is also proposed.*

A1.2 The proposal complies.

A1.2 Each lot must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

A2 Each lot must have a P2 No performance criteria. frontage of at least 10m.

P2 – The proposed amendment seeks to apply a minimum lot frontage of 3.6m to the land involved as a performance criteria. The 10m minimum lot frontage requirement is considered to be excessive for Hillwood taking into account that a number of the lots in the area have a frontage less than 10m, particularly noting that no performance criteria is provided. The current application therefore seeks to apply a minimum lot frontage requirement of 3.6m (as it applies to the land within the subject site) to reflect the performance criteria for Rural Living Subdivision of the Tasmanian Planning Scheme.

Codes

E1.0 Bushfire Prone Areas Code – The proposal is considered to be within a Bushfire Prone Area, being less than 100 metres from vegetation greater than 1 hectare in size.

The proposed subdivision demonstrates compliance with all applicable acceptable solutions. Please refer to the Bushfire Hazard Assessment Report and BHMP at Appendix F to this submission, prepared by an Accredited Person under Part 4A of the *Fire Service Act 1979*.

E2.0 Potentially Contaminated Land Code – Not applicable, the subject site is not known to be potentially contaminated land.

E3.0 Landslip Code – A very small are of the southwestern corner of the subject site is known as being subject to a landslide hazard on the Scheme overlay maps. No development is proposed in this area of the subject site. Relatively small areas within the site are shown within low and medium landslide hazard bands on the relevant mapping

produced by the Department of Premier and Cabinet (2013) which is available on TheLIST database. The potential landslide hazard may require consideration as part of any future development of the land under the provisions of the Landslip Code for proposed Lot 1.

E4.0 Road and Railway Code – Applicable.

E4.6.1 Use of Road or Rail Infrastructure

Objective

To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.

Acceptable Solutions	Performance Criteria	Proposal Response
A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway, must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.	P1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road of railway must demonstrate that the safe and efficient operation of the infrastructure will not be detrimentally affected.	<i>Not applicable.</i>
A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day.	P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.	<i>A2 – Not applicable.</i>
A3 For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.	P3 For limited access roads and roads with a speed limit of more than 60km/h: <ul style="list-style-type: none"> a) Access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and b) Any increase in use of an existing access or 	<i>P3 – Assessment is that the individual lot generation for the proposal at 8 vehicles movements per lot is less than 10% of the passing traffic for all frontage roads/ streets. The new eastern access will service four lots and generate 32 movements per day. The junction is located on Hillwood Road in a location that maximises available sight</i>

junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and

c) An access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.

distance in both directions. Its location is considered the most appropriate to service the four lots within the constraints of the available road frontage of the site.

E4.7.1 Development on and Adjacent to Existing and Future Arterial Roads and Railways.

Objective

To ensure that development on or adjacent to class 1 or 2 roads (outside 60km/h), railways and future roads and railways is managed to:

- a) Ensure the safe and efficient operation of roads and railways; and
- b) Allow for future road and rail widening, realignment and upgrading; and
- c) Avoid undesirable interaction between roads and railways and other use or development.

Acceptable Solution	Performance Criteria	Proposal Response
A1 The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2 road in an area subject to a speed limit of more than 60km/h: a) New road works, buildings, additions and extensions, earthworks and landscaping works; and	P1 Development including buildings, road works, earthworks, landscaping works and level crossings on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must be sited, designed and landscaped to: a) Maintain or improve the	<i>Not applicable.</i>

<p>b) Building envelopes on new lots; and</p> <p>c) Outdoor sitting, entertainment and children’s play areas.</p>	<p>safety and efficiency of the road or railway or future road or railway, including line of sight from trains; and</p> <p>b) Mitigate significant transport-related environmental impacts, including noise, air pollution and vibrations in accordance with a report from a suitably qualified person; and</p> <p>c) Ensure that additions or extensions of buildings will not reduce the existing setback to the road, railway or future road or railway; and</p> <p>d) Ensure that temporary buildings and works are removed at the applicant’s expense within three years or as otherwise agreed by the road or rail authority.</p>
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E4.7.2 Management of Road Accesses and Junctions

Objective
To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.

Acceptable Solutions	Performance Criteria	Proposal Response
<p>A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.</p>	<p>P1 For roads with a speed limit of 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.</p>	<p><i>Not applicable.</i></p>
<p>A2 For roads with a speed limit of more than 60km/h the development must not include a new access or</p>	<p>P2 For limited access roads and roads with a speed limit of more than 60km/h:</p> <p>a) Access to a category 1 road or limited access road must only</p>	<p><i>P2 c) – The proposal will require new accesses for all proposed lots, with the assessment at Appendix G indicating</i></p>

<p>junction.</p>	<p>be via an existing access or junction or the development must provide a significant social and economic benefit to the State or region; and</p> <p>b) Any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and</p> <p>c) An access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.</p>	<p><i>compliance provided the access driveways are installed in compliance with the relevant George Town Council guidelines and standards.</i></p>
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E4.7.3 Management of Rail Level Crossings – Not applicable.

E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings

Objective

To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.

Acceptable Solutions	Performance Criteria	Proposal Response
<p>A1 Sight distances at</p> <p>a) An access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and</p> <p>b) Rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices – Railway crossings, Standards Association of Australia; or</p>	<p>P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.</p>	<p><i>The proposal complies with the acceptable solution. Indications are that satisfactory sight distance compliance can be achieved provided the driveways are located and installed as suggested in the report contained at Appendix G.</i></p>

c) If the access if a temporary access, the written consent of the relevant authority have been obtained.

E5.0 Flood Prone Areas Code – Not applicable.

E6.0 Car Parking and Sustainable Transport Code - Not applicable. It is not considered that car parking is required to be assessed at this stage.

E7.0 Scenic Management Code – Not applicable.

E8 Biodiversity Code – Not applicable, no native vegetation removal is proposed as part of the subdivision.

E9.0 Water Quality Code – Not applicable.

E10.0 Recreation and Open Space Code – Not applicable to Rural Living zone.

E11.0 Environmental Impacts and Attenuation Code – Not applicable.

E12.0 Airports Impact Management Code – Not applicable.

E13.0 Coastal Code – Not applicable.

E14.0 Signs Code – Not applicable.

5.5 State Policies

State Policy on Water Quality Management 1997

The *State Policy on Water Quality Management 1997* came into operation on 27 September 1997. This policy applies to all surface water, including coastal waters, and groundwater's, other than privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public, or, water in any tank, pipe or cistern.

Clause 31.5 of the Policy requires that a use or development be consistent with the physical capacity of the land so that the potential for erosion and subsequent water quality degradation is minimised.

The nature of future use and development combined with the capacity of the Planning Authority to impose appropriate conditions in any subsequent planning approvals provides the opportunity for the relevant requirements of the Policy to be met.

On the above basis, it is considered that the dispensation complies with the provisions of the *State Policy on Water Quality Management 1997*.

State Policy on the Protection of Agricultural Land 2009

The *State Policy on the Protection of Agricultural Land 2009* came into operation on 3 September 2009. The Policy applies to all agricultural land in Tasmania.

The Agricultural Land Policy defines 'Agricultural land' as:

Means all land that is in agricultural use or has the potential for agricultural use, that has not need zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses.

The land capability of the subject site has been mapped as Class 4. The classification assessment is based on the permanent biophysical features of the land and does not take into account economics of agricultural production, distance from markets and other, social and political factors in evaluating the best use for a particular area. Given the topography and size of the subject site it would be difficult to crop on anyway. The site is not prime agricultural land.

State Coastal Policy 1996

The *State Coastal Policy 1996* came into operation on 10 October 1996. This policy applies to the coastal zone, which includes all State waters and land within 1km from the High-Water Mark.

The site is located within 1km of the coast and the State Coastal Policy does apply to the land.

As part of the application for development on the subject site, appropriate conditions can be considered relating to water and storm water collection and disposal and to ensure that during construction sediment control is considered.

National Environment Protection Measures

In accordance with Section 12A of the *State Policies and Projects Act 1993*, a national environment protection measure is taken to be a State Policy. The following therefore require consideration:

- Ambient air quality 2002
- Diesel vehicle emissions 2001
- Assessment of site contamination 1999
- Used packaging materials 1999
- Movement of controlled waste between States and Territories 1998
- National pollutant inventory 2000

The site has no land use history that indicates contamination. It is considered that the NEPMs will have no impact on the proposed amendment.

5.6 Summary of Development

The proposed development fulfils the requirements of Section 43C of LUPAA by:

- Seeking to further the objectives set out in Schedule 1 of the Act; and
- Taking into consideration the prescribed matters, being the George Town Interim Planning Scheme 2013, as are relevant to the subject application.

6. Conclusion

This application satisfies the requirements of both Section 33 and Section 43A of LUPAA. This submission demonstrates that the proposal is consistent with Council's strategic objectives for this area as articulated in the Northern Tasmania Regional Land Use Strategy and the Hillwood Structure Plan.

The proposal is consistent with the objectives of Schedule 1 of LUPAA and serves to uphold the values and objectives of the *George Town Interim Planning Scheme 2013*.

This application therefore seeks:

- An amendment to the Scheme to change the zoning of CT 111263/1 such that it is wholly comprised within the Rural Living Zone;
- To allow in relation to minimum lot size for the subject land only, where the minimum lot density is 1 lot per 1.5 hectares calculated over the title and no lot has an area less than 1.1ha (ordinance changes within 13.4.2 'Subdivision');
- To allow in relation to minimum lot frontage for the subject land only, where the minimum lot frontage is 3.6 metres (ordinance changes within 13.4.2 'Subdivision', to provide a performance criterion for lot frontage);
- To subdivide the land subject to the change of zoning into 5 (five) lots as depicted by Plan of Subdivision by Cohen & Associates P/L dated 16-10-2018 (Version B).

Appendix A: Land Owners Consent

Tasmanian Planning Commission
PO Box 1691
Hobart Tas 7001

To whom it may concern,

Re: Application for Rezoning: 359 Hillwood Road, Hillwood

As owners of the property at 359 Hillwood Road, Hillwood, we authorise Rebecca Green of Rebecca Green and Associates to act as applicant on our behalf, in accordance with Section 33 and 43a of the *Land Use Planning and Approvals Act 1993*.

Sincerely,

Wayne Radford and Gaylene Slater

Date: 15.12.2018

A handwritten signature in blue ink, appearing to read 'W Radford'.A handwritten signature in blue ink, appearing to read 'Gaylene M Slater'.

Appendix B: Certificate of Title

SEARCH OF TORRENS TITLE

VOLUME 111263	FOLIO 1
EDITION 4	DATE OF ISSUE 06-Nov-2013

SEARCH DATE : 26-Mar-2019

SEARCH TIME : 01.20 PM

DESCRIPTION OF LAND

Parish of FORDINGTON, Land District of DORSET
 Lot 1 on Diagram 111263
 Being the land firstly described in Mortgage No. 62/1359
 Derivation : Part of Lot 321, 500 Acres Gtd. to J. Henty
 Prior CT 28927/1

SCHEDULE 1

D100389 TRANSFER to WAYNE GREGORY RADFORD and GAYLENE MARY
 SLATER Registered 06-Nov-2013 at noon


SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 D100390 MORTGAGE to National Australia Bank Limited
 Registered 06-Nov-2013 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

K 9174

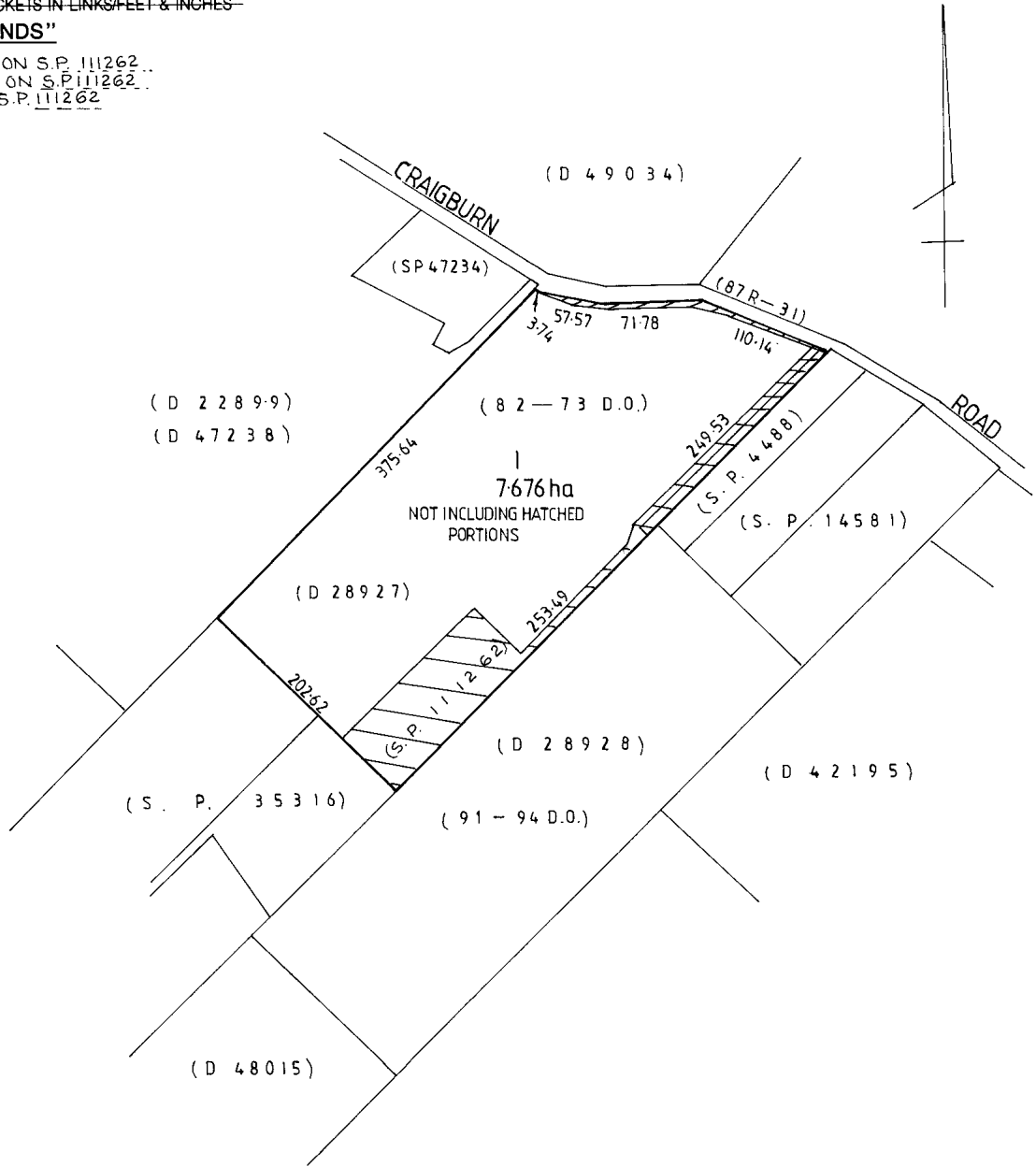
Owner: DOUGLAS GEORGE ELLIS DOROTHY MAY ELLIS	<p align="center">PLAN OF TITLE</p> of land situated in the LAND DISTRICT OF DORSET PARISH OF FORDINGTON	<p align="center">REGISTERED NUMBER</p> <p align="center">D111263</p>
Title Reference: 28927 1 C.T. VOL 4263 FOLIO 13		Approved <u>7</u> - AUG 1995  Recorder of Titles
Grantee: PART OF LOT 321, 500 ACRES, JAMES HENTY - PUR.		COMPILED FROM <u>D 28927</u> COHEN & ASSOCIATES COMPILED BY <u>PTV LTD LAUNCESTON</u> SCALE 1: 4,000 NOT TO SCALE

SKETCH BY WAY OF ILLUSTRATION ONLY

BALANCE PLAN

LENGTHS ARE IN METRES
 -LENGTHS IN BRACKETS IN LINKS/FEET & INCHES-
"EXCEPTED LANDS"

LOT 2 (1.36 m²) ON S.P. 111262
 LOT 3 (1.129 ha) ON S.P. 111262
 (2057 m²) ON S.P. 111262



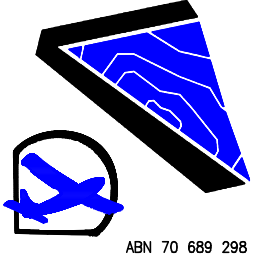
TASMAP MUNICIPAL CODE NO. 50	LAST TASMAP UPI NO. 3747-48	LAST SURVEY TA NO. D.28927, D.28928
ALL EXISTING SURVEY NUMBERS TO BE CROSSED OUT ON THIS PLAN		

Appendix C: Plan of Subdivision

PLAN OF SUBDIVISION

REF: **25-51**
(7771)

DISCLAIMER: This is a preliminary plan prepared without field survey and forms part of an application to subdivide the land described and is not to be used for any other purpose. Contours and levels may be transcribed from other sources and their accuracy has not been verified. These should not be used. The dimensions, area, location of improvements and number of lots are approximate and may vary as a result of decisions by the Municipality, Land Use Planning Review Panel, engineering or other advice. Easements are not shown as these are to be determined at the time of survey. The plan is not to be copied unless this note is included.



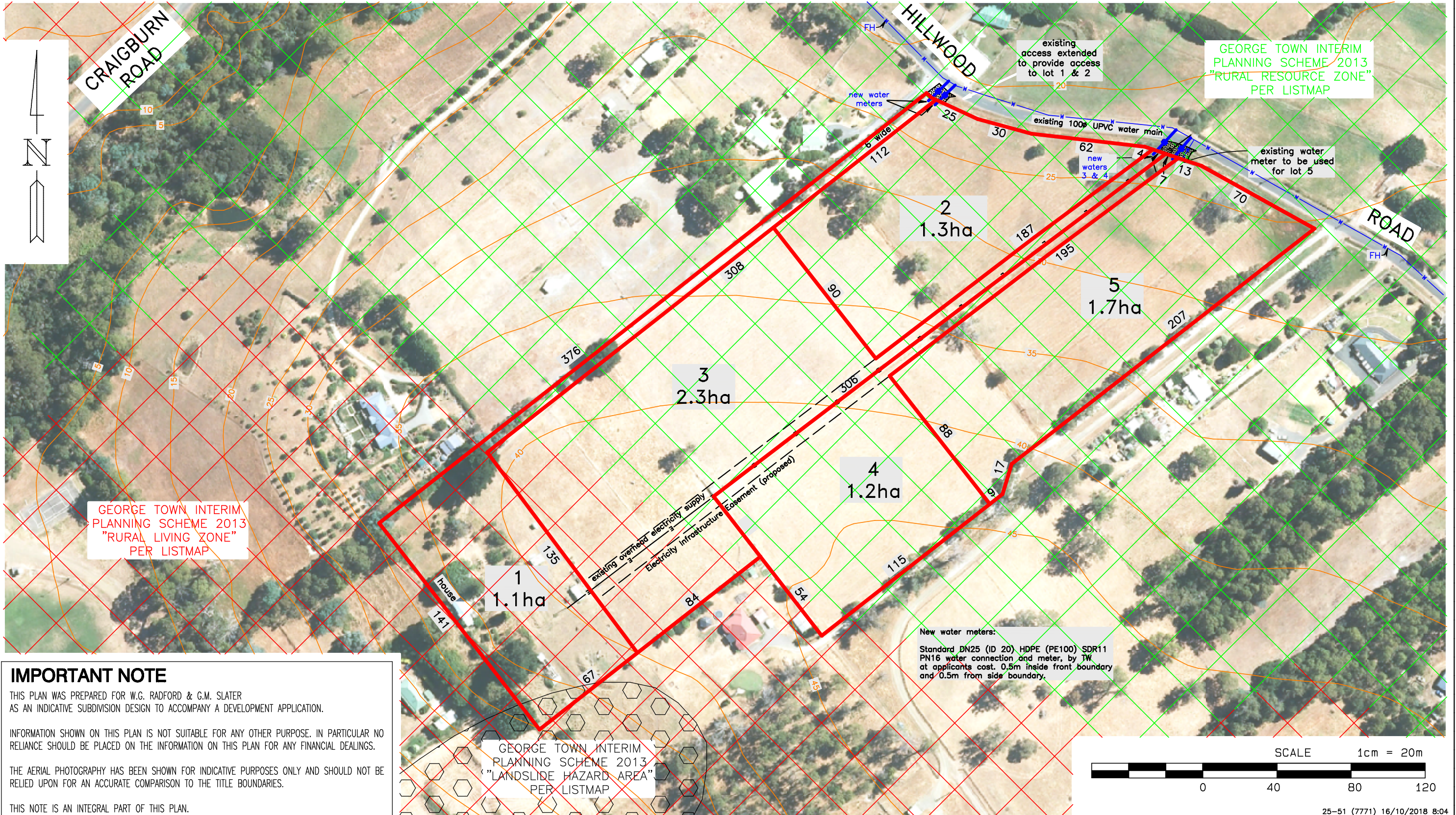
COHEN & ASSOCIATES P/L
LAND & AERIAL SURVEYORS

103 CAMERON STREET
PO BOX 990 LAUNCESTON 7250 TAS
TELEPHONE : 03 6331 4633
www.surveyingtas.com.au
EMAIL : admin@surveyingtas.com.au

ABN 70 689 298 535

Municipality: **GEORGE TOWN COUNCIL**
Site Address: **359 HILLWOOD ROAD, HILLWOOD**
Tasmap Sheet: **-**
Grid Reference: **E: 498443 N: 5435266 (MGA)**

Owners: **W.G. RADFORD & G.M. SLATER**
Title Refs: **111263-1**
Dates: **Version B: 16-10-2018**
Scale: **1 : 2000 @ A3**



IMPORTANT NOTE
THIS PLAN WAS PREPARED FOR W.G. RADFORD & G.M. SLATER AS AN INDICATIVE SUBDIVISION DESIGN TO ACCOMPANY A DEVELOPMENT APPLICATION.
INFORMATION SHOWN ON THIS PLAN IS NOT SUITABLE FOR ANY OTHER PURPOSE. IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS.
THE AERIAL PHOTOGRAPHY HAS BEEN SHOWN FOR INDICATIVE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR AN ACCURATE COMPARISON TO THE TITLE BOUNDARIES.
THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

Appendix D: Desktop Agricultural Assessment

Appendix E: Waste Water Disposal Assessment

Appendix F: Bushfire Hazard Management Report

Appendix G: Traffic Assessment

Appendix H: Road Authority Advice (under separate cover)

Gaylene Slater & Wayne Radford
359 Hillwood Road
Hillwood
TAS 7252

Via email; slatergaylene@gmail.com

22nd May 2019

Dear Gaylene & Wayne,

Desktop Agricultural Assessment – Rezone 359 Hillwood Road, Hillwood from Rural Resource to Rural Living



AK Consultants

AGRICULTURAL &
NATURAL RESOURCE
MANAGEMENT

I understand you are intending to seek approval from Council on a proposed rezoning of 359 Hillwood Road, Hillwood (CT 111263/1) from Rural Resource to Rural Living under the *George Town Interim Planning Scheme 2013* to facilitate a future 5-lot subdivision as per Cohen and Associates, 21/05/2019, Plan of Subdivision 25-51(7771) Version D (the proposal). I have undertaken an assessment of the agricultural potential of 359 Hillwood Road, Hillwood and surrounding land.

