



Meander Valley Council  
Working Together

## PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	<b>PDA Surveyors Engineers &amp; Planners obo J Mahoney - PA\24\0125</b>
PROPERTY ADDRESS:	<b>226 Ritchie Street WESTBURY (CT: 224070/1)</b>
DEVELOPMENT:	<b>Subdivision (2 lots) - lot design, not connected to sewerage &amp; stormwater.</b>

The application can be inspected until **Monday, 12 August 2024**, at [www.meander.tas.gov.au](http://www.meander.tas.gov.au) or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to [planning@mvc.tas.gov.au](mailto:planning@mvc.tas.gov.au). Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 27 July 2024.

Jonathan Harmey  
**GENERAL MANAGER**

# APPLICATION FORM

## PLANNING PERMIT

### Land Use Planning and Approvals Act 1993



Meander Valley Council  
Working Together

- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

#### OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

- Is your application the result of an illegal building work?  Yes  No Indicate by ✓ box
- Have you already received a Planning Review for this proposal?  Yes  No
- Is a new vehicle access or crossover required?  Yes  No

#### PROPERTY DETAILS:

Address:	<input type="text" value="226 Ritchie Street"/>	Certificate of Title:	<input type="text" value="224070"/>
Suburb:	<input type="text" value="Westbury"/>	<input type="text" value="7303"/>	Lot No: <input type="text" value="1"/>
Land area:	<input type="text" value="2.03"/>	$m^2 / ha$	
Present use of land/building:	<input type="text" value="Residential"/>	<small>(vacant, residential, rural, industrial, commercial or forestry)</small>	

- Does the application involve Crown Land or Private access via a Crown Access Licence:  Yes  No
- Heritage Listed Property:  Yes  No

#### DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- |  |  |   |                                     |
|--|--|---|-------------------------------------|
| <input type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input checked="" type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry      | <input type="checkbox"/> Other         |   |                                     |

Total cost of development (inclusive of GST):  Includes total cost of building work, landscaping, road works and infrastructure

Description of work:

Use of building:  (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area:   $m^2$  New building height:  m

Materials: External walls:  Colour:

Roof cladding:  Colour:

SEARCH OF TORRENS TITLE

VOLUME 224070	FOLIO 1
EDITION 8	DATE OF ISSUE 24-Feb-2023

SEARCH DATE : 23-Jul-2024  
SEARCH TIME : 10.36 AM

DESCRIPTION OF LAND

Town of WESTBURY  
Lot 1 on Plan 224070  
Derivation : Whole of Lot 150 Sec F.6 Gtd to J O'Hara  
Prior CT 2809/5

SCHEDULE 1

N110555 TRANSFER to JOY PHYLLIS MAHONEY Registered  
24-Feb-2023 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469  
TASMANIA  
REAL PROPERTY ACT, 1862, as amended

CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2809 5

NOTE—REGISTERED FOR OFFICE  
CONVENIENCE TO REPLACE



Cert. of Title Vol. 417. Fol. 68.

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

*[Signature]*

ACTING Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF WESTBURY  
FIVE ACRES on the Plan hereon

FIRST SCHEDULE (Continued overleaf)

STERLING LESLIE CLARKE of Flowery Gully, Farmer

SECOND SCHEDULE (Continued overleaf)

NO. A182602 MORTGAGE to The Board of Management of the Agricultural Bank of Tasmania  
Registered 27th November, 1963 at Noon  
(sgd.) A. IMLACH  
Recorder of Titles.

Acting Recorder of Titles *[Signature]*

NO. A193959 MORTGAGE to The Board of Management of the Agricultural Bank of Tasmania  
Registered 18th December, 1963 at Noon  
(sgd.) A. IMLACH  
Recorder of Titles.

Acting Recorder of Titles *[Signature]*

NO. A334956 MORTGAGE to The Board of Management of the Agricultural Bank of Tasmania  
Registered 6th May, 1970 at 12.2 p.m.,  
(sgd.) T. E. HUTCHINSON  
Recorder of Titles.

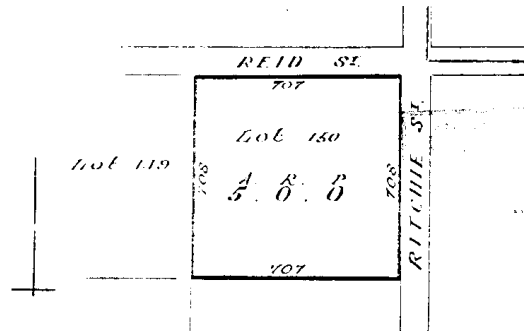
Acting Recorder of Titles *[Signature]*

RE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

REGISTERED NUMBER

224070



Whole of Lot 150 Sec.F.6. Gtd. to J. O'Hara Meas. in Links  
FIRST Edition. Registered 27 SEP 1970

Derived from C.T. Vol. 417. Fol. 68. Transfer A174548 T.C. Taylor & anr. *[Signature]*



F.R.23667/6  
#223

**Lot 2**  
1.27ha±

F.R.224070/1  
Joy Mahoney  
#226

10x15m  
Building  
Envelope

**Ritchie Street**


Proposed Access

F.R.17816/1  
#39

**Lot 1**  
7504m<sup>2</sup>±

Septic Drainage

**NOTE:**  
Onsite Stormwater to be utilised for each lot, no concentrated stream to affect any neighbouring lot and stormwater to disperse through the soil

Owners Joy Mahoney		Title References FR 224070/1		PID 7037252	Council Meander Valley Council	Planning scheme Tasmanian Planning Scheme - Meander	Zone Low Density SAP - Westbury	Zone Codes Bushfire Prone Areas	Schedule of Easements (Existing easements to be retained unless noted otherwise.) Nil.
<p>This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.</p>				PLANNER: AB	REVIEWED: AB	CLIENT: Joy Mahoney			
				DRAWN: AB	REVIEWED: AD	PROJECT DESCRIPTION: 2 Lot Subdivision			
				JOB MANAGER: Allan Brooks		ADDRESS: 266 Ritchie Street, Westbury			
				PRINTED DATE: 06/05/2024		DRAWING TITLE: <b>PLAN OF SUBDIVISION</b> A3 - PLANNING			
REV		AMENDMENTS	DRAWN	DATE	APPR.	 <p><b>PDA</b> SURVEYORS, ENGINEERS &amp; PLANNERS</p>			
<p>3/23 Brisbane Street, Launceston, Tasmania, 7250 PHONE: +61 03 6331 4099 FAX: +61 03 6334 3098 EMAIL: pda.ltn@pda.com.au www.pda.com.au Also at: Hobart, Burnie, Devonport &amp; Kingston</p>						SCALE 1:750		PAPER (A3)	
						JOB NUMBER	DISCIPLINE	SHEET	REVISION
						51643	PA	01	04

# Bushfire Hazard Management Report: Subdivision

**Report for:** PDA Surveyors

**Property Location:** 226 Richie Street, Westbury

**Prepared by:** Scott Livingston

Livingston Natural Resource Services

**Date:** 19<sup>th</sup> June 2024

**Version** 3



**Client:** PDA Surveyors – Joy Mahoney

226 Richie Street, Westbury, CT 224070/1, PID 7037252.

**Property identification:** Current zoning: Low Density Residential, Tasmanian Planning Scheme - Meander Valley.

**Proposal:** 2 Lot subdivision from 1 existing title.

**Assessment** A field inspection of the site was conducted to determine the Bushfire Risk and Bushfire Attack Level.

Assessment by: Scott Livingston

Master Environmental Management, Natural Resource Management Consultant.

Accredited Person under part 4A of the Fire Service Act 1979: Accreditation # BFP-105.

## Version

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Version	Date	Notes
1	18/9/2023	
2	30/11/2023	Changes in lot layout & access
3	19/6/2024	Changes in lot layout & access

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### LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development or changes in vegetation of assessed area.



