

**Request for Planning  
Scheme Amendment –  
Rezone to Low Density  
Residential  
University of Tasmania  
Mount Nelson Villas**

**Date 14 January 2018**

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## Executive Summary

This proposal seeks to rezone the curtilage of the existing Mt Nelson Villas site at the University of Tasmania Sandy Bay Campus to Low Density Residential. This zoning is consistent with the adjacent residential properties on the Mount Nelson bends.

The amendment follows Urgent Amendment HOB UA27-2016 to the Hobart Interim Planning Scheme approved by the TPC 8 March 2017 that acknowledged:

- That the Upper Campus is an area in transition as the University divests itself of redundant assets; and
- Future use and development of the Upper Campus will be reviewed and subject to further applications for amendments to the Planning Scheme.

This proposal will allow these surplus student accommodation buildings to be sold for residential use.

In my assessment, the proposal demonstrates a high degree of conformance with the relevant requirements of Section 32 of the Act.

# 1. Introduction

All Urban Planning Pty Ltd has prepared this request for a planning scheme amendment on behalf of the owner of the land, the University of Tasmania (The University).

The proposal is to rezone the curtilage of the seven existing student accommodation dwellings to Low Density Residential. A separate application pursuant to Section 57 of the Act is also to be submitted to create a new lot over that curtilage. That subdivision application can be considered under the existing provisions of the Particular Purpose Zone. On the basis that the subdivision is currently not prohibited, discussions with Council officers have confirmed that the proposal is not eligible for a combined application for rezoning and subdivision pursuant to Section 43A of the Act.

The Council may initiate and certify an amendment to the Scheme if it is satisfied that it is consistent with the requirements of Section 32 of the Act.

Accordingly, this assessment has been prepared to:

- Detail the site and the surrounding uses including consideration of the potential for land use conflict;
- Provide a full description of the proposed planning scheme amendment;
- Demonstrate that the proposal is in accordance with the State Policies;
- Demonstrate that the proposal is in accordance with the Southern Tasmania Regional Land Use Strategy; and
- Demonstrate that the application furthers the objectives set out in Schedule 1 of the Act.

## 1.1 Statutory References

The proposal relates to the Hobart Interim Planning Scheme 2015 (Planning Scheme). The Planning Authority is Hobart City Council.

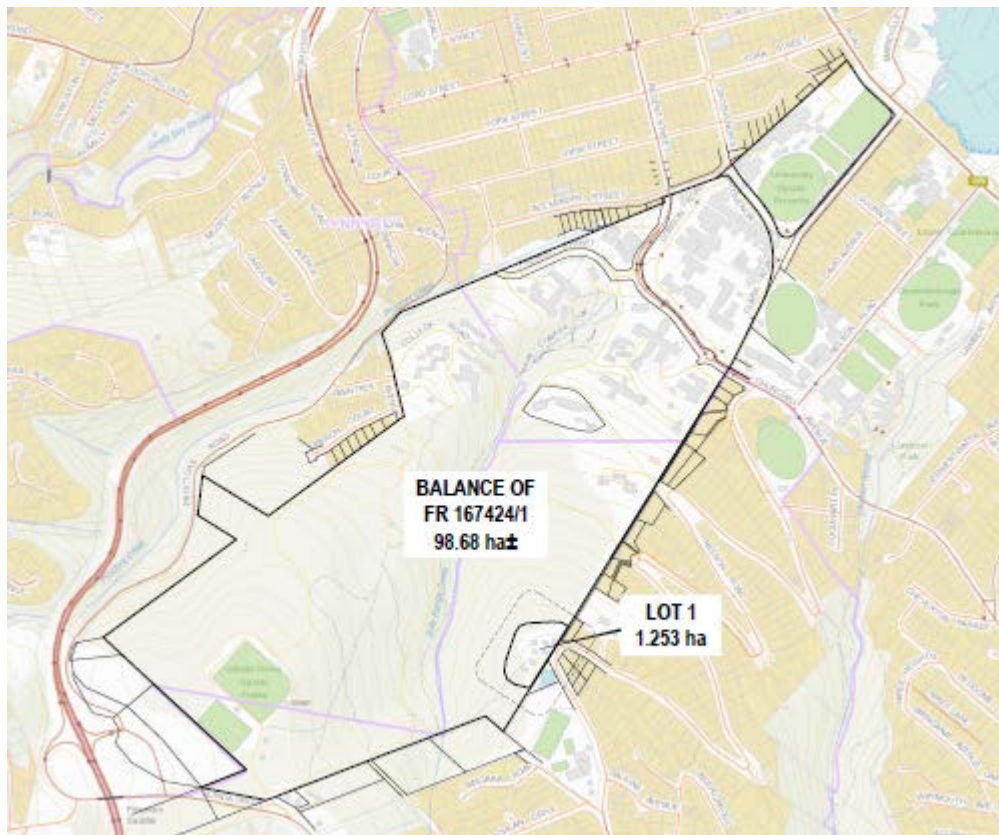
## 1.2 Title Information & Owners Consent

The proposed relates to the following title:

<b>Address</b>	<b>Title</b>	<b>Owner</b>
2 Churchill Avenue	167424/1	University of Tasmania

The application is accompanied by owner's consent from the University of Tasmania and certificate of title is provided in Appendix A.





**Figure 1 – The Site (Source: PDA surveyors) The proposal is to rezone the area marked as Lot 1 to Low Density Residential.**

### 1.3 The proposal

The proposed planning scheme amendment involves a change to the planning scheme map to rezone the curtilage of the Mount Nelson Villas including the bushfire hazard management area as shown shaded in Figure 2 below to Low Density Residential.<sup>1</sup>

<sup>1</sup> The proposed subdivision that is to be subject to a separate application pursuant to Section 57 of the Act under the existing Particular Purpose Zone creates a new lot over the same area and extent of land to be rezoned (1.253ha).

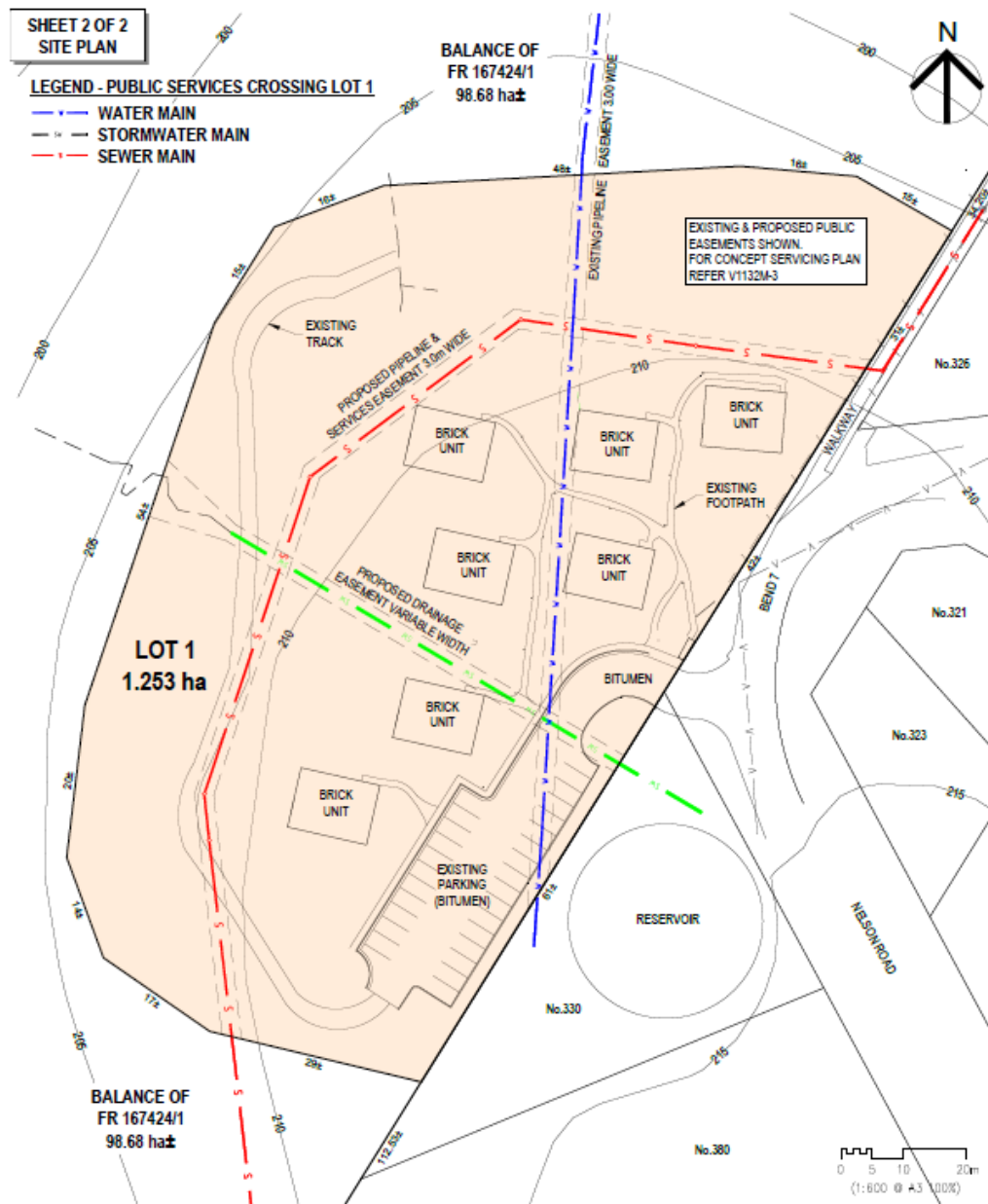


Figure 2 – Land to be rezoned (shaded) (Source: PDA Surveyors)

## 2. Site and Surroundings

### 2.1 Site description

The Sandy Bay campus is identified as three distinct parts namely:

- Upper campus - west of Churchill Avenue that extends through to Olinda Grove;
- Middle campus - between Churchill Avenue and Grosvenor Crescent; and
- Lower campus - between Grosvenor Crescent and Sandy Bay Road.

The upper campus is characterised by sloping bushland extending from Olinda Grove down along Rifle Range Creek to the intersection of French Street and College Road. The University accommodation precinct is located in this campus and is arranged in a hilltop village adjacent to Baintree Avenue. The Olinda Grove sports grounds are above and to the west and the Mt Nelson Villas to the south adjacent to Bend 7 of Nelson Road. The upper campus also includes significant institutional buildings of Commerce, Hytten Hall, School of Biological Sciences, the Old Medical Sciences, Union and Corporate Services buildings.

## 2.2 The Mount Nelson Villas

The Mount Nelson Villas are located on to the west of the Nelson Road 'Bends' and between 160 m to 201m above sea level with an aspect forming an arc from almost due west fanning around to the northeast.

The seven existing dwellings on site are in a cluster with a shared carpark, access and immediately surrounding open space. Each dwelling is single storey, of simple brick construction with a hipped roof.

The dwellings are on a gently sloping knoll. Immediately around the existing dwellings native vegetation is restricted to remnant trees over mown native grasses and shrubs.

Beyond the developed zone, vegetation is largely native trees that have had the understorey partly cleared to create a fire break between the forest and urban areas of Mt Nelson. Soils are derived from Jurassic dolerite.

## 2.3 Surrounding Uses

The Mount Nelson Villas are bordered by low density residential development in a bushland setting on the Mt Nelson Bends to the south east and Olinda Grove to the south. A water TasWater reservoir is located adjacent to the south. Remaining land to the south west, west and north exists as bushland reserve.

## 2.4 Reserve

The University Reserve (reserve) is a significant land parcel of about 90 ha that is predominantly covered by native vegetation.

The reserve is situated on the margins of the vast area of predominantly native forest that extends west up the slopes of Mount Wellington, and from there, west through continuous forest on State Forest and then the extensive Tasmanian reserve system. To the north and east is the City of Hobart and to the south are more significant stands of forests fragmented by rural and residential development in the adjacent Kingborough Municipality.

The reserve lays between the Southern Outlet, a major highway and the suburban arterial roads of Olinda Grove, Churchill Avenue and Nelson Rd to the south east. The reserve is dominated by two ridgelines running downslope east north east and bisected by a relatively deep gully that drains the reserve into Sandy Bay. The reserve has numerous tracks throughout.



The reserve area is covered by a Biodiversity Protection Area under the Biodiversity Code of the Planning Scheme as shown below in Figure 3.