In assessing the impacts of the proposal, the objectives of the Rural Resource Zone under the *George Town Interim Planning Scheme 2013* have been considered. These objectives include consideration of the principles of the State Policy on the *Protection of Agricultural Land 2009* (PAL Policy) and can be consolidated into two key assessment issues:

1. The impact on the primary industry potential of the subject title; and
2. The potential for any future proposed subdivision and additional dwellings, subsequent to successful rezoning to Rural Living, to constrain adjacent primary industry activity.

The subject title is 7.8ha in area and is split between the Rural Living and Rural Resource zones. The majority of the title has a north easterly aspect with altitude ranging from approximately 45m to 25m above sea level (ASL). The south western portion of the title has a south westerly aspect with an altitude between approximately 45m and 30m ASL. There is an existing dwelling adjacent to the south western boundary, as well as four sheds in close proximity. These are in the Rural Living zone. Published Land Capability at 1:100,000 maps the entire subject title as Class 4. The LIST defines Class 4 land as; land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops. The northern corner of the title as well as a strip of land along the south western boundary is mapped as having a 'medium' landslip hazard (LIST), a small portion of which is also mapped as a landslide hazard area under the Planning Scheme.

The entire title is mapped as agricultural land (FAG) by TASVEG 3.0. There are no threatened flora or fauna records, or mapped drainage lines associated with the title.

ABN 12 206 703 093
29 York Town Square
Launceston Tas 7250
Phone: (03) 6334 1033
E: office@akconsultants.com.au
Web: www.akconsultants.com.au

The title is located in the Tamar Estuary Catchment. According to DPIPWE's Water Information System of Tasmania (WIST) there are no water licences or allocations associated with the title. The nearest irrigation activity occurs approximately 200m to the north east and there is a water licence and irrigation allocation associated with this title.

Egg Island Creek flows along the north western boundary of an adjacent title to the north west. According to DPIPWE's Water Assessment Tool (WAT) there is potentially up to 151ML high reliability water available as a winter take for irrigation from an offtake location in the north west of the neighbouring title. There is an additional 108ML of medium reliability water available. To utilise this water for summer, a licence would need to be applied for and a storage would need to be constructed. There are no efficient dam sites apparent and, in addition, accessing the water and conveying it to a dam would require approval from the neighbour. The economic feasibility of developing water resources under these circumstances are very low. The subject title is not within an irrigation district.

The surrounding titles vary in size and zoning. The north east boundary of the title is bound by Hillwood Road. To the north east of the road are two titles, 5.5ha and 4.1ha. These titles are predominantly pasture with an existing dwelling on the south western boundary. To the north west of the subject title is a 4.1ha title of predominantly pasture with an existing dwelling on the south eastern boundary. These three titles to the northern end of the subject title are zoned 'Rural Resource'. Adjacent to the south west is a 6.3ha title with an existing dwelling in the south eastern corner. This title is split between the Rural Resource (north east) and Rural Living zones (south east). Adjacent to the southern corner of the subject title are three titles zoned Rural Living. To the south west is a 1.5ha title with an existing dwelling. To the south is a 1.4ha title of cleared land identified as a Landslide Hazard Area in the Planning Scheme. Adjacent to the south east of the subject title is a 1.1ha title of cleared land with an existing dwelling and a 350m long access that makes up the majority of the shared boundary. Beyond the driveway to the south east is a 200m long driveway leading to a 7.7ha title of mostly cleared land, with a patch of remnant vegetation on the north western boundary and a dwelling on the south eastern boundary. To the south east of the second driveway adjacent to the subject title's south eastern boundary is a 0.6ha title with an existing dwelling. The subject title and all surrounding titles, except for that to the south, have an existing dwelling and display characteristics of 'lifestyle'¹ blocks. These 'lifestyle' scale characteristics of the subject title and surrounding titles are more closely aligned with the 'Rural Living' zone rather than the 'Rural Resource' zone.

A report completed by AK Consultants, *Agricultural Capabilities, Natural Vales Assessment and Bushfire Risk*, for the Hillwood area for George Town Council in May 2015 identified the subject title and half of the surrounding titles as 'severely constrained' for agricultural use, while the other half of adjacent titles were classified as 'highly constrained' (see report for assessment methodology). The report concluded that these titles are not essential for being retained in the 'Rural Resource' zone (see Figure 7 of the report). The *Hillwood Structure Plan* subsequently published in November 2016 supports this, proposing that the subject title should be split between the 'Rural Living' and 'Low Density Residential' zones (see Figure on page 27).

¹As defined by AK Consultants in Ketelaar, A and Armstrong, D. 2012, *Discussions paper – Clarification of the Tools and Methodologies and Their Limitations for Understanding the Use of Agricultural Land in the Northern Region* which was a paper written for Northern Tasmania Development.

Since these reports were published, four titles to the west (CT 244178/1, CT 244022/1, CT 173877/1 and CT 173877/2) have been rezoned from 'Rural Resource' to 'Rural Living', with this rezoning setting a precedence for the area.

The title has no potential to be utilised for a 'viable'² agricultural enterprise in its own right due to existing limitations of size, the presence of an existing dwelling, and constraints from adjacent non-agricultural use in all directions. Land with these characteristics is best farmed in conjunction with other land. However, all surrounding titles have similar characteristics to the subject title and while there are titles with 'commercial scale'¹ primary industry characteristics to the north east of the subject title, the subject title is isolated from these activities by approximately 200m, with small 'lifestyle' blocks in between. Development of the subject title in conjunction with surrounding titles or a larger holding for primary industry activity seems highly unlikely due to a lack of connectivity, the presence of an existing dwelling, and physical limitations of the subject title. It is also unlikely that rezoning, and any future subdivision would place any further constraints on nearby 'Rural Resource' land than already exists.

The *Hillwood Structure Plan* (2016) generally recommends a lot size of 2ha be achieved for the Rural Living Zone, however, acknowledges that smaller lot sizes are permitted where sufficient separation between residential and agricultural uses can be achieved. The proposed Plan of Subdivision for 359 Hillwood Rd by Cohen & Associates creates five lots between 1.1ha and 2ha. As the nearest irrigation activity and/or agricultural land use with 'commercial scale' characteristics is approximately 200m to the north east, it is considered that sufficient separation between residential and agricultural uses is achieved in this instance, and the proposed lot sizes will not compromise any agricultural land use with commercial scale characteristics in the vicinity.

It is our assessment that the subject title (CT 111263/1) has little, if any, potential to contribute to 'commercial scale' agriculture due to size, the presence of an existing dwelling, and constraints from adjacent non-agricultural development. The title is isolated from any 'commercial scale' agriculture and severely constrained for any agricultural use, not only by the characteristics of the title but also the concentration of dwellings in the vicinity. Rezoning and any subsequent development on the title will not affect the agricultural potential of surrounding titles because they are already highly constrained and have limited agricultural potential.

Yours Sincerely,



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¹As defined by AK Consultants in Ketelaar, A and Armstrong, D. 2012, *Discussions paper – Clarification of the Tools and Methodologies and Their Limitations for Understanding the Use of Agricultural Land in the Northern Region* which was a paper written for Northern Tasmania Development.

² In our opinion a viable farm is one producing sufficient income to provide for a family and provide full time employment for one person. On this basis the long-term viability of farms producing less than \$150,000 Gross Income is questionable.

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DPIPWE. (2013). Tasmanian Vegetation Monitoring and Mapping Program TASVEG 3.0. Department of Primary Industries, Parks, Water and Environment.

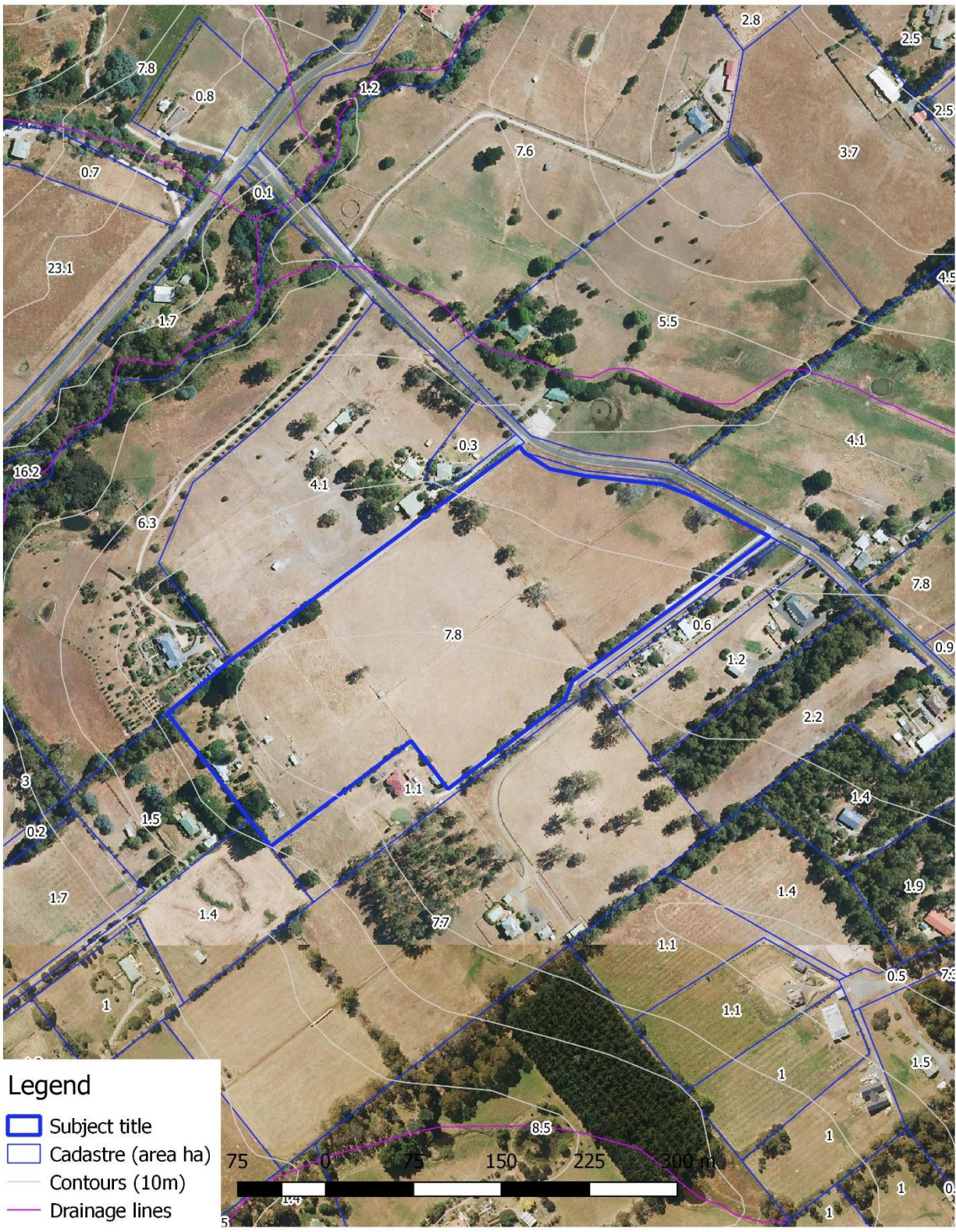
Goess, H. and Brookes-Bedelph J. (2016). *Hillwood Structure Plan*. George Town Council and 6ty Pty Ltd.

Grose, C. J. (1999). *Land Capability Handbook. Guidelines for the Classification of Agricultural Land in Tasmania*. (Second Edition ed.). Tasmania, Australia: Department of Primary Industries, Water and Environment.

George Town Council (2013). *George Town Interim Planning Scheme 2013*



Figure 1. Location

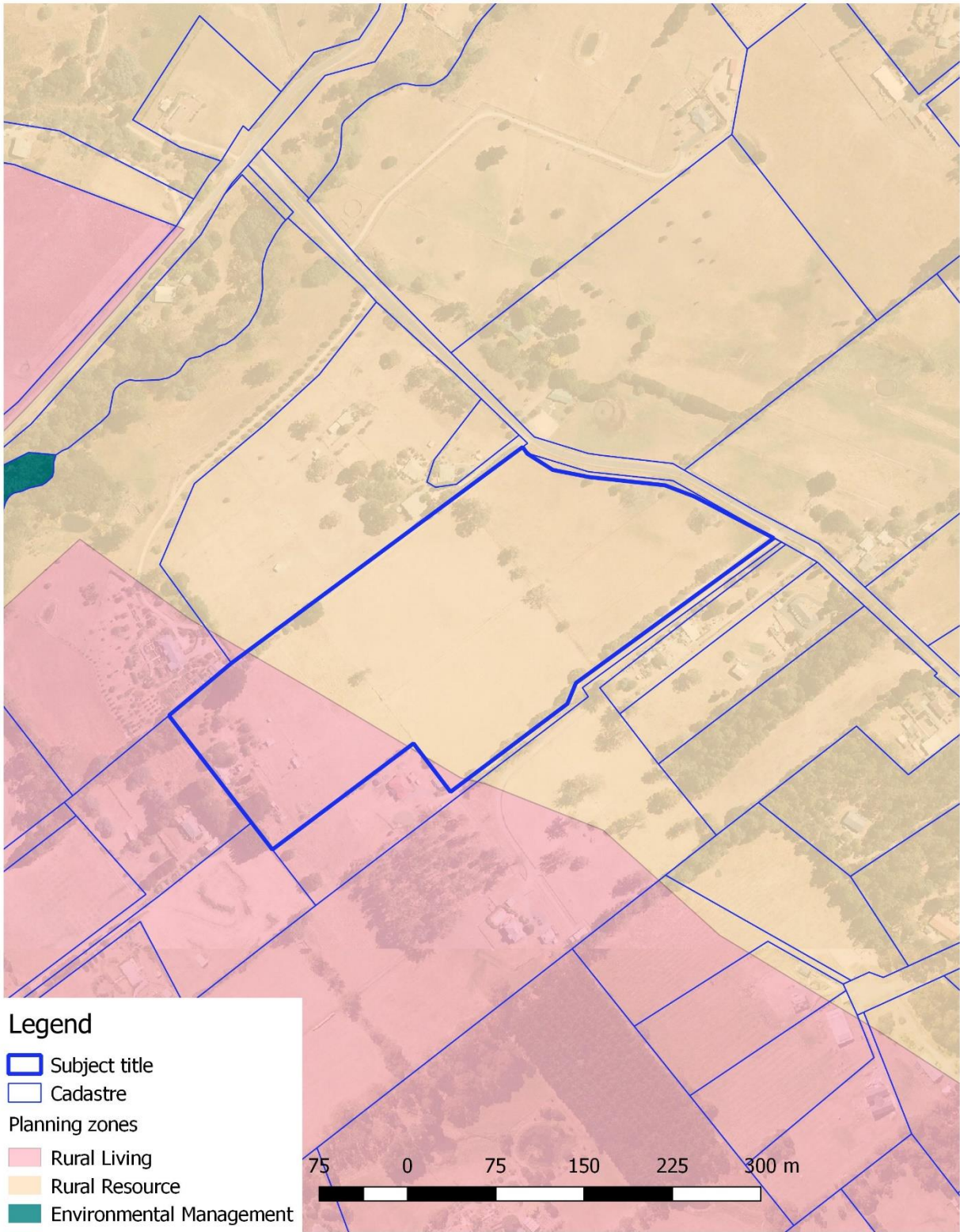


Map Name: Surrounding titles
 Project: Ag Assessment
 Client: Slater
 Date: 22/10/2018

BaseMap image by LIST Ortho
 Cadastre from LIST
 (C) State of Tas



Figure 2. Surrounding titles

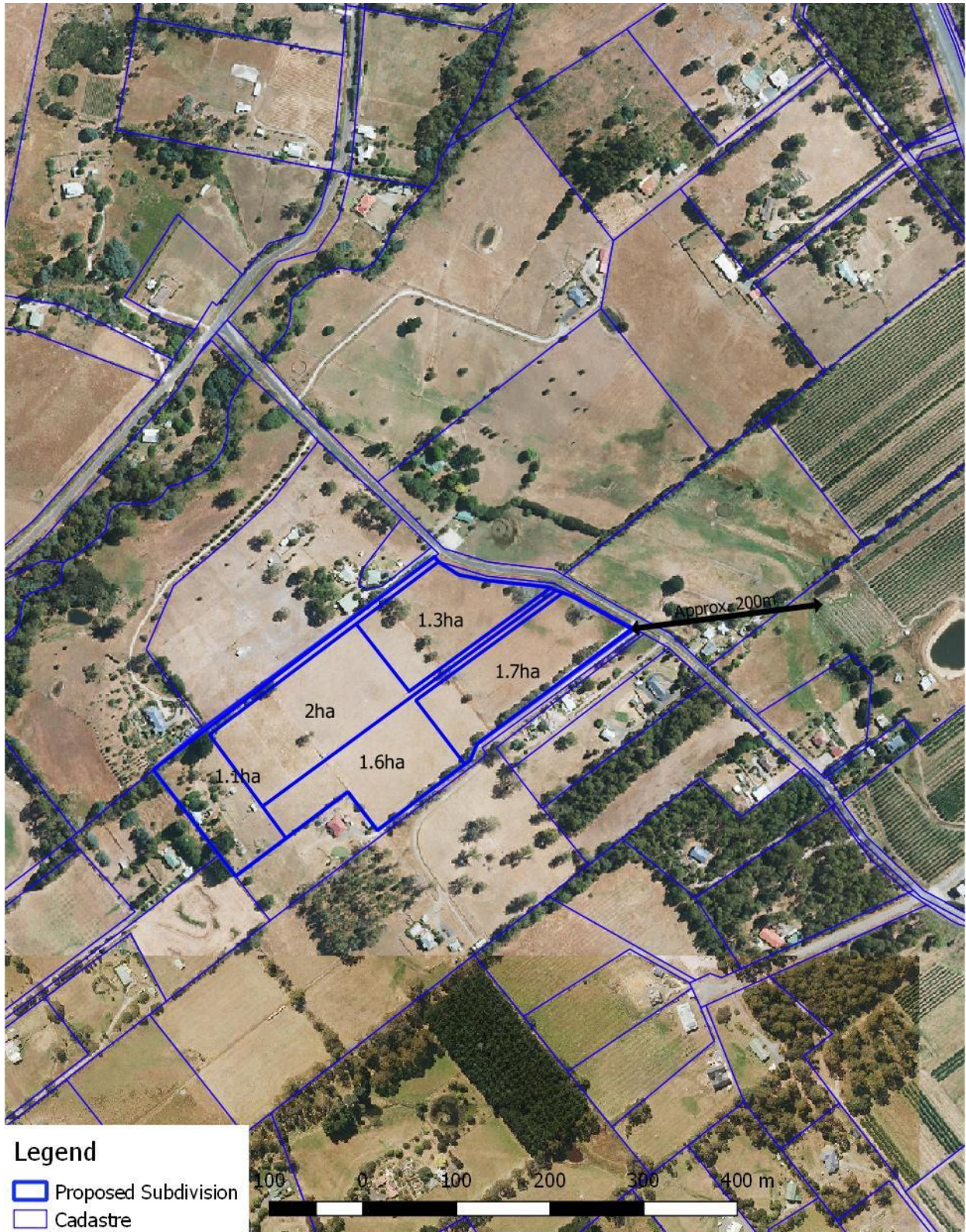


Map Name: Current Zoning
 Project: Ag Assessment
 Client: Slater
 Date: 22/10/2018

BaseMap image by LIST Ortho
 Cadastre from LIST
 (C) State of Tas



Figure 3. Current zoning



Map Name: Subdivision Separation
 Project: Ag Assessment
 Client: Slater
 Date: 22/05/2019

BaseMap image by LIST Ortho
 Cadastré from LIST
 (C) State of Tas



Figure 4. Proposed subdivision

Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

359 Hillwood Road, Hillwood



Prepared for (Client)

Wayne Radford and Gaylene Slater

359 Hillwood Road

HILLWOOD TAS 7252

Assessed & Prepared by

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

PO Box 2108 LAUNCESTON TAS 7250

Mobile: 0409 284 422

Version 1

15 December 2018

Job No: RGA-B1012

Executive Summary

The proposed development at 359 Hillwood Road, Hillwood, is subject to bushfire threat. A bushfire attack under extreme fire weather conditions is likely to subject buildings at this site to considerable radiant heat, ember attack along with wind and smoke.

The site requires bushfire protection measures to protect the buildings and people that may be on site during a bushfire.

These measures include provision of hazard management areas in close proximity to the buildings, implementation of safe egress routes, establishment of a water supply and construction of buildings as described in AS 3959-2009 Construction of Buildings in Bushfire Prone Areas.

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Schedule 1 – Bushfire Report

1.0 Introduction

The Bushfire Attack Level (BAL) Report and Bushfire Hazard Management Plan (BHMP) has been prepared for submission with a Planning Permit Application under the *Land Use Planning and Approvals Act 1993; Bushfire-Prone Areas Code* and/or a Building Permit Application under the *Building Act 2016 & Regulations 2016*.

