Bushfire Attack Level Assessment, and Bushfire Hazard Management Plan for a subdivision

Subject Property
6a & 8 Correa Street
Primrose Sands TAS 7173
PID 9673132 & 1514732
Vol 173761 & 109772 Fol 1 & 11

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For Jenny Richmond & Pete Simmonds
8 Correa Street
Primrose Sands TAS 7173

Our Ref 21102 Version 2 12 November 2021

Contents

Executive Summary

This report provides an assessment for the purposes of subdividing two lots to create six rural living lots at 6a & 8 Correa Street Primrose Sands TAS 7173 in accordance with the relevant building for bushfire requirements, legislation and guidelines.

The subdivision is to provide the following requirements:

1. There are adequate separations between proposed dwelling and the bushfire prone vegetation,
2. There is sufficient water for firefighting purposes for each dwelling on the proposed development site,
3. There is adequate access and egress for firefighters and residents.
4. That no proposed building site exceeds Bushfire Attack Level 19 (BAL 19).

The Bushfire Hazard Management Plan (Attachment 1) details the requirements for the subdivision.

1. Introduction

1.1 Background

This Bushfire Attack Level Assessment report has been prepared by Onto It Solutions at the request of Jenny Richmond & Pete Simmonds (the proponents).

The report provides an assessment for the purposes of subdividing two lots to create six rural living lots at 6a & 8 Correa Street Primrose Sands TAS 7173 (the subject land) in accordance with the relevant building for bushfire requirements, legislation and guidelines.

The subdivision is to provide the following requirements:

1. There are adequate separations between proposed dwelling and the bushfire prone vegetation,
2. There is sufficient water for firefighting purposes for each dwelling on the proposed development site,
3. There is adequate access and egress for firefighters and residents.
4. That no proposed building site exceeds Bushfire Attack Level 19 (BAL 19).

The assessment will also provide the guidelines for building a dwelling in a bushfire prone area consistent with the subject land and compliant to the relevant provisions of the Planning Directive No. 5.1 – Bushfire-Prone Areas Code of 2017, the Building Regulations of 2014 (as amended), The Determinations by the Director of Building Control 2020 – Application of requirements for Building in Bushfire Prone Areas (transitional) (v1.4) and Requirements for Building in Bushfire-Prone Areas (transitional)(v2.2), the Building Code of Australia (BCA) and the Australia Standard AS 3959 2018 Constructions of Buildings in Bushfire-prone Areas.

The subject land and environs were inspected on 17th August 2021.

1.2 The Subject Land and Environs

The subject land is located on the north-western side of Correa Street and the driveway entrance is 207m north from the Primrose Sands Road intersection. The site is 1.9km by road from the Primrose Sands Post Office.

8 Correa Street is a total of 2.56ha and 6a Correa Street is a total of 4.99ha and both lots are shaped in a battle axe format with the “handle” creating the entrance on the south-eastern boundaries. Both lots are zoned for Rural Living. Both lots also have a 40m Rural Resource setback from the northwest boundary.

8 Correa Street has an existing dwelling located on the western side. The existing driveway access enters from Correa Street through the proposed Lot 1 approaches the dwelling from the east. A new driveway is proposed and it will enter the site through the southeast boundary from the new road, The site is mainly covered allocasuarina woodland with a grassy understory except for an area surrounding the dwelling.

6a Correa Street is covered entirely in unmanaged vegetation, the southern side being sown pasture and the northern side being tall eucalypt (e amygdalina) forest.

Beyond the boundaries of the subject lands, there are areas of pasture to the north and south-west, forest beyond the north-western boundary of 6a and woodland to the south.

There is no reticulated water to the development site and therefore no nearby fire hydrants.

The study area for this report includes the subject land and an area that extends for 100 metres beyond the boundaries.

1.3 The Proposal Assessed within this Report

The proposal is to create six titles for rural living development on the subject lands.

The new lots are identified as Lot 1 through to 6 with Lots 1 and 2 being established from 8 Correa Street, and Lots 3-6 being established from 6a Correa Street.

The existing dwelling on No 8 will be included in the new Lot 2. Lots 1, 3, 4, 5 and 6 will be sold for rural living development as vacant lots.

Correa Street will be extended as a public road to allow for access to each new Lot.

1.4 Compliance

1.4.1 Planning provisions for subdivisions

The proposed development complies with the Interim Planning Directive No 5.1 Bushfire Prone Areas Code of 23 February 2017

Table 1.6 Development standards

E1.6.1 Subdivision: Provision of hazard management areas - **Required**

Objective: Subdivision provides for hazard management areas that: (a) facilitate an integrated approach between subdivision and subsequent building on a lot; (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and (c) provide protection for lots at any stage of a staged subdivision.	
Acceptable solutions	**Performance criteria**
A1 (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or (b) The proposed plan of subdivision: (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; (ii) shows the building area for each lot; (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS 3959 –nConstruction of buildings in bushfire-prone areas; and (iv) is accompanied by a bushfire hazard management plan for each individual lot, certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances	P1 A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to: (a) the dimensions of hazard management areas; (b) a bushfire risk assessment of each lot at any stage of staged subdivision; (c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; (d) the topography, including site slope; (e) any other potential forms of fuel and ignition sources; (f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development; and (g) any advice from the TFS.

required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas; and (c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.	