## DESCRIPTION

A 2 Lot subdivision from existing title CT 224070/1 at 226 Richie Street, Westbury. The area is mapped as Bushfire Prone in Planning Scheme Overlays. Lot 1 has an existing dwelling, with associated low threat areas and grassland. Lot 2 is vacant grassland and a dam. Surrounding land is a mosaic of grassland and low threat vegetation.

The area is not serviced by a reticulated water supply and the lots have frontage to either Richie Street or Reid Street East.

## BAL AND RISK ASSESSMENT

The land mapped as Bushfire Prone Area in planning scheme overlays.

### VEGETATION AND SLOPE

Lot		North	East	South	West
1	Vegetation within 100m existing dwelling	5m low threat vegetation, 5-49m grassland on lot, 49-69m road and verges, 69-100m grassland	0-22m low threat, 22-40m road and verges, 40-100m grassland	0-16m low threat, 16-58m grassland on lot, 58-100m	0-25m low threat, 25-66m grassland (lot 2), 66-100m dam (may dry out)
	Slope (degrees, over 100m)	Flat/ Upslope	Downslope 0-5°	Flat/ Upslope	Flat/ Upslope
	BAL Rating: existing vegetation	BAL 40	BAL 12.5	BAL FZ	BAL 12.5
	BAL Rating: with extended HMA	BAL 19			
2	Vegetation within 100m lot boundaries	0-20m road and verges, 20-100m grassland	eastern portion 0-18m road and verges, 18-100m grassland	0-100m grassland	0-100m grassland
			western portion 0-71m grassland, 71-91m road and verges, 91-100m grassland		
	BAL Rating: existing vegetation	BAL 12.5	BAL 12.5, BAL FZ	BAL FZ	BAL FZ

BAL Rating: with extended HMA	BAL 19
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### **BUILDING AREA BAL RATING**

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

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

The BAL ratings applied are in accordance with the Australian Standard AS3959-2018, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

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

### **Setbacks**

		<b>Grassland</b>
BAL 12.5	Upslope and flat	14m
	Downslope 0- 5°	16m
BAL 19	Upslope and flat	10m
	Downslope 0- 5°	11m

### **PROPOSED LOT BAL RATING**

There is sufficient land on lot 2 to provide a BAL 19 Hazard Management Area. Lot 1 existing dwelling can have a BAL 19 HMA within the lot boundaries. All lots have a potential building area at BAL 19, decreased building area would be available at BAL 12.5 with increased setbacks and hazard management.



Figure 1: lot 2 Building Area BAL 19

**HAZARD MANAGEMENT AREAS**

All land within the distances shown below must be managed as Low threat vegetation including maintained lawns (mown to < 100mm), gardens and orchards. Lot 1 existing dwelling HMA to at least BAL 19 requirements, must be in place prior to sealing of titles for any lot and maintained in perpetuity, Lot 2 hazard management must be in place prior to commencement of construction of a habitable building and maintained in perpetuity.

## BAL Construction Rating: HMA requirement

Slope/ facade	BAL 19 Managed Land -
Upslope and level	0-10m
Down slope	0-11m

## ROADS

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Lot 1 & 2 will have access from Richie Street. No additional roads are required for the subdivision.

## PROPERTY ACCESS

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Access to lots must comply with the relevant elements of Table C13.2 Standards for Property Access, C 13 *Bushfire-Prone Areas Code*. Lot 1 & 2 will require access to water static water supply points. Existing access for lot 1 is compliant, and no additional works are required unless additional access is required to the water supply point. Future habitable buildings must meet element B prior to the commencement of construction.

**Table C13.2: Standards for Property Access**

Element	Requirement
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.  There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.  The following design and construction requirements apply to property access: (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m;

		<p>(i) 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 terminate with a turning area for fire appliances provided by one of the following:</p> <p>(j) (i) a turning circle with a minimum outer radius of 10m; or  (ii) a property access encircling the building; or  (iii) a hammerhead “T” or “Y” turning head 4m wide and 8m long.</p>
C.	Property access length is 200m or greater.	<p>The following design and construction requirements apply to property access:</p> <p>(a) the requirements for B above; and  (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.</p>
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <p>(a) complies with requirements for B above; and  (b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.</p>

## FIRE FIGHTING WATER SUPPLY

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The subdivision is not serviced by a reticulated supply. Lot 1 existing dwelling will require a static water supply prior to sealing of titles. Future habitable buildings will require Static water supplies and must meet the requirements of Table C13.5 prior to the commencement of construction.

Table C13.5

Column 1 Element		Column 2 Requirement
<b>A.</b>	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> <li>a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and</li> <li>b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.</li> </ul>
<b>B.</b>	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> <li>a) May have a remotely located offtake connected to the static water supply;</li> <li>b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;</li> <li>c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;</li> <li>d) Must be metal, concrete or lagged by non-combustible materials if above ground; and</li> <li>e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> <li>(i) metal;</li> <li>(ii) non-combustible material; or</li> <li>(iii) fibre-cement a minimum of 6 mm thickness.</li> </ul> </li> </ul>

Colu		Column 2
Eleme		Requirement
<b>C.</b>	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> <li>(a) Have a minimum nominal internal diameter of 50mm;</li> <li>(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;</li> <li>(c) Be metal or lagged by non-combustible materials if above ground;</li> <li>(d) Where buried, have a minimum depth of 300mm (compliant with <i>AS/NZS 3500.1-2003 Clause 5.23</i>);</li> <li>(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;</li> <li>(f) Ensure the coupling is accessible and available for connection at all times;</li> <li>(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);</li> <li>(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and</li> <li>(i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> <li>(i) Visible;</li> <li>(ii) Accessible to allow connection by fire fighting equipment;</li> <li>(iii) At a working height of 450 – 600mm above ground level; and</li> <li>(iv) Protected from possible damage, including damage by vehicles</li> </ul> </li> </ul>
<b>D.</b>	Signage for static water connections	<p>The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must</p> <ul style="list-style-type: none"> <li>(a) comply with: <i>Water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or</i></li> <li>(b) comply with <i>water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or</i></li> <li>(c) comply with the <i>Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.</i></li> </ul>

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



## CONCLUSIONS

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A 2 Lot subdivision is proposed from 1 existing title CT 224070/1 at 226 Richie Street, Westbury. The area is mapped as bushfire prone.

Additional hazard management on Lot 1 north of the existing dwelling must be in place prior to sealing of titles and maintained in perpetuity. Access and water supply for the existing lot 1 dwelling must be in place prior to sealing of titles.

There is sufficient area on lot 2 to provide for BAL 19 habitable dwelling. Hazard management areas, access and water supply for future habitable buildings must be in place prior to the commencement of construction and maintained in perpetuity.

## REFERENCES

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Standards Australia. (2018). *AS 3959-2018 Construction of Buildings in Bushfire Prone Areas*.