The Bushfire Attack Level (BAL) is established taking into account the type and density of vegetation within 100 metres of the proposed building site and the slope of the land; using the simplified method in AS 3959-2009 Construction of Buildings in Bushfire Prone Areas; and includes:

- The type and density of vegetation on the site,
- Relationship of that vegetation to the slope and topography of the land,
- Orientation and predominant fire risk,
- Other features attributing to bushfire risk.

On completion of assessment, a Bushfire Attack Level (BAL) is established which has a direct reference to the construction methods and techniques to be undertaken on the buildings and for the preparation of a Bushfire Hazard Management Plan (BHMP).

1.1 Scope

This report was commissioned to identify the Bushfire Attack Level for the existing property. ALL comment, advice and fire suppression measures are in relation to compliance with *Bushfire-Prone Areas Code* of the George Town Interim Planning Scheme 2013, the Building Code of Australia and Australian Standards, *AS 3959-2009, Construction of buildings in bushfire-prone areas*.

1.2 Limitations

The inspection has been undertaken and report provided on the understanding that:-

1. The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

No action or reliance is to be placed on this report; other than for which it was commissioned.

1.3 Proposal

The proposal is for the development of a 5 Lot Subdivision.

Lot 1 will have an area of 1.1ha and will contain an existing dwelling, and outbuildings. Lot 1 will have frontage to Hillwood Road.

Lot 2 will have an area of 1.3ha and will be vacant. Lot 2 will have frontage to Hillwood Road.

Lot 3 will have an area of 2.3ha and will be vacant. Lot 3 will have frontage to Hillwood Road.

Lot 4 will have an area of 1.2ha and will be vacant. Lot 4 will have frontage to Hillwood Road.

Lot 5 will have an area of 1.7ha and will be vacant. Lot 5 will have frontage to Hillwood Road.

2.0 Site Description for Proposal (Bushfire Context)

2.1 Locality Plan

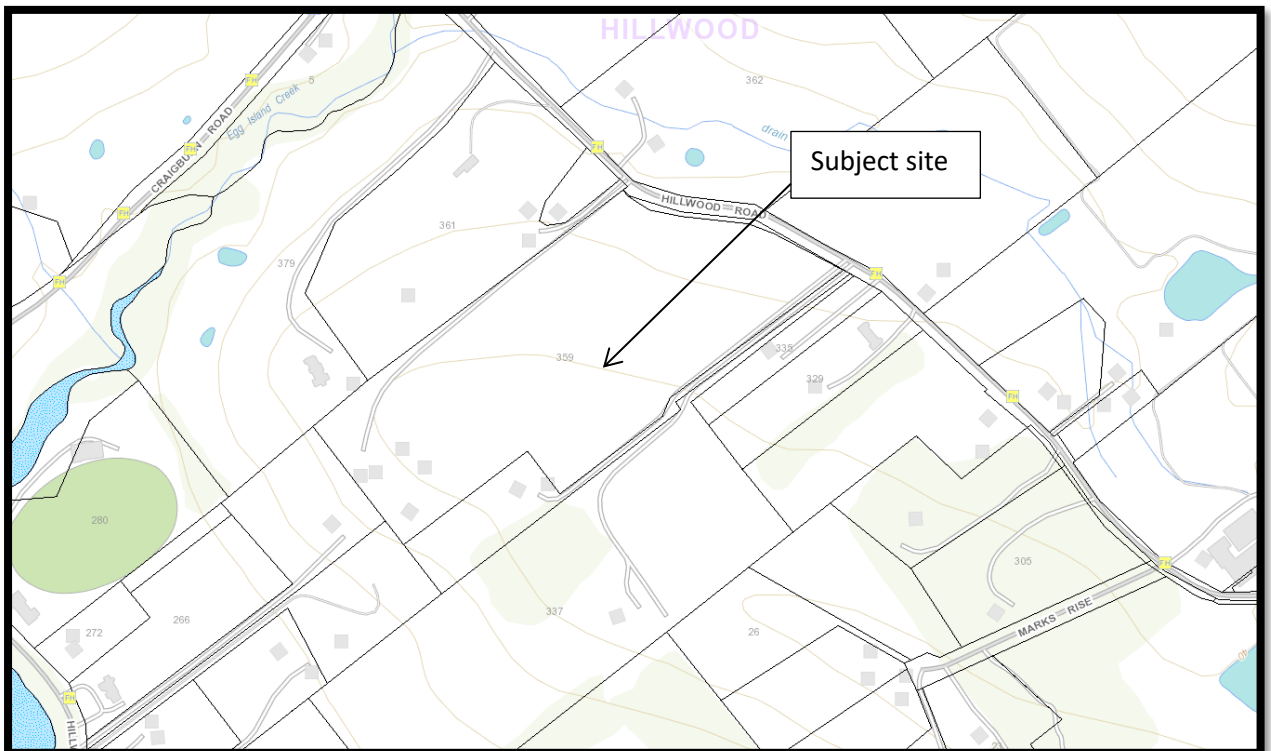


Figure 1: Location Plan of 359 Hillwood Road, Hillwood

2.2 Site Details

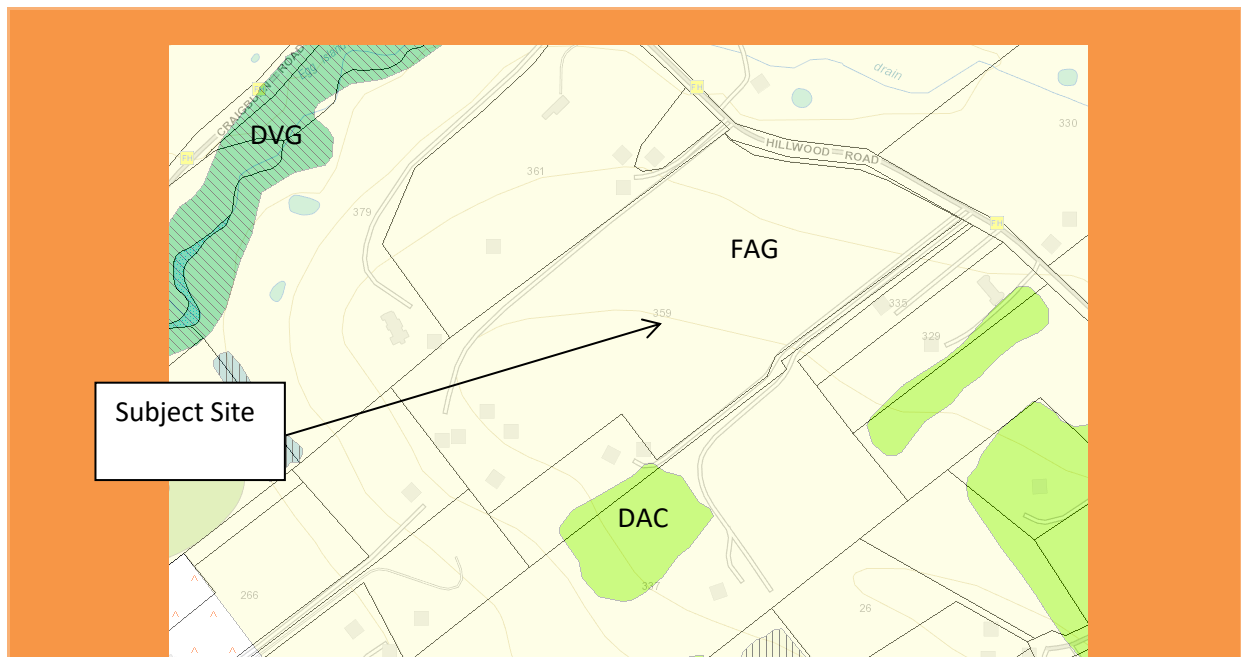
Property Address	359 Hillwood Road, Hillwood
Certificate of Title	Volume 111263 Folio 1
Owners	Wayne Gregory Radford and Gaylene Mary Slater
Existing Use	Residential/rural
Type of Proposed Work	5 Lot Subdivision
Water Supply	Reticulated TasWater Supply On-site for fire fighting (if future habitable building is over 120m from fire hydrant)
Road Access	Hillwood Road

3.0 Bushfire Site Assessment

3.1 Vegetation Analysis

3.1.1 TasVeg Classification

Reference to Tasmanian Vegetation Monitoring & Mapping Program (TASVEG) indicates the land in and around the property is generally comprising of varying vegetation types including:



Code	Species	Vegetation Group
DVG	<ul style="list-style-type: none"> Eucalyptus viminalis grassy forest and woodland 	Dry eucalypt forest and woodland
DAC	<ul style="list-style-type: none"> Eucalyptus amygdalina coastal forest and woodland 	Dry eucalypt forest and woodland
FUR	<ul style="list-style-type: none"> Agricultural land 	Agricultural, urban and exotic vegetation

3.1.2 Site & Vegetation Photos







3.2 BAL Assessment – Subdivision

The Acceptable Solution in Clause 1.6.1 of Planning Directive No. 5.1 Bushfire-Prone Areas Code requires all lots within the proposed subdivision to demonstrate that each lot can achieve a Hazard Management Area between the bushfire vegetation and each building on the lot with distances equal to or greater than those specified in Table 2.4.4 of AS3959-2009 Construction of Buildings in Bushfire Prone Areas for **BAL 19**.

Lot 1

Vegetation classification AS3959	North <input type="checkbox"/> North-East <input checked="" type="checkbox"/>	South <input type="checkbox"/> South-West <input checked="" type="checkbox"/>	East <input type="checkbox"/> South-East <input checked="" type="checkbox"/>	West <input type="checkbox"/> North-West <input checked="" type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land
Effective slope (degrees)	<input type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°
	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input checked="" type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
REQUIRED Distance to classified vegetation for BAL 19	11-<16m	13-<19m	10-<14m	10-<14m

Lot 2

Vegetation classification AS3959	North <input type="checkbox"/> North-East <input checked="" type="checkbox"/>	South <input type="checkbox"/> South-West <input checked="" type="checkbox"/>	East <input type="checkbox"/> South-East <input checked="" type="checkbox"/>	West <input type="checkbox"/> North-West <input checked="" type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input checked="" type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land
Effective slope (degrees)	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°
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	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
REQUIRED Distance to classified vegetation for BAL 19	11-<16m	10-<14m	10-<14m	11-<16m

Lot 3

Vegetation classification AS3959	North <input type="checkbox"/> North-East <input checked="" type="checkbox"/>	South <input type="checkbox"/> South-West <input checked="" type="checkbox"/>	East <input type="checkbox"/> South-East <input checked="" type="checkbox"/>	West <input type="checkbox"/> North-West <input checked="" type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land
Effective slope (degrees)	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°
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	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
REQUIRED Distance to classified vegetation for BAL 19	11-<16m	10-<14m	10-<14m	11-<16m

Lot 4

Vegetation classification AS3959	North <input type="checkbox"/> North-East <input checked="" type="checkbox"/>	South <input type="checkbox"/> South-West <input checked="" type="checkbox"/>	East <input type="checkbox"/> South-East <input checked="" type="checkbox"/>	West <input type="checkbox"/> North-West <input checked="" type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input checked="" type="checkbox"/> Woodland	<input checked="" type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land
Effective slope (degrees)	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°
	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
REQUIRED Distance to classified vegetation for BAL 19	11-<16m	15-<22m	15-<22m	11-<16m

Lot 5

Vegetation classification AS3959	North <input type="checkbox"/> North-East <input checked="" type="checkbox"/>	South <input type="checkbox"/> South-West <input checked="" type="checkbox"/>	East <input type="checkbox"/> South-East <input checked="" type="checkbox"/>	West <input type="checkbox"/> North-West <input checked="" type="checkbox"/>
Group A	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
Group B	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
Group C	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
Group D	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
Group E	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
Group F	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
Group G	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland	<input checked="" type="checkbox"/> Grassland
	<input checked="" type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land
Effective slope (degrees)	<input type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input checked="" type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°
	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°
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	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
Likely direction of bushfire attack	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Prevailing winds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
REQUIRED Distance to classified vegetation for BAL 19	11-<16m	10-<14m	10-<14m	11-<16m

BAL – 19	The risk is considered to be MODERATE. There is a risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 19 kW/m ² .
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3.3 Outbuildings

Not applicable – existing.

3.4 Road Access

Roads are to be constructed to provide vehicle access to the site to assist firefighting and emergency personnel to defend the building or evacuate occupants; and provide access at all times to the water supply for firefighting purposes on the building site.

Private access roads are to be maintained from the entrance to the property cross over with the public road through to the buildings on the site.

<p>New – Lot 2, 3, 4 & 5 Existing – Lot 1 Driveways</p>	<p>Lot 2 & 5 - Private access driveways are to be <u>constructed</u> from the entrance of the property cross over at the public road through to the buildings and on-site dedicated fire fighting water supply (if applicable). Private access roads are to be maintained to a standard not less than specified in Table E2B.</p> <p>Lot 3 & 4 - Private access driveways are to be <u>constructed</u> from the entrance of the property cross over at the public road through to the buildings and on-site dedicated fire fighting water supply (if applicable). Private access roads are to be maintained to a standard not less than specified in Table E2C.</p> <p>Lot 1 – Existing.</p>
---	--

Table E2: Standards for Property Access

The following design and construction requirements apply to property access length is 30 metres or greater or access for a fire appliance to a fire fighting point):

- (i) All weather construction;
- (ii) Load capacity of at least 20 tonnes, including for bridges and culverts;
- (iii) Minimum carriageway width of 4 metres;
- (iv) Minimum vertical clearance of 4 metres;
- (v) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- (vi) Cross falls of less than 3 degrees (1:20 or 5%);
- (vii) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- (viii) Curves with a minimum inner radius of 10 metres;
- (ix) 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
- (x) Terminate with a turning area for fire appliances provided by one of the following:
 - a) A turning circle with a minimum inner radius of 10 metres;
 - b) A property access encircling the building; or
 - c) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.
- (xi) Install passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

3.5 Water Supply

A building that is constructed in a designated bushfire prone area must provide access at all times to a sufficient supply of water for firefighting purposes on the building site.

The exterior elements of a Habitable building in a designated Bushfire prone area must be within reach of a 120m long hose (lay) connected to –

- (i) A fire hydrant with a minimum flow rate of 600L per minute and pressure of 200kpa; or
- (ii) A stored water supply in a water tank, swimming pool, dam or lake available for firefighting at all times which has the capacity of at least 10,000L for each separate building.

New – Lot 2, 3, 4 & 5	On-site water supply is required for any new habitable building if further than 120m from existing fire hydrant.
----------------------------------	--

It should be recognised that although water supply as specified above may be in compliance with the requirements of the Building Code of Australia, the supply may not be adequate for all firefighting situations.

Table E5: Static Water Supply for Fire Fighting

Column 1	Column 2
Element	Requirement
A. Distance between building area to be protected and water supply	The following requirements apply: <ul style="list-style-type: none"> (1) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and (2) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B. Static Water Supplies	A static water supply: <ul style="list-style-type: none"> (1) May have a remotely located offtake connected to the static water supply; (2) 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; (3) 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; (4) Must be metal, concrete or lagged by non-combustible materials if above ground; and (5) 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 400mm of the tank exterior is protected by: <ul style="list-style-type: none"> (a) Metal; (b) Non-combustible material; or (c) Fibre-cement a minimum 6mm thickness.
C. Fittings, pipework and	Fittings and pipework associated with a fire fighting water

<p>accessories (including stands and tank supports)</p>	<p>point for a static water supply must:</p> <ol style="list-style-type: none"> (1) Have a minimum nominal internal diameter of 50mm; (2) Be fitted with a valve with a minimum nominal diameter of 50mm; (3) Be metal or lagged by non-combustible materials if above ground; (4) if buried, have a minimum depth of 300mm; (5) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (6) Ensure the coupling is accessible and available for connection at all times; (7) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (8) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (9) If a remote offtake is installed, ensure the offtake is in a position that is: <ol style="list-style-type: none"> (a) Visible; (b) Accessible to allow connection by fire fighting equipment; (c) At a working height of 450-600mm above ground level; and (d) Protected from possible damager, including damage from vehicles.
<p>D. Signage for static water connections</p>	<p>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:</p> <ol style="list-style-type: none"> (1) Comply with water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or (2) be: <ol style="list-style-type: none"> (a) marked with the letter “W” contained within a circle with the letter in upper case of not less than 100mm in height; (b) in fade-resistant material with white reflective lettering and circle on a red background; (c) located within 1m of the fire fighting water point in a situation which will not impede access or operation; and (d) no less than 400mm above the ground.
<p>E. Hardstand</p>	<p>A hardstand area for fire appliances must be provided:</p> <ol style="list-style-type: none"> (1) 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); (2) No closer than 6m from the building area to be protected; (3) a minimum width of 3m 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.

4.0 Bushfire-Prone Areas Code Assessment Criteria

Assessment has been completed below to demonstrate the BAL and BHMP have been developed in compliance with the Acceptable Solutions and/or the Performance Criteria as specified in the Bushfire-Prone Areas Code.

E1.4 – Exemptions – Not applicable.

E1.6.1 Subdivision

E1.6.1.1 Hazard Management Areas

		Comments
<input checked="" type="checkbox"/>	A1	(a) & (b) Specified distances for Hazard Management Areas for BAL 19 as specified on the plan are in accordance with AS3959. The proposal complies.
<input type="checkbox"/>	P1	

E1.6.2 Public Access

		Comments
<input type="checkbox"/>	A1	(a) Not applicable.
<input checked="" type="checkbox"/>	A1	(b) The private driveway to Lot 2 and 5 will be constructed in accordance with Table E2B. The property access is likely to be less than 200 metres. The private driveway to Lot 3 and 4 will be constructed in accordance with Table E2C. The property access is likely to be greater than 200 metres.
<input type="checkbox"/>	P1	
<input checked="" type="checkbox"/>	A2	Not applicable.
<input type="checkbox"/>	P2	No PC

E1.6.3 Water supply for fire fighting purposes

		Comments
<input type="checkbox"/>	A1	(a) Not applicable. (b) Reticulated water supply available for fire fighting purposes if new habitable building on Lot 2 & 5 is within 120m of existing fire hydrant.
<input type="checkbox"/>	P1	No PC
<input checked="" type="checkbox"/>	A2	(b) Any new habitable building on Lot 3 & 4 is to be supplied with a stored water supply in a water supply tank at least 10,000 litres per building area to be protected, with a fitting suitable for TFS access in accordance with Table E5 if >120m from existing fire hydrant.
<input checked="" type="checkbox"/>	A2	(c) Not applicable.
<input type="checkbox"/>	P2	No PC

5.0 Layout Options

Not relevant to this proposal.

6.0 Other Planning Provisions

Not relevant to this proposal.

7.0 Conclusions and Recommendations

Mitigation from bushfire is dependent on the careful management of the site by maintaining reduced fuel loads within the hazard management areas and within the site generally and to provide sources of water supply dedicated for firefighting purposes and the construction and maintenance of a safe egress route.

The site has been assessed as demonstrating a building area that have the dimensions equal to or greater than the separation distance required for BAL 19 in Table 2.4.4 of AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas.

Access

Lot 2, 3, 4 & 5 - The driveway is to be constructed of all-weather construction, with a minimum width of access of 4 metres.

Water Supplies

Lot 3 and Lot 4 and Lot 1 - On-site water storage – 10,000 litre dedicated fire fighting water supply, water tank, swimming pool, dam or the like is to be provided to any future habitable building if >120m from existing fire hydrant.



Fuel Managed Areas

Hazard Management Areas as detailed within the plan shall be constructed and maintained as detailed in Schedule 2.

Schedule 2 – Bushfire Hazard Management Plan



LEGEND

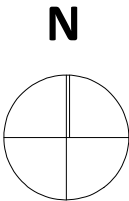
-  10m x 20m POSSIBLE BUILDING ENVELOPE
-  BAL-19 BUSHFIRE HAZARD MANAGEMENT AREAS

NOTES

- * PROPERTY ACCESS & ROAD REQUIREMENTS - REFER TO SECTION 3.4 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- * FIREFIGHTING WATER SUPPLY - REFER TO SECTION 3.5 OF BUSHFIRE HAZARD ASSESSMENT REPORT
- * HAZARD MANAGEMENT AREA TO BE MAINTAINED IN A MINIMUM FUEL CONDITION - REFER TO SECTION 3.2 OF BUSHFIRE HAZARD ASSESSMENT REPORT

* THIS BHMP MUST BE READ IN CONJUNCTION WITH BUSHFIRE HAZARD ASSESSMENT REPORT REF: RGA-B1012, R. GREEN, 15 DECEMBER 2018

* THIS BHMP HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF THE DIRECTORS DETERMINATION - REQUIREMENTS FOR BUILDING IN BUSHFIRE PRONE AREAS (V2.1)



Form 55

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: *Owner /Agent*
 Address
 Suburb/postcode

Form **55**

Qualified person details:

Qualified person:
Address: *Phone No:*
Fax No:
Licence No: *Email address:*

Qualifications and Insurance details: *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Speciality area of expertise: *(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Details of work:

Address: *Lot No:*
Certificate of title No:
The assessable item related to this certificate: *(description of the assessable item being certified)*
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: *(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)*

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work:

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan (Rebecca Green & Associates, 15 December 2018, Job No. RGA-B1012)
Relevant	N/A
References:	<i>Planning Directive No 5.1, Bushfire-Prone Areas Code</i> <i>Australian Standard 3959-2009</i>

Substance of Certificate: (what it is that is being certified)

1. Assessment of the site Bushfire Attack Level (to Australian Standard 3959)
2. Bushfire Hazard Management Plan showing BAL-19 solutions.