E1.6.2 Subdivision: Public and firefighting access - **Required**

Objective: Access roads to, and the layout of roads, tracks and trails, in a subdivision: (a) allow safe access and egress for residents, fire fighters and emergency service personnel; (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken; (c) are designed and constructed to allow for fire appliances to be manoeuvred; (d) provide access to water supplies for fire appliances; and (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.	
Acceptable solutions	**Performance criteria**
A1 (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or (b) A proposed plan of subdivision showing the layout of roads and fire trails, and the location of property access to building areas, and which complies to the extent necessary with Tables E1, E2 and E3,	P1 A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to: (a) appropriate design measures, including: (i) two way traffic; (ii) all weather surfaces; (iii) height and width of any vegetation clearances;

is included in a bushfire hazard management plan certified by the TFS or accredited person.	(iv) load capacity; (v) provision of passing bays; (vi) traffic control devices; (vii) geometry, alignment and slope of roads, tracks and trails; (viii) use of through roads to provide for connectivity; (ix) limits on the length of cul-de-sacs and dead-end roads; (x) provision of turning areas; (xi) provision for parking areas; (xii) perimeter access; and (xiii) fire trails; (b) the provision of access to: (i) bushfire-prone vegetation to permit the undertaking of hazard management works; and (ii) fire fighting water supplies; and (c) any advice from the TFS.

Table E1: Standards for Roads- **Required**

Element		Requirement
A.	Roads	Unless the development standards in the zone require a higher standard, the following apply: (a)two-wheel drive, all-weather construction; (b)load capacity of at least 20t, including for bridges and culverts; (c)minimum carriage way width is7mfor a through road, or5.5mfor a dead-end or cul-de-sac road; (d)minimum vertical clearance of 4m; (e)minimum horizontal clearance of 2mfrom the edge of the carriageway; (f)cross falls of less than 3degrees (1:20 or 5%); (g)maximum gradient of 15 degrees(1:3.5or 28%) for sealed roads, and 10 degrees(1:5.5or 18%) for unsealed roads;

		(h)curves have a minimum inner radius of 10m; (i)dead-end or cul-de-sac roads are not more than 200min length unless the carriageway is 7metres in width; (j)dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and (k)carriage ways less than7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with Australian StandardAS1743-2001Road signs-Specifications.

Table E2 Standards for Property Access- **Required**

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; (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 (j) terminate with a turning area for fire appliances provided by one of the following: (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.
C.	Property access length is 200m or greater.	The following design and construction requirements apply to property access: (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (a) complies with requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.

Table E3 Standards for Fire Trails – **Not Required**

Element		Requirement
A	All fire trails	N/A
B.	Fire trail length is 200m or greater	N/A

E1.6.3 Subdivision: Provision of water supply for firefighting purposes – **Required**

Objective: Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.	
Element	Requirement
A1 In areas serviced with reticulated water by the water corporation: (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; (b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan	**P1** No Performance Criterion.

approved by the TFS or accredited person as being compliant with Table E4; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	
A2 In areas that are not serviced by reticulated water by the water corporation: (a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; (b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	**P2** No Performance Criterion.

Table E5 Reticulated Water Supply for firefighting – **Not Required**

Element		Requirement
A. .	Distance between building area to be protected and water supply.	N/A
B.	Design criteria for fire hydrants	N/A
C.	Hardstand	N/A

Table E5 Static Water Supply for firefighting - **Required**

Element		Requirement
A	Distance between building area to be protected and water supply.	The following requirements apply: (a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: (a) may have a remotely located offtake connected to the static water supply; (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; (c) must be a minimum of 10,000l 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; (d) must be metal, concrete or lagged by non-combustible materials if above ground; and (e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of *Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas*, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6mm thickness.

C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a fire fighting water point for a static water supply must: (a) have a minimum nominal internal diameter of 50mm; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm[1]; (e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) ensure the coupling is accessible and available for connection at all times; (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) if a remote offtake is installed, ensure the offtake is in a position that is: (i) visible; (ii) accessible to allow connection by fire fighting equipment; (iii) at a working height of 450 – 600mm above ground level; and (iv) protected from possible damage, including damage by vehicles.
D.	Signage for static water connections.	The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) comply with water tank signage requirements within *Australian Standard AS 2304-2011 Water storage tanks for fire protection systems;* or (b) be: (i) marked with the letter "W" contained within a circle with the letter in upper case of not less than 100 mm in height; (ii) in fade-resistant material with white reflective lettering and circle on a red background; (iii) located within 1m of the fire fighting water point in a situation which will not impede access or operation; and (iv) no less than 400mm above the ground.
E.	Hardstand	A hardstand area for fire appliances must be: (a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) no closer than 6m from the building area to be protected;

		(c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

1.5 Consultation with Other Experts

No other experts have been consulted for this report.

