



Tasmania Fire Service

Bushfire Risk Unit

File No: AD3695

General Manager
Glenorchy City Council
gccmail@gcc.tas.gov.au

Attn: Planning Department

Dear Sir/Madam,

GLENORCHY DRAFT LOCAL PROVISIONS SCHEDULE – REPRESENTATION

I write on behalf of the Tasmania Fire Service in response to Council's draft Local Provisions Schedule (LPS).

TFS worked with Council in 2017 to produce the draft bushfire-prone areas overlay, which now forms part of the draft LPS. As a result of subdivision activity in the intervening time there are some updates to the overlay that we recommend be adopted prior to its final approval by the Tasmanian Planning Commission.

The recommended updates are relatively minor however it is considered worthwhile to make these changes as part of the LPS process to simplify the approvals process for future building work.

Whitestone Point, Austins Ferry

The Whitestone Point residential estate is now well underway with multiple stages released and subsequent stages currently under construction. The subdivision permit (PLN-20-192) includes a bushfire hazard management plan that requires an interim hazard management area for each stage.

The land identified in Figure 1 includes 33 residential lots, portions of road reserve and a portion of the balance land. It has at least 100m separation from the bushland to the south and sufficient separation from the small amount of remnant fuel within the coastal reserve. Hazard exposure to the northwest has been mitigated as a result of the civil works that are currently underway.

The identified lots have appropriate separation to achieve BAL-LOW under AS3959:2018 and it is therefore recommended that this area should be removed from the overlay prior to final approval of the LPS.

Depending on the progress of subsequent stages in the estate there may be scope to remove a larger area than that shown in Figure 1. TFS was unable to verify the project's schedule before the deadline for this submission but is available to discuss

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this further should Council wish to prior to finalising its report on the LPS representations.



Figure 1 – Land recommended for removal from bushfire-prone areas overlay at Whitestone Point, Austins Ferry (outlined in yellow)

Mahoney Drive, Claremont

Since the mapping was prepared a new residential subdivision has proceeded at the northern end of Mahoney Drive.

The land identified in Figure 2 includes eight recently created residential lots and two sections of road reserve.

The identified land has sufficient separation from bushfire-prone vegetation to the north to achieve BAL-LOW under AS3959:2018. It is therefore recommended that this area should be removed from the overlay prior to final approval of the LPS.



Figure 2 – Land recommended for removal from bushfire-prone areas overlay at Mahoney Drive, Claremont (outlined in yellow)

Parkwood Gardens, Lenah Valley

The Parkwood Gardens residential estate is now well underway with Stage 1 and 2 titles released and stages 3, 4 and 5 currently under construction (TFS has verified this with the project engineers). The subdivision permit (PLN-14-183) includes a bushfire hazard management plan that requires an interim hazard management area for each stage.

Stages 1 and 2 of the development are within Hobart LGA and therefore outside the scope of the Glenorchy LPS.

The Subdivision BHMP provides BAL-LOW for the soon-to-be created lots in Stages 3 and 4, which are identified in Figure 3. When the titles are issued this land will be comprised of 22 residential lots, road reserve and POS. It is recommended that this land could be removed from the overlay prior to final approval the LPS.

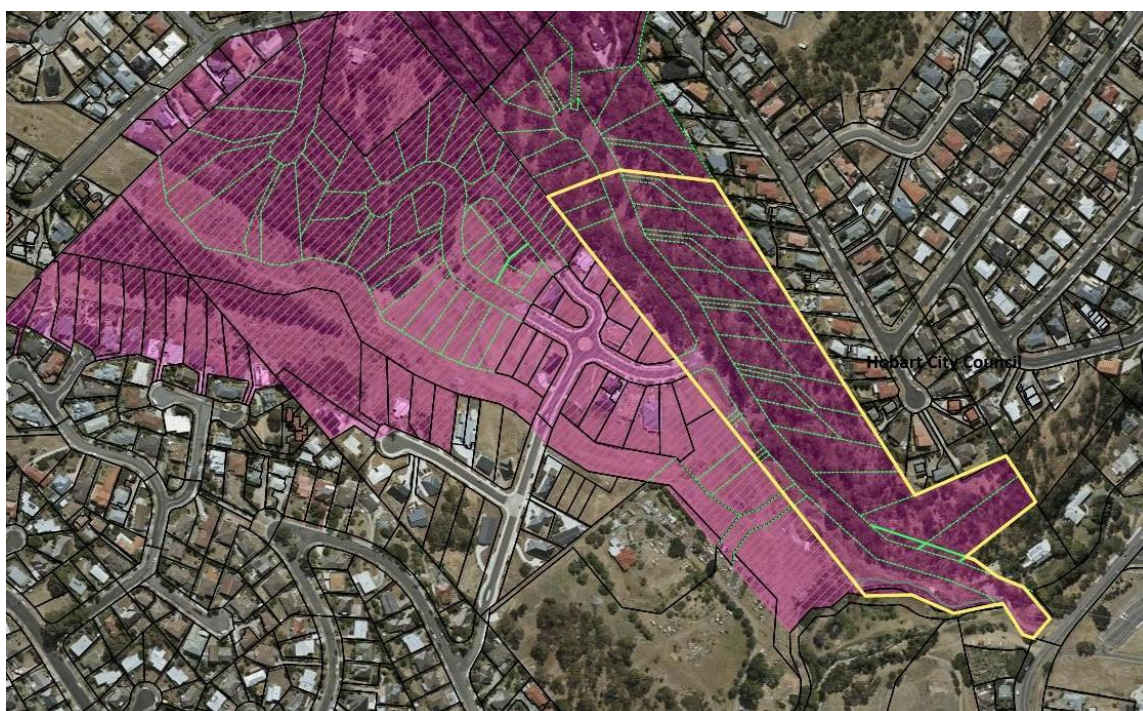


Figure 3 – Land recommended for removal from bushfire-prone areas overlay at 48A Creek Road, Lenah Valley (outlined in yellow) with approved future lots (green)

The updates identified in this submission would remove a total of 63 new residential lots from the bushfire-prone areas overlay. This would have a direct benefit for the owners of these lots by avoiding the application of unnecessary regulation to their future developments.

Importantly, the proposed updates will only remove properties from the overlay - it is not proposed to include any additional properties within the overlay that were not shown as 'bushfire-prone' on the exhibited Glenorchy LPS maps. The proposed updates will therefore not cause detriment to any person and it is likely unnecessary to re-exhibit the LPS on account of these updates alone.

In our view, it is in the community's interest to adopt the proposed refinements as part of the LPS process. Notwithstanding this, an alternate option would be to initiate a draft amendment to the Glenorchy LPS once the Tasmanian Planning Scheme had been enacted.

Should Council be supportive of the proposed updates TFS can supply the updated overlay data that can be used to update the LPS maps.

If you would like to discuss the this representation further please contact me at tom.oconnor@fire.tas.gov.au or on 0438 101 367.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Tom O'Connor', with a stylized flourish at the end.

Tom O'Connor
PLANNING & ASSESSMENT OFFICER

21 September 2020