Scope and/or Limitations

<p>Scope</p> <p>This report and certification was commissioned to identify the Bushfire Attack Level for the existing property. <u>All</u> comment, advice and fire suppression measures are in relation to compliance with <i>Planning Directive No 5.1, Bushfire-Prone Areas Code</i> issued by the Tasmanian Planning Commission, the <i>Building Act 2016 & Regulations 2016, Building Code of Australia</i> and <i>Australian Standard 3959-2009, Construction of buildings in bushfire-prone areas</i>.</p> <p>Limitations</p> <p>The assessment has been undertaken and report provided on the understanding that:-</p> <ol style="list-style-type: none">1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this certificate.2. The report only identifies the size, volume and status of vegetation at the time the inspection was undertaken and cannot be relied upon for any future development.3. Impacts of future development and vegetation growth have not been considered.4. No assurance is given or inferred for the health, safety or amenity of the general public, individuals or occupants in the event of a Bushfire.5. No warranty is offered or inferred for any buildings constructed on the property in the event of a Bushfire. <p>No action or reliance is to be placed on this certificate or report; other than for which it was commissioned.</p>
--

I certify the matters described in this certificate.

Qualified person:	<p>Signed:</p> 	<p>Certificate No:</p> <p>RG-878/2018</p>	<p>Date:</p> <p>15 December 2018</p>
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Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code

BUSHFIRE-PRONE AREAS CODE

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

1. Land to which certificate applies²

Land that is the Use or Development Site that is relied upon for bushfire hazard management or protection.

Name of planning scheme or instrument:

George Town Interim Planning Scheme 2013

Street address:

359 Hillwood Road, Hillwood

/Certificate of Title / PID:

CT111263/1

Land that is not the Use or Development Site that is relied upon for bushfire hazard management or protection.

Street address:

Certificate of Title / PID:

2. Proposed Use or Development

Description of Use or Development:

5 Lot Subdivision

Code Clauses:

E1.4 Exempt Development

E1.5.1 Vulnerable Use

E1.5.2 Hazardous Use

E1.6.1 Subdivision

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

² If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

3. Documents relied upon

Documents, Plans and/or Specifications

Title: Plan of Subdivision, Ref: 25-51(7771)

Author: Cohen & Associates P/L

Date: 16-10-2018 **Version:** B

Bushfire Hazard Report

Title: Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

Author: Rebecca Green

Date: 15 December 2018 **Version:** 1

Bushfire Hazard Management Plan

Title: Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

Author: Rebecca Green

Date: 15 December 2018 **Version:** 1

Other Documents

Title:

Author:

Date: **Version:**

4. Nature of Certificate

<input type="checkbox"/> E1.4 – Use or development exempt from this code			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.4 (a)	Insufficient increase in risk	

<input type="checkbox"/> E1.5.1 – Vulnerable Uses			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.1 P1	Residual risk is tolerable	
<input type="checkbox"/>	E1.5.1 A2	Emergency management strategy	
<input type="checkbox"/>	E1.5.1 A3	Bushfire hazard management plan	

<input type="checkbox"/> E1.5.2 – Hazardous Uses			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.2 P1	Residual risk is tolerable	
<input type="checkbox"/>	E1.5.2 A2	Emergency management strategy	
<input type="checkbox"/>	E1.5.2 A3	Bushfire hazard management plan	

<input checked="" type="checkbox"/> E1.6 – Development standards for subdivision			
E1.6.1 Subdivision: Provision of hazard management areas			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1 P1	Hazard Management Areas are sufficient to achieve tolerable risk	
<input type="checkbox"/>	E1.6.1 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.1 A1 (b)	Provides BAL 19 for all lots	Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green, 15 December 2018.

<input type="checkbox"/>	E1.6.1 A1 (c)	Consent for Part 5 Agreement	
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E1.6.2 Subdivision: Public and fire fighting access			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.2 P1	Access is sufficient to mitigate risk	
<input type="checkbox"/>	E1.6.2 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green, 15 December 2018.

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.3 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green, 15 December 2018.
<input type="checkbox"/>	E1.6.3 A1 (c)	Water supply consistent with the objective	
<input type="checkbox"/>	E1.6.3 A2 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.3 A2 (b)	Static water supply complies with Table E5	Refer to Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, prepared by Rebecca Green, 15 December 2018.
<input type="checkbox"/>	E1.6.3 A2 (c)	Static water supply is consistent with the objective	

5. Bushfire Hazard Practitioner³

Name:	Rebecca Green	Phone No:	0409 284 422
Address:	PO Box 2108	Fax No:	
		Email Address:	admin@rgassociates.com.au
	Launceston, Tas		7250
Accreditation No:	BFP – 116	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 –

<i>The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4 (a) because there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measure in order to be consistent with the objectives for all the applicable standards identified in Section 4 of this Certificate.</i>	<input type="checkbox"/>
---	--------------------------

or

<i>There is an insufficient increase in risk from bushfire to warrant the provision of specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.</i>	<input type="checkbox"/>
--	--------------------------

and/or

<i>The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.</i>	<input checked="" type="checkbox"/>
--	-------------------------------------

Signed:
certifier



Date:

15 December
2018

Certificate No:

RGA-96/2018

³ A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of *Fire Service Act 1979*. The list of practitioners and scope of work is found at www.fire.tas.gov.au.



Attachment 2 – AS3959-2009 Construction Requirements

	BAL-LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL-FZ (FLAME ZONE)
SUBFLOOR SUPPORTS	No special construction requirements	No special construction requirements	No special construction requirements	Enclosure by external wall or by steel, bronze or aluminium mesh, non-combustible supports where the surface is unperforated, adequately fire tested wall timber slung or posts of 75 mm mesh slings	If enclosed by external wall or external wall or section slab or non-combustible supports tested for weather resistance to AS 1530.8.1	Outdoor supports – enclosure by external wall or non-combustible with an RL of 300/- or be tested for weather resistance to AS 1530.8.2
FLOORS	No special construction requirements	No special construction requirements	No special construction requirements	Concrete slab on ground, enclosure by external wall, metal mesh as above or flooring less than 400 mm above ground level to be non-combustible, naturally the residual timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground, enclosure by external wall or protection of materials with a non-combustible material such as fibre cement sheet or the non-combustible or be tested for weather resistance to AS 1530.8.1	Concrete slab on ground or enclosure by external wall or an RL of 300/0/30 or protection of underside with 30 minute independent spread of the system or be tested for weather resistance to AS 1530.8.2
EXTERNAL WALLS	No special construction requirements	As for BAL-19	External walls – Partic less than 400 mm above ground or decks etc to be of non-combustible material, 6 mm fibre cement clad or weather resistant/naturally fire resistant timber	Non-combustible material (masonry, brick veneer, masonry, masonry, concrete, concrete), timber framed, steel framed walls sarking on the outside and with non-combustible sarking or fibre cementing or weather resistant timber	Non-combustible material (masonry, brick veneer, masonry, masonry, concrete, concrete) timber framed or steel framed walls sarking on the outside and clad with 9 mm fibre cement sheathing or steel sheathing or be tested for weather resistance to AS 1530.8.1	Non-combustible material (masonry, brick veneer, masonry, masonry, concrete, concrete) timber framed or steel framed walls sarking on the outside and clad with 9 mm fibre cement sheathing or steel sheathing or be tested for weather resistance to AS 1530.8.2
EXTERNAL WINDOWS	No special construction requirements	As for BAL-19 except that 4 mm Grade A safety glass can be used in place of 5 mm toughened glass	Protected by weather shield, completely screened with steel, bronze or aluminium mesh, 5 mm toughened glass, non-combustible or 35 mm solid timber or 400 mm above threshold, metal or weather resistant timber framed for 400 mm above ground, cladding, etc, tight fitting with weather strips at base	Protected by weather shield or completely screened with steel, bronze or aluminium mesh, 5 mm toughened glass, non-combustible or 35 mm solid timber or 400 mm above threshold. Metal or weather resistant timber framed tight fitting with weather strips at base	Protected by weather shield, non-combustible or 35 mm solid timber, metal framed tight fitting with weather strips at base	Protected by weather shield or tight fitting with weather strips at base and an RL of 400/-
EXTERNAL DOORS	No special construction requirements	As for BAL-19	As for BAL-19 except that door framing can be naturally fire resistant (high density) timber	Protected by weather shield, or screened with steel, bronze or aluminium mesh or non-combustible, or 35 mm solid timber or 400 mm above threshold. Metal or weather resistant timber framed tight fitting with weather strips at base	Protected by weather shield, non-combustible or 35 mm solid timber, metal framed tight fitting with weather strips at base	Protected by weather shield or tight fitting with weather strips at base and an RL of 400/-
ROOFS	No special construction requirements	As for BAL-19	Non-combustible covering, roof/wall junction sealed. Opening fitted with non-combustible ember guard, floor to be fully sarked	Non-combustible covering, roof/wall junction sealed. Opening fitted with non-combustible ember guard, floor to be fully sarked	Non-combustible covering, roof/wall junction sealed. Opening fitted with non-combustible ember guard, floor to be fully sarked and no roof mounted evaporative coolers	Roof with RL of 300/0/30 or tested for weather resistance to AS 1530.8.2. Roof/wall junction sealed. Opening fitted with non-combustible ember guard. No roof mounted evaporative coolers
VERANDAS DECKS ETC.	No special construction requirements	As for BAL-19	Enclosed sub-floor space – no special requirement for materials except within 400 mm of ground. No special requirements for supports or framing. Decking to be non-combustible or weather resistant with 300 mm horizontally and 400 mm vertically from a gable element	Enclosed sub-floor space or non-combustible or weather resistant timber supports. Decking to be non-combustible	Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible	Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible

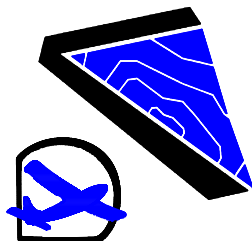
Attachment 3 – Proposed Subdivision

Cohen & Associates P/L

PLAN OF SUBDIVISION

REF: **25-51**
(7771)

DISCLAIMER: This is a preliminary plan prepared without field survey and forms part of an application to subdivide the land described and is not to be used for any other purpose. Contours and levels may be transcribed from other sources and their accuracy has not been verified. These should not be used. The dimensions, area, location of improvements and number of lots are approximate and may vary as a result of decisions by the Municipality, Land Use Planning Review Panel, engineering or other advice. Easements are not shown as these are to be determined at the time of survey. The plan is not to be copied unless this note is included.



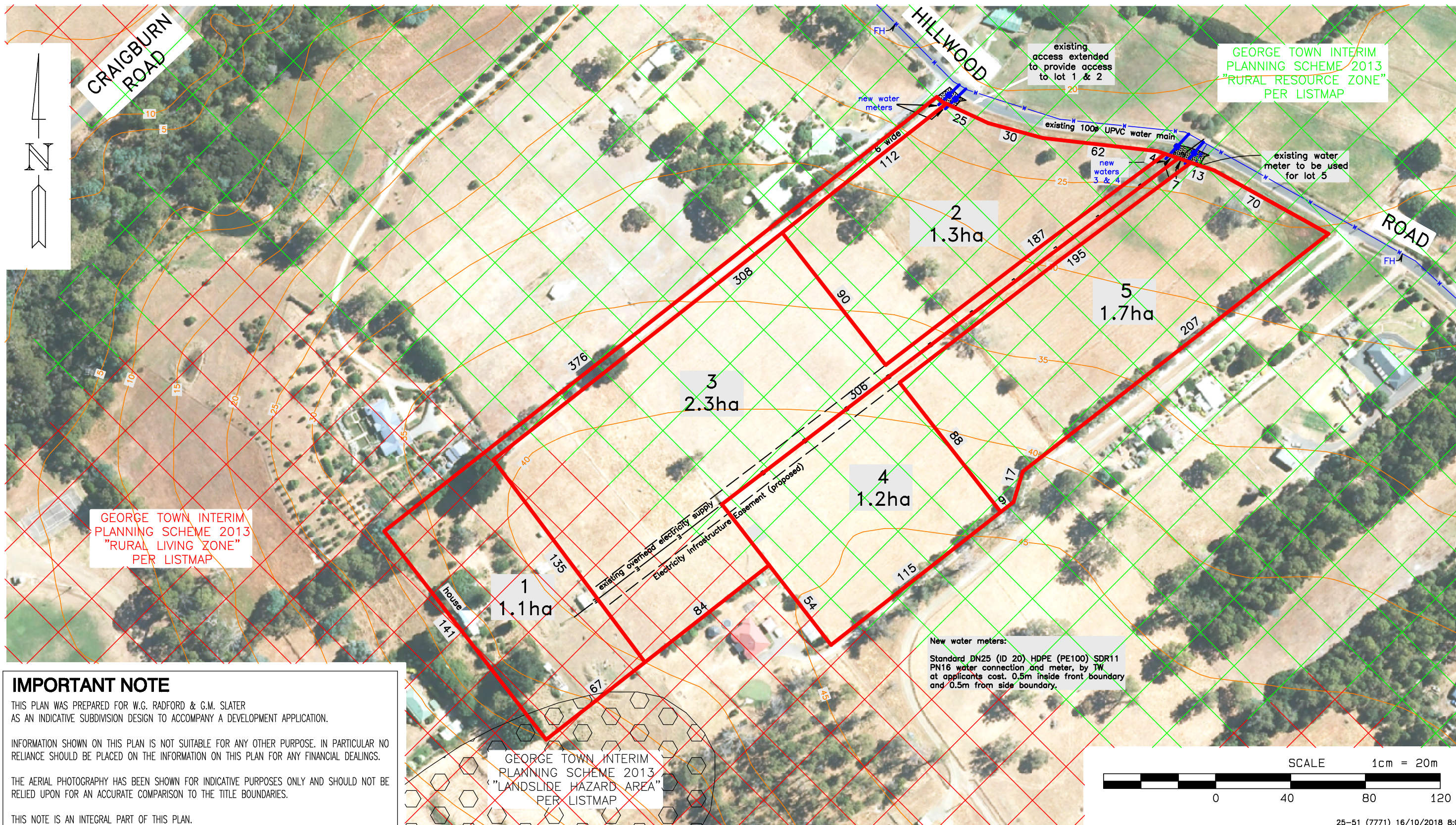
COHEN & ASSOCIATES P/L
LAND & AERIAL SURVEYORS

103 CAMERON STREET
PO BOX 990 LAUNCESTON 7250 TAS
TELEPHONE : 03 6331 4633
www.surveyingtas.com.au
EMAIL : admin@surveyingtas.com.au

ABN 70 689 298 535

Municipality: **GEORGE TOWN COUNCIL**
Site Address: **359 HILLWOOD ROAD, HILLWOOD**
Tasmap Sheet: **-**
Grid Reference: **E: 498443 N: 5435266 (MGA)**

Owners: **W.G. RADFORD & G.M. SLATER**
Title Refs: **111263-1**
Dates: **Version B: 16-10-2018**
Scale: **1 : 2000 @ A3**



IMPORTANT NOTE

THIS PLAN WAS PREPARED FOR W.G. RADFORD & G.M. SLATER AS AN INDICATIVE SUBDIVISION DESIGN TO ACCOMPANY A DEVELOPMENT APPLICATION.

INFORMATION SHOWN ON THIS PLAN IS NOT SUITABLE FOR ANY OTHER PURPOSE. IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS.

THE AERIAL PHOTOGRAPHY HAS BEEN SHOWN FOR INDICATIVE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR AN ACCURATE COMPARISON TO THE TITLE BOUNDARIES.

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline

Tasmania Fire Service Water Supply Signage Guideline

Guidelines for the design and installation of water supply signs & fire hydrant marking in bushfire-prone areas

fire.tas.gov.au

Bushfire Planning & Policy

GPO Box 1526 Hobart Tasmania 7001

Phone (03) 6230 8600 | planning@fire.tas.gov.au



This Guideline has been developed in consultation with TasWater.



For further information

Tasmania Fire Service
Bushfire Planning & Policy
GPO Box 1526
HOBART TAS 7001
PH: (03) 6230 8600
Fax: (03) 6234 6647
Email: planning@fire.tas.gov.au
Web: www.fire.tas.gov.au

Disclaimer

While the State Fire Commission has made every effort to ensure the accuracy and reliability of the information contained in this booklet, the State Fire Commission does not accept any responsibility for the accuracy, completeness, or relevance to the reader's purpose, of the information contained in this document and those reading it for whatever purpose are advised to verify its accuracy and to obtain appropriate professional advice.

The State Fire Commission, its officers, employees and agents do not accept any liability, however arising, including liability for negligence, for any loss or damage resulting from the use of, or reliance upon, the information contained in this document.

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1.0 Identification

1.1 Guideline Title

1.1.1 This Guideline is called the *Tasmania Fire Service Water Supply Signage Guideline*.

1.2 Composition of this Guideline

1.2.1 This Guideline consists of:

- (a) This document;
- (b) Design drawing TFS-WS01; and
- (c) Design drawing TFS-WS02.

2.0 Purpose

2.1 The purpose of this Guideline is:

- (a) To ensure that fire fighting water points are appropriately identified to reduce the risk to human life and property, and the cost to the community, caused by bushfires; and
- (b) To describe the water supply signage requirements which are referred to in the *Bushfire-Prone Areas Code*¹ and the *Directors Determination Requirements for Building in Bushfire-Prone Areas*².

3.0 Application

3.1 Where referenced by the relevant planning and building regulations, the content of this Guideline forms a statutory requirement for development within bushfire-prone areas.

3.2 This Guideline may be voluntarily adopted as required.

3.3 This Guideline applies to:

- (a) Private and water corporation owned or managed fire fighting water points;
- (b) Fire fighting water points servicing a bushfire-prone area; and
- (c) Fire fighting water points connected to:
 - i. A static water supply; or
 - ii. A reticulated water supply that does not comply with the design criteria of *reticulated water supply for fire fighting* as defined within the *Bushfire-Prone Areas Code*, and where a single fire fighting water point discharges a minimum of 5 L per second and a minimum of 150 kPa residual pressure.

¹ The *Bushfire-Prone Areas Code* can be accessed via www.iplan.tas.gov.au

² The *Directors Determination Requirements for Building in Bushfire-Prone Areas* can be accessed via <http://www.justice.tas.gov.au/building/publications>

4.0 Definition of Terms

In this Guideline:

bushfire-prone area	<p>means:</p> <p>(a) land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; and</p> <p>(b)</p> <ol style="list-style-type: none"> i. where there is no overlay on a planning scheme map; or ii. where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare.
bushfire-prone vegetation	means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.
carriageway	means the section of road formation which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulders.
fire hydrant	means a fire hydrant as described in <i>AS 2419.1-2005 Fire hydrant installations – System design, installation and commissioning</i> .
fire fighting water point	means the point where a fire appliance is able to connect to a water supply for fire fighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body.
property access	means the carriageway which provides vehicular access from the carriageway of a road onto land, measured along the centre line of the carriageway, from the edge of the road carriageway to the nearest point of the building area.
static water supply	means water stored in a tank, swimming pool, dam, or lake, that is available for fire fighting purposes at all times.
water corporation	means the corporation within the meaning of the <i>Water and Sewerage Corporation Act 2012</i> .

5.0 Referenced Documents

The following documents are referenced in this guideline:

AS 1743 Road signs—Specifications

AS 1744 Standard alphabets for road signs

AS 2700 Colour Standards for general purposes

AS 2419.1 Fire hydrant installations - System design, installation and commissioning

AS/NZS 1734 Aluminium and aluminium alloys—Flat sheet, coiled sheet and plate

AS/NZ 1906.1 Retroreflective materials and devices for road traffic control purposes
Part 1: Retroreflective Sheeting.

Australian Paint Approval Scheme Specifications AP-S0041, CSIRO

Bushfire-Prone Areas Code, Tasmanian Planning Commission, Department of Justice, Tasmania.

Determination Director of Building Control Requirements for Building in Bushfire-Prone Areas, Building Standards & Occupational Licencing, Department of Justice, Tasmania.

TasWater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA, TasWater, Tasmania.

6.0 Design Standards for Marking Compliant Fire Hydrants

6.1 Compliant Hydrant Markings (General)

A fire hydrant connected to a reticulated water supply that complies with the design criteria of *reticulated water supply for fire fighting* as defined within the *Bushfire-Prone Areas Code* will be marked in accordance with water corporation specifications³.

Water corporation specified fire hydrant markings include a combination of:

- a) Fire Plug Indicator: a yellow, 250 mm x 450 mm triangle, marked on the pavement, and pointing towards the location of the hydrant;
- b) Fire Plug Kerb Marking: a yellow, 300 mm long rectangle, marked on the carriageway kerb, adjacent to the location of the fire hydrant;
- c) Two-Way Retroreflective Raised Pavement Marker: a blue, square marker, adhered to the pavement, and located perpendicular to the hydrant;
- d) Fire Plug Cover and Surround: a yellow, 400 mm x 400 mm square; surrounding the hydrant cover; and
- e) Marker Post: a yellow post with blue decals, located adjacent to the carriageway.

³ TasWater specifications: <https://www.taswater.com.au/Development/Development-Standards>

7.0 Design Standards for Marking Non-Compliant Fire Hydrants

7.1 Marking Criteria

A fire hydrant connected to a reticulated water supply that:

- a) Otherwise complies with the design criteria of *reticulated water supply for fire fighting* as defined within the *Bushfire-Prone Areas Code*, except for flow and pressure; and
- b) Discharges a minimum of 5 L per second and a minimum of 150 kPa residual pressure;

shall have additional markings to those identified in 6.1, in accordance with the following:

7.2 Pavement Marking Material

Objective:	Pavement markings that identify fire fighting water points are clearly visible and durable.
7.2.1 Pavement marking materials shall conform to Australian Paint Approval Scheme Specifications <i>AP-S0041</i> , or similar.	

7.3 Post Marking Material

Objective:	Pavement markings that identify fire fighting water points are clearly visible and durable.
7.3.1 Post marking material shall be: <ol style="list-style-type: none"> (a) Class 1 retroreflective material, compliant with <i>AS/NZS1906.1</i>; or (b) A suitable outdoor, long-life, UV stabilised coating. 	