Fig 1 Cadastre

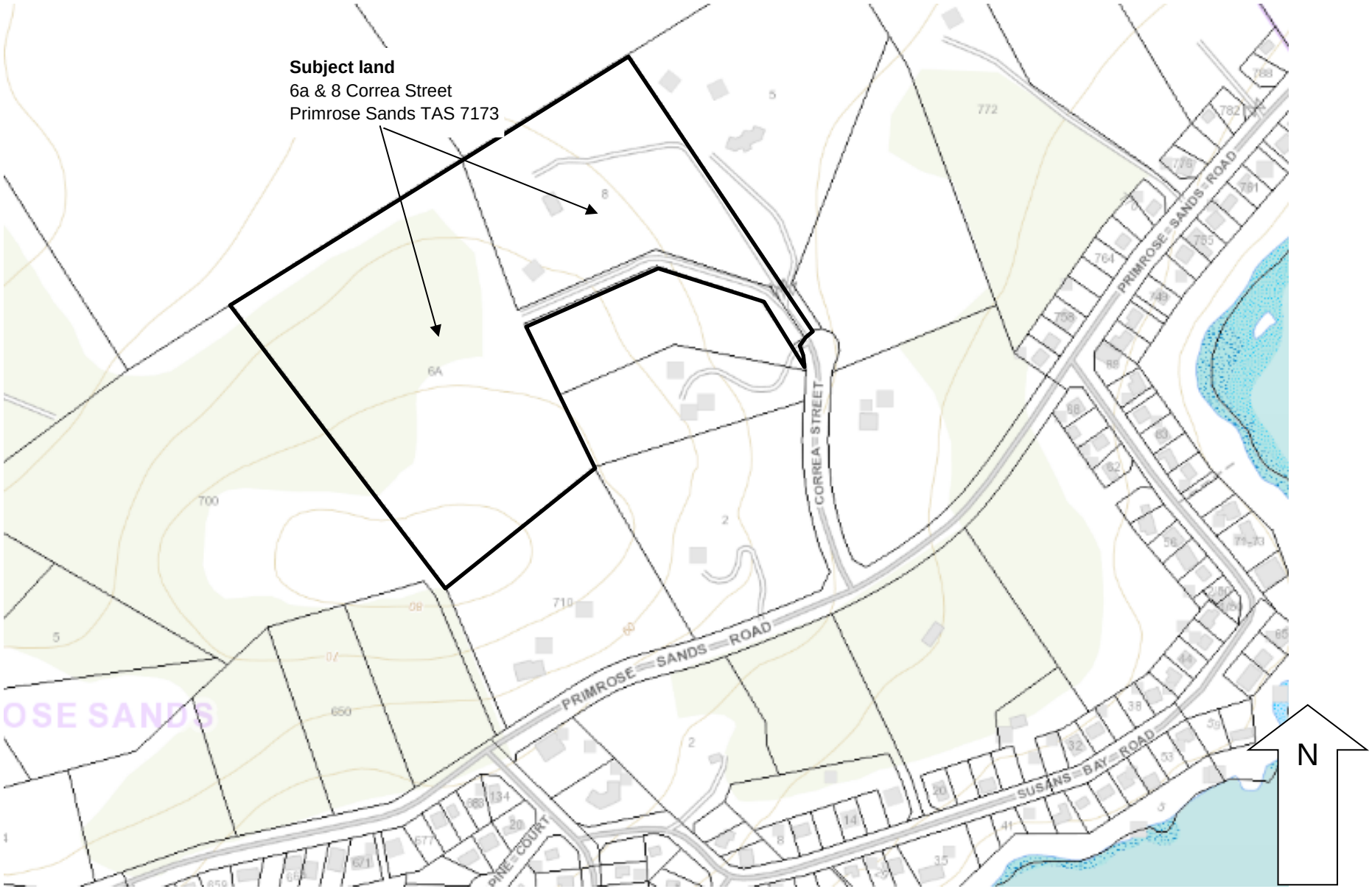


Fig. 2 Terrain and features

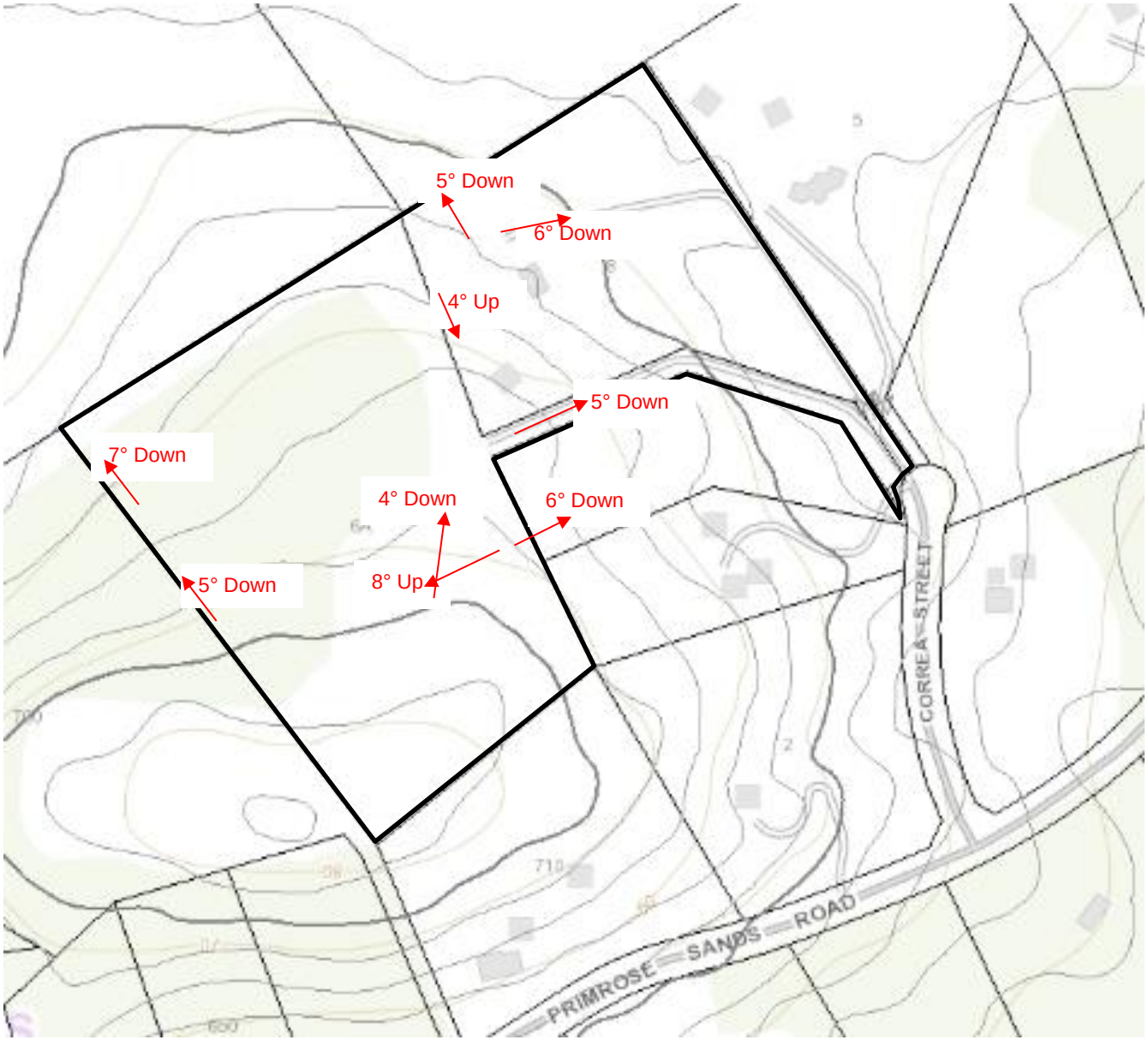


Fig 3 Vegetation and Fire Lines

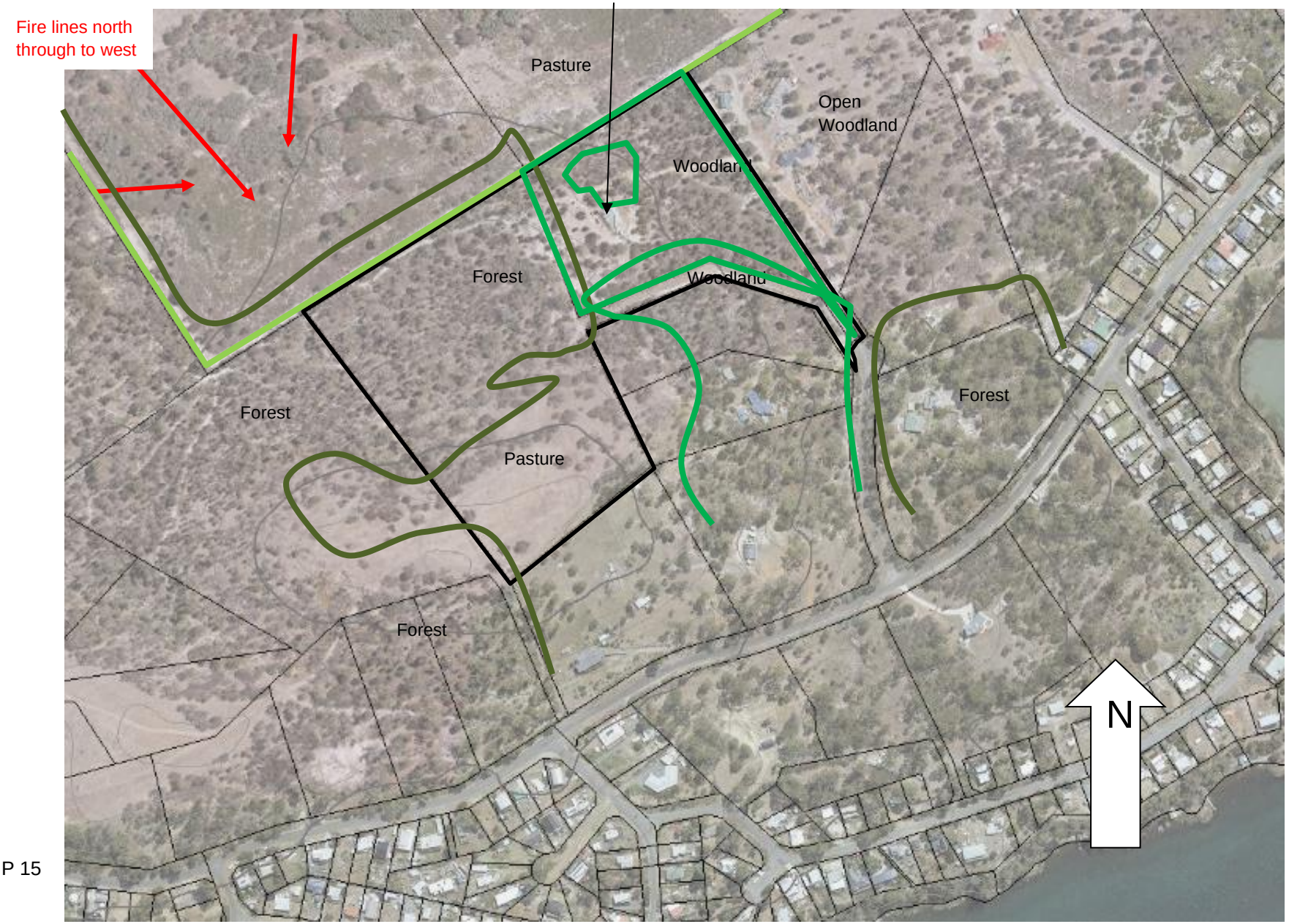
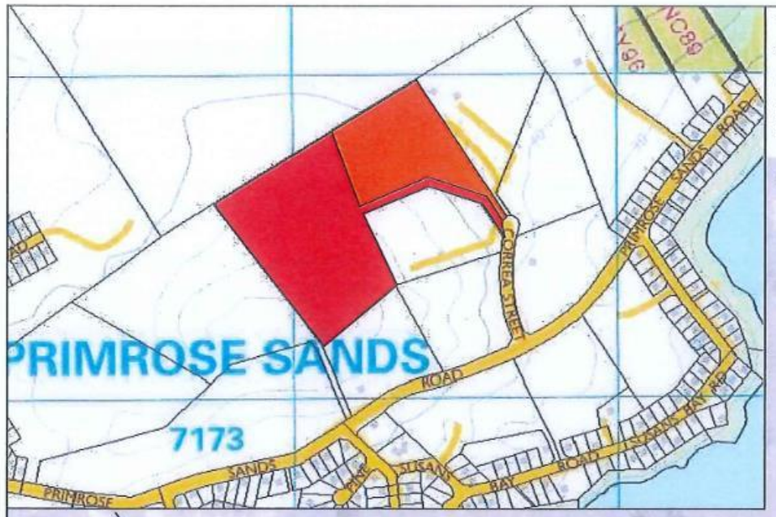


Fig 4 100 Metre margin from the subject land

Red line indicates the subject land. Yellow line shows 100m from the subject land



LOCATION PLAN

This plan has been prepared only for the purpose of obtaining preliminary subdivsional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

Entire site is subject to 122.FRE Bushfire Prone Area

Rural Living Zoning
Development Standards for Subdivision
13.5.1 - Lot Design
A1 Complies - all proposed lots greater than 1 hectare.
A2 a) Complies - clear of setbacks
b) 122.FRE Bushfire Prone
c) Complies
d) Complies - Avg Slope no more than 1 in 5
e) Does not comply 100m to Rural Res.
P2 e) Complies - 40m to Rural Res
f) Complies
g) Complies
A3 - Does not comply with A3 40m frontage but compiles with P3 6m frontage
A4 - Complies - No internal Lots
A5 - Complies - Existing building setbacks.

