

From: O'Connor, Tom
Sent: Thu, 21 Apr 2022 12:34:06 +1000
To: hvc@huonvalley.tas.gov.au
Cc: Bushfire Practitioner
Subject: Draft Huon Valley Local Provision Schedule
Attachments: Huon Valley Draft LPS - Rep .pdf

Good afternoon,

Please see attached correspondence, for the attention of your Planning Department.

Regards,

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

Tasmania Fire Service
Service | Professionalism | Integrity | Consideration

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Tasmania Fire Service

Bushfire Risk Unit

File No: AD3698

General Manager
Huon Valley Council
hvc@huonvalley.tas.gov.au

Attn: Planning Department

Dear Sir/Madam,

RE: DRAFT HUON VALLEY LOCAL PROVISIONS SCHEDULE

I write on behalf of the Tasmania Fire Service (TFS) in relation to Council's draft Local Provisions Schedule (LPS) that is currently on exhibition. This submission is limited in scope to the proposed bushfire-prone areas overlay.

Between 2017 and 2019 TFS worked with Local Government to develop bushfire-prone areas mapping for inclusion in each Council's planning scheme. In 2018 TFS and Huon Valley Council collaborated to produce mapping for the Huon Valley municipality. A bushfire-prone areas overlay was subsequently incorporated into the Huon Valley Interim Planning Scheme 2015 in 2020 following the Tasmanian Planning Commission's approval of Draft Amendment PSA-3-2019. The bushfire-prone areas overlay has now been carried forward into the draft Huon Valley LPS.

Application of the bushfire-prone areas overlay is essentially determined by proximity to unmanaged vegetation (bushfire fuels). As settlements expand and land use patterns change, it will be necessary to periodically review and update the bushfire-prone areas overlay.

Since the overlay was prepared in 2018, TFS is aware that a number of significant subdivision projects have progressed. For example, the early stages of residential subdivisions at 136-138 Main Road, Huonville and 38 Coolstore Road, Huonville have now been constructed. In both cases, the expansion of the urban footprint has removed grassland fuels that existed when the overlay was originally developed.

It is likely that some existing properties could now be removed from the overlay, where application of minimum bushfire requirements is no longer necessary to achieve an acceptable level of residual risk. While such revisions are likely to be relatively minor in the broader context, they would potentially be of significant advantage for the affected landowners.

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It is therefore recommended that Council work with TFS to review the current status of subdivision activity and to identify suitable revisions to the bushfire-prone areas overlay. It is anticipated that this could occur prior to the s.35F report on representations being presented to Council, so that any recommended revisions to the overlay can be included in the report.

It is expected that any proposed revisions would be limited to removing properties from the overlay as opposed to expanding the overlay to apply to properties that are not currently designated as bushfire-prone. Revisions of this nature are unlikely to increase detriment to any person or require re-exhibition of the draft LPS.

Further, it is TFS's understanding that the draft LPS version of the overlay is not subject to the transitional provisions under Schedule 6, clause 8D of the Act (meaning modifications to the overlay are not precluded).

If Council supports the recommendations provided in this submission, please contact me at tom.oconnor@fire.tas.gov.au or on 0438 101 367 at your earliest convenience.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Tom O'Connor', written in a cursive style.

Tom O'Connor
SENIOR PLANNING & ASSESSMENT OFFICER

21 April 2022