7.4 Pavement & Post Marking Design

Objective:	Fire fighting water points are clearly visible and identifiable.
7.4.1 Pavement and post marking shall comprise of a legend designed in accordance with design drawing TFS-WS02.	
7.4.2 The legend shall be: <ol style="list-style-type: none"> (a) Coloured red, 'Signal Red' (R13) in accordance with <i>AS2700</i> (or equivalent colour); and (b) Comprised of the letter 'W' within a circular band. 	
7.4.3 The letter 'W' in the legend shall be: <ol style="list-style-type: none"> (a) Uppercase; (b) No less than 44 mm in height; 	

- (c) Located in the centre of the circular band; and
- (d) Consistent with the form and dimensions of Series F, as defined in *AS1744*.

7.4.4 The circular band in the legend shall have:

- (a) An outer diameter of 100 mm; and
- (b) A line thickness of 6.5 mm.

7.5 Pavement & Post Marking

Objective:	Fire fighting water points are clearly visible and identifiable.
------------	--

7.5.1 Where fire hydrants are of the in-ground type (fire plug), the hydrant cover (lid) shall be marked in accordance with 7.2 and 7.4.

7.5.2 Where hydrant location is identified using a marker post, the post shall be marked:

- (a) In accordance with 7.3 and 7.4;
- (b) With legend facing the carriageway; and
- (c) No less than 400 mm above ground level (where practical).

8.0 Design Standards for Signs

Static water supplies shall be identified in accordance with the following:

8.1 Sign Materials

Objective:	Signs that identify fire fighting water points are durable and resilient against the elements.
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8.1.1 The signboard material shall be:

- (a) 1.6 mm thick aluminium alloy, type 5251 or 5052, of temper H36 or H38;
- (b) Free from scratches or other surface blemishes;
- (c) Have edges that are true and smooth; and
- (d) Compliant with *AS/NZS1734*.

8.1.2 The sign background material shall be:

- (a) Non-reflective;
- (b) Of uniform density;
- (c) Compatible with the material used for the legend both in application and durability; and
- (d) Applied to the sign face in accordance with *AS1743*.

8.1.3 The sign legend material shall be:

- (a) Class 1 retroreflective material, compliant with *AS/NZS1906.1*;
- (b) Of uniform density;

- (c) Compatible with the material used for the background in application and durability; and
- (d) Applied to the sign face in accordance with *AS1743*.

8.2 Sign Design

Objective:	Signs that identify fire fighting water points are clearly visible and identifiable.
8.2.1 The sign shall be designed in accordance with: <ul style="list-style-type: none"> (a) Design drawing TFS-WS01. 	
8.2.2 The sign shall: <ul style="list-style-type: none"> (a) Be square; (b) Have rounded corners with a radii of 25 mm; and (c) Have a side length of 300 mm. 	
8.2.3 The sign background shall be: <ul style="list-style-type: none"> (a) Coloured red, 'Signal Red' (R13) in accordance with <i>AS2700</i> (or equivalent colour). 	
8.2.4 The legend shall be: <ul style="list-style-type: none"> (a) Coloured white (N14) in accordance with <i>AS2700</i> (or equivalent colour); (b) Comprised of the letter 'W' within a circular band; and (c) Visually centred on the sign. 	
8.2.5 The letter 'W' in the legend shall be: <ul style="list-style-type: none"> (a) Uppercase; (b) No less than 100 mm in height; (c) Located in the centre of the circular band; and (d) Consistent with the form and dimensions of Series F, as defined in <i>AS1744</i>. 	
8.2.6 The circular band in the legend shall have: <ul style="list-style-type: none"> (a) An outer diameter of 230 mm; and (b) A line thickness of 15 mm. 	
8.2.7 The rear surface of the signboard shall be stamped or engraved with: <ul style="list-style-type: none"> (a) The designation of the sign manufacturer; (b) Four numerals indicating the month and year of manufacture (e.g. 01/17); (c) The design drawing identification (e.g. TFS-WS01); and (d) Letters & numerals no less than 5 mm high. 	

8.3 Sign Mounting

Objective:	Signs that identify fire fighting water points are, and will remain, clearly visible.
------------	---

8.3.1 The sign shall be permanently mounted to:

- (a) A vertical surface;
- (b) A surface that cannot change orientation or position; and
- (c) A surface that is:
 - i. Non-flammable; and
 - ii. Non-heat deforming.

8.4 Sign Location

Objective:

Signs that identify fire fighting water points are located adjacent to the fire fighting water point, and are clearly visible.

8.4.1 The sign shall be mounted in a location:

- (a) No further than 2 m vertically and 1 m horizontally from the fire fighting water point;
- (b) No less than 400 mm above ground level;
- (c) That will not impede access or operation of the fire fighting water point;
- (d) That will not become obscured by visual obstructions; and
- (e) That is visible from the property access on approach from a public road.

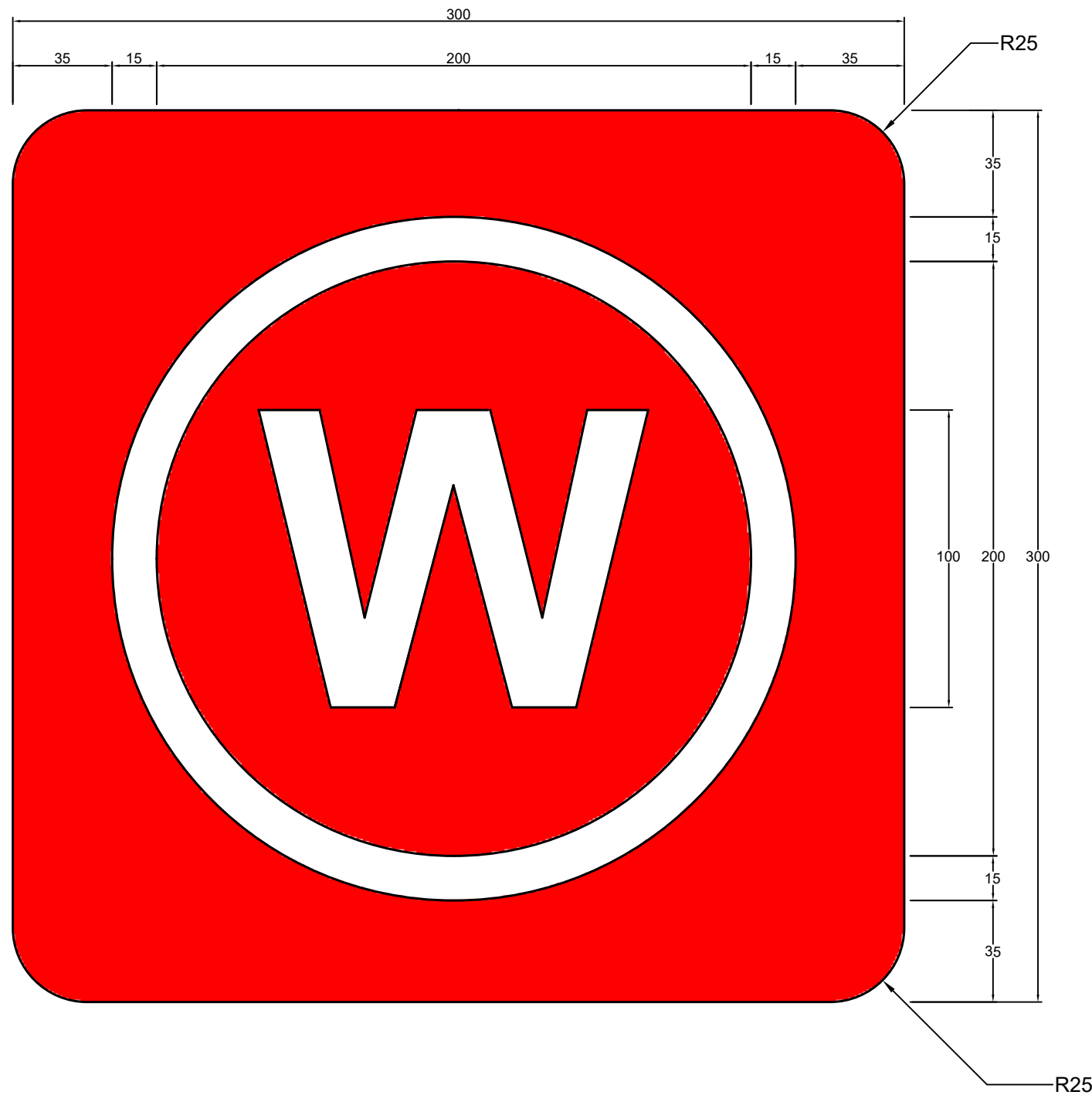
9.0 Design & Manufacture Tolerances of Sign & Legend

9.1 Dimensional tolerances of the signboard

- (a) Overall dimensions of signboard: ± 5 mm;
- (b) Maximum allowable warp, twist or departure from flatness: 1.5 mm; and
- (c) Squareness: corners < 2 mm from theoretical position relative to other corners.

9.2 Dimensional tolerances of the legend

- (a) Shape, size and alignment of legend elements: ± 2 mm; and
- (b) Legend position: ± 2 mm.

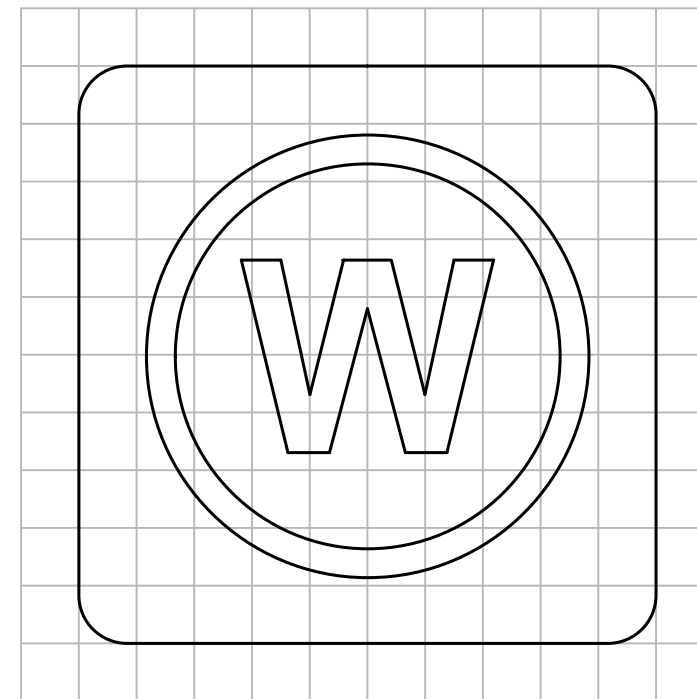


OVERALL SIGN DIMENSIONS (mm): 300 x 300, +/- 5
 SURFACE AREA OF SIGN (sq m) : 0.0895

LEGEND COLOUR: WHITE (N14) IN ACCORDANCE WITH AS2700,
 WITH A RETROREFLECTIVE SURFACE FINISH
 BACKGROUND COLOUR: SIGNAL RED (R13) IN ACCORDANCE WITH AS2700

FOR SIGN FIXING AND LOCATION REQUIREMENTS, REFER TO
 TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES

FOR LEGEND SPECIFICATIONS AND MANUFACTURING DETAIL
 REFER TO TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES



GRID MODULE X = 30mm Y= 30mm

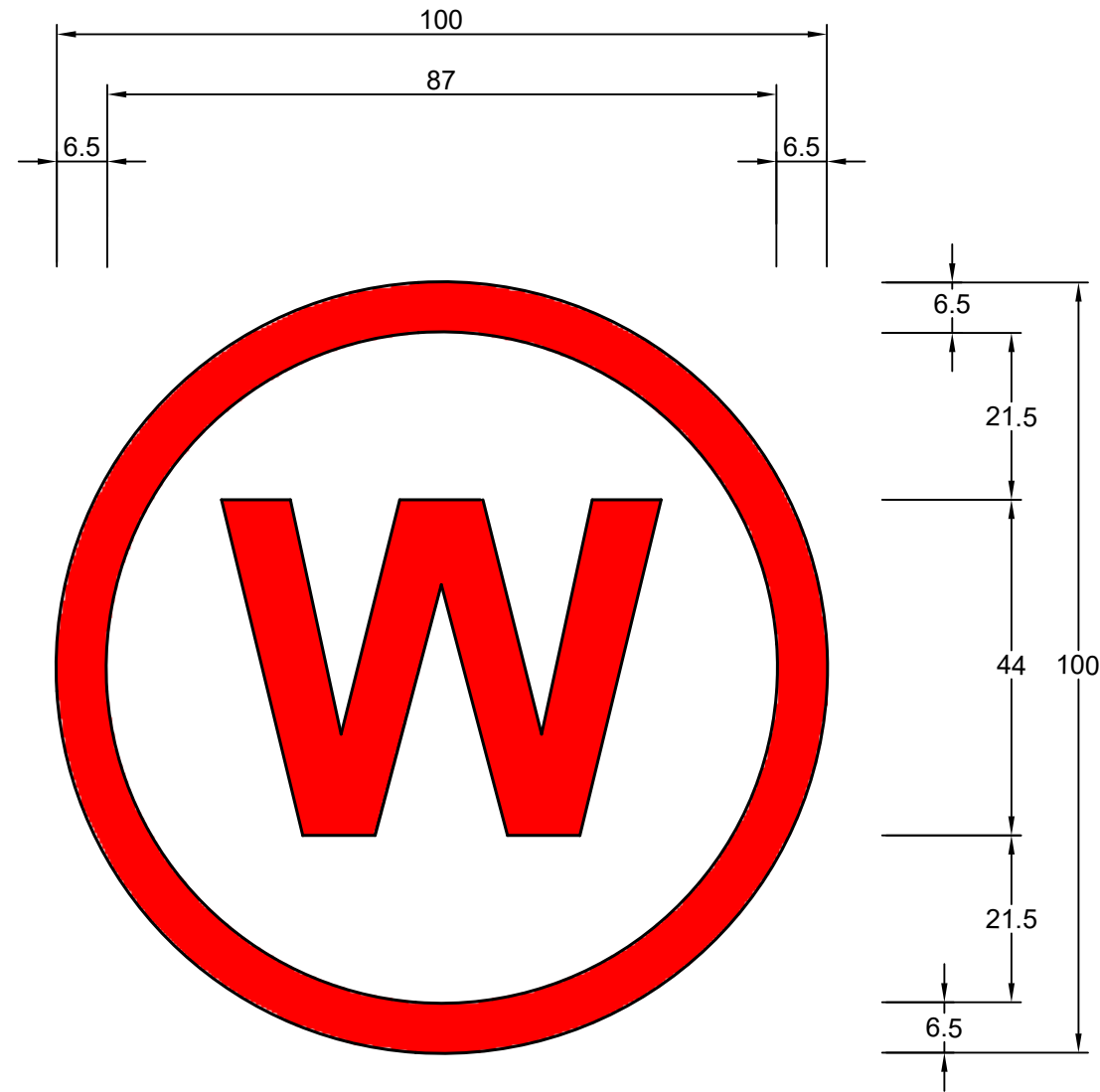


Tasmania Fire Service

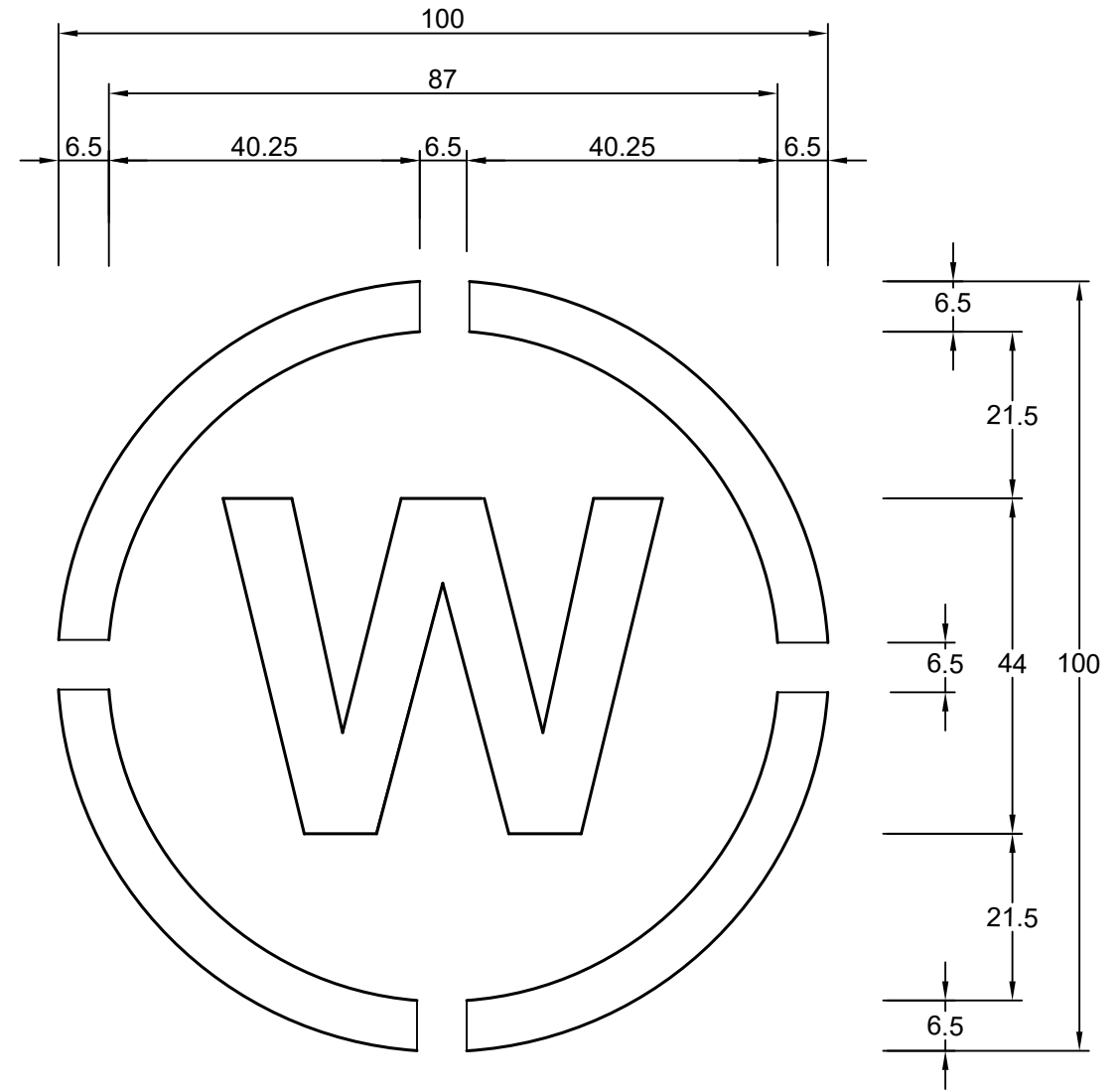
ISSUE	APPR'D	DATE	AMENDMENT
A			
B			
C			
D			

NOTES			
- all dimensions are in mm			
- written dimensions take precedence over scaled measurements			
DRWN	WH	APPR'D	CC
DATE		2/2/2017	

TITLE			
TASMANIA FIRE SERVICE WATER SUPPLY SIGN			
FILE	BPP	DWG NO.	TFS-WS01
SCALE			1:2

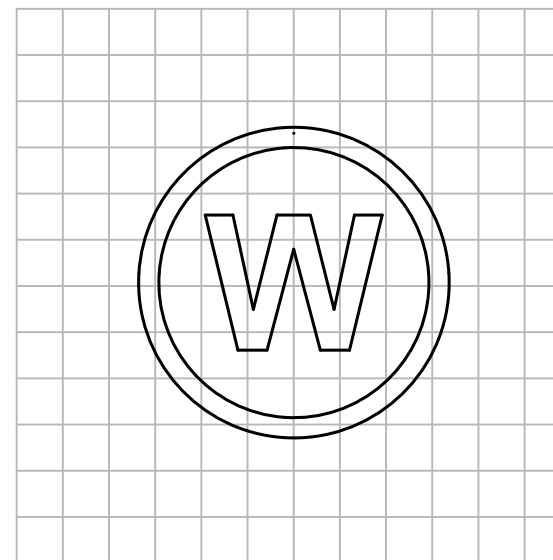


POST AND PAVEMENT DESIGN



TEMPLATE

GRID MODULE X = 15mm Y= 15mm



WHERE A TEMPLATE IS USED, THE CIRCULAR BAND MAY HAVE UP TO FOUR BREAKS OF UP TO 6.5MM IN WIDTH

OVERALL LEGEND DIMENSIONS (mm): 100 x 100, +/- 5

FOR TEMPLATE APPLICATION REQUIREMENTS, REFER TO TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES

FOR LEGEND SPECIFICATIONS AND MANUFACTURING DETAIL REFER TO TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES



Tasmania Fire Service

ISSUE	APPR'D	DATE	AMENDMENT
A			
B			
C			
D			

NOTES			
- all dimensions are in mm			
- written dimensions take precedence over scaled measurements			
DRWN	WH	APPR'D	CC
DATE		7/2/2017	

TITLE			
TASMANIA FIRE SERVICE NON-COMPLIANT FIRE HYDRANT MARKING			
FILE	BPP	DWG NO.	TFS-WS02
SCALE			1:1

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Tasmania Fire Service



Tasmanian
Government

fire.tas.gov.au

Bushfire Planning & Policy GPO Box 1526 Hobart Tasmania 7001
Phone (03) 6230 8600 | Fax (03) 6231 6647 | planning@fire.tas.gov.au

References

- (a) Tasmanian Planning Commission 2017, *Tasmanian Planning Directive No. 5.1, Bushfire-Prone Areas Code*, Tasmania.
- (b) Australian Standards, AS 3959-2009, *Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney NSW.
- (c) Resource Management & Conservation Division of the Department Primary Industry & Water September 2006, TASVEG, *Tasmanian Vegetation Map*, Tasmania.
- (d) Tasmanian Government, Land Information System Tasmania, www.thelist.tas.gov.au



Wayne Radford & Gaylene Slater

**359 Hillwood Road
Traffic Impact Assessment**

November 2018



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1. Introduction

1.1 Background

Midson Traffic were engaged by Wayne Radford and Gaylene Slater to prepare a traffic impact assessment for a proposed subdivision at 359 Hillwood Road, Hillwood.