**Figure 3 – Biodiversity Protection Area (Source Map E10 HIPS)**

## 2.5 Access

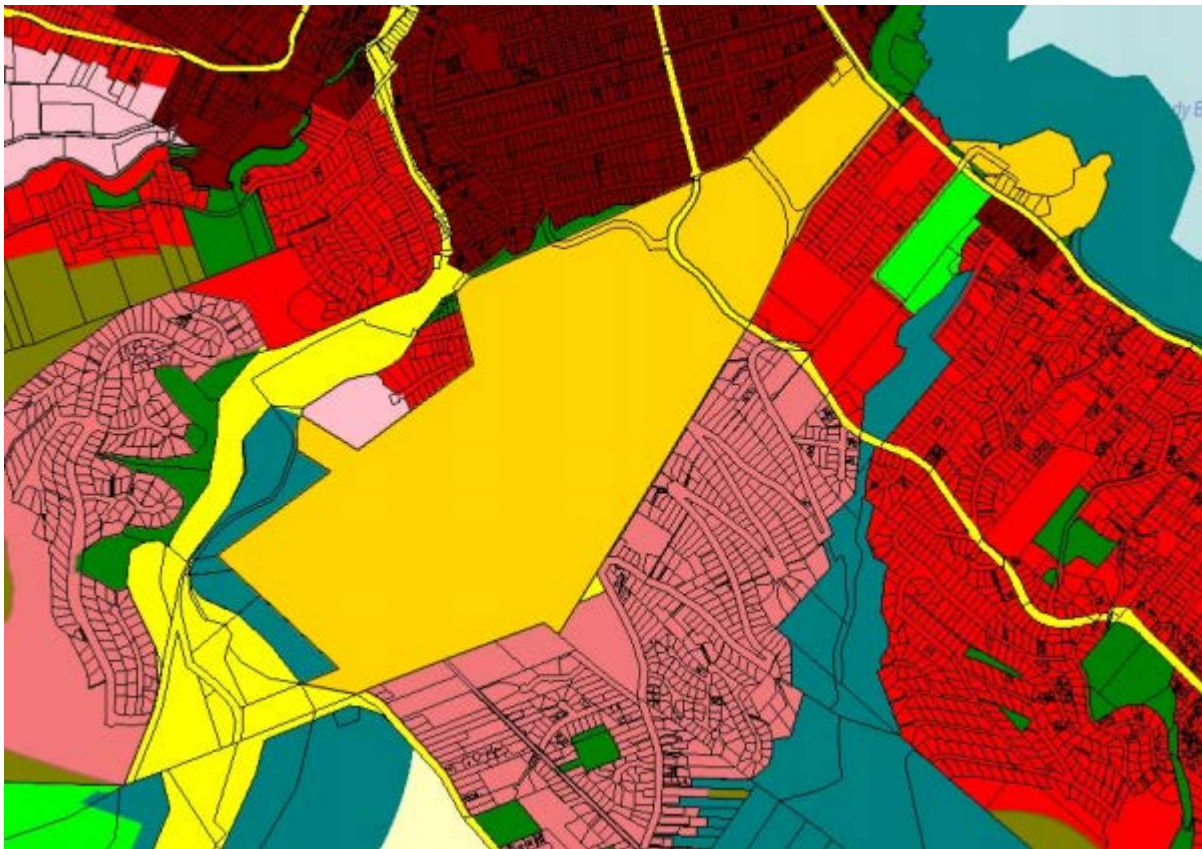
The existing Villas have their own sealed access from Nelson Road and an existing 28 space carpark.

# 3. Existing Planning Controls

## 3.1 Zoning

The proposal relates to the Particular Purpose Zone 3 – University of Tasmania (Sandy Bay Campus) (PPZ3).





**Figure 4 – Planning Scheme Zoning (Source: iplan)**

The Zone Purpose under Clause 34.1.1 has a focus for the continued development of the campus as a major tertiary education centre with a diversity of activities primarily catering for education, recreation and entertainment of the student population but also that encourage a closer integration with the community.

*34.1.1.1 To provide for the continued development of the University of Tasmania Sandy Bay campus (UTAS Sandy Bay) as a major tertiary education centre of the State.*

*34.1.1.2 To provide for a diversity of activities primarily catering for the education, recreation and entertainment of its student population while also encouraging a closer integration with the community.*

Desired Future Character Statements under Clause 34.1.3 are that:

*It is intended that UTAS Sandy Bay promotes an image of a premier University through its physical characteristics and setting.*

*UTAS Sandy Bay will capitalise on and promote its unique natural setting with views of the Derwent River and Mount Wellington in all new and refurbished buildings and grounds where the opportunity exists.*

*New buildings that accommodate contemporary teaching and research standards will be built along Churchill Avenue and Sandy Bay Road to promote an image of a premier university.*

*These buildings will be sympathetic to the landscape setting and fit into the landscape. Development close to the various adjacent residential zones will have regard to the amenity of residential properties in their siting, height and bulk.*

*A 'green spine' will be developed as the main thoroughfare of the campus incorporating a university green, sporting facilities and intimate landscaped meeting areas.*

*Pedestrian access will be improved and the internal ring road will be closed in part to prioritise pedestrian movement.*

*Academic activities will be consolidated between Churchill Avenue and Sandy Bay Road.*

*Commercial and research uses which improve the academic, social and cultural life of the campus and benefit the broader community will be encouraged.*

*Suitable uses which provide for continued activity and the presence of people on the campus outside of university semesters will also be appropriate.*

*The Upper Campus is an area in transition as the University divests itself of redundant assets. It is intended that future use and development of the Upper Campus will be reviewed and subject to further applications for amendments to the Planning Scheme.*

The last paragraph is of particular note and foreshadows amendments such as this proposal.

### 3.2 Use Table

The Use Table under Clause 34.2 currently reflects the core Zone Purpose and includes primarily education and support activities.

Residential use other than for staff and students of the University is discretionary.

### 3.3 Development Standards

Development Standards under the PPZ3 are based on the three character types; Upper, Middle and Lower Campus as shown in Figure 34.1 of the Planning Scheme.



Figure 5 – PPZ3 Character Types (source: Figure 34.1 HIPS)

### 3.4 Subdivision Standards

The subdivision standards of the Planning Scheme vary between the Upper Campus and the Lower/Middle Campus. In the Upper Campus subdivision can be approved subject to appropriate site development planning.

As discussed above, a 1 lot subdivision over the extent of the land to be rezoned is to be submitted to Council and can be assessed under P1 of 34.4.7 below as an application pursuant to Section 57 of the Act.

#### 34.4.7 New Development including Subdivision – Upper Campus

<b>Objective:</b>	
To ensure that development on the Upper Campus (Figure 34.1) minimises adverse impact on natural values and on the landscape.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b>	<b>P1</b>
Development must:	Any new development, including subdivision, must be in accordance with a site development plan, prepared to the satisfaction of the planning authority, which fully documents and takes into account the areas natural and landscape values and identifies appropriate development standards to minimise adverse impacts on those values. In particular, the siting and layout of new buildings, lot boundaries or other works should seek to ensure the retention of E. globulus wet forest along Rifle Range Creek.
(a) be accommodated within existing buildings; or	
(b) not involve an increase in floor area of more than 50m <sup>2</sup> from the effective date.	
There is no acceptable solution for subdivision.	

## 4. Consideration of the Proposed Zone Provisions

The following section provides an assessment of the subject land against the provisions of the Planning Scheme that would apply as a result of the proposed rezoning.

### 4.1 Low Density Residential Zone

#### Development Standards for Subdivision (Clause 12.5)

##### Lot Design (12.5.1)

Objective:

To provide for new lots that:

- (a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements;
- (b) contain building areas which are suitable for residential development, located to avoid hazards and values and will not lead to land use conflict and fettering of resource development use on adjoining rural land;
- (c) are not internal lots, except if the only reasonable way to provide for desired residential density.

Development Standard	Assessment
A1.1 The size of each lot, except if for public open space, a riparian or littoral reserve or utilities,	The existing clustered development and shared servicing of the site is suited to strata title rather



<p><i>must be no less than 1,000m<sup>2</sup> and no more than 2,500m<sup>2</sup> (except balance lot).</i></p>	<p>than fee simple subdivision of the individual dwellings.</p> <p>The density of the proposed lot will be one dwelling per 1790m<sup>2</sup> of site area. It is in the middle of the zone's preferred density range of 1000m<sup>2</sup> to 2500m<sup>2</sup>.</p> <p>Assuming the separate subdivision application under the existing Particular Purpose Zone is approved, the zoned area will be a balance lot consistent with A1.1 once this land is rezoned.</p>
<p>A2</p> <p><i>Each lot must provide a minimum building area that complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities:</i></p> <p>(a) <i>is rectangular in shape with minimum dimensions of 10 m x 15 m;</i></p> <p>(b) <i>is clear of the frontage, side and rear boundary setbacks;</i></p> <p>(c) <i>is setback a minimum distance of 20 m landward of the Lower Sandy Bay Escarpment Line (shown on the Local Overlay Maps);</i></p> <p>(d) <i>is clear of title restrictions such as easements and restrictive covenants;</i></p> <p>(e) <i>has an average slope of no more than 1 in 5.</i></p>	<p>The area to be rezoned will comfortably accommodate a minimum building area consistent with these requirements.</p>
<p>A3</p> <p><i>The frontage for each lot must be no less than the following, except if for public open space, a riparian or littoral reserve or utilities and except if an internal lot:</i></p> <p>30m.</p>	<p>The land to be rezoned has a frontage of approximately 50m and is consistent with this requirement.</p>
<p>A4</p> <p><i>No lot is an internal lot</i></p>	<p>The proposed land to be rezoned will not create an internal lot and therefore satisfies this requirement.</p>
<p>A5</p>	<p>The existing buildings will comfortably comply with the setback requirements to the zone boundary under 12.4.2.</p>

<i>Setback from a new boundary for an existing building must comply with the relevant Acceptable Solution for setback.</i>	
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### **Roads (12.5.3)**

The proposal does not involve creation of a new road and complies with A1 of Clause 12.5.2.

### **Ways and Public Open Space (12.5.3)**

The proposed rezoning will not conflict with these provisions.

### **Services (12.5.4)**

<b>Development Standard</b>	<b>Assessment</b>
A1 <i>Each lot must be connected to a reticulated potable water supply where such a supply is available.</i>	The land is connected to reticulated water supply consistent with this requirement.
A2 <i>Each lot must be connected to a reticulated sewerage system where available.</i>	The land is connected to reticulated sewer and is consistent with this requirement.
A3 <i>Each lot must be connected to a stormwater system able to service the building area by gravity.</i>	The land is serviced by the existing stormwater system for the Villas and satisfies this requirement.
A4 <i>The subdivision includes no new road.</i>	The land has existing formed access to a road and does not require the creation of a new road.

### **Site coverage and private open space (12.4.3)**

<b>Development Standard</b>	<b>Assessment</b>
A1 <i>Dwellings must have:</i> <i>(a) a site coverage of not more than 25% (excluding eaves up to 0.6m); and</i> <i>(b) a site area of which at least 25% of the site area is free from impervious surfaces;</i> <i>(c) for multiple dwellings, a total area of private open space of not less than 60 m<sup>2</sup> associated with each dwelling.</i>	The existing development on the land to be rezoned complies with the requirements of A1 as follows:  a) Each dwelling has a floor area of approximately 130m <sup>2</sup> . The resultant site cover of approximately 900m <sup>2</sup> on the proposed 1.253ha area of Low Density

<p><i>Any part of a site east of the Lower Sandy Bay Escarpment Line shall not be included in the site area for the purpose of calculating the site coverage under sub-clause (a).</i></p>	<p>Zone represents a site cover of approximately 7%;</p> <p>b) The proposal will maintain approximately 80% of the area of land to be rezoned free from impervious surfaces;</p> <p>c) Each dwelling can comfortably achieve 60m<sup>2</sup> private open space.</p>
<p>A2</p> <p><i>A dwelling must have an area of private open space that:</i></p> <p><i>(a) is in one location and is at least:</i></p> <p><i>(i) 24 m<sup>2</sup>; or</i></p> <p><i>(ii) 12 m<sup>2</sup>, if the dwelling has a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and</i></p> <p><i>(b) has a minimum horizontal dimension of:</i></p> <p><i>(i) 4 m; or</i></p> <p><i>(ii) 2 m, if the dwelling has a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and</i></p> <p><i>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</i></p> <p><i>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and</i></p> <p><i>(e) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</i></p>	<p>Existing development on the land complies with the requirements of A2 in that each dwelling can achieve the required private open space.</p>

(f) has a gradient not steeper than 1 in 10; and	
(g) is not used for vehicle access or parking.	

#### **Residential density for multiple dwellings (12.4.9)**

<b>Development Standard</b>	<b>Assessment</b>
A1 Multiple dwellings must have a site area per dwelling of not less than 1500m <sup>2</sup> .	A density of 1 dwelling per 1790m <sup>2</sup> results from the proposed subdivision (1.253ha /7 dwellings) and complies with this requirement.

## 5. Consideration of Planning Scheme Codes

### 5.1 Code Overlays

The campus is subject to a Biodiversity Protection Area under the Biodiversity Code. The Biodiversity Protection Area is focussed on the 'Reserve' areas of the Upper Campus and controls the disturbance of vegetation.