13.5.2 - Roads
A1 Does not Comply
P1 a) Complies- no balance lots
b) Should Comply - road standards
c) Complies - connector road not appropriate
d) Complies - road hierarchy maintained
e) Complies - cul-de-sac use kept to a minimum
f) Complies - no internal lots
g) Should Comply - bicycle infrastructure if appropriate
h) Subject to BHMP

Rural Resource zoning
40m setback from
Existing House
1 1.13ha
2 1.28ha
3 1.04ha
4 1.54ha
5 1.03ha
6 1.02ha
ROAD 5363m²
6.729 each
Existing Pipeline Easement and Wayleave Easement A, B & C
CORREA STREET

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

ROGERSON & BIRCH SURVEYORS
UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
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OWNER: Boland Development Co. Pty Ltd & Jenny Sue Richmond
TITLE REFERENCE: C.T.173761/1 & C.T.109722/11
LOCATION: 6A and 8 Correa Street PRIMROSE SANDS

Proposed Subdivision

Date:	Reference:
16-12-2020	SIMMP05 9398-21
Scale: 1:2000 (A3)	Municipality: SORELL

3 Bushfire Site Assessment

3.1 Vegetation

The vegetation on and around the subject land is varied. Beyond the boundaries to the north and southwest of the subject land, there is sown pasture - grassland 26, to the northeast the threat is eucalypt - woodland 05, to the southeast and northwest the threat is eucalypt - open forest 03. Lot 1 and 2 are covered in allocasuarina – woodland 05 except for an area surrounding the existing dwelling, lot 3, 4 and the northern half of lot 5 are covered in eucalypt - open forest 03, and the southern half of lot 5 and lot 6 are covered in sown pasture - grassland 26.

There are established gardens surrounding the existing dwelling on lot 2 which do not pose a significant bushfire threat.

3.2 Distance

The distances from the hazardous combustible material (fuel) to the proposed development poses a threat to any construction on the development. The fuel type will determine the distance from the fuel to future buildings and the nature of the construction that will be acceptable. The closer the building to the fuel, the greater the exposure to radiant heat, ember attack and, perhaps, direct flame attack.

To comply with Bushfire Attack Level (BAL) 19 requirement for the 6 proposed lots, there must be minimum separations between any future dwellings and the vegetation. The areas where vegetation is to be removed should be maintained to have minimal fuel conditions (ie grass less than 100mm long, low flammability plants, driveways, lawns etc.).

For detail on the required separations for each lot, refer to 5.1.1 Acceptable Solution of the Bushfire Management Objectives in this report.

3.3 Slope

Fire moves more rapidly and with greater intensity uphill, so the slope has a material impact on the BAL. The subject land slopes downward (5°-7°) to the northeast and southeast and slopes upwards to the northwest and southwest. This are also the effective slopes under the classifiable vegetation including the slopes under the vegetation beyond the boundaries. This is considered in the BAL assessments for each lot in Section 4.

3.4 Construction requirements

The building construction requirements for bushfire prone areas are specified in the Australian Standard 3959 which takes into account the vegetation type, effective slope and managed separation distance between the building and the bushfire hazard.

The aim is for each dwelling in this development is to have no bushfire threat rating higher than BAL 19 as specified in the Building in Bushfire-prone Areas Code.

3.5 Fire paths

The prevailing wind directions for bushfires in Tasmania are generally from the northerly through to the westerly direction. However, in bushfire conditions, this is never certain, and the wind can come from any direction.

The western quadrant poses the most severe threat with the forest vegetation combined with the most prevalent wind however as there is classifiable vegetation surrounding the subject land it is possible for fire to attack from any direction.

4 Bushfire Attack Level assessments

The BAL is a measure of the bushfire nature and intensity. The higher the number, the greater the bushfire threat to the building under bushfire conditions.

Each of the proposed lots has been assessed for its current BAL. Specifications for the management of the bushfire prone vegetation and the location options for dwellings are derived from those findings and incorporated in the Bushfire Hazard Management Plan (BHMP).

For the purposes of estimating the BAL on the vacant lots, a location in the approximate centre of each lot was chosen as a notional location of a future dwelling. These correspond to the 30X30m boxes shown on the Proposed Subdivision (Fig 5). For Lot 2, measurements were taken from the existing dwelling.

4.1. For Lot 1 - Vacant lot

4.1.1: Relevant fire danger index

The Fire Danger Index for Tasmania - **FDI 50**

4.1.2: Assess the vegetation within 100m in all directions

Note 1: Refer to Table 2.3 and Figures 2.4 of AS3959-2018 for description and classification of vegetation.

Note 2: If there is no classified vegetation within 100 m of the site then the BAL is LOW for that part of the site.

Vegetation classification	North Northeast ✓	East Southeast ✓	South Southwest ✓	West Northwest ✓
Group A Forest				
Group B Woodland	Allocasuarina Woodland 05	Allocasuarina Woodland 05	Allocasuarina Woodland 05	Allocasuarina Woodland 05
Group C Shrub-land				
Group D Scrub				
Group E Mallee/Mulga				
Group F Rainforest				
Group G (FDI 50) Grassland				
Exclusions (where applicable)	Circle relevant paragraph descriptor from clause 2.2.3.2.			
	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)