1.2 Traffic Impact Assessment (TIA)

A traffic impact assessment (TIA) is a process of compiling and analysing information on the impacts that a specific development proposal is likely to have on the operation of roads and transport networks. A TIA should not only include general impacts relating to traffic management, but should also consider specific impacts on all road users, including on-road public transport, pedestrians, cyclists and heavy vehicles.

This TIA has been prepared in accordance with the Department of State Growth (DSG) publication, *A Framework for Undertaking Traffic Impact Assessments*, September 2007. This TIA has also been prepared with reference to the Austroads publication, *Guide to Traffic Management*, Part 12: *Traffic Impacts of Developments*, 2009.

Land use developments generate traffic movements as people move to, from and within a development. Without a clear understanding of the type of traffic movements (including cars, pedestrians, trucks, etc), the scale of their movements, timing, duration and location, there is a risk that this traffic movement may contribute to safety issues, unforeseen congestion or other problems where the development connects to the road system or elsewhere on the road network. A TIA attempts to forecast these movements and their impact on the surrounding transport network.

A TIA is not a promotional exercise undertaken on behalf of a developer; a TIA must provide an impartial and objective description of the impacts and traffic effects of a proposed development. A full and detailed assessment of how vehicle and person movements to and from a development site might affect existing road and pedestrian networks is required. An objective consideration of the traffic impact of a proposal is vital to enable planning decisions to be based upon the principles of sustainable development.

This TIA also addresses the relevant sections within Code E4.0, Road and Railway Assets Code, of the George Town Interim Planning Scheme, 2013.

1.3 Statement of Qualification and Experience

This TIA has been prepared by an experienced and qualified traffic engineer in accordance with the requirements of Council's Planning Scheme and The Department of State Growth's, *A Framework for Undertaking Traffic Impact Assessments*, September 2007, as well as Council's requirements.

The TIA was prepared by Keith Midson. Keith's experience and qualifications are briefly outlined as follows:

- 22 years professional experience in traffic engineering and transport planning.
- Master of Transport, Monash University, 2006
- Master of Traffic, Monash University, 2004

- Bachelor of Civil Engineering, University of Tasmania, 1995
- Engineers Australia: Fellow (FIEAust); Chartered Professional Engineer (CPEng); Engineering Executive (EngExec); National Engineers Register (NER)

1.4 Project Scope

The project scope of this TIA is outlined as follows:

- Review of the existing road environment in the vicinity of the site and the traffic conditions on the road network.
- Provision of information on the proposed development with regards to traffic movements and activity.
- Identification of the traffic generation potential of the proposal with respect to the surrounding road network in terms of road network capacity.
- Review of the parking requirements of the proposed development. Assessment of this parking supply with Planning Scheme requirements.
- Traffic implications of the proposal with respect to the external road network in terms of traffic efficiency and road safety.

1.5 Subject Site

The subject site is located at 359 Hillwood Road, Hillwood. The site is currently a rural residential lot.

The subject site and surrounding road network is shown in Figure 1.

Figure 1 Subject Site & Surrounding Road Network

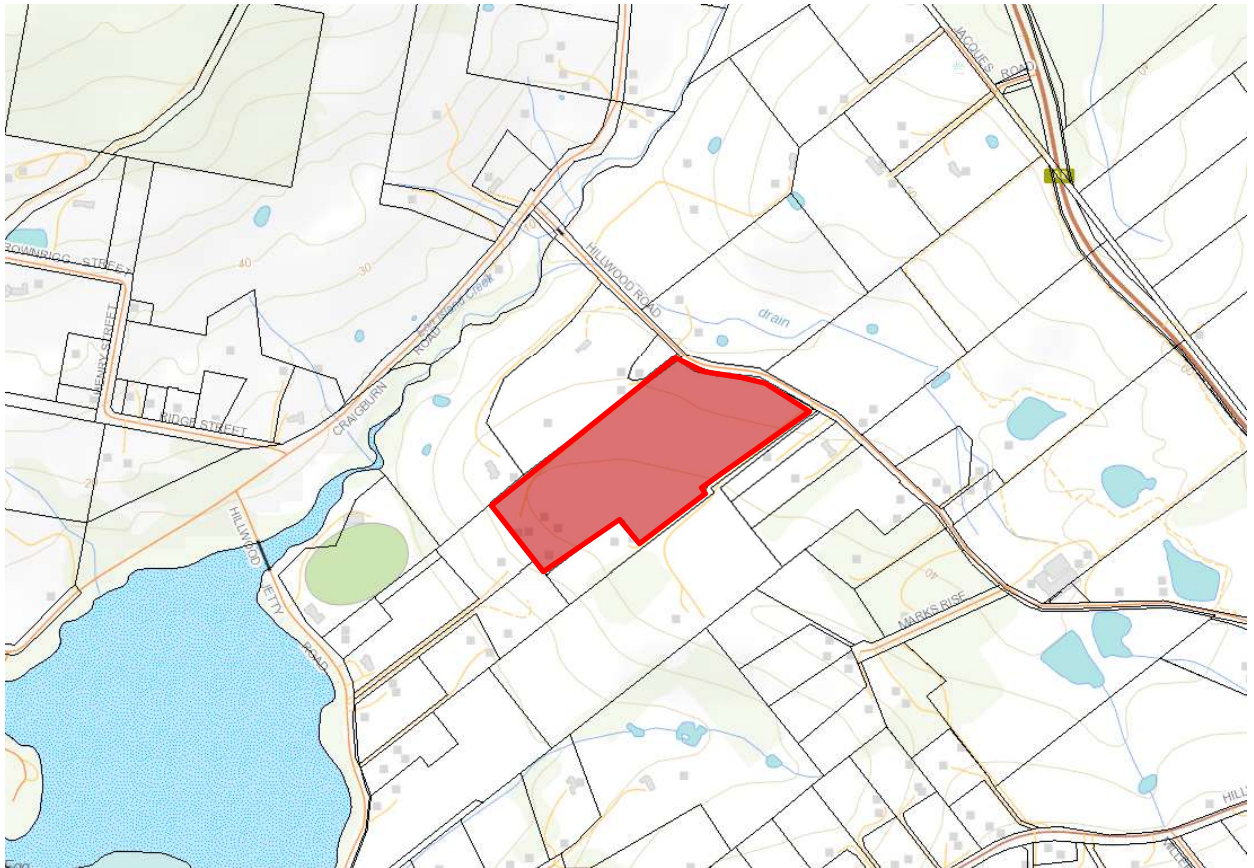


Image Source: LIST Map, DPIPW

1.6 Reference Resources

The following references were used in the preparation of this TIA:

- George Town Interim Planning Scheme, 2013 (Planning Scheme)
- Austroads, *Guide to Traffic Management*, Part 12: *Traffic Impacts of Developments*, 2009
- Austroads, *Guide to Road Design*, Part 4A: Unsignalised and Signalised Intersections, 2009
- Department of State Growth, *A Framework for Undertaking Traffic Impact Assessments*, 2007
- Roads and Maritime Services NSW, *Guide to Traffic Generating Developments*, 2002 (RTA Guide)
- Roads and Maritime Services NSW, *Updated Traffic Surveys*, 2013 (Updated RTA Guide)
- Australian Standards, AS2890.1, *Off-Street Parking*, 2004 (AS2890.1:2004)

2. Existing Conditions

2.1 Transport Network

For the purposes of this report, the transport network consists of Hillwood Road only. Hillwood Road is a minor collector road that provides access to residential and rural properties within Hillwood. It connects between East Tamar Highway and Craighburn Road. Traffic volumes are estimated to be less than 1,000 vehicles per day.

Hillwood Road has a posted speed limit of 70-km/h near the subject site. Hillwood Road near the subject site is shown in Figure 2.

Figure 2 Hillwood Road



2.2 Road Safety Performance

Crash data can provide valuable information on the road safety performance of a road network. Existing road safety deficiencies can be highlighted through the examination of crash data, which can assist in determining whether traffic generation from the proposed development may exacerbate any identified issues.

Crash data was obtained from the Department of State Growth for a 5+ year period between 1st January 2013 and 30th August 2018 for Hillwood Road near the subject site.

The findings of the crash data is summarised as follows:

- A total of 4 crashes were reported during this time.

- **Severity:** All crashes resulted in property damage only
- **Day of week:** 2 crashes were reported on Sundays; 1 crash on Wednesday and 1 crash on Friday.
- **Time of day:** 5 crashes occurred between 11:00am and 6:00pm; 1 crash was reported at 3:00am.
- **Crash types:** No crash trends were evident. 1 x 'right-rear'; 1 x 'left-rear'; 1 x 'struck-object'; 1 x 'other-straight'.
- **Location:** 1 crash was reported at the intersection of Hillwood Jetty Road; 1 crash at the intersection of East Tamar Highway; and 2 crashes were reported mid-block. The crash locations are shown in Figure 3. No crashes were reported near the subject site.

The crash data does not provide an indication that there are any road safety deficiencies in the road network that may be exacerbated by increased traffic generated by the development proposal.

Figure 3 Crash Locations



Source: Department of State Growth

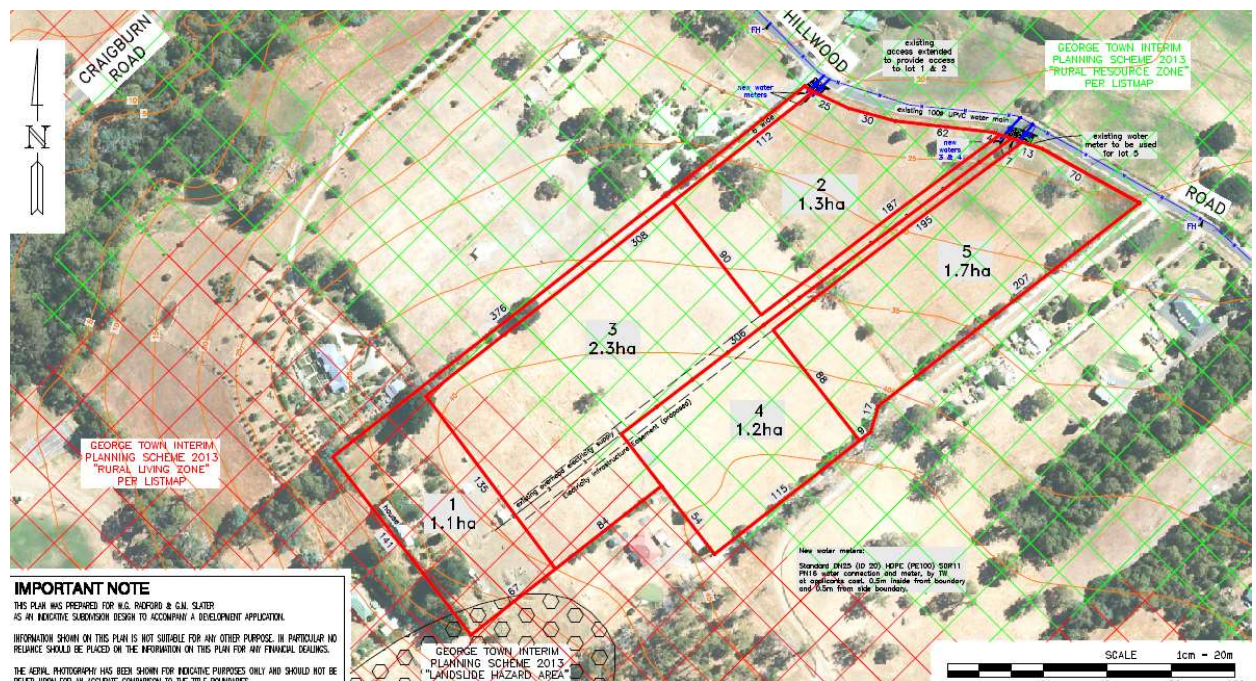
3. Proposed Development

3.1 Development Proposal

The proposed development involves the subdivision of the existing land into 5 lots. Access will be via two driveways: one servicing lots 2, 3, 4 and 5; and one servicing lot 1.

The proposed development is shown in Figure 4.

Figure 4 Proposed Development Plans



4. Traffic Impacts

4.1 Traffic Generation

Traffic generation rates were sourced from the RMS Guide. The RMS Guide (updated surveys) states the following traffic generation rates for residential developments:

- Daily vehicle trips 8 per dwelling
- Weekday peak hour vehicle trips 0.8 per dwelling

Based on these rates, the traffic generation from the subdivision is likely to be in the order of 40 trips per day, and 4 trips per hour during peak periods.

4.2 Trip Distribution

The majority of vehicle movements will originate and terminate from/to Hillwood Road and East Tamar Highway.

4.3 Access Impacts

Acceptable Solution A3 of Clause E4.6.1 of the Planning Scheme states "*for roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%*".

In this case, the traffic movements at the westernmost junction will not fundamentally change. The access currently services a single dwelling and will continue to do so as a result of the proposal.

The new eastern access will service four lots and generate 32 movements per day. This access was therefore assessed against the requirements of Performance Criteria P3 of Clause E4.6.1, which states:

"For limited access roads and roads with a speed limit of more than 60km/h:

a) access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and

b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and

c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users”.

in this case, P3:E4.6.1(c) is applicable (Hillwood Road is not a Category 1, 2 or 3 State Road). The junction is located on Hillwood Road in a location that maximises available sight distance in both directions. Its location is considered the most appropriate to service the four lots within the constraints of the available road frontage of the site.

The development therefore complies with the requirements of Performance Criteria P3 of Clause E4.6.1 of the Planning Scheme.

4.4 Sight Distance

Acceptable Solution A1(a) of Clause E4.7.4 of the Planning Scheme states “*an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4*”.

Table E4.7.4 of the Planning Scheme requires Safe Intersection Sight Distance (SISD) of 140 metres for a vehicle speed of 70-km/h for a road with a posted speed limit greater than 60-km/h. This sight distance is available in both directions from both access driveways and therefore Acceptable Solution A1 of Clause E4.7.4 of the Planning Scheme is met.

It is further noted that vehicle speeds are generally lower than 70-km/h near the site due to the narrow and winding geometry of Hillwood Road at this location. The actual SISD requirements may be lower on this basis.

4.5 Pedestrian Impacts

The subdivision will generate very low levels of pedestrian movements in the surrounding road network. This is due to the following reasons:

- It is a relatively low-density residential development (only 4 lots that are similar in scale to nearby residential properties);
- There are few pedestrian generating land uses nearby (the foreshore is an attractor for recreational walking).
- There is a general lack of pedestrian infrastructure in the surrounding road network.

4.6 Road Safety Impacts

No significant adverse road safety impacts are foreseen for the proposed subdivision. This is based on the following:

- There is sufficient spare capacity in Hillwood Road and the surrounding road network to absorb the relatively low peak hour traffic generated from the proposed development (only 4 trips per hour during peak periods).
- The accesses will be consistent with other nearby driveways in Hillwood Road. Vehicle movements at the accesses would not be seen as 'unusual' or unexpected for motorists on Hillwood Road to observe vehicles entering or exiting the new driveway to the subject site.
- The existing road safety performance of the road network near the subject site does not indicate that there are any specific road safety deficiencies that might be exaggerated by the small increase in traffic volume.
- There is adequate sight distance from the access for the prevailing vehicle speeds on Hillwood Road in accordance with Planning Scheme requirements.

5. Conclusions

This traffic impact assessment (TIA) investigated the traffic and parking impacts of a proposed 5 lot subdivision at 359 Hillwood Road, Hillwood.

The key findings of the TIA are summarised as follows:

- The subdivision will generate approximately 40 vehicle movements per day, with a peak of 4 vehicles per hour. The traffic generation meets the requirements of Performance Criteria P3 of Clause E4.6.1 of the Planning Scheme.
- Both accesses to the proposed subdivision meet the SISD requirements of Acceptable Solution A1 of Clause E4.7.4 of the Planning Scheme.

Based on the findings of this report the proposed development is supported on traffic grounds.

Midson Traffic Pty Ltd ABN: 26 133 583 025

18 Earl Street

Sandy Bay TAS 7005

T: 0437 366 040 E: admin@midsontraffic.com.au W: www.midsontraffic.com.au

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Document Status

Revision	Author	Review	Date
0	Keith Midson	Zara Kacic-Midson	13 November 2018



ABN 68 300 116 092

Our Ref dr:ma
7644829

Date: 9th April 2019

Rebecca Green and Associates
PO Box 2018
LAUNCESTON TAS 7250

Dear Sir/Madam

*RE: ROAD AUTHORITY ADVICE: 5 LOT SUBDIVISION – 359 HILLWOOD ROAD,
HILLWOOD.*

In accordance with section E4.5.3 (a), a TIA must be accompanied with the written advice as to the adequacy of the TIA from the relevant Road Authority.

As George Town Council are the Road Authority for Hillwood Road, please accept this letter as confirmation of compliance with the above mentioned section.

Yours Faithfully

David Richardson
TEAM LEADER WORKS AND INFRASTRUCTURE

JD Consulting

ABN 42410316529

PO Box 8

Riverside Tas 7250

Mob: 0457469617

Email: jldoherty581@bigpond.com

Onsite Waste Water Assessment – Proposed 5 Lot Subdivision

at

359 Hillwood Road Hillwood

Prepared for

Prepared for

W G Radford & G M Slater

Prepared by: James Doherty

Date of Site inspection: 3 November 2018

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Scope

This report is to detail the proposed five lot subdivision at CT111263/1 (359 Hillwood Road Hillwood) as shown on the Plan of Subdivision prepared by Cohen & Associates dated 16-10-2018 (Version B) and shown as Appendix A.

The property is approximately 7.6ha in area and is located on the southern side of Hillwood Road. There is a residential dwelling at the rear of the property which is serviced by an onsite wastewater system. Mains water and power are connected to the property and residence.



Figure 1 Aerial view from the LIST

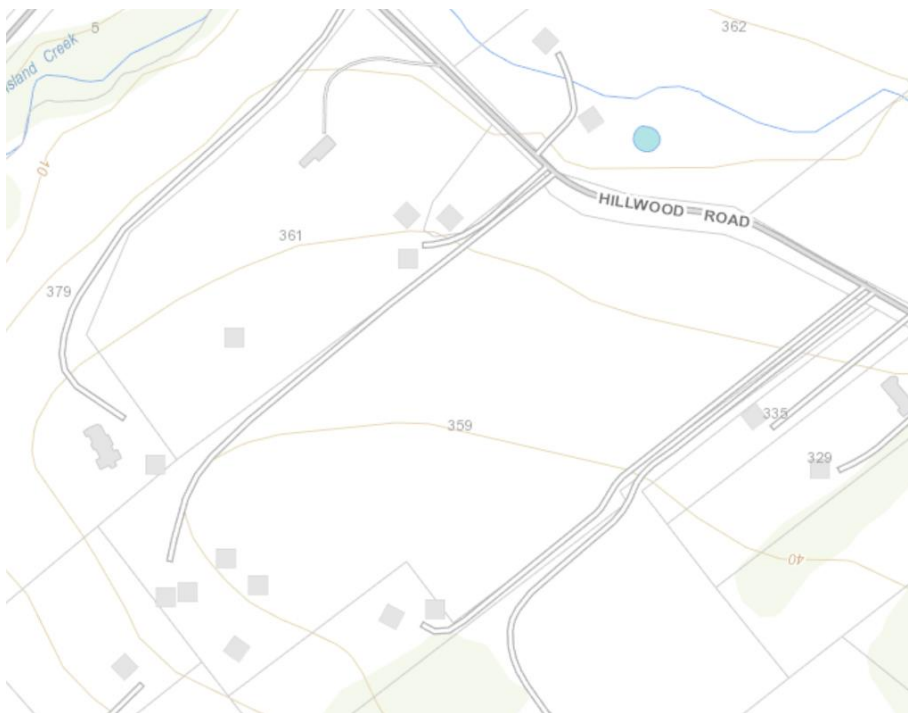


Figure 2 Property location and contours from LIST map

The onsite wastewater report for the proposed development is based on the principles contained within Appendix B of AS/NZS 1547:2012 (Site and Soil Evaluation for Planning Rezoning, and Subdivision of Land) and provides preliminary recommendations on the type of waste water disposal systems suited to the location.

1 Introduction

JD Consulting has been engaged to undertake the initial site investigation of the land for the suitability of wastewater disposal. The preliminary evaluation included a site walk over and a physical assessment of the site.

The title deed (CT111263/1) is currently in the names of W G Radford & G M Slater.

The land is currently one lot of approximately 7.6ha with an onsite wastewater system installed for the collection, treatment and disposal of effluent from the existing dwelling located on what is shown as Lot 1 on the Plan of Subdivision.

The owners are intending to submit a planning application through Rebecca Green & Associates to George Town Council seeking approval to subdivide the land into five lots with lot 1 retaining the existing dwelling and onsite wastewater system.

1.1 Site Conditions

The site covers an area of approximately 7.6ha, with the existing dwelling connected to an onsite water system comprising of a septic tank and absorption trenches. The existing wastewater system will be retained on the lot with the dwelling.

The current lot is fenced and divided into grazing paddocks with the driveway located between Nos 359 and 361 Hillwood Road. Water and power are connected to the dwelling and will be available to the new lots. The overhead power lines extend from Hillwood Road to the dwelling and are shown as an existing overhead electricity supply on the Plan of Subdivision.

1.2 Site Orientation

The site is rectangular in shape and bounded by Hillwood Road and the existing driveway. The boundaries are fenced.

The land has a plateau in the southern corner of what is shown as lot 4 (40m contour line) and slopes from here to the north/northeast and to the south/south west in the area of the existing dwelling.



Figure 3 Contour Map showing 20m & 40m contour lines

1.3 Land Surface Shape

The land has a waxing divergent slope of 5-8 degrees along the 40m contour line and a linear planar slope of 5 degrees extending from the 20m contour line to Hillwood Road.

1.4 Water Regimen

1.4.1 Surface water run-off

Surface water run-off from the existing land would run to the roadside table drain on Hillwood Road and then discharge into the Tamar River. The southern area of the lot would discharge through neighbouring properties on Hillwood Jetty Road.

The areas proposed for wastewater disposal may require a cut-off/swale drain constructed above the waste water field to shed surface water away from the area.