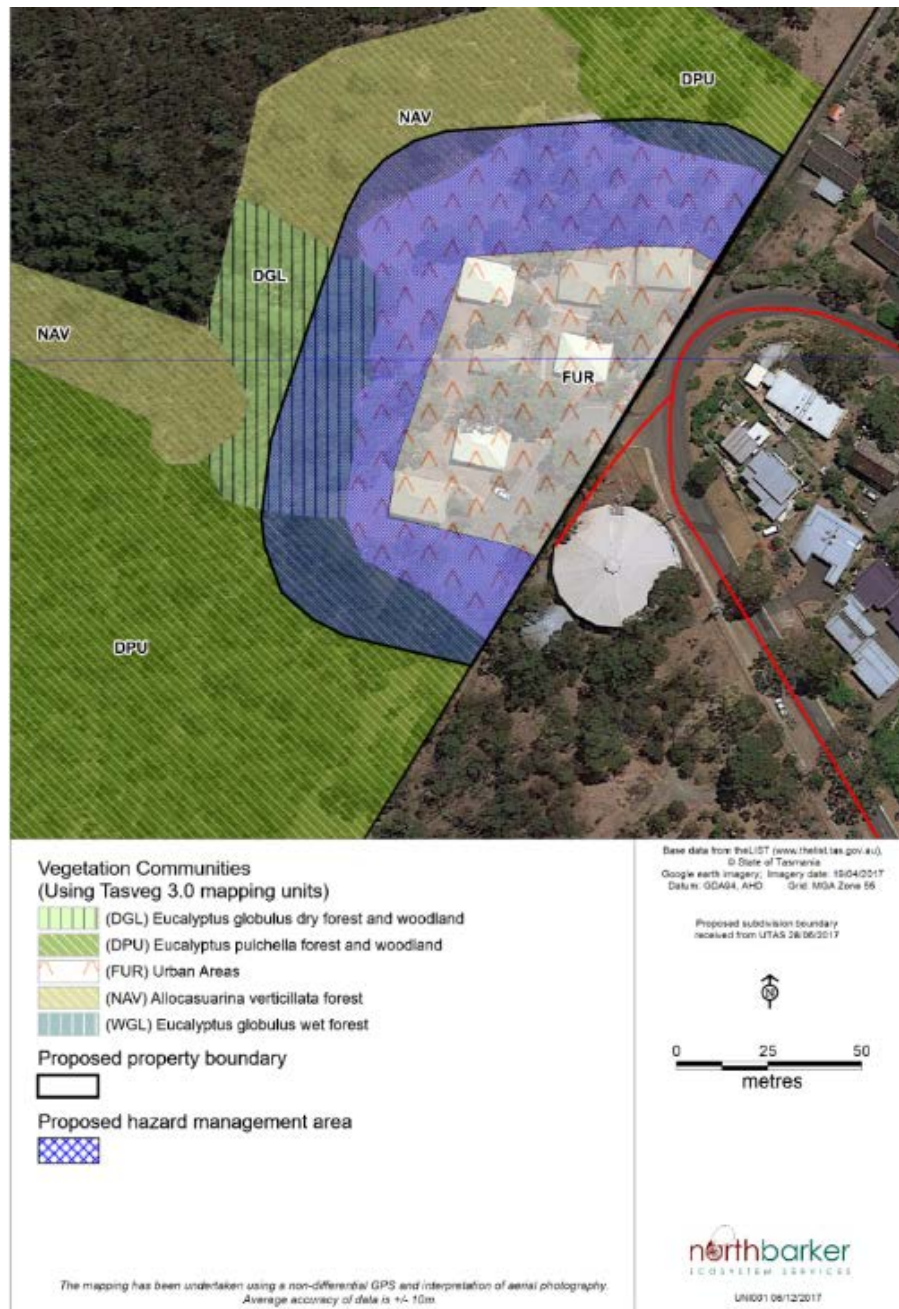
There are a number of other Codes that apply to future use and development at the Mount Nelson Villas site including:

- Bushfire Prone Areas Code;
- Road and Railway Assets Code;
- Parking and Access Code; and
- Stormwater Management Code

The provisions of these Codes provide for due consideration of hazard, environmental, parking and access considerations for future use and development.

### 5.2 Bushfire- Prone Areas Code

The proposed zone boundary has been set to accommodate the full extent of the necessary bushfire hazard management area for the existing dwellings (see Figure 6 below). Having regard to the bushfire hazard management plan prepared by Phil Barker, Accredited Bushfire Practitioner, the requirements of this Code can be satisfied.



**Figure 6 - The Hazard Management Area for the existing dwellings has informed the proposed zone boundary (Source: Phil Barker, Accredited Bushfire Practitioner, North Barker)**

### 5.3 Parking and Access Code

The proposal relates to the existing seven dwelling development serviced by a shared access and 28 space car parks. The proposed rezoning is not considered to raise new issues for consideration under this Code.

#### 5.4 Stormwater Management Code

The existing development on the site is served by existing stormwater infrastructure and is considered to satisfy the requirements of this Code.

#### 5.5 Biodiversity Code

The proposed rezoning does not require clearance or conversion of native vegetation other than the minimum necessary for bushfire hazard management for the existing dwellings as shown in Figure 6 above. This bushfire hazard management is exempt under E10.4.1(e) of this Code.

## 6. Assessment of Proposed Amendment

#### 6.1 Reasoning for the proposal

The proposed amendment is to facilitate the sale of the Mount Nelson Villa residences which have been identified as surplus to the needs of the University.

The proposed Low Density Residential zoning is consistent with the adjacent residential areas of Mount Nelson and will provide clarity and certainty for potential purchasers of land use planning controls and suitability for future residential use and development.

The decision to divest of the Villas is underpinned by extensive analysis and strategic property planning on behalf of the University.

#### 6.2 The Low Density Residential Zone

The Purpose of the Low Density Residential Zone under Clause 12.1 of the Planning Scheme is:

- 12.1.1.1 *To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.*
- 12.1.1.2 *To provide for non-residential uses that are compatible with residential amenity.*
- 12.1.1.3 *To encourage residential development that respects the neighbourhood character.*
- 12.1.1.4 *To provide a high standard of residential amenity.*
- 12.1.1.5 *To ensure that development respects the natural and conservation values of the land and is designed to mitigate any visual impacts of development on public views.*

The Desired Future Character Statements under Clause 12.1.3 state that:

*The areas in a bushland setting covered by this zone should continue to develop primarily with detached housing in order to allow substantial retention of natural vegetation and landscaped open space. The use of materials that blend with the colours and textures of the natural vegetation is encouraged. In Lower Sandy Bay development should minimise impacts on the landscape values of the Derwent Estuary.*

#### **Comment**

The circumstances of the subject site with existing detached residential development surrounded by open space on the fringe of the University Reserve is considered consistent with these statements.

*Use*

Residential including for multiple dwellings and student accommodation is a Permitted Use in the zone.

#### *Development Standards for Subdivision*

The subdivision requirements under Clause 12.5.1 provide for new lots that:

- (a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements;*
- (b) contain building areas which are suitable for residential development, located to avoid hazards and values and will not lead to land use conflict and fettering of resource development use on adjoining rural land; and*
- (c) are not internal lots, except if the only reasonable way to provide for desired residential density.*

#### **Comment**

The proposed zone area has been informed by the existing curtilage and required bushfire hazard management area. It is therefore consistent with these Objectives.

### **6.3 Land Use Planning and Approvals Act 1993**

The application to amend an Interim Planning Scheme is to be assessed under the former provisions of the Act.

Under Section 33 of the Act, before making a decision whether or not to initiate an amendment of the planning scheme, the planning authority must consider –

- (a) whether the requested amendment is consistent with the requirements of section 32; and*
- (ab) any representation made under section 30I, and any statements in any report under section 30J as to the merit of a representation, that may be relevant to the amendment; and*
- (b) any advice referred to in section 65 of the Local Government Act 1993 received by it.*

and/or certify a draft amendment, the planning authority must consider whether the application is consistent with Section 32 of LUPAA which requires:

- (1) A draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A)–*

...

- (e) 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*

- (ea) must not conflict with the requirements of section 30O; and*

- (f) 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.*

- (2) The provisions of section 20(2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.*

Section 30O states:



*(1) An amendment may only be made under Division 2 or 2A to a local provision of a planning scheme, or to insert a local provision into, or remove a local provision from, such a scheme, if the amendment is, as far as is, in the opinion of the relevant decision-maker within the meaning of section 20(2A), practicable, consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the scheme applies.*

*(2) An amendment, of a planning scheme, that would amend a local provision of the scheme or insert a new provision into the scheme may only be made under Division 2 or 2A if –*

*(a) the amendment is not such that the local provision as amended or inserted would be directly or indirectly inconsistent with the common provisions, except in accordance with section 30EA, or an overriding local provision; and*

*(b) the amendment does not revoke or amend an overriding local provision; and*

*(c) the amendment is not to the effect that a conflicting local provision would, after the amendment, be contained in the scheme.*

*(3) Subject to section 30EA, an amendment may be made to a local provision if –*

*(a) the amendment is to the effect that a common provision is not to apply to an area of land; and*

*(b) a planning directive allows the planning scheme to specify that some or all of the common provisions are not to apply to such an area of land.*

*(4) An amendment may not be made under Division 2 or 2A to a common provision of a planning scheme unless the common provision, as so amended, would not be inconsistent with a planning directive that requires or permits the provision to be contained in the planning scheme.*

*(5) Subject to section 30EA, an amendment of a planning scheme may be made under Division 2 or 2A if the amendment consists of –*

*(a) taking an optional common provision out of the scheme; or*

*(b) taking the provision out of the scheme and replacing it with another optional common provision.*

Section 20 also includes the following:

20.(1)

*(a) seek to further the objectives set out in Schedule 1 within the area covered by the scheme; and*

*(b) prepare the scheme in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993; and*

*(c) . . . . .*

*(d) have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Local Government Act 1993 as adopted by the council at the time the planning scheme is prepared; and*

*(e) have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.*

The proposal is considered consistent with these requirements below.



#### 6.4 Relevant representations under Section 30J

The proposed amendment was foreshadowed by the University's representation on the Draft HIPS, Council's Section 30J report and the subsequent Urgent Amendments to the PPZ.

#### 6.5 Southern Tasmania Regional Land Use Strategy

Section 300(1) of the Act provides that an amendment of an interim planning scheme under Division 2 and 2A of Part 3 of the Act may only be made if, as far as practicable, it is consistent with the regional land use strategy.

At a regional scale, the proposal represents a minor realignment of an existing boundary between the Particular Purpose and Low Density Residential zones. The proposal reflects the existing and intended future residential use of the site. It will in no way affect the strategic directions of the regional strategy.

#### 6.6 Consistency with common and overriding local provisions

The proposal relates to a local change to the zone map and does not conflict with the requirements of Section 300.

#### 6.7 Potential for conflict with adjoining land uses

Section 32(e) requires that an amendment of a planning scheme must as far as practical avoid conflicts with use and development permissible under the planning scheme applying to the adjacent land.

The proposal reflects the existing residential use of the site and is consistent with the surrounding residential uses of Mount Nelson. It will not create land use conflict.

#### 6.8 State Policies

The following State Policies are made under the State Policies and Projects Act 1993:

- State Policy on the Protection of Agricultural Land 2009;
- State Policy on Water Quality Management 1997; and
- Tasmanian State Coastal Policy 1996.

The National Environmental Protection Measures are automatically adopted as State Policies under the State Policies and Projects Act 1993.

- State Policy on the Protection of Agricultural Land 2009;
- State Policy on Water Quality Management 1997;
- Tasmanian State Coastal Policy 1996; and
- The National Environmental Protection Measures (NEPMS).

The following section examines the State Policies as they apply to this amendment.

##### 6.8.1 State Policy on the Protection of Agricultural Land 2009

The purpose of the State Policy on the Protection of Agricultural Land 2009 is:

*“to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land”.*

The subject site is not prime agricultural land. The proposal does not conflict with this Policy.

#### **6.8.2 State Coastal Policy 1996**

The Policy is not applicable to this proposal sited further than 1km from the coast.

#### **6.8.3 State Policy on Water Quality Management 1997**

The State Policy on Water Quality Management is concerned with achieving sustainable management of Tasmania’s surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania’s Resource management and Planning System.

The proposed zoning will allow for suitable stormwater treatment to be incorporated in future development as required by the Planning Scheme. Such measures will ensure the long-term quality of stormwater runoff is efficiently managed to protect water quality.

### **6.9 National Environment Protection Measures**

The National Environmental Protection Measures (NEPMs) relate to:

- Ambient air quality;
- Ambient marine, estuarine and fresh water quality;
- The protection of amenity in relation to noise;
- General guidelines for assessment of site contamination;
- Environmental impacts associated with hazardous wastes; and
- The re-use and recycling of used materials.

None of these NEPMs are considered particularly relevant to the proposal.

### **6.10 Gas Pipelines Act 2000**

Pursuant to Section 20(1) (e) of the Act provides that the Council must be satisfied that the amendment has regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.

The proposed amendment will not affect gas infrastructure and the proposal is therefore in accordance with this requirement.

### **6.11 Schedule 1 of the Land Use Planning & Approvals Act 1993**

Schedule 1 of the Land Use Planning and Approvals Act 1993 Section 20(1)(a) of the Act provides that the Council is to be satisfied that the proposed amendment seeks to further the objectives set out in Schedule 1. The objectives in Schedule 1 and their relevance to this amendment are addressed below.