4.1.3: Distance of the site from classified vegetation

Distance to classified vegetation	Show distances in metres			
	<5m	<5m	<5m	<5m

4.1.4: Determine the effective slope of land under the classified vegetation

	North Northeast ✓	East Southeast ✓	South Southwest ✓	West Northwest ✓
Effective slope	Upslope			
Slope under the classified vegetation	Upslope/0º ☐	Upslope/0º ✓	Upslope/0º ✓	Upslope/0º ✓
	Downslope			
	>0 to 5 ✓	>0 to 5 ☐	>0 to 5 ☐	>0 to 5 ☐
	>5 to 10 ☐	>5 to 10 ☐	>5 to 10 ☐	>5 to 10 ☐
	>10 to 15 ☐	>10 to 15 ☐	>10 to 15 ☐	>10 to 15 ☐
	>15 to 20 ☐	>15 to 20 ☐	>15 to 20 ☐	>15 to 20 ☐

BAL value for each side of the site	**BAL FZ**	**BAL FZ**	**BAL FZ**	**BAL FZ**

Notes

The land beyond the north-western boundary is a 7m firebreak from the boundary and then pasture (Grassland 26) and beyond the north-eastern boundary the land is managed. The south-western boundary is against the new road to service the remaining lots of the subdivision. South of the road and the south-western boundary, the vegetation is the same as Lot 1, allocasuarina woodland.

4.1.5—Determination of Bushfire Attack Level (BAL)

The determination of the BAL (using AS3595 Method 1) for the proposed development is taken from the highest assessed BAL on each aspect. The north-western side with the nearby pasture provides the highest bushfire attack level.

4.1.5.1 The BAL for this Development

The BAL for this proposed development is BAL FZ (Flame Zone.

Shielding

Not applicable

4.2. For Lot 2 – Existing dwelling

4.2.1: Relevant fire danger index

The Fire Danger Index for Tasmania - **FDI 50**

4.2.2: Assess the vegetation within 100m in all directions

Note 1: Refer to Table 2.3 and Figures 2.4 of AS3959-2018 for description and classification of vegetation.

Note 2: If there is no classified vegetation within 100 m of the site then the BAL is LOW for that part of the site.

Vegetation classification	North Northeast ✓	East Southeast ✓	South Southwest ✓	West Northwest ✓
Group A Forest				
Group B Woodland	Allocasuarina Woodland 05	Allocasuarina Woodland 05	Allocasuarina Woodland 05	Allocasuarina Woodland 05
Group C Shrub-land				
Group D Scrub				
Group E Mallee/Mulga				
Group F Rainforest				
Group G (FDI 50) Grassland				
Exclusions (where applicable)	Circle relevant paragraph descriptor from clause 2.2.3.2.			
	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)

4.2.3: Distance of the site from classified vegetation

Distance to classified vegetation	Show distances in metres			
	15m	13m	13m	7m

4.2.4: Determine the effective slope of land under the classified vegetation

	North Northeast ✓	East Southeast ✓	South Southwest ✓	West Northwest ✓
Effective slope	Upslope			
Slope under the classified vegetation	Upslope/0º ☐	Upslope/0º ☐	Upslope/0º ✓	Upslope/0º ✓
	Downslope			
	>0 to 5 ☐	>0 to 5 ✓	>0 to 5 ☐	>0 to 5 ☐
	>5 to 10 ✓	>5 to 10 ☐	>5 to 10 ☐	>5 to 10 ☐
	>10 to 15 ☐	>10 to 15 ☐	>10 to 15 ☐	>10 to 15 ☐
	>15 to 20 ☐	>15 to 20 ☐	>15 to 20 ☐	>15 to 20 ☐

BAL value for each side of the site	**BAL 29**	**BAL 29**	**BAL 29**	**BAL 40**

Notes

The land beyond the north-western boundary is a 7m firebreak from the boundary and then pasture (Grassland 26) and beyond the northth-eastern/eastern boundary the land is Lot 1, with allocasuarina woodland. The south-western boundary is against the new road to service the remaining lots of the subdivision. South of the road and the south-western boundary, the vegetation is mixed species with allocasuarina and scattered eucalypts.

4.2.5—Determination of Bushfire Attack Level (BAL)

The determination of the BAL (using AS3595 Method 1) for the proposed development is taken from the highest assessed BAL on each aspect. The north-western side with the nearby pasture provides the highest bushfire attack level.

4.2.5.1 The BAL for this Development

The BAL for this proposed development is BAL 40.

Shielding

Not applicable

4.3 For Lot – Vacant lot

4.3.1: Relevant fire danger index

The Fire Danger Index for Tasmania - **FDI 50**

4.3.2: Assess the vegetation within 100m in all directions

Note 1: Refer to Table 2.3 and Figures 2.4 of AS3959-2018 for description and classification of vegetation.

Note 2: If there is no classified vegetation within 100 m of the site then the BAL is LOW for that part of the site.