Planning Commission, *Tasmanian Planning Scheme - Meander Valley*

APPENDIX 1 – MAPS

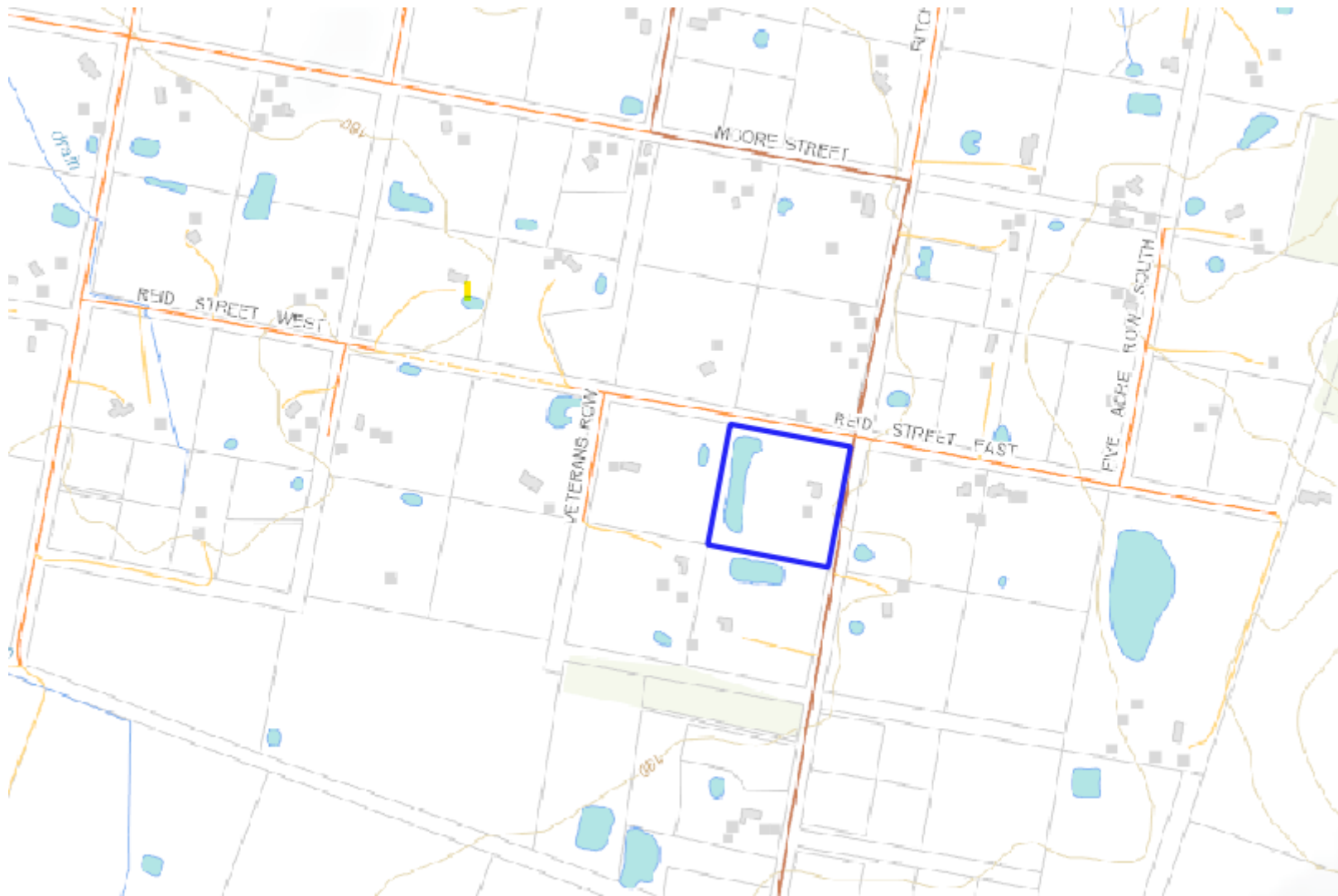


Figure 2: Location, existing title in blue



Figure 3: Aerial Image

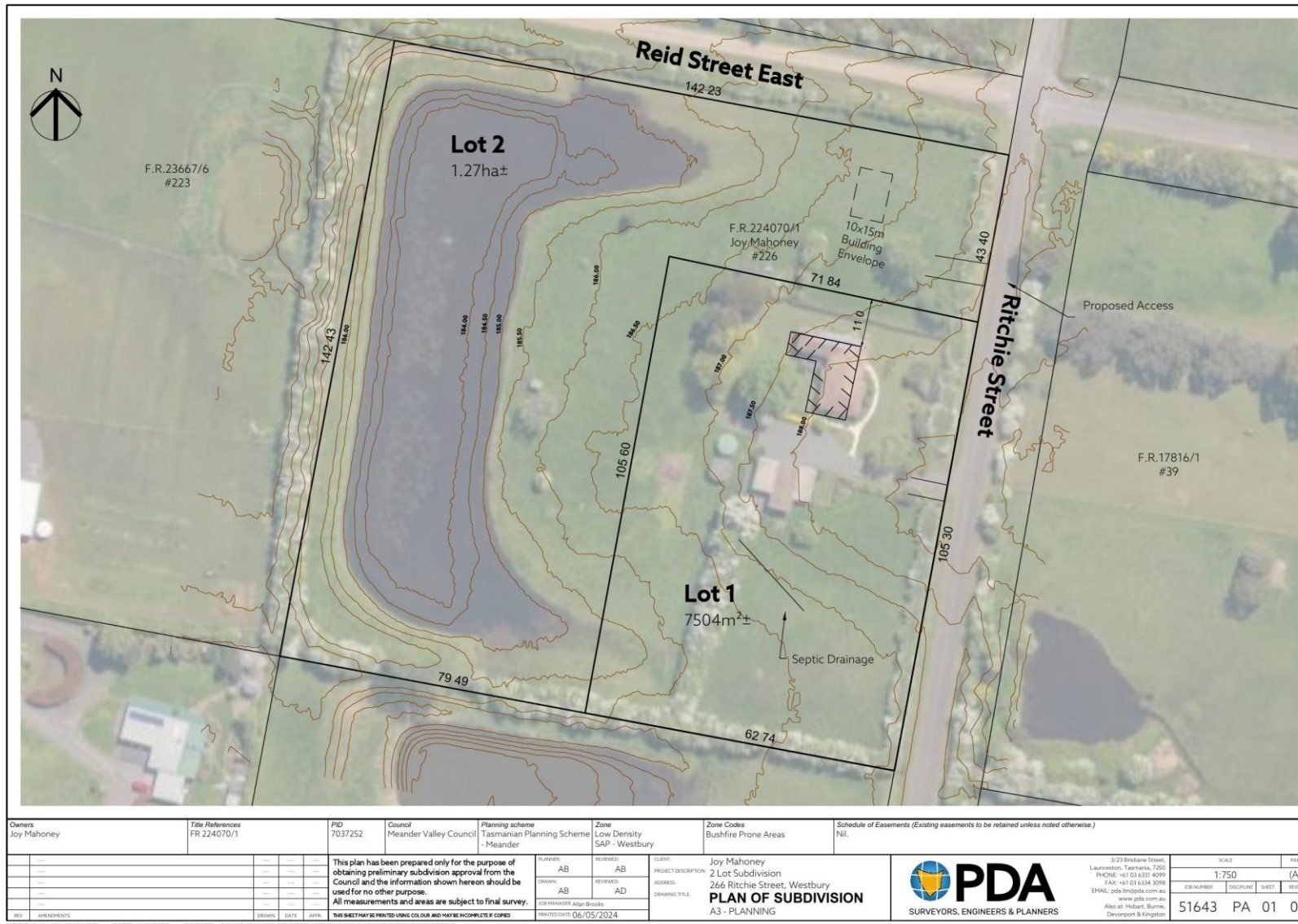


Figure 4: Proposed Subdivision Plan



**Figure 5: lot 1 access**



**Figure 6: Lot 1, west along northern facade**



**Figure 7: west across lot 1 & 2**

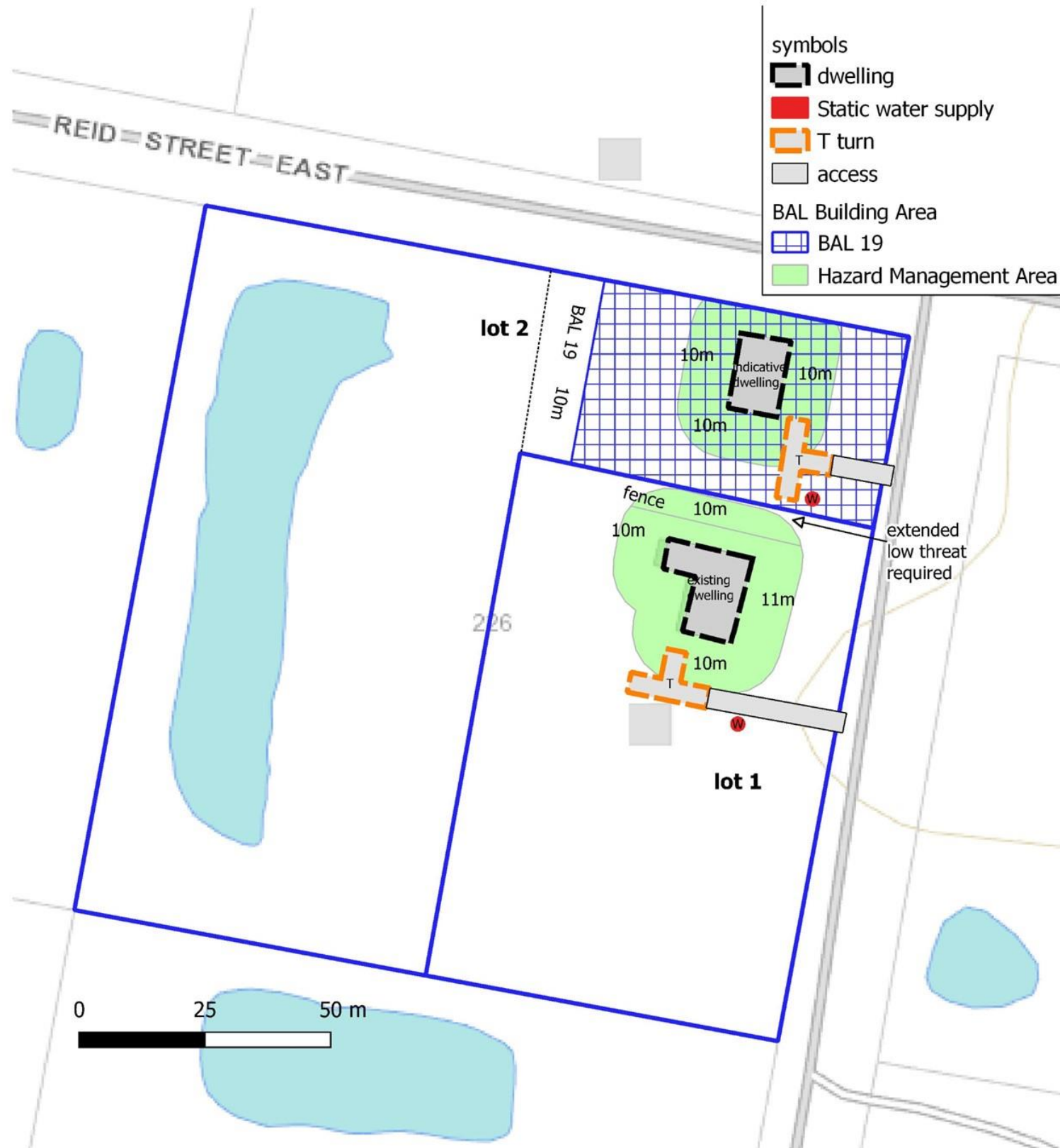
# Bushfire Hazard Management Plan:

## Construction: BAL 19 as shown

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

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

Proposed Development	Subdivision, 2 lots from 1 lot
Plan of Subdivision	PDA Surveyors. Plan of Subdivision,
Property Owner	Joy Mahoney
Address	226 Richie Street, Westbury
CT	224070/1
PID	7037252



For the existing lot 1 dwelling the following must be in place prior to sealing of titles

- Extended Hazard Management Area
- Water Supply and access if required to the supply point

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

- Hazard Management Areas
- Access
- Water Supply

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

## Hazard Management Areas (HMA)

Hazard management areas include the area to protect the buildings as well as the access and water supplies. All land within the area shown is to be managed and maintained in a minimum fuel condition.

## Access and Water Supply

See report for detail

This BHMP has been prepared to satisfy the requirements of the Tasmanian Planning Scheme – Meander Valley . This plan should be read in conjunction with the report titled: Bushfire Hazard Management Report 226 Richie Street, Westbury v3. Livingston Natural Resource Services

Scott Livingston  
 Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C  
 Date 19/6/20254  
 SRL23/46S3 *Scott Livingston*

# BUSHFIRE-PRONE AREAS CODE

## CERTIFICATE<sup>1</sup> UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

### 1. Land to which certificate applies

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

**Street address:**

226 Richie Street, Westbury

**Certificate of Title / PID:**

CT 224070/1, PID 7037252

### 2. Proposed Use or Development

**Description of proposed Use and Development:**

2 Lot subdivision from 1 existing title

**Applicable Planning Scheme:**

Tasmanian Planning Scheme - Meander Valley

### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report 226 Richie Street, Westbury v3	Scott Livingston	19/6/2024	3
Bushfire Hazard Management Plan, 226 Richie Street, Westbury v3	Scott Livingston	19/6/2024	2
Plan of Subdivision	PDA Surveyors	6/5/2024	PA O1 03

### 4. Nature of Certificate

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

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



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

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

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

<input checked="" type="checkbox"/>	<b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 :