#### **6.11.1 Schedule 1 Part 1**

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

##### **Comment**

The amendment promotes the objectives for sustainable development of land through allowing for the ongoing use of existing significant buildings and urban land that is surplus to the needs of the University. The proposal will not affect the existing biodiversity protection provisions under the zone and Biodiversity Code of the planning scheme and the integrity of the reserve will therefore not be impeded.

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

##### **Comment**

The proposal will provide for appropriate reuse and development of the student accommodation villas that are surplus to the University's requirements. It is underpinned by sound property asset planning by the University and the preceding Urgent Amendments to the Planning Scheme. The proposal is considered to further this Objective.

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

##### **Comment**

The University's intention to divest of surplus assets in the Upper Campus was foreshadowed in previous submissions during the preparation of the Planning Scheme. Further opportunity for public input will be available through the notification of the amendment.

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

##### **Comment**

The proposal represents consolidated urban development in a manner that provides for increased services and enhanced liveability. It will facilitate economic development outcomes consistent with this Objective.

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

##### **Comment**

The proposal does not affect the attainment of this Objective.

#### **6.11.2 Schedule 1 Part 2**

*(a) To require sound strategic planning and co-ordinated by state and local Government;*

##### **Comment**

The proposal follows detailed property planning by the University and is an appropriate strategic response now that the Villas have been identified as surplus to the needs of the University. The proposal to realign the boundary with the Low Density Residential zone is consistent with the surrounding use and development and is strategically sound.

*(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;*

**Comment**

The proposed zoning is appropriate and will provide certainty of the land use planning controls for future owners of the land and the community.

*(c) To ensure 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;*

**Comment**

The Biodiversity Protection Code Overlay and stormwater management code will ensure that natural values and water quality are protected.

*(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;*

**Comment**

For the reasons set out above the proposal will further this Objective.

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

**Comment**

The proposal does not affect the attainment of this Objective.

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

**Comment**

The proposal will assist to facilitate reuse of existing housing stock close to surrounding services and the recreational environment of the University Reserve. It furthers this objective.

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

**Comment**

The proposal will not affect the heritage values and does not conflict with this Objective.

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

**Comment**

The amendment will allow for the efficient use of existing public sewer, water, stormwater, road, electrical and telecommunications infrastructure in the vicinity of this urban site as well as the reuse of existing buildings. For these reasons the proposal will further this Objective.

*(i) To provide a planning framework which fully considers land capability;*

**Comment**

The site is suitable for continuing residential use and development and is consistent with this Objective.

## 7. Conclusion

The area of the proposed rezoning reflects is consistent with the adjacent Low Density Residential Zoning of the Mount Nelson Bends. The proposed zone boundary reflects the curtilage of the existing multiple dwelling development and the minimum necessary bushfire hazard management area.

The proposal is considered to satisfy the requirements for a planning scheme amendment under the Act.

**Appendix A**  
**Certificate of Title**

### SEARCH OF TORRENS TITLE

VOLUME 167424	FOLIO 1
EDITION 1	DATE OF ISSUE 30-Apr-2014

SEARCH DATE : 22-Apr-2015

SEARCH TIME : 08.37 PM

### DESCRIPTION OF LAND

City of HOBART

Lot 1 on Plan 167424

Derivation : Part of 251A-2R-18 2/10P Vested in the University of Tasmania

Prior CT 153995/1

### SCHEDULE 1

A800944 B382690 C21681 C411349 UNIVERSITY OF TASMANIA  
Registered 03-Jun-2003 at noon

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP153903 BENEFITING EASEMENT: (of that part of the said land within described formerly comprised in Folio of the Register Volume 153903 Folio 3) a right of drainage over the Drainage Easement Variable Width shown on P167424

SP153903 BURDENING EASEMENT: right of drainage in favour of Hobart City Council over the Drainage Easement 2.00 Wide shown on P167424

SP153903 BURDENING EASEMENT: a right of drainage (appurtenant to Lots 1 & 2 on SP153903) over the Drainage Easements 2.00 Wide shown on P167424

C973919 BURDENING GAS SUPPLY EASEMENT and ancillary rights (fully defined therein) for the benefit of Tas Gas Networks Pty Ltd over the Gas Supply Easement 'P' and Gas Supply Easement 'Q' shown passing through the said land within described on P.167424 (Subject to Conditions) Registered 28-Jun-2011 at noon

C973920 BURDENING TELECOMMUNICATIONS EASEMENT with the benefit of a restriction as to user of land in favour of Tas The Crown over the land marked Easement for Services 'T' and Easement for Services 'V' on P. 167424 (Subject to Conditions) Registered 28-Jun-2011 at noon


SP167420 BURDENING EASEMENT: Right of Carriageway (appurtenant

- to Lots 1 & 2 on SP167420) over the Rights of Way 'A' & 'B' variable width on P167424
- SP167420 BURDENING EASEMENT: Right of Carriageway (appurtenant to Lot 1 on SP167420) over the Right of Way 'C' variable width on P167424
- SP167420 BURDENING EASEMENT: a pipeline easement (appurtenant to Lot 2 on SP167420) over the Pipeline Easement 0.60 wide on P167424
- C560395 BURDENING EASEMENT: a Pipeline Easement in favour of Hobart City Council over the Pipeline Easement 3.00 wide on Plan 167424 Registered 18-Apr-2008 at noon
- C188641 LEASE to OPTUS MOBILE PTY LTD of a leasehold estate for the term of "ten years from 1-May-2009" (of portion of the said land within described as defined therein) Registered 09-Sep-1999 at 12.01 PM (MF:25650/1613)
- C248926 LEASE to COMMONWEALTH SCIENTIFIC AND INDUSTRIAL RESEARCH ORGANISATION of a leasehold estate for the term of 99 years from 1-Jan-1999 (of Lot 1 on P. 127885 only) Registered 04-Oct-2000 at noon (MF:2601/1468)  
Leasehold Title(s) issued: 127885/1
- C274695 CAVEAT by University Co-operative Bookshop Limited "against portion of the land as described therein" Registered 23-Jan-2001 at noon (MF:2609/1774)
- C840784 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 28-May-2008 at noon
- C907046 CAVEAT by University Co-operative Bookshop Limited affecting such portion of the said land within described as shown hatched on the plan attached thereto Registered 28-Apr-2009 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

- M481274 PRIORITY NOTICE reserving priority for 60 days TFR/EASE University of Tasmania to Aurora Energy Pty Ltd Lodged by WALLACE WILK & WEB on 07-Aug-2014 BP: M481274
- 168261 PLAN Lodged by WALLACE WILK & WEB on 13-Aug-2014 BP: 168261
- D137394 TRANSFER of EASEMENT Lodged by WALLACE WILK & WEB on 13-Aug-2014 BP: 168261

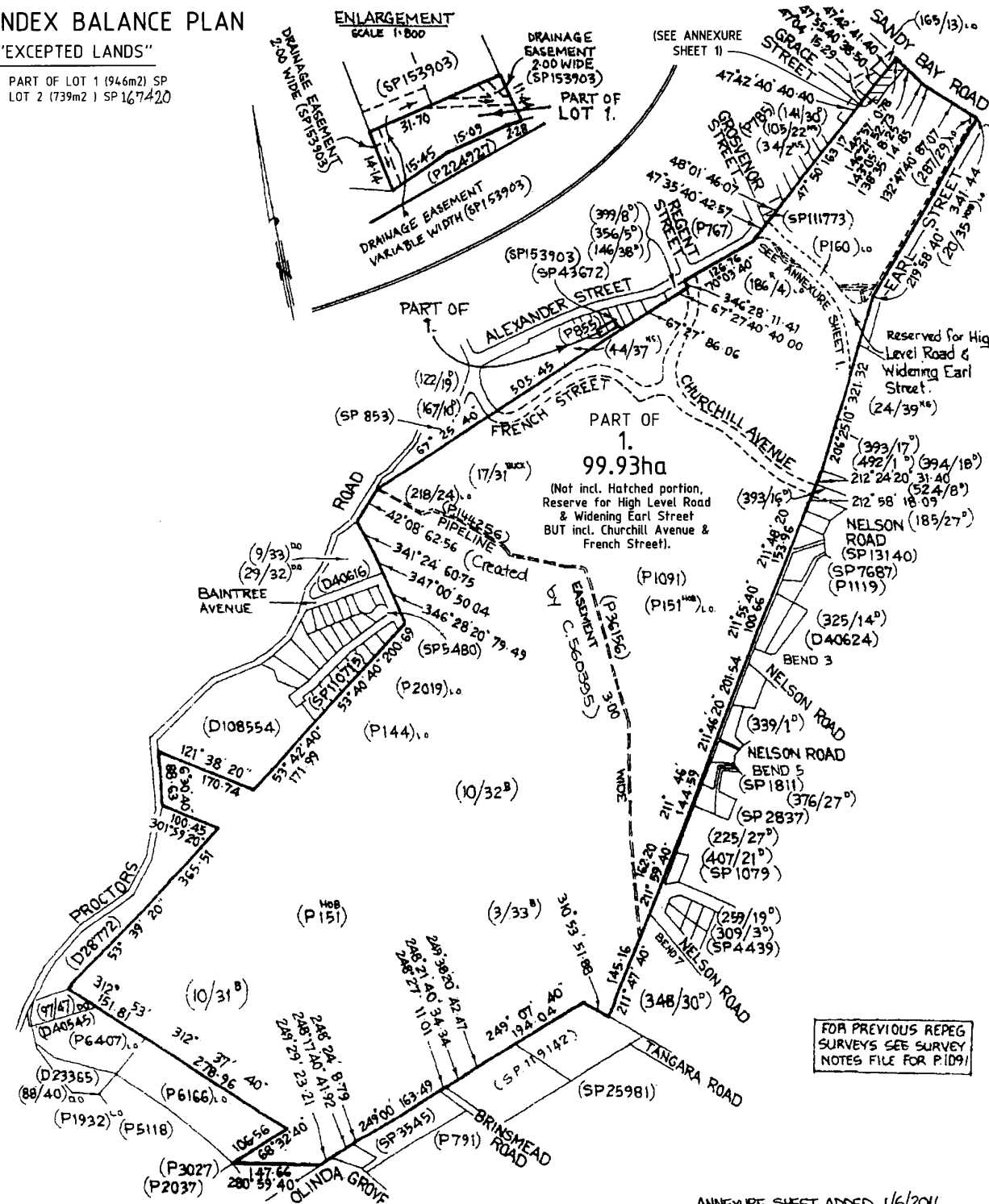


OWNER	University of Tasmania		<b>PLAN OF TITLE</b>  LOCATION  <b>CITY OF HOBART</b>		REGISTERED NUMBER  <b>P167424</b>	
FOLIO REFERENCE	C.T.153995/1					
GRANTEE	Part of 251 <sup>A</sup> -2 <sup>R</sup> -18 <sup>2/40</sup> P, Vested in the University of Tasmania		FIRST SURVEY PLAN No.		APPROVED EFFECTIVE FROM 30 APR 2014	
			COMPILED BY PDA Surveyors			
			SCALE: 1:6000	LENGTHS IN METRES	SURVEYORS REF: Q744M-2	 Recorder of Titles
MAPSHEET MUNICIPAL	114	LAST UPI No	LAST PLAN No.		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	
CODE No.	(5225 & 5224-12)		P153995			

## INDEX BALANCE PLAN

"EXCEPTED LANDS"