1.4.2 Seasonal rainfall and temperature data

There is no weather station in this area. For reference, historical data has been taken from the Bureau of Meteorology (BOM) weather station at Launceston (Ti Tree Bend) and Low Head.

Launceston (Ti Tree Bend) (Station ID 091237) is located at the Ti Tree Bend Sewerage treatment plant (Lat:-41.42S Long: 147.12E) and 5.0m above sea level.

Data sourced from the Bureau of Meteorology indicates the area receives an annual rainfall of 685mm with the maximum mean monthly rainfall of 84.8mm occurring during the month of August.

The mean maximum and minimum monthly temperatures for Launceston (Ti Tree Bend) have been included in this report for your information and indicate the mean monthly maximum temperature of 24 degrees Celsius occurs in January/February. The mean minimum temperature of 2.3 degrees Celsius occurs in July and the mean maximum for this month is 12.7 degrees Celsius. (Reference: www.bom.gov.au/climate/average/tables/cw_091237.shtml)

Low Head (Station ID 091293) is located at Low Head (Lat:-41.05S Long: 146.79E) and 3.0m above sea level.

Data sourced from the Bureau of Meteorology indicates the area receives an annual rainfall of 689mm with the maximum mean monthly rainfall of 79.5mm occurring during the month of August.

The mean maximum and minimum monthly temperatures for Low Head have been included in this report for your information and indicate the mean monthly maximum temperature of 21 degrees Celsius occurs in February. The mean minimum temperature of 6.9 degrees Celsius occurs in July and the mean maximum for this month is 12.8 degrees Celsius. (Reference: www.bom.gov.au/climate/average/tables/cw_091293.shtml)

1.5 Exposure

The site consists of grassed land with some standing trees. The prevailing winds in this area are from the west to the north with the occasional southerly influence.

1.6 Soil Survey

The soil survey conducted on the site aims to evaluate the soil types present and the suitability of these soils for onsite waste water disposal from the existing units and the proposed development.

Test holes were augered on the site with differing soil profiles identified. The location of the test holes are shown on the Plan of Subdivision provided by Cohen & Associates and included in Appendix A.

Soil profile of the test holes is included in Appendix B.

1.6.1 Permeability of receiving soils

A permeability test was not conducted during the site assessments. Given the size of the proposed lots and the likely variation in soil types, it would be reasonably estimated that the soil would have a permeability of between 1.4 –3m/d in the “A” layer and depending on the location a permeability of 0.5-1.5m/d or 0.12-0.5m.d in the “B” layer as noted in Table L1 (Design loading rate for trenches and beds). A more thorough assessment will be required when undertaking the wastewater design at the building/plumbing stage of development.

1.7 Environmental Risk

1.7.1 Proximity to waterways

Aside from the roadside table drain, there are no waterways within close proximity to the development.

1.7.2 Roadside drainage

The roadside table drain fronts lots 2 and 5. Given the size of the lots and building setbacks, neither of these lots would impact on the roadside table drain.

1.7.3 Existing wastewater system

There is a waste water system on the land which services the existing residence. As part of the development, it is proposed that the wastewater disposal system currently servicing the residence will be retained on that lot.

2 Development Proposal - Wastewater

The development proposal is as follows:

Lot 1 is suitable for the existing residence and wastewater system. This system may need to be upgraded or replaced in the future and sufficient land should be set aside for this.

Lots 2-5 are suitable for the installation of an onsite wastewater treatment and disposal system. The type of system may be dependent on the location and size of the dwelling (number of bedrooms).

3 Conclusion

It is my opinion that the land is suitable for the proposed development, including the retention of the existing septic system on lot 1.

Lots 2-5 will require onsite wastewater systems installed to cater for the expected loading from the dwelling. The type and design of the system will need to form part of the building/plumbing application to council.

4 Recommendations

It is recommended that;

1. The application for the proposed 5 lot subdivision is approved for onsite waste water disposal with site specific requirements applied where applicable.

2. The existing septic system is retained on lot 1 with sufficient land available for the upgrade or replacement of this system in the future.
3. Lots 2-5 would be suitable for the installation of a septic tank and wastewater disposal system.

The final determination on the type of system and the layout will need to be provided to the Council at building/plumbing permit stage.

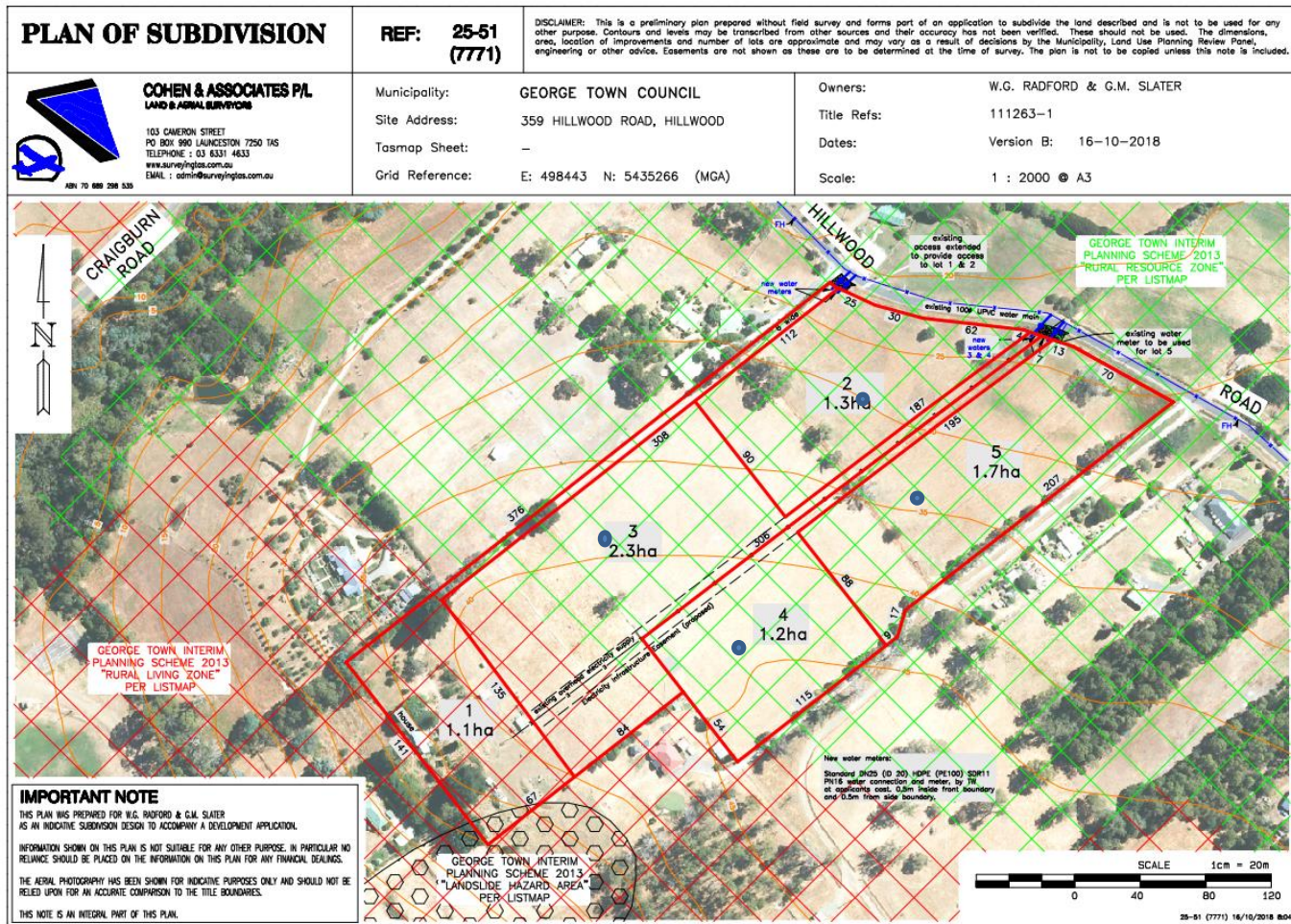
4. Stormwater discharge from dwelling or rainwater tanks (if installed) should be diverted away from any wastewater drainage area.

A handwritten signature in black ink, appearing to read 'J Doherty', written in a cursive style.

James Doherty
JD Consulting
Date: 8 11.2018

Appendices

APPENDIX A – Plan of Subdivision



APPENDIX B – Indicative Soil Profile. Locations shown on Plan of Subdivision – Appendix A

Job No. SD043/2018		Borehole No. 1 Lot 2		Co-ords 498512 5435347								
Client: W Radford & G Slater												
Site Address: 359 Hillwood Road Hillwood												
Project: Onsite wastewater assessment for proposed 5 lot subdivision												
Date: 3.11.2018												
Logged by: James Doherty												
					Equipment		auger					
Co-Ords												
Method	Penetration				Notes Samples Tests	Water	Graphic Log	Classification	Material Description	Moisture condition Consistency density index		Structure, additional observations
	1	2	3	4								
							SM	Silt grey fine grained	D	R	S	
					N				Y			
					I	0.25	GP	Ironstone gravel brown	D	R	D	
					L				Y			
						0.5	SC	Clay loam brown strongly structured	D	R	S	
									Y			
						0.75						
							CL	Clay brown strongly structured	M	O	S	
						1.0			I	S		
									T			low-med plasticity
						1.25					St	
								BOH con't in same				
						1.50						
						1.75						
						2.0						

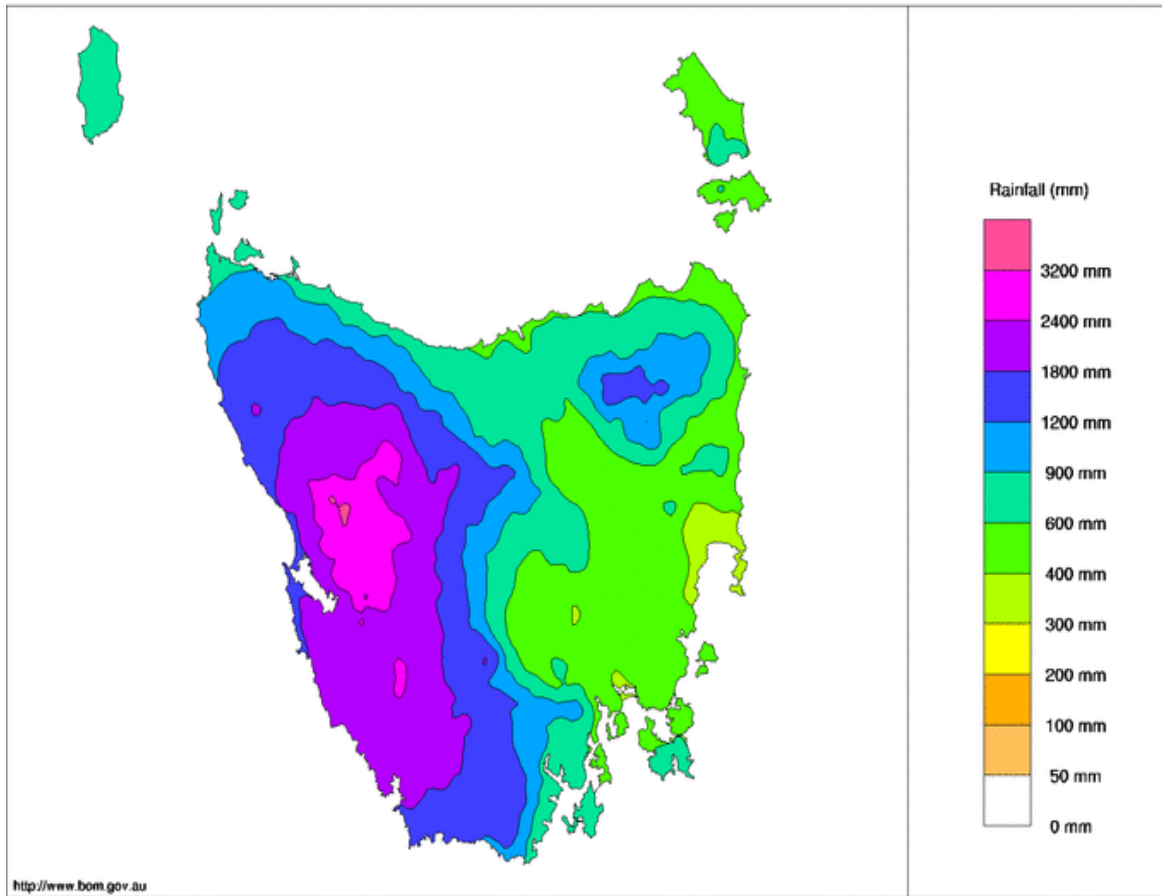
Job No. SD043/2018		Borehole No. 1 Lot 3		498339 5435270									
Co-ords													
Client: W Radford & G Slater													
Site Address: 359 Hillwood Road Hillwood													
Project: Onsite wastewater assessment for proposed 5 lot subdivision													
Date: 3.11.2018													
Logged by: James Doherty													
						Equipment		auger					
Co-Ords													
Method	Penetration				Notes Samples Tests	Water	Graphic Log	Classification	Material Description	Moisture condition Consistency density index			Structure, additional observations
	1	2	3	4									
							SP	Sandy loam brown fine grained	D R Y				
					N I L	0.25							
						0.5							
							SC	Clay loam brown strongly structured	D R Y	S			
						1.0	CL	Clay brown strongly structured	M O I S T	S			
						1.25							low-med plasticity
													St
						1.50		BOH con't in same					
						1.75							
						2.0							

Job No. SD043/2018		Borehole No. 1 Lot 4		Co-ords 498405 5435214									
Client: W Radford & G Slater													
Site Address: 359 Hillwood Road Hillwood													
Project: Onsite wastewater assessment for proposed 5 lot subdivision													
Date: 3.11.2018													
Logged by: James Doherty													
						Equipment			auger				
Co-Ords													
Method	Penetration				Notes Samples Tests	Water	Graphic Log	Classification	Material Description	Moisture condition	Consistency	density index	Structure, additional observations
	1	2	3	4									
							SM	Silt grey fine grained	D R Y	S			
					N I L	0.25	SP	Sandy loam brown fine grained	D R Y	L			
						0.5	GP	ironstone gravel		D			
							SC	Clay loam brown strongly structured	D R Y	S			
						0.75							
							CL	Clay brown strongly structured	M O I S T	S		low-med plasticity	
						1.0							
						1.25					St		
								BOH con't in same					
						1.50							
						1.75							
						2.0							

Job No. SD043/2018		Borehole No. 1		Lot 5									
		Co-ords		498538		5435310							
Client: W Radford & G Slater													
Site Address: 359 Hillwood Road Hillwood													
Project: Onsite wastewater assessment for proposed 5 lot subdivision													
Date: 3.11.2018													
Logged by: James Doherty													
				Equipment				auger					
Co-Ords													
Method	Penetration				Notes Samples Tests	Water	Graphic Log	Classification	Material Description	Moisture condition	Consistency	density index	Structure, additional observations
	1	2	3	4									
							SM	Silt grey fine grained	D R Y	S			
					N I L	0.25	SP	Sandy loam brown fine grained	D R Y	L			
						0.5	GP	ironstone gravel		D			
							SC	Clay loam brown strongly structured	D R Y	S			
						0.75							
							CL	Clay brown strongly structured	M O I S T	S		low-med plasticity	
						1.0							
						1.25					St		
						1.50		BOH con't in same					
						1.75							
						2.0							

APPENDIX C – Climatic Statistics

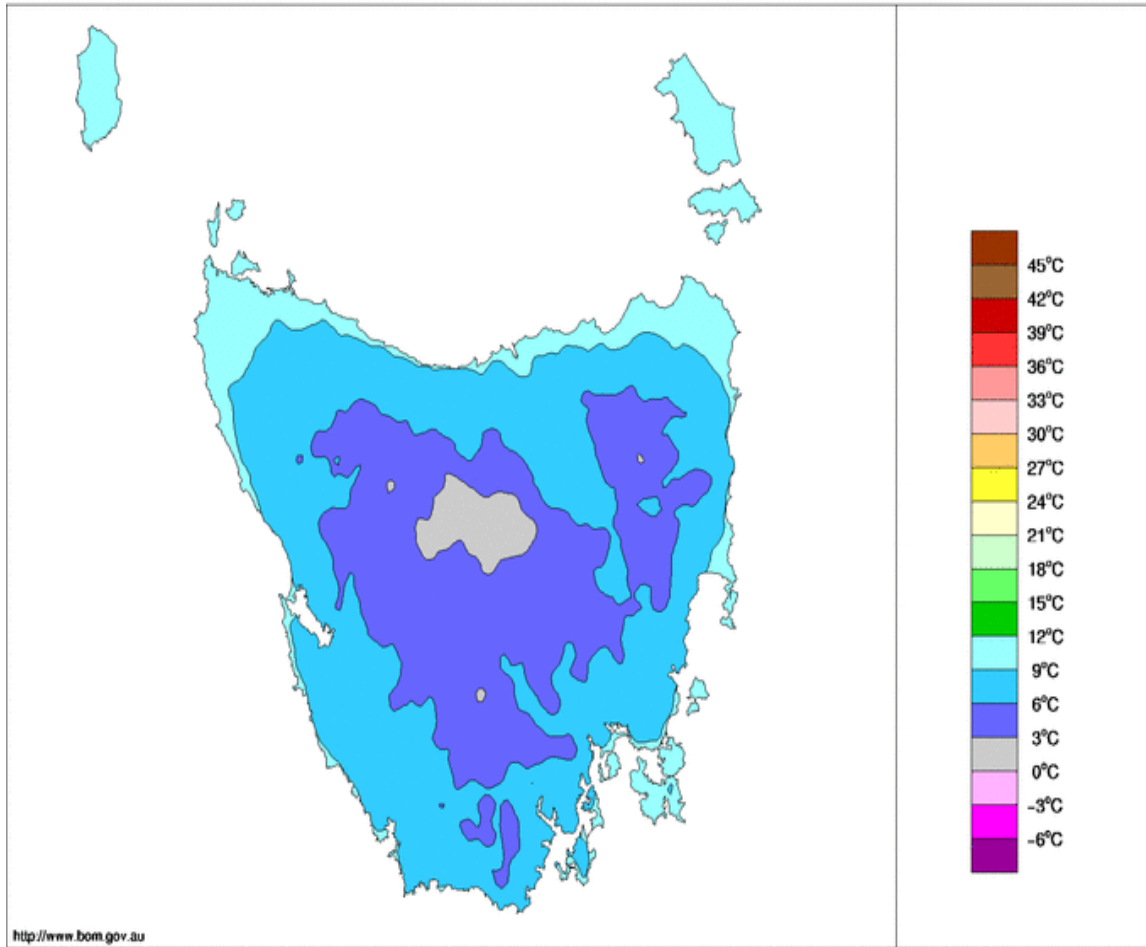
Tasmanian Rainfall Totals (mm) 1 January to 7 November 2018
Australian Bureau of Meteorology



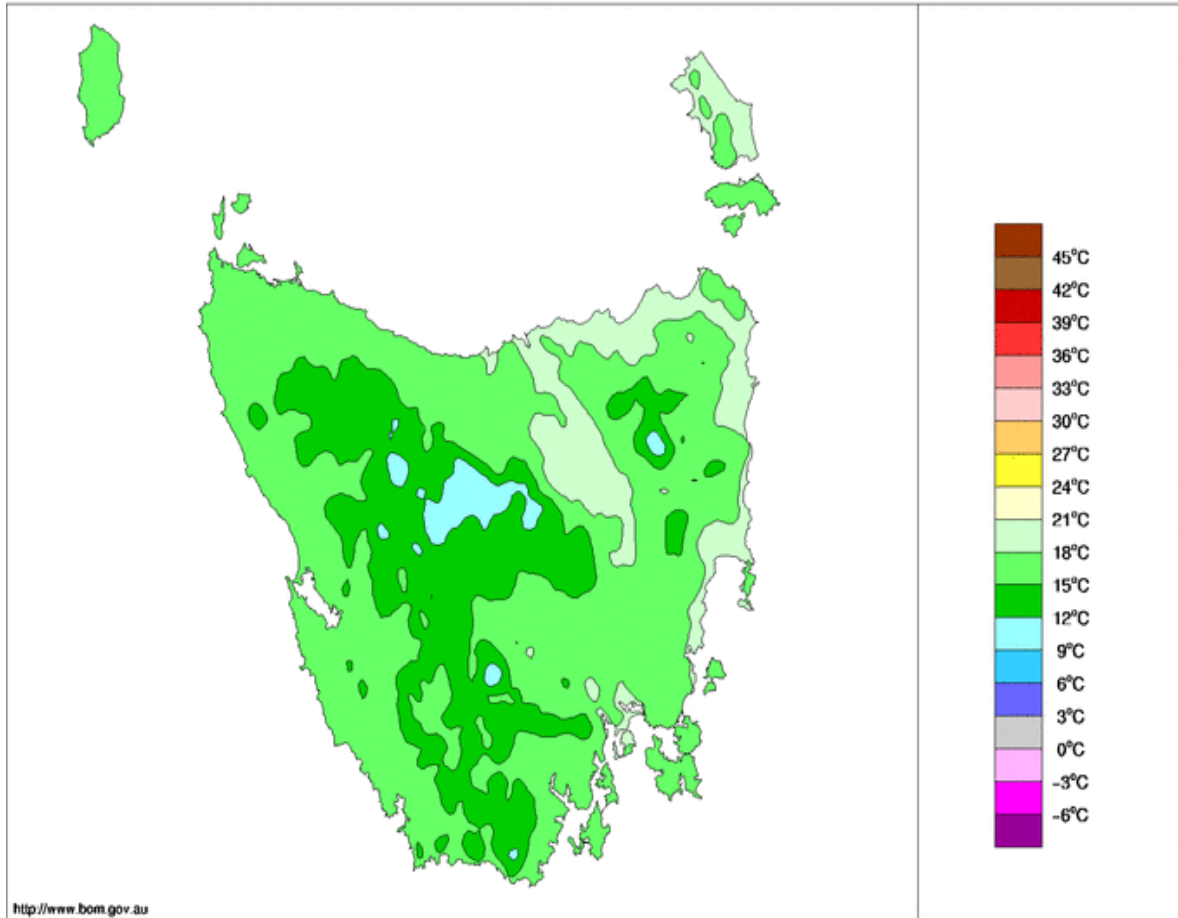
© Commonwealth of Australia 2018, Australian Bureau of Meteorology

Issued: 07/11/2018

Minimum Temperature (°C) 1 November 2017 to 31 October 2018
Australian Bureau of Meteorology



Maximum Temperature (°C) 1 November 2017 to 31 October 2018
Australian Bureau of Meteorology



<http://www.bom.gov.au>

© Commonwealth of Australia 2018, Australian Bureau of Meteorology ID code: AWAP

Issued: 03/11/2018

APPENDIX D – site photos



photo 1 Lot 2 test hole looking to Hillwood Road



photo 2 Lot 2 test hole looking to existing power easement



photo 3 Lot 2 test hole looking back to lot 3



photo 4 Lower corner of lot 3 looking south

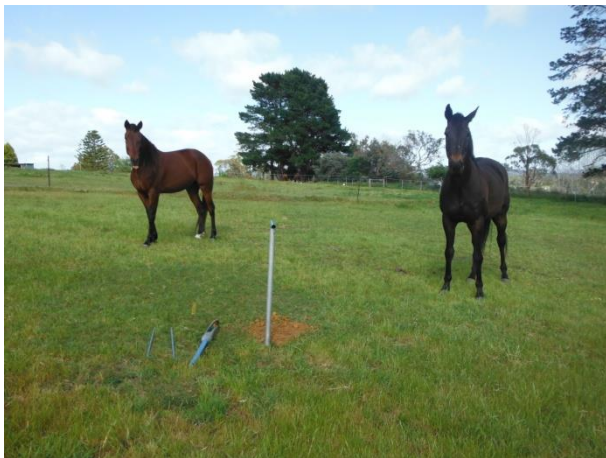


photo 5 Lot 3 test hole looking south west. Large tree in background is on the side of the driveway



photo 6 Lot 3 test hole looking south



photo 7 Lot 3 test hole looking north. Vehicle in background is on driveway. Shed is on neighbouring property



photo 8 Lot 4 test hole. Dwelling in background is No. 339 Hillwood Road



photo 9 Lot 4 test hole looking south east



photo 10 Lot 4 test hole looking north west



photo 11 Lot 5 test hole looking south east



photo 12 Lot 5 looking west/northwest



photo 13 Lot 5 test hole looking north



photo 14 Lot 5 looking north east

Aboriginal Heritage SEARCH RECORD

This search for

359 HILLWOOD RD HILLWOOD TAS 7252 (PID 7644829)

has not identified any registered Aboriginal relics or apparent risk of impacting Aboriginal relics.