<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement
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<input checked="" type="checkbox"/>	<b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

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

## 5. Bushfire Hazard Practitioner

<b>Name:</b>	Scott Livingston	<b>Phone No:</b>	0438 951 021
<b>Postal Address:</b>	PO Box 178, Orford 7190	<b>Email Address:</b>	scottlivingston.lnrs@gmail.com
<b>Accreditation No:</b>	BFP – 105	<b>Scope:</b>	1, 2, 3A, 3B, 3C

## 6. Certification

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

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

**Signed:**  
certifier



**Name:** Scott Livingston      **Date:** 19/6/2024

**Certificate Number:** SRL 23/46S3

(for Practitioner Use only)

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Form **55**

To:  *Owner /Agent*

*Address*

*Suburb/postcode*

## 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: 226 Richie Street

Lot No: 2

Westbury

7303

Certificate of title No: 224070/1

The assessable item related to this certificate:

Bushfire Attack Level (BAL)

(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:

Bushfire Hazard

(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 Attack Level Assessment Report and Bushfire Hazard Management Plan

Relevant

NA

calculations:

Australian Standard 3959

Building Amendment Regulations 2016

Director of Building Control (2021) Director's Determination for Bushfire  
Hazard Areas v1.1 2021

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

1. Assessment of the site Bushfire Attack Level (BAL) to Australian Standards 3959

Assessed as - BAL 19

2. Bushfire Hazard Management Plan

Proposal is compliant with DTS requirements, clauses 4.1, 4.2, 4.3 & 4.4 Directors Determination Requirements for Building in Bushfire Prone Areas (v2.1)

*Scope and/or Limitations*

[Empty box for Scope and/or Limitations]

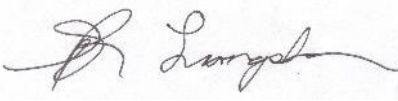
**I certify the matters described in this certificate.**

*Signed:*

*Certificate No:*

*Date:*

Qualified person:



SRL23/46S3

19/6/2024

**MEMO**

**11 July 2024**

**Re: 226 Ritchie Street Westbury, Flood-Prone Areas Hazard Code Memo**

**Introduction:**

This memo provides a response to Tasmanian Planning Scheme State Planning Provision C12.0 Flood-Prone Areas Hazard Code for the proposed subdivision of 226 Ritchie Street, Westbury.

The proposed subdivision is shown in Figure 1:



**Figure 1. Proposed subdivision layout (from PDA drawing 51645 PA/01/03 06/05/2024)**

It is proposed that Lot 1 will retain the existing house on 7504m<sup>2</sup> of land, and Lot 2 will retain the existing dam on 1.27 hectares.



## Model Summary:

An Infoworks ICM direct rainfall model of the catchment was built to determine the extent of flooding on the land, so the flood code could be addressed. Tasmanian Flood Mapping (TFM) results were also interrogated to provide confidence in the ICM model.