PART OF LOT 1 (946m2) SP  
LOT 2 (739m2 ) SP 167420



FOR PREVIOUS REPEG  
SURVEYS SEE SURVEY  
NOTES FILE FOR P.109

ANNEXURE SHEET ADDED 1/6/2011



# PLAN OF SUBDIVISION



**PDA Surveyors**

Surveying, Engineering & Planning

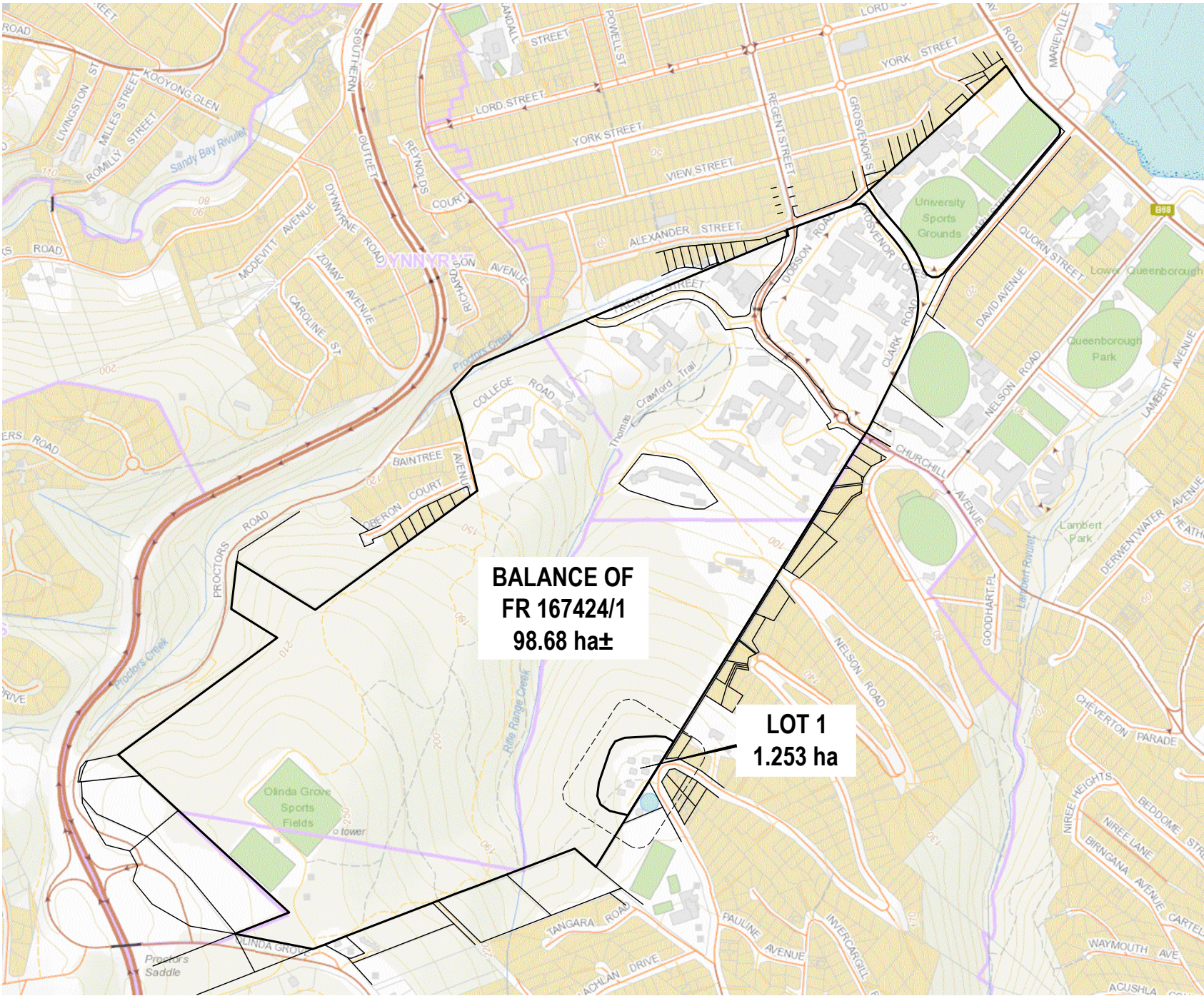
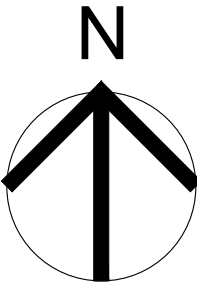
127 Bathurst Street Hobart,  
Tasmania, 7000  
www.pda.com.au Also at: Kingston,  
Launceston & Burnie

ABN 71 217 806 325

PHONE: +61 03 6234 3217  
FAX: +61 03 6234 5085

Owners	University of Tasmania		Address	2 Churchill Avenue, Sandy Bay / Bend 7, Nelson Road			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.				
			Council	Hobart City Council							
			Planning Scheme	Hobart Interim Planning Scheme 2015							
Title References	FR 167424/1	Zone & Overlay	34.0 Particular Purpose & 116.UTA								
Schedule Of Easements		See Sheet 2.									
Scale	1:10,000	Date	12 December 2017	PDA Reference	V1132M-1	Map reference	5224	PID	3257063	Point of Interest GDA94 MGA55	526270E, 5248999N

SHEET 1 OF 2  
LOCALITY





# PLAN OF SUBDIVISION



**PDA Surveyors**

Surveying, Engineering & Planning

127 Bathurst Street Hobart,  
Tasmania, 7000  
www.pda.com.au Also at: Kingston,  
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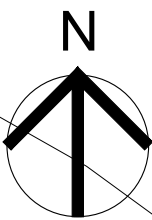
Owners	University of Tasmania		Address	2 Churchill Avenue, Sandy Bay / Bend 7, Nelson Road		This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.					
			Council	Hobart City Council							
			Planning Scheme	Hobart Interim Planning Scheme 2015							
Title References	FR 167424/1	Zone & Overlay	34.0 Particular Purpose & 116.UTA								
Schedule Of Easements Existing Easements to be carried forward.											
Scale	1:600	Date	12 December 2017	PDA Reference	V1132M-2	Map reference	5224	PID	3257063	Point of Interest GDA94 MGA55	526270E, 5248999N

**SHEET 2 OF 2  
SITE PLAN**

## LEGEND - PUBLIC SERVICES CROSSING LOT 1

- WATER MAIN
- STORMWATER MAIN
- SEWER MAIN

**BALANCE OF  
FR 167424/1  
98.68 ha±**



EXISTING & PROPOSED PUBLIC  
EASEMENTS SHOWN.  
FOR CONCEPT SERVICING PLAN  
REFER V1132M-3

**LOT 1  
1.253 ha**

**BALANCE OF  
FR 167424/1  
98.68 ha±**

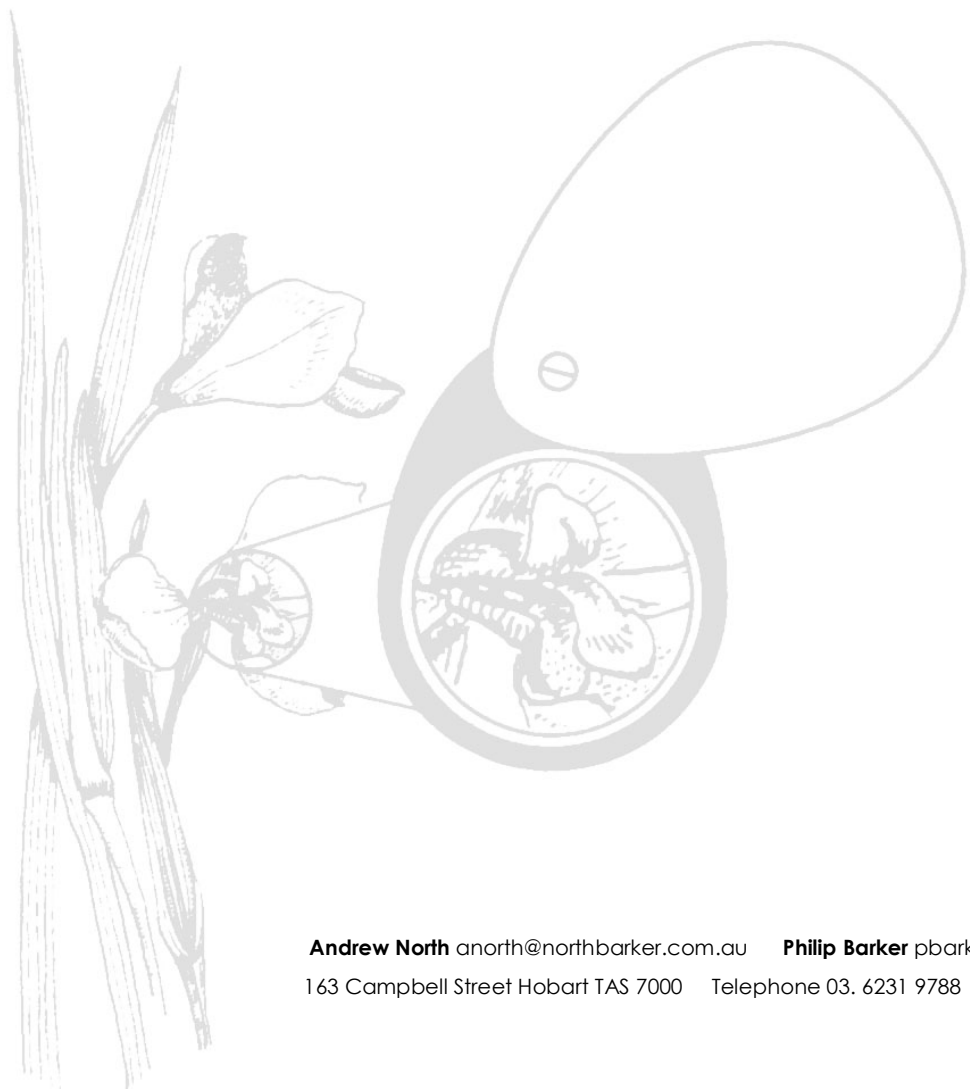
0 5 10 20m  
(1:600 @ A3 100%)



**Nelson Villas – Proposed Subdivision**  
Draft  
Bushfire Report and Hazard Management Plan

15th February 2018

For UTAS (UTAS001)





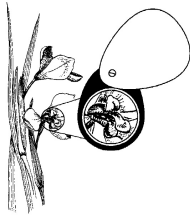
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## **ACKNOWLEDGMENTS**

Client: UTAS

Survey and report: Linda Drummond



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## **1. INTRODUCTION**

The University of Tasmania (UTAS) is proposing to rezone and subdivide a portion of their land at Mt Nelson. The land is part of the university reserve which is a large parcel of bushland to the west of the developed Sandy Bay campus.

It is proposed that the site will be rezoned to low density residential land and the existing dwellings be on a single strata title, no additional dwellings are being proposed at this stage.

The land is currently zoned Particular Purpose (PPZ-3 University of Tasmania (Sandy Bay Campus)).

The site is located within a Bushfire Prone Area Overlay (Hobart Interim Planning Scheme 2015) and therefore requires a Bush Fire Hazard Management Plan (HMP) demonstrating the proposed mitigation in compliance with the AS3959 and the attendant impact on natural values.

The HMP is required to be developed for the purposes of Planning Directive No. 5.1 – Bushfire Prone Areas Code.

## **2. SITE DESCRIPTION**

The area of land proposed for subdivision is about 1.3 ha and forms part of the UTAS Sandy Bay Campus off Nelson Road. It sits on a north to north-west facing slope with an elevation ranging from approximately 200 m asl to 210 m asl, to the west is Rifle Range Creek.

The site is predominantly cleared with dwellings with remnant native vegetation and site access is via existing sealed roads.

See Figure 1 for the context and locality of the proposal.

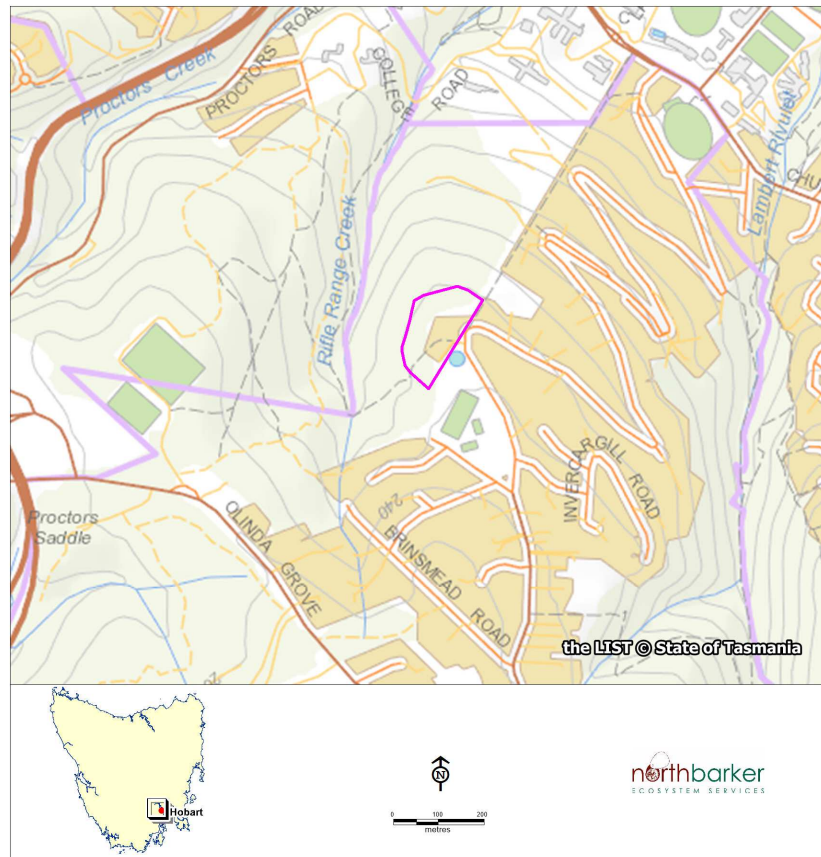
### **Limitations:**

This report is based on site investigations at the time of inspection and from information provided by the proponent. The report is limited in scope to bushfire hazard assessment only. The assessment is based on this building area and its findings are for this site only. Future changes to the building proposal or changes in the vegetation that affect bushfire hazard have not been considered.