This Search Record has been requested for Kay Wilson at 12:54PM on 15 November 2022 and delivered to pukekouni@rediffmail.com.

This Search Record expires on 15 May 2023.

Your personal Search Identification Number is PS0243641.

Please be aware that the absence of records on the [Aboriginal Heritage Register](#) for the nominated area of land does not necessarily mean that the area is devoid of Aboriginal relics. If at any time during works you suspect the existence of Aboriginal relics, cease works immediately and contact Aboriginal Heritage Tasmania for advice.

It is also recommended that you have on hand during any ground disturbance or excavation activities the Unanticipated Discovery Plan, to aid you in meeting requirements under the *Aboriginal Heritage Act 1975* should Aboriginal relics be uncovered. There are requirements that apply under the [Aboriginal Heritage Act 1975](#). It is an offence to destroy, damage, deface, conceal or otherwise interfere with relics without a permit granted by the Minister. There is an obligation to report findings of relics as soon as practicable.

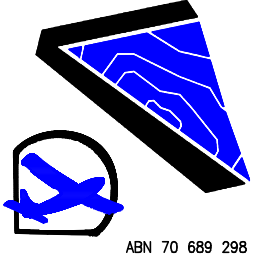
This Search Record is confirmation that you have checked the Aboriginal Heritage Property Search website for this property. This Search Record will expire in six months from the search date.

If you have any queries please do not hesitate to contact [Aboriginal Heritage Tasmania](#) on **1300 487 045** or at aboriginal@dpac.tas.gov.au.

PLAN OF SUBDIVISION

REF: **25-51**
(7771)

DISCLAIMER: This is a preliminary plan prepared without field survey and forms part of an application to subdivide the land described and is not to be used for any other purpose. Contours and levels may be transcribed from other sources and their accuracy has not been verified. These should not be used. The dimensions, area, location of improvements and number of lots are approximate and may vary as a result of decisions by the Municipality, Land Use Planning Review Panel, engineering or other advice. Easements are not shown as these are to be determined at the time of survey. The plan is not to be copied unless this note is included.



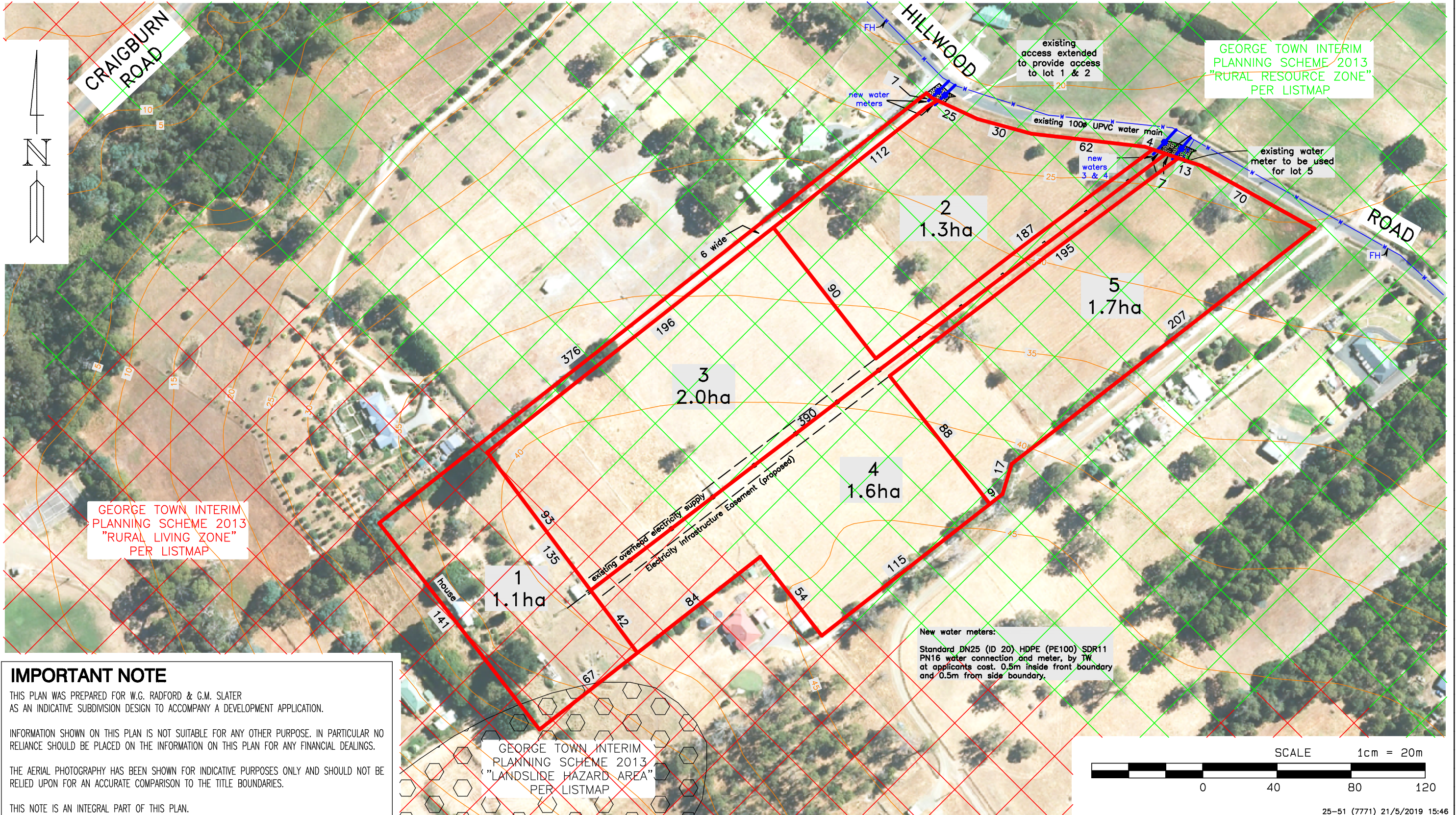
COHEN & ASSOCIATES P/L
LAND & AERIAL SURVEYORS

103 CAMERON STREET
PO BOX 990 LAUNCESTON 7250 TAS
TELEPHONE : 03 6331 4633
www.surveyingtas.com.au
EMAIL : admin@surveyingtas.com.au

ABN 70 689 298 535

Municipality: **GEORGE TOWN COUNCIL**
Site Address: **359 HILLWOOD ROAD, HILLWOOD**
Tasmap Sheet: **-**
Grid Reference: **E: 498443 N: 5435266 (MGA)**

Owners: **W.G. RADFORD & G.M. SLATER**
Title Refs: **111263-1**
Dates: Version B: 16-10-2018
Version C: 06-05-2019
Version D: 21-05-2019
Scale: **1 : 2000 @ A3**



GEORGE TOWN INTERIM PLANNING SCHEME 2013 "RURAL RESOURCE ZONE" PER LISTMAP

GEORGE TOWN INTERIM PLANNING SCHEME 2013 "RURAL LIVING ZONE" PER LISTMAP

GEORGE TOWN INTERIM PLANNING SCHEME 2013 "LANDSLIDE HAZARD AREA" PER LISTMAP

New water meters:
Standard DN25 (ID 20) HDPE (PE100) SDR11 PN16 water connection and meter, by TW at applicants cost. 0.5m inside front boundary and 0.5m from side boundary.

IMPORTANT NOTE
THIS PLAN WAS PREPARED FOR W.G. RADFORD & G.M. SLATER AS AN INDICATIVE SUBDIVISION DESIGN TO ACCOMPANY A DEVELOPMENT APPLICATION.
INFORMATION SHOWN ON THIS PLAN IS NOT SUITABLE FOR ANY OTHER PURPOSE. IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS.
THE AERIAL PHOTOGRAPHY HAS BEEN SHOWN FOR INDICATIVE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR AN ACCURATE COMPARISON TO THE TITLE BOUNDARIES.
THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

Sigrid Wilson
359 Hillwood Rd
Hillwood, TAS 7252

29/01/23

Tasmanian Planning Commission
Level 3, 144 Macquarie Street
Hobart, TAS 7000

To the Tasmanian Planning Commission,

Re: REQUEST TO REZONE 359 HILLWOOD ROAD FROM RURAL RESOURCE TO RURAL LIVING FOR 5 LOT RESIDENTIAL SUBDIVISION

As the property owner, I request the rezoning of the entire contiguous parcel known as 359 Hillwood Rd, Hillwood from Rural Resource/Rural Living to Rural Living for the purpose of subdivision into up to five lots.

Please find attached the following supporting reports:

Appendix A	Section 43A Application by Rebecca Green & Associates
Appendix B	Agricultural Assessment by AK Consultants
Appendix C	Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan by Rebecca Green & Associates
Appendix D	Traffic Impact Assessment by Midson Traffic
Appendix E	Road Authority Advice from George Town Council
Appendix F	Onsite Wastewater Assessment by JD Consulting
Appendix G	Aboriginal Heritage Search Record from Aboriginal Heritage Tasmania
Appendix H	Proposed subdivision map

Should you require any further information, please contact me on 04 6747 3854 or at sigridpvewilson@gmail.com.

Sincerely,

Sigrid Wilson
Owner, 359 Hillwood Rd

Sigrid Wilson
359 Hillwood Rd
Hillwood, TAS 7252

29/01/23

Tasmanian Planning Commission
Level 3, 144 Macquarie Street
Hobart, TAS 7000

To the Tasmanian Planning Commission,

Re: REQUEST TO SEEK LEAVE TO MAKE A SUBMISSION

I am writing to request to seek leave to make a submission in relation to 359 Hillwood Rd, Hillwood, which I have recently purchased and for which a similar submission was made by the previous owners Wayne Radford and Gaylene Slater (ref: TPC Representation Number 3).

I did not make a representation during the exhibition period as I did not own the property until 19 December 2022. I request that the Commission consider my submission as it is a continuation of the existing submission set in motion by the previous owners.

Should you require any further information, please contact me on 04 6747 3854 or at sigridpvewilson@gmail.com.

Sincerely,

Sigrid Wilson
Owner, 359 Hillwood Rd

From: McCrossen, Samuel
Sent: Monday, 6 February 2023 12:49 PM
To: McCrossen, Samuel
Subject: FW: George Town Draft LPS - Submission - Sigrid Wilson - 359 Hillwood Road
Attachments: 359 Hillwood Rd_Request to seek leave.docx; 359 Hillwood Rd_Request for rezoning.docx; 359 Hillwood Rd_Appendix B_Agricultural Assessment by AK Consultants.pdf; 359 Hillwood Rd_Appendix A_Section 43A Application by Rebecca Green & Associates.pdf; 359 Hillwood Rd_Appendix C_Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan by Rebecca Green & Associates.pdf; 359 Hillwood Rd_Appendix D_Traffic Impact Assessment by Midson Traffic.pdf; 359 Hillwood Rd_Appendix E_Road Authority Advice from George Town Council.pdf; 359 Hillwood Rd_Appendix G_Aboriginal Heritage Search Record from Aboriginal Heritage Tasmania.pdf; 359 Hillwood Rd_Appendix F_Onsite Wastewater Assessment by JD Consulting.pdf; 359 Hillwood Rd_Appendix H_Proposed subdivision map.pdf; George Town draft LPS - email - Sigrid Wilson regarding representation 3 - 359 Hillcrest Road, Hillwood, 30 January 2023.MSG

From: Sigrid Wilson <sigridpvewilson@gmail.com>
Sent: Sunday, 29 January 2023 3:40 PM
To: TPC Enquiry <tpc@planning.tas.gov.au>
Cc: McCrossen, Samuel <Samuel.McCrossen@planning.tas.gov.au>; Pukekouni <pukekouni@rediffmail.com>
Subject: Email 1 of 2 - 359 Hillwood Rd

Hello Planning Commission Team,

Please find attached and in the following email a request to seek leave for a submission to be considered and the submission itself with supporting documents.

As laid out in the request I have recently purchased the property in question and am new to this process, so if I have missed something please let me know.

Kind regards,

Sigrid Wilson

--

Sigrid Wilson
+61 (0)4 6747 3854
sigridpvewilson@gmail.com

Wayne Radford & Gaylene Slater
359 Hillwood Road
Hillwood, Tas, 7252

16/12/2022

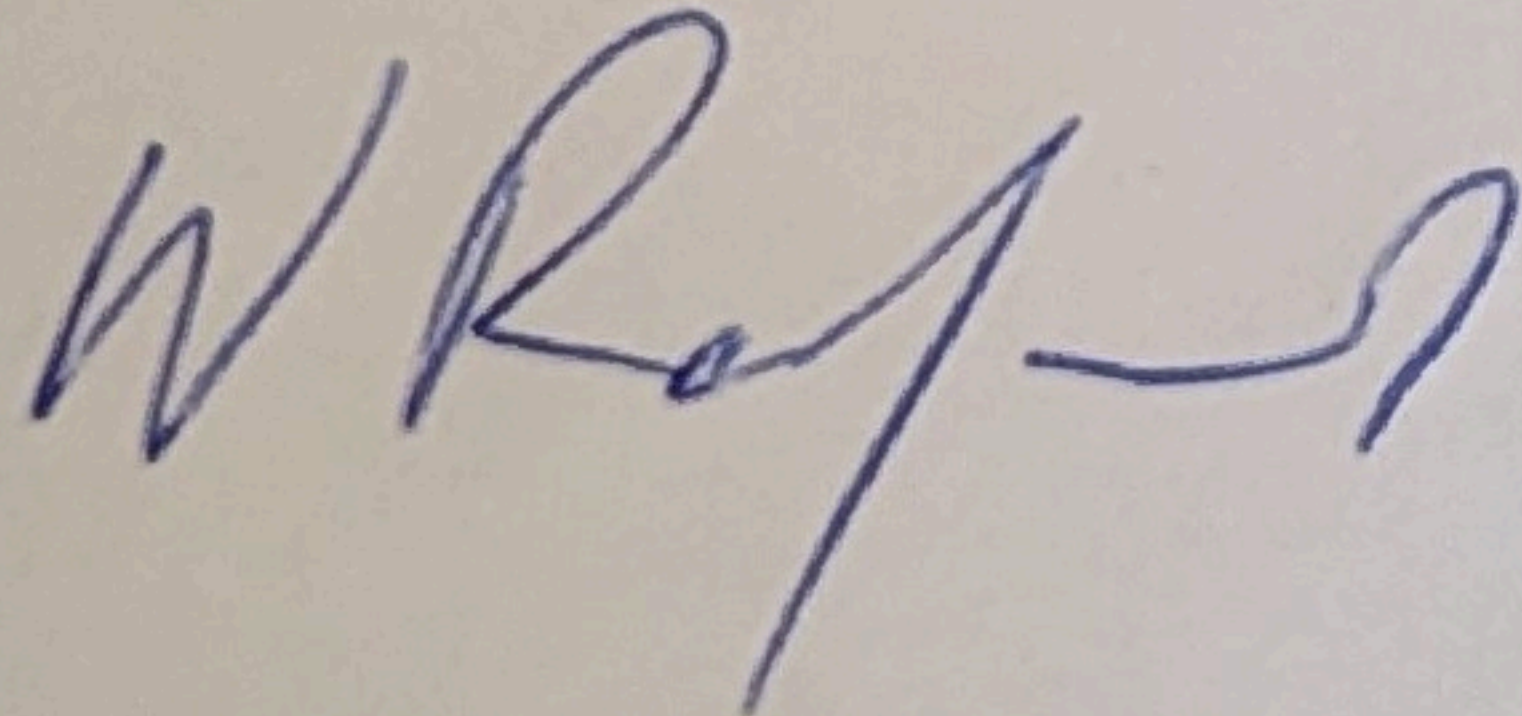
re: TPC representation number 3 to George Town council LPS local provision
schedule

To whom it may concern

We have appointed Sigrid Pauline Von Elling Wilson, to be our agent for the
submission and hearings currently before the Tasmanian Planning
Commission. We have sold the property and Sigrid is the new owner. As the
new owner of 359 Hillwood Rd, she would like to continue the process for the
re zoning of the property as it has been presented.

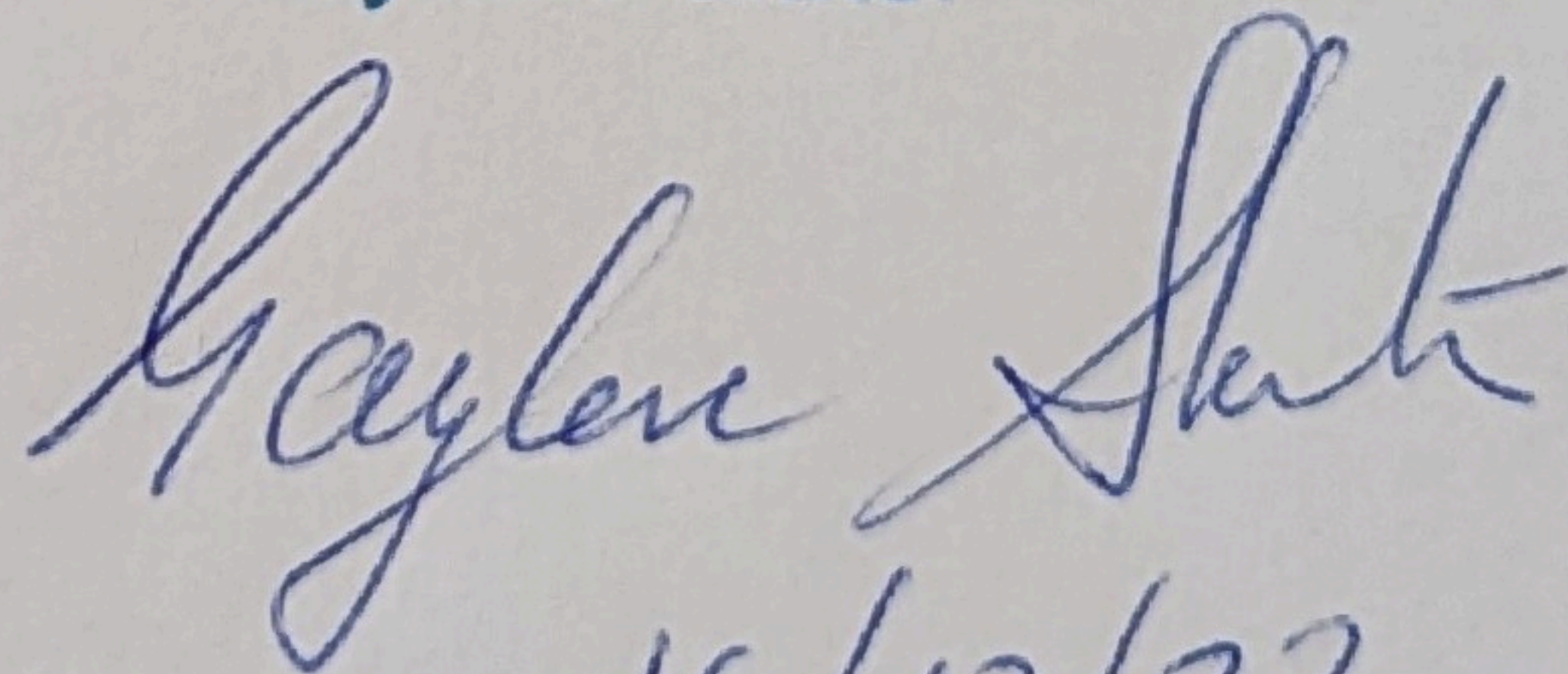
Kind Regards

Wayne Radford



16-12-2022

Gaylene Slater



16/12/22