The ICM model represented a catchment area 35.4 hectares in size, refer to Figure 2:



**Figure 2. ICM Model Extent**

Modelling was undertaken in accordance with the recommendations in *Australian Rainfall and Runoff 2019* and the following settings were used:

- Hydrology (Initial Loss & Continuing Loss)
  - Pervious surfaces (18mm & 4.5mm/hr as per AR&R Data Hub)
  - Impervious surfaces & dams (1mm & 0mm/hr as per AR&R 2019 recommendations)
- Manning's n Roughness

- Depth-varying Manning's 'n' roughness coefficients were set in accordance with *A preliminary Mannings-n layer to support regional flood modelling in Tasmania (Department of State Growth, 2020)*.
- Pervious surfaces - *Grassed\_Mod\_n*
- Roads – *Sealed\_Surf\_Low\_n*
- 2D mesh
  - Derived from the Mineral Resources Tasmania 2021 Statewide 2m digital elevation model
  - Maximum triangle area 4m<sup>2</sup>
  - Minimum element area 2m<sup>2</sup>
- Rainfall
  - Modelling was undertaken using the 2016 the Bureau of Meteorology (BOM) Intensity-Frequency-Duration (IFD) design rainfall estimates and temporal pattern ensembles for the 1% AEP
  - A climate change factor of 16.3% was added as per AR&R Data Hub

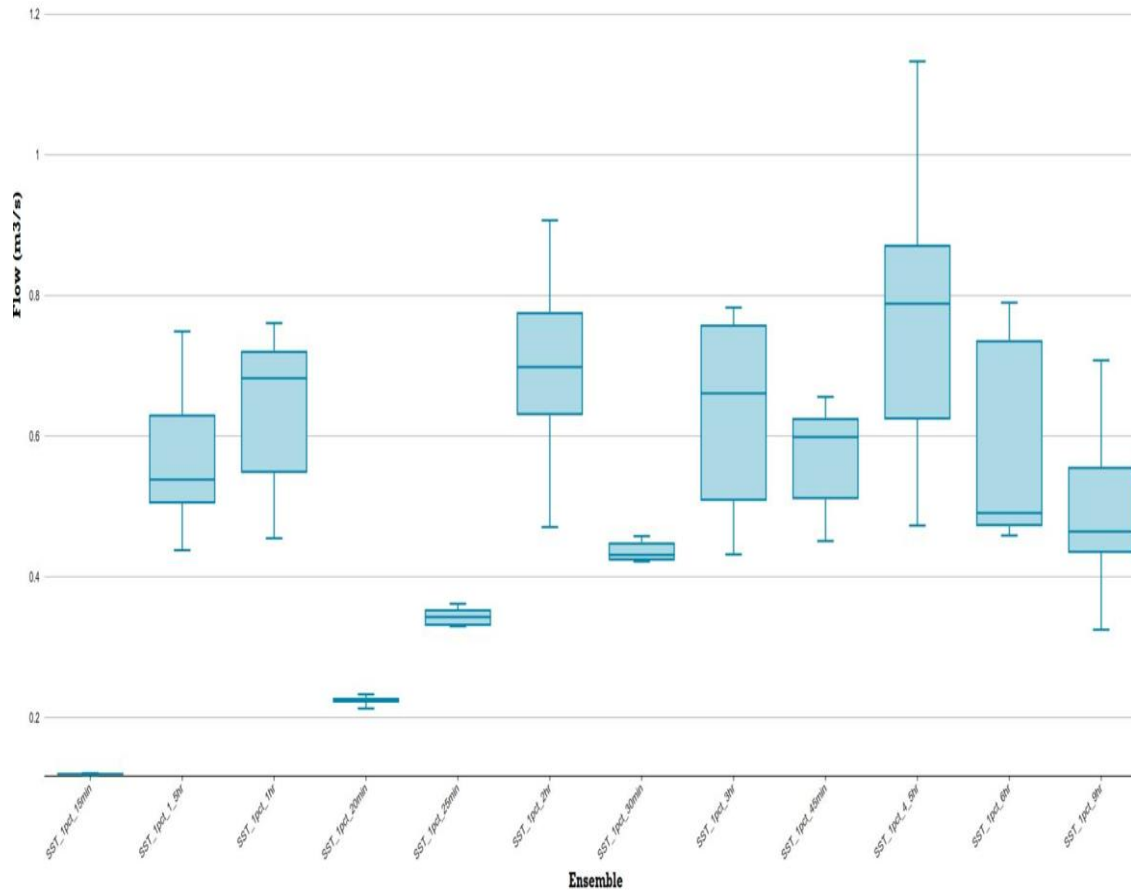
A site visit undertaken on 9 April found twin concrete DN450 culverts under Ritchie Street, leading to a shallow channel which runs along the boundary of 226 and 242 Ritchie Street. This channel then leads to the small dam within no. 242. The DEM did not have enough resolution to delineate the channel, so the DEM was nominally lowered 200mm to provide the delineation.

### **Model Results:**

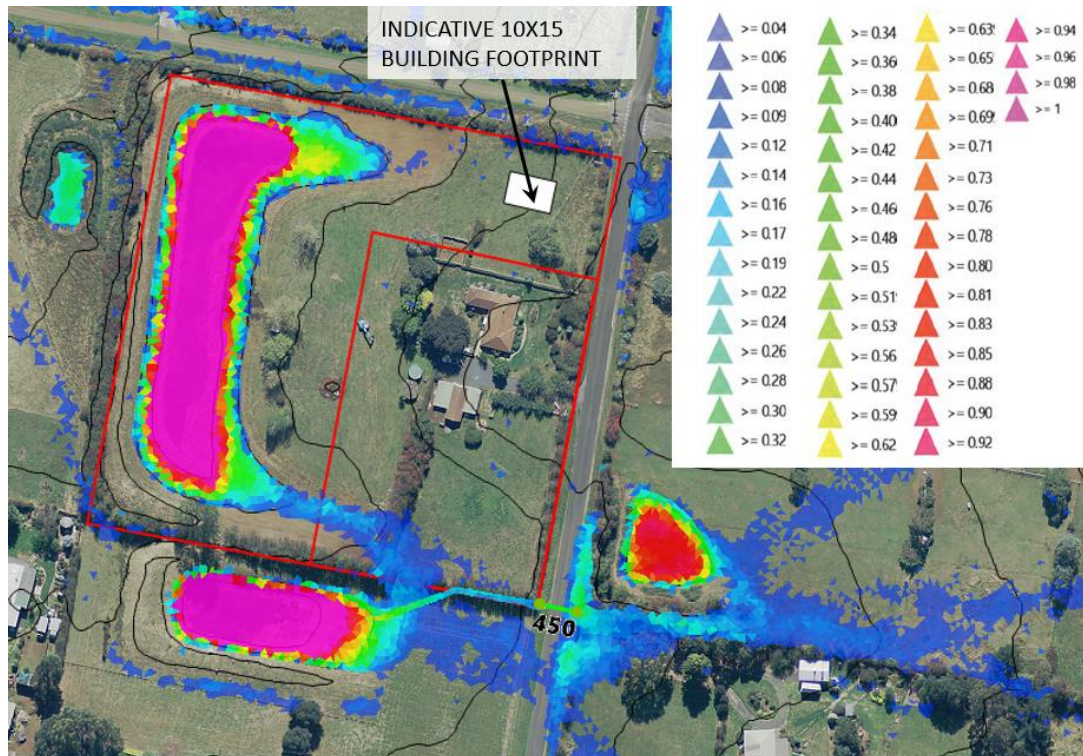
Figure 3 shows the range of peak flows reading the area downstream of the twin culverts in Ritchie Street. The 4.5 hour duration provided the greatest average peak flow, which is shown in Figure 4. The figure shows peak flood depths greater than 40mm.

The model results show some breakout flow from the open drain leading from the culverts, modestly impacting both proposed lots near their southern boundary.

When the dam within proposed Lot 2 overtops it spills to the open drain in Reid Street East, reaching a peak elevation of 185.22 mAHD. The indicative building footprint is located on the 187 mAHD contour so there is obviously sufficient space and freeboard for a habitable dwelling and driveway outside the nearby flow paths and flood footprints.