## **3. PROPOSED USE**

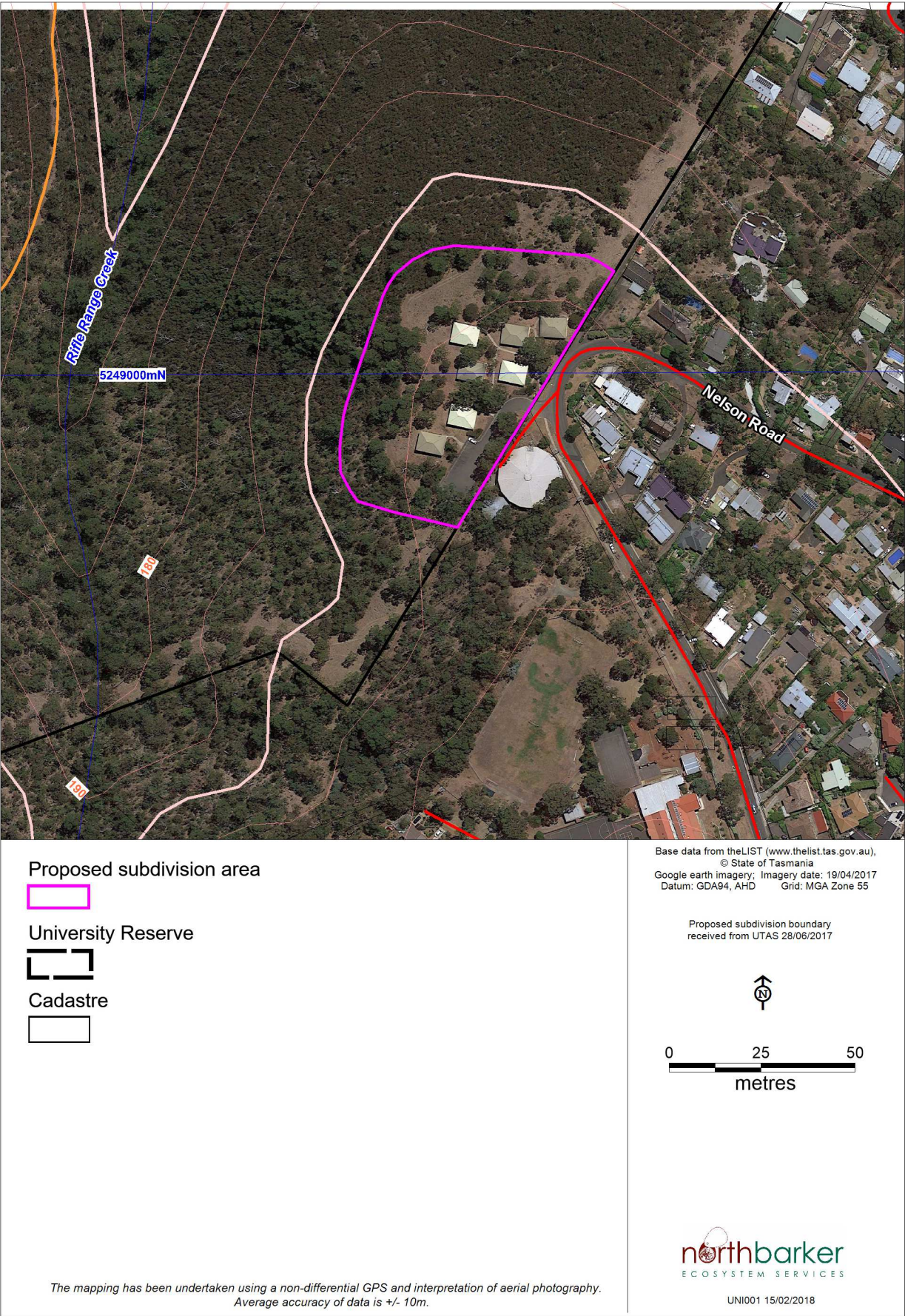
The development proposal is to subdivide and rezone the identified portion of the university reserve shown in Figure 2. No additional dwellings or extensions to additional dwellings are proposed at this stage. The site is already serviced by reticulated water.





**Figure 1. The location and context of the site.**





**Figure 2: Existing residential dwellings and proposed subdivision area.**

## 4. BUSHFIRE SITE ASSESSMENT

**Vegetation:** The existing vegetation within 100 m of the proposed subdivision is forest, woodland and low threat vegetation (shown in Figure 3).

The forested and woodland vegetation to the north, west and south comprises *Eucalyptus pulchella* (DPU), *Eucalyptus globulus* (DGL) and *Allocasuarina verticillata* (NAV), while the low threat vegetation to the west are urban areas (FUR).

**Slope and fire paths:** The land slopes up to the east and down towards the north, west and south. The slopes that affect the BAL rating at the building area are reported first and the predominant vegetation is also indicated in Table 1 for where slopes are steep.

The most likely fire paths are from the southwest through to the northwest. However, ignition could occur in any direction.

The fire history for the area is shown in Figure 3.

Four previous fires are mapped in the area, these took place in 2006, 1998, 1994 and 1967.

**Fire management:** This area is already under the management of Tasmania Fire Service and the University of Tasmania. The University of Tasmania's fire management plan<sup>1</sup> states the it is required to maintain a low ground fuel zone by mechanical reduction for at least 40 m from any building and adjacent built up area.

In addition, the land surrounding the villas is listed as part of the o8AP fuel management unit in the Tasmania Fire Service Community Bushfire Mitigation Plan. The currently identified situation and treatment are outlined in Table 1 below. The area that o8AP refers to is shown in Figure 4.

Table 1 UTAS Bushfire Mitigation Plan for area o8AP<sup>2</sup>

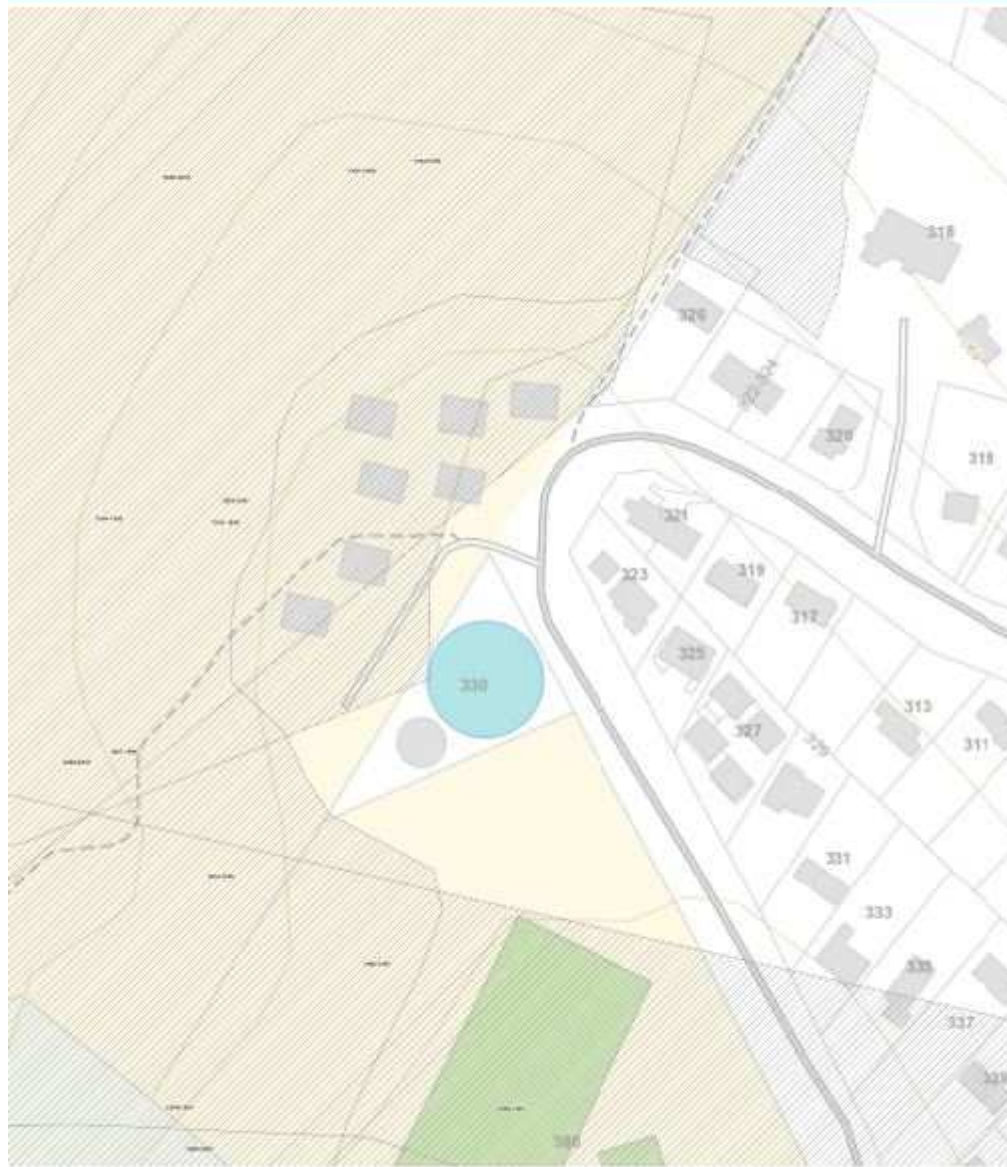
Situation			Treatment		
<ul style="list-style-type: none"> <li>Small area of dry forest within the plan area where high fuel loads are currently recorded adjacent to the Asset Zone</li> <li>Reduction and management of fuels within FMU will increase the safety of university accommodation and adjacent residences</li> <li>Operations will need to be coordinated with management of <i>Allocasurina verticillata</i> which is prevalent in adjacent areas</li> <li>Due to its limited scale the unit may be a suitable candidate to trial mechanical bushfire fuel management</li> </ul>			<ul style="list-style-type: none"> <li>Reduce fuel loads to the prescriptions below</li> <li>Fuel reduction could be achieved through low intensity fuel reduction burning, mechanical removal or a combination of each</li> <li>Fuel reduction operations must be coordinated with weed management and <i>Allocasurina verticillata</i> management works</li> <li>Monitor and maintain fuel loads to the prescriptions below</li> <li>Implement recommendations from table below to guide operations</li> </ul>		
Prescriptions	Vegetation Fire Attributes	Fire Regime	Fuel management trigger point	Current fuel load	Advice
Reduce bushfire fine fuels to Vesta score 2 or below (6-8 tons per Hectare)	Dry <i>Eucalyptus pulchella</i> forest and woodland Veg Code: DPU	Low fire sensitivity Implement fuel reduction burning when fuel	Fine fuel load = > Vesta score 2 or 6 – 8 t/ha	Exceeds trigger point	Initiate fuel reduction operations

<sup>1</sup> University of Tasmania (2012), Sandy Bay Campus University Reserve Biodiversity Management Plan (DRAFT)

<sup>2</sup> Tasmania Fire Service (October 2016) Community Bushfire Mitigation Plan (UTAS Including University Reserve, Olinda Grove & Mt Nelson)

	Fire Sensitivity: Low Flammability: High	loads exceed fuel management trigger point Anticipated fuel management frequency = 5 – 10 yrs			
--	--	---	--	--	--





© COPYRIGHT AND DISCLAIMER: Map data is compiled from a variety of sources and hence its accuracy is variable. If you wish to make decisions based on this data you should consult with the relevant authorities. Apart from any use permitted under the Copyright Act 1968, no part of this report may be copied without the permission of the General Manager, Land Tasmania, Department of Primary Industries, Parks, Water and Environment, GPO Box 44 Hobart 7001.



#### Legend

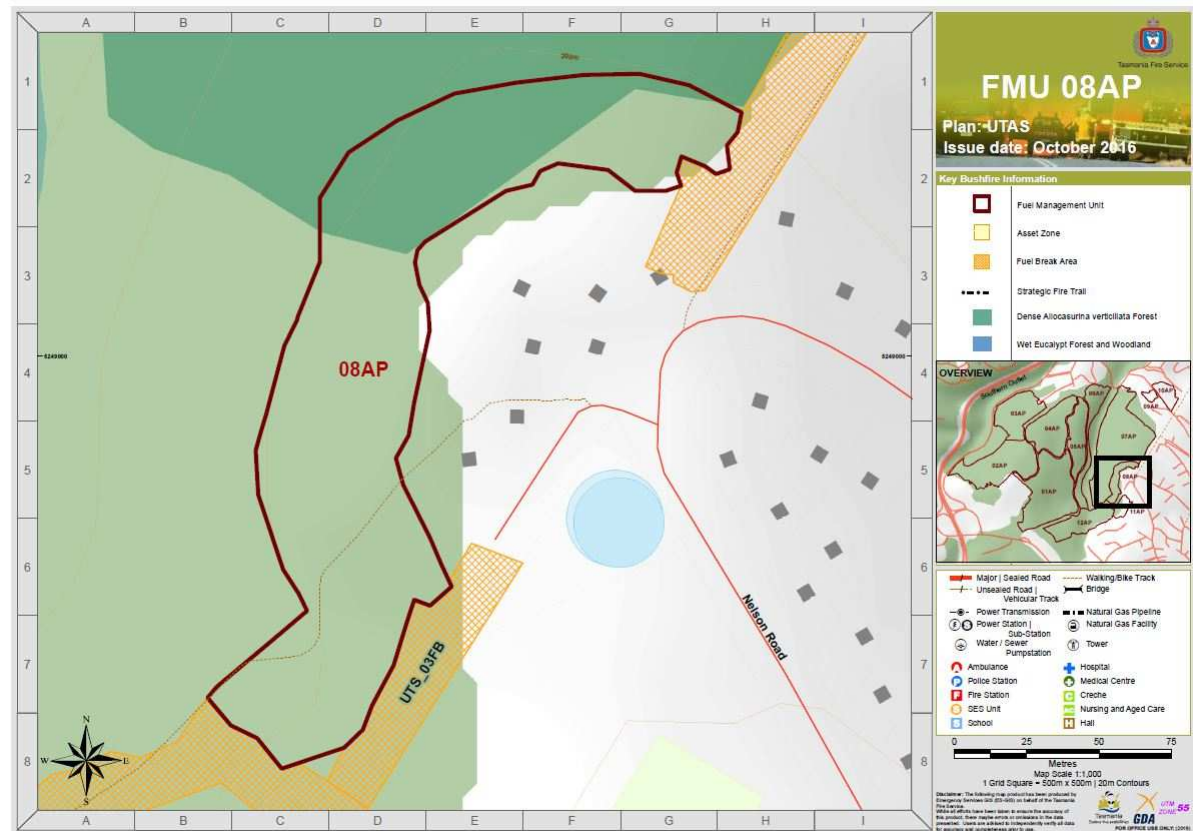
##### Fire History

-  Bushfire-Unknown Category
-  Bushfire
-  Completed Planned Burn

##### Topographic



**Figure 3: Fire history around proposed subdivision (source the LIST 14/08/2018).**



**Figure 4: Fire Management Unit (FMU) area 08AP.**

#### **4.1 DISTANCE AND SLOPE UNDER CLASSIFIED VEGETATION**

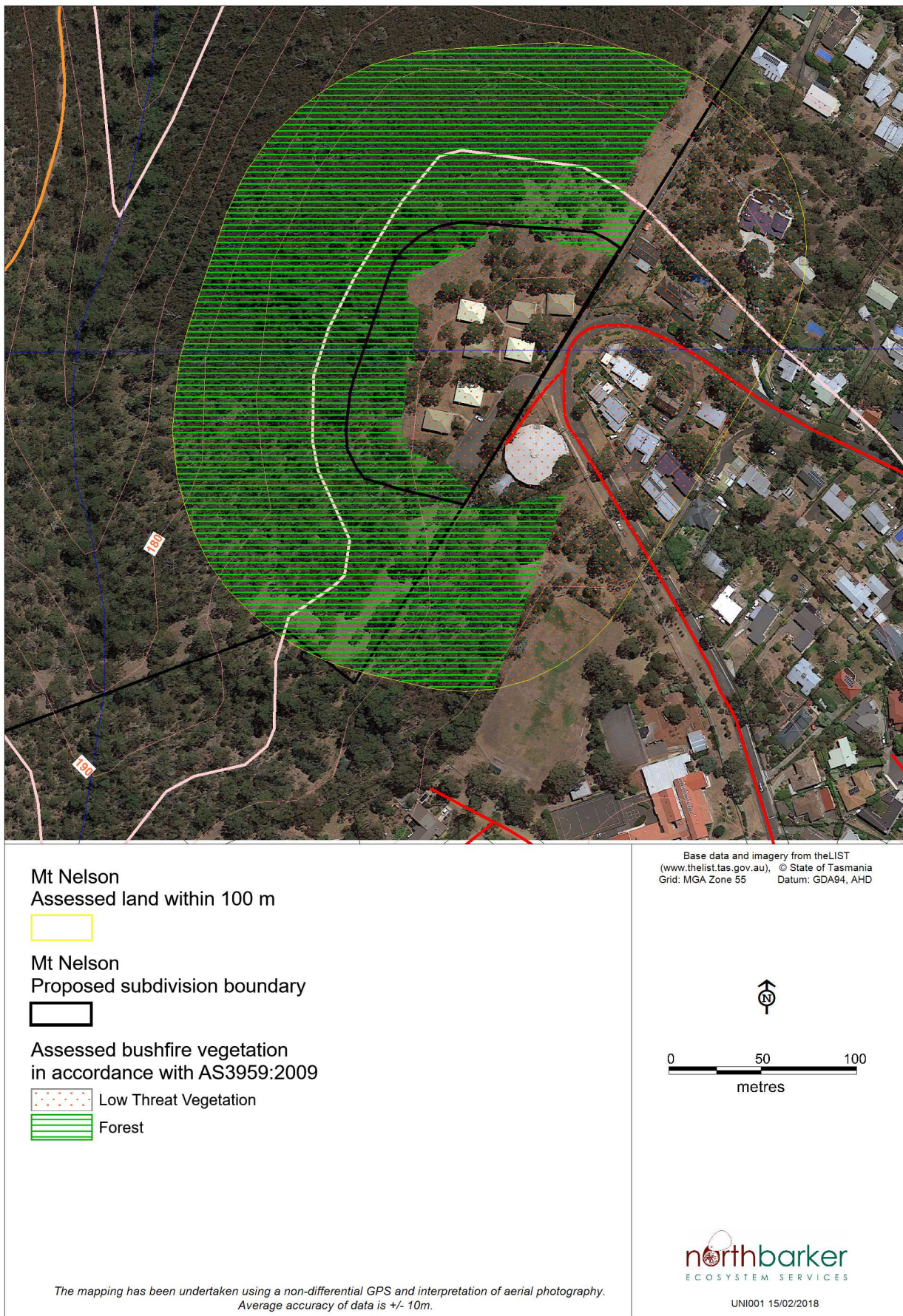
Table 1 and Figure 3 indicate the site characteristics for a 100 m radius that have been assessed to determine the bushfire attack level of the building and provide the dimensions for the HMA for a BAL 19 solution for the proposed residential subdivision as per Section 2 of AS 3959.

The interaction of the vegetation on the affective slope requires the hazard management area that is shown in Figure 4.

**Table 1 Slope and vegetation characteristics and AS3959 solution for BAL 19.**

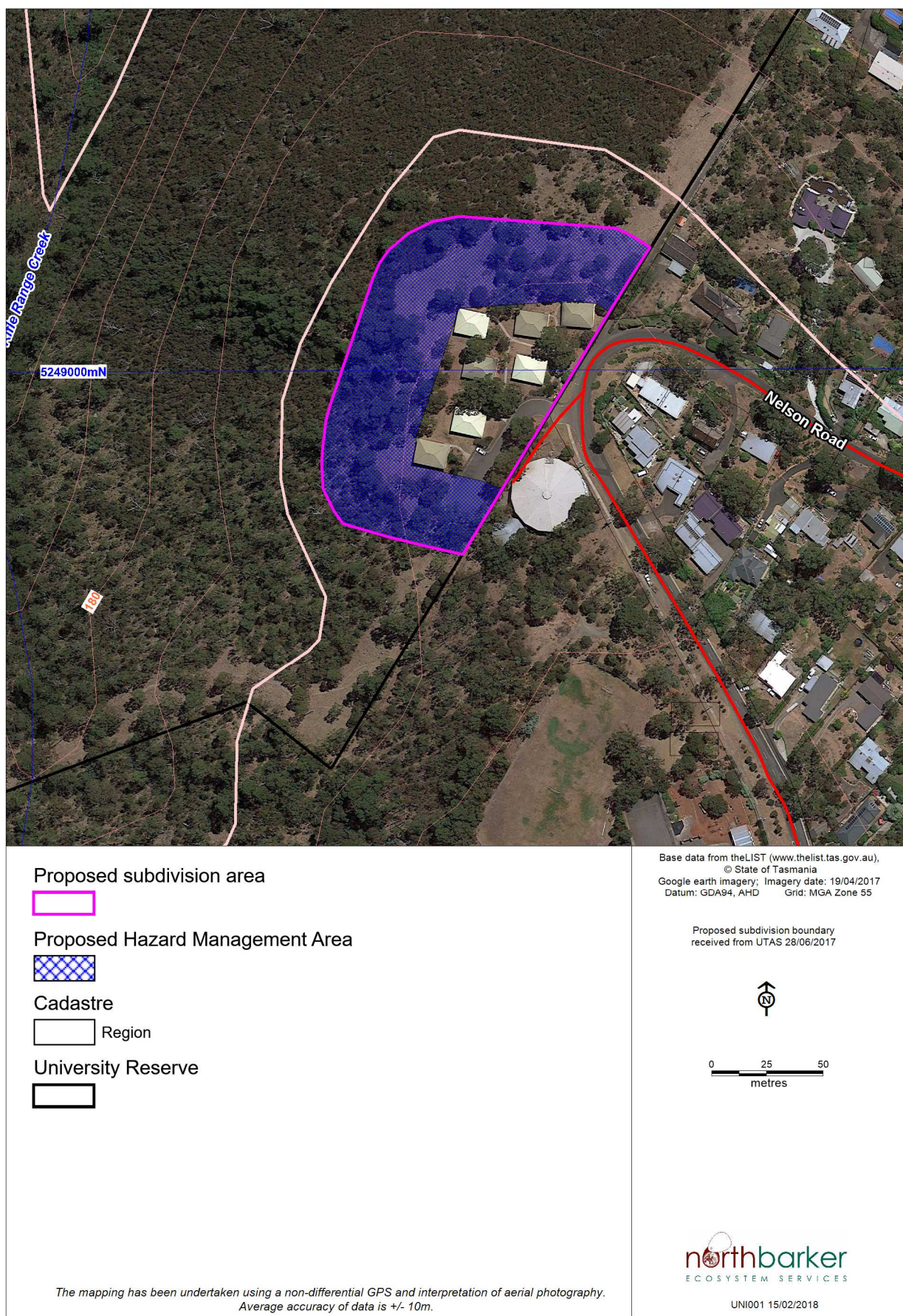
Quadrant	Vegetation class Table 2.3 AS3959	Effective Slope (degrees)	Minimum Defendable Space Required for BAL- 19 (m)	Distance under effective slope	Exclusions of low threat vegetation under 2.2.3.2 AS3959	Compliance AS3959
North NE	Forest	5-10 downslope	34	100	N/A	Yes
East NE	LTV	Upslope	N/A	100	Maintained lawns and gardens	Yes
East SE	LTV	Upslope	N/A	100	Maintained lawns and gardens	Yes
South SE	LTV	Upslope	N/A	100	Maintained lawns and gardens	Yes
South SW	Forest	10- 15° Downslope	41	100	N/A	No
West SW	Forest	10- 15° Downslope	41	100	N/A	Yes
West NW	Forest	5-10° Downslope	34	100	N/A	Yes
North NW	Forest	5-10° Downslope	34	100	N/A	Yes





**Figure 3. Affective slope and vegetation within 100 m.**





**Figure 4. Hazard Management Area**



**Images of the vegetation types present on the site – all images taken from the around the existing villas on site**



Forest on south-east boundary



North eastern area



DPU on north western slopes



Forest to west of existing villas





Facing west



Managed land around existing villas



Facing east towards existing villas



NE boundary

## 5. BUSHFIRE PRONE AREAS MANAGEMENT OBJECTIVES

A Directors Determination for building Bushfire-Prone Areas was issued as Version 2.1 on September 2017. This determination reflects the Bushfire-Prone Areas Code (issued as Planning Directive No. 5.1). This code has been developed to ensure that use and development is designed, located, serviced and constructed to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

Appendix 2 of this report tabulates the specifications for standards set out in the Determination for new buildings on lots not provided with BAL at the time of subdivision (pre existing lot). This proposal must comply with this determination as set out in Table 2 below.

**Table 2. Compliance of the accommodation building proposal with Directors Determination Feb 2017.**

Direction	Deemed to satisfy requirements (Elements)	Requirement	Compliance
4.1	Construction requirements	AS 3959 - 2009	To be assessed by building surveyor.
4.2	Private access	4.2 B	Yes
4.3	Reticulated water supply for fire fighting	4.3A – A,B,C	Yes
4.4	Hazard management area	4.4 D	Yes

## 6. MANAGEMENT OF THE HMA AND LANDSCAPING

The bushfire hazard management plan (Appendix 1) has resolved all aspects to BAL 19 as per Table 1. All vegetation within the HMA of the site will be managed in a low fuel state and the following recommendations are made.

1. Maintain HMA in a low fuel state. Ground cover vegetation less than 100 mm tall, trees pruned to at least 2m, and remove sufficient trees to achieve a 3 m canopy separation.
2. No more than 15 mature trees per ha to be retained and spaced to maximise canopy separation and no closer than 15 m from the building.
3. No landscaping trees or shrubs within 10 m to exceed the height of the gutters.

## 7. OTHER PLANNING PROVISIONS

Vegetation has been assessed. The main biodiversity constraint is the Biodiversity Protection Area (BPA). This overlay aims to protect threatened vegetation types. In this case the Tasveg vegetation mapping unit is DGL, a threatened vegetation type.

It is not necessary to clear the community. Only those trees required to be removed to achieve 3 m of canopy separation need to be removed. The vegetation will remain DGL.

## **REFERENCES**

Australian Standard AS 3959 (2009) Construction of Buildings in Bushfire Prone Areas.

Directors Determination Version 2.1– Requirements for building in bushfire-prone areas.  
Building Act 2000.

Planning Directive No. 5.1 – Bushfire-Prone Areas Code.