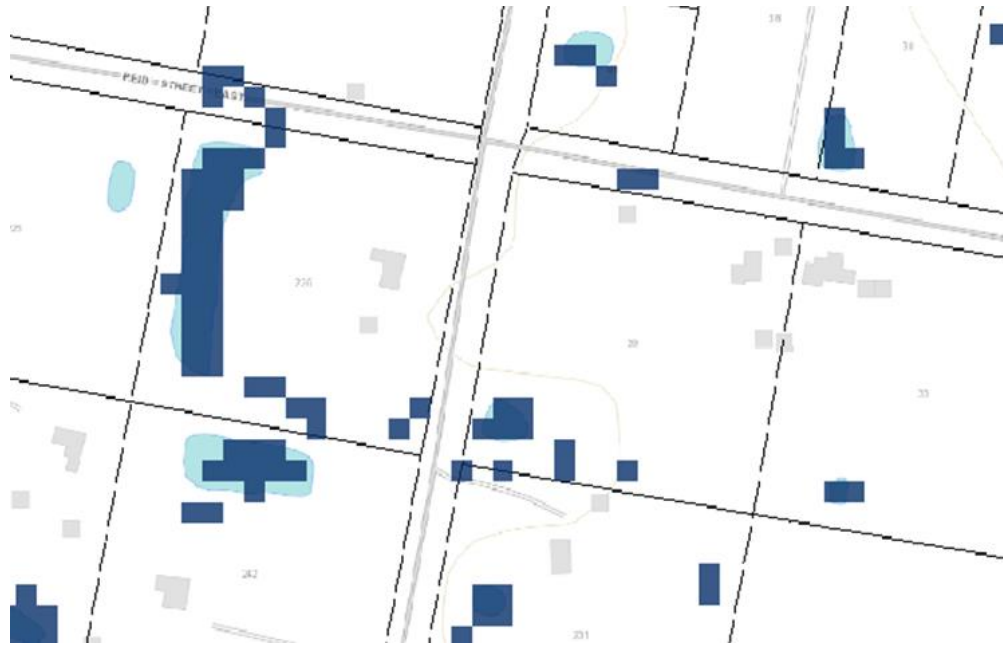
**Figure 3. 1% AEP Climate Change Flow Results**



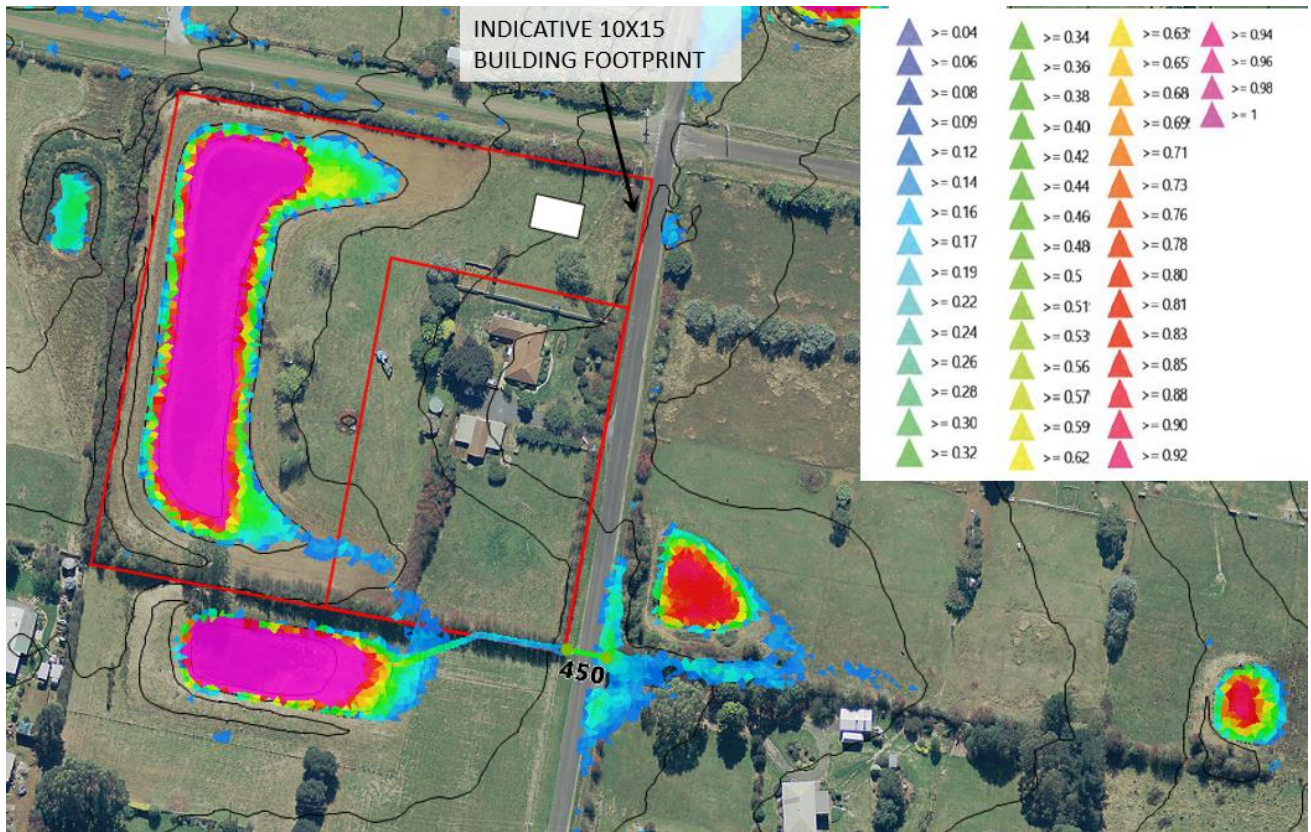
**Figure 4. 1% AEP Climate Change Flood Depth Map (>40mm)**

The Tasmanian Flood Mapping Project (TFMP) 1% Climate Change footprint is provided in Figure 5. The TFMP data only provides flood depths of more than 100mm. For comparison, our model has been provided in Figure 6, also showing depths of 100mm and greater.

Although the TFM project was based on a lower resolution direct rainfall mesh, the two models provide similar results.



**Figure 5. TFM 1% AEP Climate Change Flood Depth Map (> 100mm)**



**Figure 6. 1% AEP Climate Change Flood Depth Map (>90mm)**

**Flood-Prone Areas Hazard Code Response:**

C12.7 Development Standards for Subdivision is as follows:

**C12.7 Development Standards for Subdivision**

C12.7.1 Subdivision within a flood-prone hazard area

Objective:	That subdivision within a flood-prone hazard area does not create an opportunity for use or development that cannot achieve a tolerable risk from flood.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must:</p> <ul style="list-style-type: none"> <li>(a) be able to contain a building area that is located wholly outside a flood-prone hazard area; and</li> <li>(b) be able to include vehicular access and services that are located wholly outside a flood-prone hazard area; or</li> <li>(c) be for the creation of separate lots for existing buildings;</li> <li>(d) be required for public use by the Crown, a council or a State authority; or</li> <li>(e) be required for the provision of Utilities.</li> </ul>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must not create an opportunity for use or development that cannot achieve a tolerable risk from flood, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any increase in risk from flood for adjacent land;</li> <li>(b) the level of risk to use or development arising from an increased reliance on public infrastructure;</li> <li>(c) the need to minimise future remediation works;</li> <li>(d) any loss or substantial compromise by flood of access to the lot, on or off site;</li> <li>(e) the need to locate building areas outside the flood-prone hazard area;</li> <li>(f) any advice from a State authority, regulated entity or a council; and</li> <li>(g) the advice contained in a flood hazard report.</li> </ul>	

It is evident that the indicative building footprint and proposed access off Ritchie Street near the north-eastern corner of proposed Lot 2 is an Acceptable Solution under A1 in that:

- a) The lot is able to contain a building area that is located wholly outside a flood-prone hazard area; and
- b) Is able to include vehicular access and services that are located wholly outside a flood-prone hazard area.