## **APPENDIX 1. BUSHFIRE HAZARD MANAGEMENT PLAN**

*The following content complies with the content specified in the Bushfire Hazard Advisory Note NO 4 – 2016 and is a regulatory requirement of the Tasmanian Building Act 2000 and the Building Amendment (Bushfire-prone Area) Regulations 2016.*

### **BUSHFIRE ATTACK LEVEL ASSESSMENT REPORT**

February 15 2018

Assessed by Linda Drummond

Phone 6231 9788



**Bushfire Attack Level (BAL) assessment conducted in accordance with Clause 2.2 Simplified Procedure (Method 1) of AS 3959 – 2009.**

The BAL Assessment Report has been provided to determine the BAL (in accordance with AS3959-2009) for the site and provide recommendations for BAL reduction methods. Requirements for water supply for fire fighting and vehicle access and egress for firefighting are included in the BHMP; and should be included as part of the Building Surveyors Certificate of Likely Compliance assessment.

#### **Limitations.**

All measurements have been made using standard practices and may contain errors of precision.

Compliance with the AS3959 building standards referred to in this assessment and the implementation of the evacuation plan, does not mean that there is no risk to life or property as a result of bushfire.

A major limitation is that the BAL value is determined under a Fire Danger Index rating FDI of 50. The FDI can be significantly higher under certain weather and fuel conditions and consequently the BAL may also be higher than determined here.

#### **Property Details**

Applicants Name: University of Tasmania

Municipality: Hobart

Certificate of title / number: 167424/1

Address: 2 Churchill Avenue, Sandy Bay

Proposal: Residential dwellings

#### **Proposed Activity**

The BHMP applies to a group of buildings that are proposed to be subdivided from the university, is proposed that they will be on one stratum title and therefore the hazard management area is for all buildings. The proposal will keep the use as low density residential and no additional buildings are planned.



## Bush Fire Attack Level (Bal 19)

### Relevant fire danger index: FDI 50

### Compliance Requirements (see Figure 1 below):

The specifications of each HMA are listed in Table 1. The HMA's for each building must be maintained in a minimum fuel state.

Property access must comply with standards that are set out in Table 4.2 having regard for the access being greater than 30 m long as indicated in Figure 1 below.

The water supply and access to the water supply must comply with the specifications set out in Table 4.3A.

### Determination of Bushfire Attach Level (BAL)

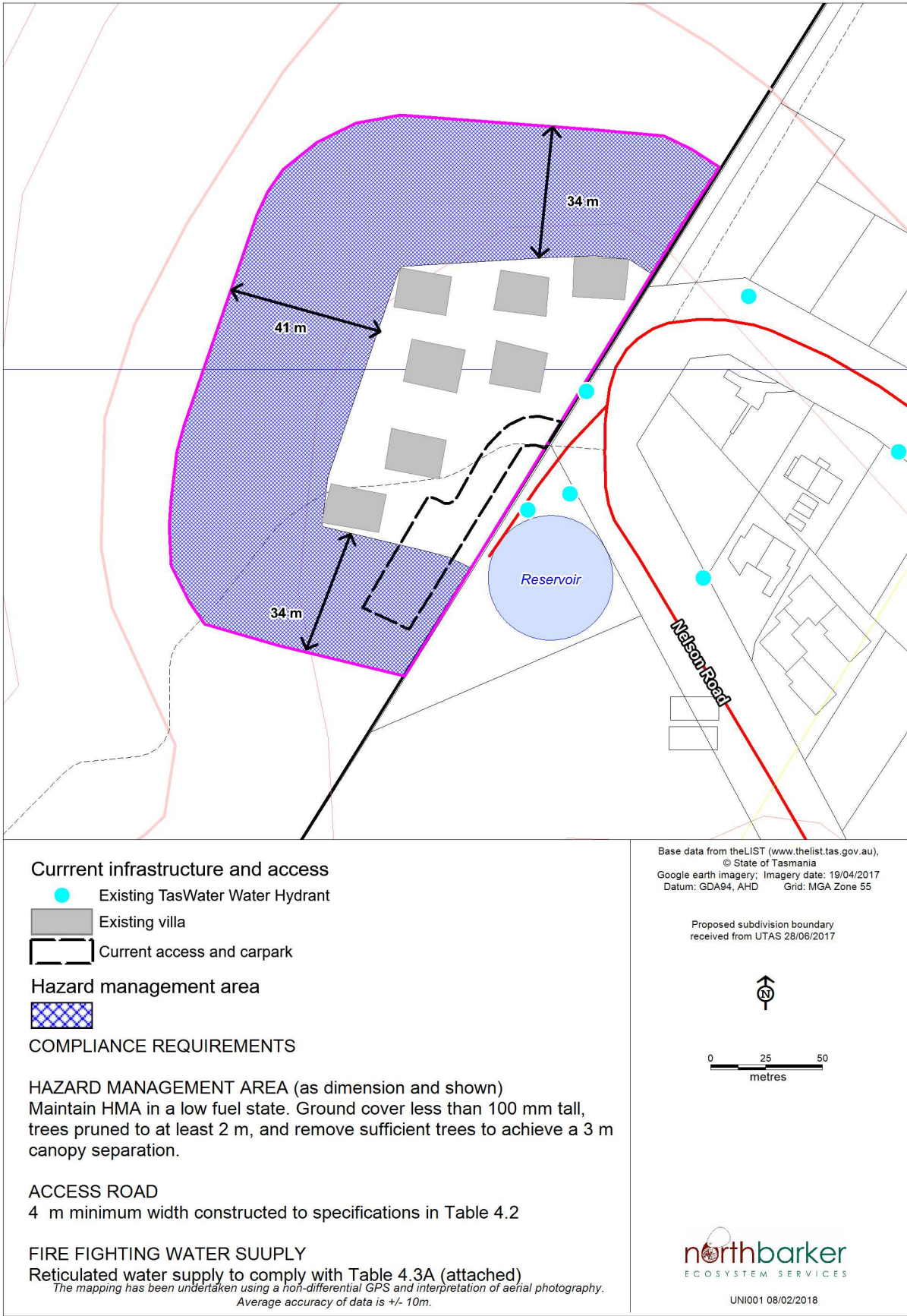
Table 1 indicates the minimum defendable space required for the HMA to meet BAL 19 in respect of the classified vegetation types on the effective slopes.

In Figure 1, the HMA demonstrates that the proposal can be achieved with no vegetation removal required on neighbouring land not owned by the proponents.

**Table 1. Vegetation and slope characteristics and minimum defendable space for BAL 19.**

Quadrant	Vegetation class Table 2.3 AS3959	Effective Slope (degrees)	Minimum Defendable Space Required for BAL- 19 (m)	Distance under effective slope	Exclusions of low threat vegetation under 2.2.3.2 AS3959	Compliance AS3959
North NE	Forest	5-10 downslope	34	100	N/A	Yes
East NE	LTV	Upslope	N/A	100	Maintained lawns and gardens	Yes
East SE	LTV	Upslope	N/A	100	Maintained lawns and gardens	Yes
South SE	LTV	Upslope	N/A	100	Maintained lawns and gardens	Yes
South SW	Forest	10- 15° Downslope	41	100	N/A	No
West SW	Forest	10- 15° Downslope	41	100	N/A	Yes
West NW	Forest	5-10° Downslope	34	100	N/A	Yes
North NW	Forest	5-10° Downslope	34	100	N/A	Yes





**FIGURE 1. BUSHFIRE HAZARD MANAGMENT PLAN.**

## APPENDIX 2. SPECIFICATIONS FOR ACCESS, WATER SUPPLY AND HAZARD MANAGEMENT AREAS.

Table 4.2 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.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) all-weather construction;</li> <li>(b) load capacity of at least 20t, including for bridges and culverts;</li> <li>(c) minimum carriageway width of 4m;</li> <li>(d) minimum vertical clearance of 4m;</li> <li>(e) minimum horizontal clearance of 0.5m from the edge of the carriageway;</li> <li>(f) cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;</li> <li>(h) curves with a minimum inner radius of 10m;</li> <li>(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</li> <li>(j) terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> <li>(i) a turning circle with a minimum outer radius of 10m; or</li> <li>(ii) a property access encircling the building; or</li> <li>(iii) a hammerhead “T” or “Y” turning head 4m wide and 8m long.</li> </ul> </li> </ul>
C	Property access length is 200m or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) the requirements for B above; and</li> <li>(b) passing bays of 2m additional carriageway width and 20m length provided every 200m.</li> </ul>
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> <ul style="list-style-type: none"> <li>(a) complies with requirements for B above; and</li> <li>(b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.</li> </ul>

Table 4.3A Reticulated water supply for firefighting

Element		Requirement
A.	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 120m of a fire hydrant; and</li> <li>(b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.</li> </ul>
B.	Design criteria for fire hydrants	<p>The following requirements apply:</p> <ul style="list-style-type: none"> <li>(a) fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2nd Edition; and</li> <li>(b) fire hydrants are not installed in parking areas.</li> </ul>
C.	Hardstand	<p>A hardstand area for fire appliances must be:</p> <ul style="list-style-type: none"> <li>(a) no more than 3m from the hydrant, measured as a hose lay;</li> <li>(b) no closer than 6m from the building area to be protected;</li> <li>(c) a minimum width of 3m 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>






**Table 4.4 Requirements for Hazard Management Area**

Column 1		Column 2
Element		Requirement
<b>A.</b>	Hazard management areas for new buildings on lots provided with a BAL at the time of subdivision.	A new building must: <ul style="list-style-type: none"> <li>(a) Be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined at the time of subdivision; and</li> <li>(b) Have a HMA established in accordance with a certified bushfire hazard management plan.</li> </ul>
<b>B.</b>	Hazard management areas for new buildings on lots not provided with a BAL at the time of subdivision.	A new building must: <ul style="list-style-type: none"> <li>(a) Be located on the lot so as to be provided with a HMA no smaller than the separation distances required for BAL 29; and</li> <li>(b) Have an HMA established in accordance with a certified bushfire hazard management plan.</li> </ul>
<b>C.</b>	Hazard management areas for alterations or additions to buildings.	An alteration or addition to a building must: <ul style="list-style-type: none"> <li>(a) Be located on the lot so as to be provided with a HMA which:               <ul style="list-style-type: none"> <li>(i) Has the separation distances required for the BAL assessed for the construction of the existing building; or</li> <li>(ii) In the case of a building without an existing BAL assessment, is no smaller than the separation distances required for BAL 29; and</li> </ul> </li> <li>(b) Have an HMA established in accordance with a certified bushfire hazard management plan.</li> </ul>
<b>D.</b>	Hazard management areas for new buildings and additions and alterations to buildings classified as an accommodation building BCA Class 1b, BCA Class 2, or BCA Class 3, other than communal residence for persons with a disability, a respite centre or a residential aged care facility or similar.	A new building or an alteration or addition must: <ul style="list-style-type: none"> <li>(a) Be:               <ul style="list-style-type: none"> <li>(i) located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL 12.5; or</li> <li>(ii) provided with a certificate from an accredited person that a bushfire hazard management plan provides, to the degree necessary, separation of the building from the bushfire hazard, appropriate resistance to ignition from bushfire, property access and water supply for fire fighting;</li> </ul> </li> <li>and</li> <li>(b) Have an HMA established in accordance with a certified bushfire hazard management plan.</li> </ul>
<b>E.</b>	Hazard management areas for new buildings and additions and alterations to existing buildings classified as vulnerable use as defined in the <i>Bushfire-Prone Areas Code (Planning Directive 5.1)</i>	A new building or an addition or alteration including change of use must: <ul style="list-style-type: none"> <li>(a) Be:               <ul style="list-style-type: none"> <li>(i) located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL 12.5; or</li> <li>(ii) provided with a certificate from an accredited person that a bushfire hazard management plan provides, to the degree necessary, separation of the building from the bushfire hazard, appropriate resistance to ignition from bushfire, property access and water supply for fire fighting;</li> </ul> </li> <li>and</li> <li>(b) Have a HMA established in accordance with a certified bushfire hazard management plan.</li> </ul>
<b>F.</b>	Hazard management areas for new buildings or additions and alterations to buildings associated with a hazardous use	A new building or an alteration or addition, including change of use, for a building determined as a hazardous use must: <ul style="list-style-type: none"> <li>(a) Be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined in the certified bushfire hazard management plan; and</li> <li>(b) Have a HMA established in accordance with a certified bushfire hazard management plan.</li> </ul>





### Vegetation Communities (Using Tasveg 3.0 mapping units)

-  (DGL) Eucalyptus globulus dry forest and woodland
-  (DPU) Eucalyptus pulchella forest and woodland
-  (FUR) Urban Areas
-  (NAV) Allocasuarina verticillata forest
-  (WGL) Eucalyptus globulus wet forest

### Proposed property boundary



### Proposed hazard management area



Base data from theLIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)),  
© State of Tasmania  
Google earth imagery; Imagery date: 19/04/2017  
Datum: GDA94, AHD Grid: MGA Zone 55

Proposed subdivision boundary  
received from UTAS 28/06/2017



0 25 50  
metres

**northbarker**  
ECOSYSTEM SERVICES

The mapping has been undertaken using a non-differential GPS and interpretation of aerial photography.  
Average accuracy of data is +/- 10m.

UNI001 06/12/2017