Cameron Oakley

CONSULTING ENGINEER

B.Tech, B.Eng (Hons), MBA

Licensed Building Services Provider No. 949718126





# Planning Report

226 Ritchie Street, Westbury

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## PDA Contributors

<b>Planning</b>	Allan Brooks	09/11/2023
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## Revision History

<b>Revision</b>	<b>Description</b>	<b>Date</b>
<b>01</b>	First issue	09/11/2023
<b>02</b>	RFI amendment	8/12/2023
<b>03</b>	RFI layout change	7/07/2024

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## EXECUTIVE SUMMARY

Council approval is sought for a 2 lot subdivision at 226 Ritchie Street, Westbury (FR 224070/1).

The proposal satisfies the *Tasmanian Planning Scheme – Meander Valley*.

A permit is sought in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8.1 (b) of the *Tasmanian Planning Scheme – Meander Valley*.

### Development Details:

<b>Property Address</b>	226 Ritchie Street, Westbury
<b>Proposal</b>	2 Lot Subdivision
<b>Land Area</b>	2.02ha

<b>C/T</b>	224070/1
<b>PID</b>	7037252
<b>Planning Ordinance</b>	Tasmanian Planning Scheme – Meander Valley
<b>Land Zoning</b>	Low Density Residential
<b>Specific Area Plan</b>	Westbury Specific Area Plan
<b>Code Overlays</b>	Bushfire Prone Area

# 1. Introduction/Context

Council approval is sought for the proposed development of a 2 lot subdivision at 226 Ritchie Street, Westbury (C/T 40337/1). In support of the proposal, the following associated documents have been provided in conjunction with this planning assessment:

- Subdivision Proposal Plan
- Completed Development Application Form
- The title plan and folio text
- Bushfire Hazard Assessment and

## 1.1. The Land



**Figure 1.** Existing aerial image of the subject land (LISTmap, 2023)

The subject land is 2.02ha in area. There is an existing dwelling located northeast of the site. There is an existing dam located on the West. The site is flat and has frontage to Ritchie Street & Reid Street East.

## 1.2. Existing Development

The site has an existing dwelling and associated outbuildings on proposed Lot 1.

## 1.3. Natural Values

There are no known natural values on the site.

# 2. The Proposal

A planning permit for a 2 Lot subdivision is sought in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8.1 of the *Tasmanian Planning Scheme - Meander Valley*. It is proposed to create 2 lots. Proposed lot 1 will contact the existing dwelling and outbuildings and the remaining lots are vacant. Each lot will have its own access.

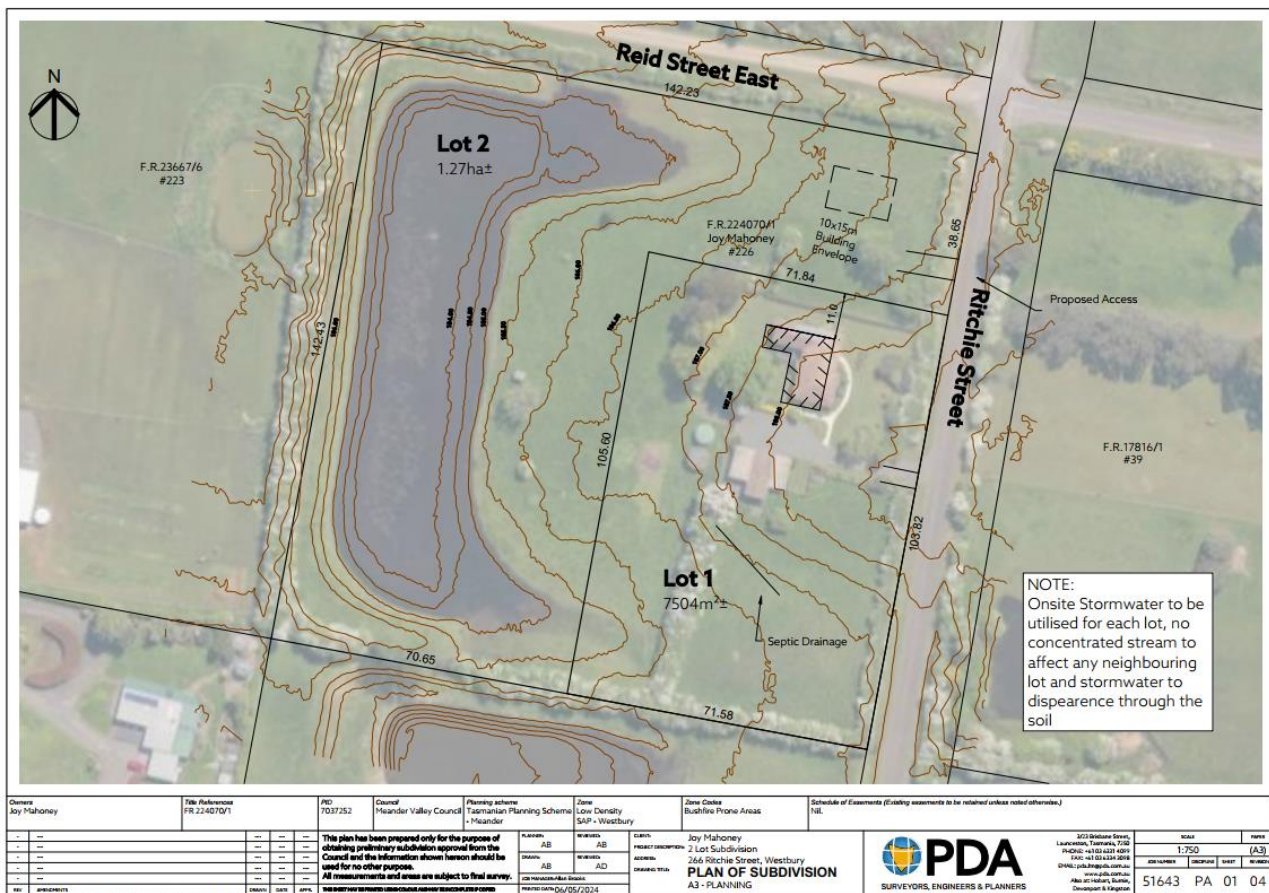


Figure 2. Proposed Plan of Subdivision

## 3. Planning Assessment

This current proposal for a 2 lot Subdivision has been developed in accordance with the *Tasmanian Planning Scheme - Meander Valley*.

### 3.1 Zoning



**Figure 3.** Zoning identification of the subject land and surrounds (LISTmap, 2023)

The subject land is located within the Low Density Zone and surrounded by the same zone. There is land further south and east zoned agricultural.

## 3.2 Zone Standards – Low Density

### MEA-S11.8 Development Standards for Subdivision

#### MEA-S11.8.1 Lot Design

This clause is in substitution for Low Density Residential Zone – Clause 10.6.1 Lot Design A1 and P1

<p><b>Objective:</b> To provide for:</p> <ul style="list-style-type: none"> <li>a) Density and dimensions of lots in accordance in an arrangement consistent with the low density grid arrangement of the area;</li> <li>b) Dimensions of lots that enables building to be separated;</li> <li>c) Lot areas and dimensions of lots that are appropriate to accommodate a dwelling and associated on-site drainage and on-site wastewater requirements;</li> <li>d) Access to lots that minimise the number of driveway crossovers</li> </ul>	
Acceptable Solutions	Performance Criteria
<p><b>A1</b> Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>a) Have an area no less than 1ha and: <ul style="list-style-type: none"> <li>i. Be able to contain a 70m diameter circle with a gradient not steeper than 1 in 5; and</li> <li>ii. Existing buildings are consistent with the setback required by clause MEA-S11.7.1 A1 and A2; or</li> </ul> </li> <li>b) be required for public use by the Crown, a council or state authority;</li> <li>c) be required for the provisions of Utilities; or</li> <li>d) be for the consolidation of a lot with another lot provided each lot is within the same zone</li> </ul>	<p><b>P1</b> Subdivision must only be from an area of land not less than 2ha and:</p> <ul style="list-style-type: none"> <li>a) provide not more than 3 lots for each 2ha;</li> <li>b) provide one lot that has an area not less than 1ha; and</li> <li>c) each lot, or lot proposed in a plan of subdivision must: <ul style="list-style-type: none"> <li>(i) be capable of containing a circle of not less than 60m diameter</li> <li>(ii) have an area of not less than 5,000m<sup>2</sup>; and</li> <li>(iii) have sufficient useable area and dimensions suitable for its intended use, having regard to: <ul style="list-style-type: none"> <li>a. the plan purpose</li> <li>b. the relevant requirements for development of buildings</li> <li>c. the potential or intended location of buildings</li> <li>d. distances between new building areas and new building areas and existing buildings</li> <li>e. the topography of the site</li> <li>f. adequate provision of drainage and on-site wastewater disposal</li> </ul> </li> </ul> </li> </ul>

	<p>g. the ability to screen development through retention of existing hedgerows or other vegetation, or the planting of new vegetation screening;</p> <p>h. whether the location of access driveways and crossovers minimises vegetation clearance and viewing opportunities;</p> <p>i. the use of adjoining land as a recreational pathway; and</p> <p>j. any constraints to development.</p>
<p><b>Comment:</b></p> <p><b>P1 is met.</b> 1 Lot is larger than 1ha and the other is large than 5000m<sup>2</sup>. The site is 2ha large and there is only 2 lots proposed. Each lot is capable of building within each lot, as shown on the proposal plan the contours show the extent of the dam to be the 185m contour. The proposed building envelope is 1m higher than the dam level include access location.</p>	

### 10.6.1 Low Density Residential Zone - Lot Design

<p><b>Objective:</b> That each lot:</p> <ul style="list-style-type: none"> <li>a) has an area and dimensions appropriate for use and development in the zone;</li> <li>b) is provided with appropriate access to a road;</li> <li>c) contains areas which are suitable for residential development.</li> </ul>	
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p><b>A2</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 20m.</p>	<p><b>P2</b> Each lot, or proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> <li>a) the width of frontage proposed, if any</li> <li>b) the number of other lots which have the land subject to the right of</li> </ul>



	carriageway as their sole or principal mean of access; c) the topography of the site; d) the ability to manoeuvre vehicles on the site; and e) the pattern of development existing on established properties in the area,  and is not less than 3.6m wide.
--	---

**Comment:**

**A2 is met**

Lot 1 & 2 and have a frontage of greater than 20m.

Acceptable Solutions	Performance Criteria
<p><b>A3</b>            Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p><b>P3</b>            Each lot, or proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any having regard to:            a) the topography of the site            b) the distance between the lot or building area and the carriageway;            c) the nature of the road and the traffic;            d) the anticipated nature of vehicles likely to access the site; and            e) the ability for emergency services to access the site.</p>

**Comment:**

**A3 is met:** Each lot will have a vehicular access from a boundary in accordance with the requirements of the road authority.

## 10.6.2 Roads

**Objective:**

That the arrangement of new roads within a subdivision provides;

- a) the provisions of safe, convenient and efficient connections to assist accessibility and mobility of the community;
- b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and
- c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>The Subdivision includes no new roads.</p>	<p><b>P1</b></p> <p>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> <li>a) any relevant road network plan adopted by council;</li> <li>b) the existing and proposed road hierarchy;</li> <li>c) the need for connecting roads and pedestrian path, to common boundaries with adjoining land, to facilitate future subdivision potential;</li> <li>d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</li> <li>e) minimise the travel distance between key destinations such as shops and services and public transport routes;</li> <li>f) access to public transport;</li> <li>g) the efficient and safe movement of pedestrians, cyclists and public transport;</li>   <li>h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>;</li> <li>i) the topography of the site; and</li> <li>j) the future subdivision potential of any balance lots on adjoining or adjacent land.</li> </ul>
<p><b>Comment:</b></p> <p><b>A1 is met:</b> No new road is proposed as part of the subdivision.</p>	

### 10.6.3 Services

<p><b>Objective:</b> That the subdivision of land provides services for the future use and development of the land.</p>	
Acceptable Solutions	Performance Criteria
<p><b>A1</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</p> <ul style="list-style-type: none"> <li>a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or:</li> <li>b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service,</li> </ul> <p>unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.</p>	<p><b>P1</b> No Performance Criterion.</p>
<p><b>Comment:</b> <b>A1 is met:</b> The site is unable to be connected to a reticulated service.</p>	
Acceptable Solutions	Performance Criteria
<p><b>A2</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.</p>	<p><b>P2</b> Each lot, or proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an onsite wastewater treatment system adequate for the future use and development of the land.</p>
<p><b>Comment:</b> <b>P2 is met:</b> Lot 1 has an existing onsite-waste water system, the remaining lots have adequate area for onsite drainage.</p>	
Acceptable Solutions	Performance Criteria
<p><b>A3</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</p>	<p><b>P3</b> Each lot, or proposed in a plan of subdivision, must be capable of accommodating an onsite stormwater management system adequate for the future use and development of the land, having regards to:</p> <ul style="list-style-type: none"> <li>a) the size of the lots</li> </ul>

	<ul style="list-style-type: none"> <li>b) topography of the site</li> <li>c) soil conditions;</li> <li>d) any existing buildings on the site;</li> <li>e) any area of the site covered by impervious surfaces; and</li> <li>f) any watercourse on the land.</li> </ul>
<p><b>Comment:</b></p> <p><b>P3 is met:</b> Each loach lot can contain stormwater onsite through natural drainage. Onsite Stormwater to be utilised for each lot, no concentrated stream to affect any neighbouring lot and stormwater to disperse through the soil</p>	

### 3.4 Codes



**Figure 4.** Scheme Overlay identification of the subject land and surrounds (LISTmap, 2023)

Code	Comments:
C1.0 Signs Code	N/A
C2.0 Parking and Sustainable Transport Code	As this Code is relevant to this proposal, an assessment is provided below
C3.0 Road and Railway Assets Code	N/A
C4.0 Electricity Transmission Infrastructure Protection Code	N/A
C5.0 Telecommunications Code	N/A
C6.0 Local Historic Heritage Code	N/A
C7.0 Natural Assets Code	N/A, it is considered the dam onsite isnt a watercourse but a farm dam as the watercourse wouldnt carry running water for all or part of the year.
C8.0 Scenic Protection Code	N/A
C9.0 Attenuation Code	N/A
C10.0 Coastal Erosion Hazard Code	N/A
C11.0 Coastal Inundation Hazard Code	[N/A
C12.0 Flood-Prone Areas Hazard Code	N/A
C13.0 Bushfire-Prone Areas Code	Please find attached Bushfire Hazard Management report by Livingston Natural Resource Services
C14.0 Potentially Contaminated Land Code	N/A
C15.0 Landslip Hazard Code	N/A
C16.0 Safeguarding of Airports Code	N/A

## C2.0 Parking and Sustainable Transport Code

### C2.6.3 Number of accesses for vehicles

<p><b>Objective:</b> That:</p> <ul style="list-style-type: none"> <li>(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;</li> <li>(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and</li> <li>(c) the number of accesses minimise impacts on the streetscape.</li> </ul>	
Acceptable Solutions	Performance Criteria
<p><b>A1</b> The number of accesses provided for each frontage must:</p> <ul style="list-style-type: none"> <li>(a) be no more than 1; or</li> <li>(b) no more than the existing number of accesses,</li> </ul> <p>whichever is the greater.</p>	
<p><b>Response:</b> <b>A1 is met:</b> Each lot has no more than one vehicle access point per road frontage</p>	

## C13.0 Bushfire-Prone Areas Code

A Bushfire Hazard Assessment and Hazard Management Plan has been prepared and supplied to support the proposed subdivision. Please see the bushfire report for recommendations.

## Conclusion

The planning assessment and supporting documentation provided demonstrate that the development proposal for a 2 Lot subdivision at 226 Ritchie Street, Westbury meets all applicable requirements of the Tasmanian Planning Scheme – Meander Valley.

Yours faithfully,

Allan Brooks



On behalf of  
PDA Surveyors, Engineers and Planners



## Contact

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