Vegetation classification	North Northeast ✓	East Southeast ✓	South Southwest ✓	West Northwest ✓
Group A Forest	Eucalypt with understory Open forest 03	Eucalypt with understory Open forest 03	Eucalypt with understory Open forest 03	Eucalypt with understory Open forest 03
Group B Woodland				
Group C Shrub-land				
Group D Scrub				
Group E Mallee/Mulga				
Group F Rainforest				
Group G (FDI 50) Grassland				
Exclusions (where applicable)	Circle relevant paragraph descriptor from clause 2.2.3.2.			
	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)

4.3.3: Distance of the site from classified vegetation

Distance to classified vegetation	Show distances in metres			
	<5m	<5m	<5m	<5m

4.3.4: Determine the effective slope of land under the classified vegetation

	North Northeast ✓	East Southeast ✓	South Southwest ✓	West Northwest ✓
Effective slope	Upslope			
Slope under the classified vegetation	Upslope/0º ☐	Upslope/0º ✓	Upslope/0º ✓	Upslope/0º ☐
	Downslope			
	>0 to 5 ✓	>0 to 5 ☐	>0 to 5 ☐	>0 to 5 ☐
	>5 to 10 ☐	>5 to 10 ☐	>5 to 10 ☐	>5 to 10 ✓
	>10 to 15 ☐	>10 to 15 ☐	>10 to 15 ☐	>10 to 15 ☐
	>15 to 20 ☐	>15 to 20 ☐	>15 to 20 ☐	>15 to 20 ☐

BAL value for each side of the site	**BAL FZ**	**BAL FZ**	**BAL FZ**	**BAL FZ**

Notes

The land beyond the north-western boundary is a 7m firebreak from the boundary and then pasture (Grassland 26) and beyond the north-eastern/eastern boundary the land is Lot 2 with allocasuarina woodland. The south-eastern boundary is against the new road and turning head. South of the road, the vegetation is mixed species with allocasuarina and scattered eucalypts. Over the south-western boundary is Lot 4 with eucalypt forest with understory.

4.3.5—Determination of Bushfire Attack Level (BAL)

The determination of the BAL (using AS3595 Method 1) for the proposed development is taken from the highest assessed BAL on each aspect. The north-western side with the nearby pasture provides the highest bushfire attack level.

4.3.5.1 The BAL for this Development

The BAL for this proposed development is BAL FZ (Flame Zone.

Shielding

Not applicable

4.4 For Lot 4 – Vacant lot

4.4.1: Relevant fire danger index

The Fire Danger Index for Tasmania - **FDI 50**

4.4.2: Assess the vegetation within 100m in all directions

Note 1: Refer to Table 2.3 and Figures 2.4 of AS3959-2018 for description and classification of vegetation.

Note 2: If there is no classified vegetation within 100 m of the site then the BAL is LOW for that part of the site.

Vegetation classification	North Northeast ✓	East Southeast ✓	South Southwest ✓	West Northwest ✓
Group A Forest	Eucalypt with understory Open forest 03	Eucalypt with understory Open forest 03	Eucalypt with understory Open forest 03	Eucalypt with understory Open forest 03
Group B Woodland				
Group C Shrub-land				
Group D Scrub				
Group E Mallee/Mulga				
Group F Rainforest				
Group G (FDI 50) Grassland				
Exclusions (where applicable)	Circle relevant paragraph descriptor from clause 2.2.3.2.			
	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)

4.4.3: Distance of the site from classified vegetation

Distance to classified vegetation	Show distances in metres			
	<5m	<5m	<5m	<5m

4.4.4: Determine the effective slope of land under the classified vegetation

	North Northeast ✓	East Southeast ✓	South Southwest ✓	West Northwest ✓
Effective slope	Upslope			
Slope under the classified vegetation	Upslope/0º ☐	Upslope/0º ✓	Upslope/0º ✓	Upslope/0º ☐
	Downslope			
	>0 to 5 ✓	>0 to 5 ☐	>0 to 5 ☐	>0 to 5 ☐
	>5 to 10 ☐	>5 to 10 ☐	>5 to 10 ☐	>5 to 10 ✓
	>10 to 15 ☐	>10 to 15 ☐	>10 to 15 ☐	>10 to 15 ☐
	>15 to 20 ☐	>15 to 20 ☐	>15 to 20 ☐	>15 to 20 ☐

BAL value for each side of the site	**BAL FZ**	**BAL FZ**	**BAL FZ**	**BAL FZ**

Notes

The land beyond the north-western boundary is a 7m firebreak from the boundary and then pasture (Grassland 26) and beyond the north-eastern boundary, the land is Lot 3 with eucalypt forest with understory. Over the south-eastern boundary is Lot 5 with the vegetation thinning out to pasture going southward. Over the south-western boundary, eucalypt forest with understory continues.

4.4.5—Determination of Bushfire Attack Level (BAL)

The determination of the BAL (using AS3595 Method 1) for the proposed development is taken from the highest assessed BAL on each aspect. The north-western side with the nearby pasture provides the highest bushfire attack level.

4.4.5.1 The BAL for this Development

The BAL for this proposed development is BAL FZ (Flame Zone.

Shielding

Not applicable

4.5 For Lot 5 – Vacant lot

4.5.1: Relevant fire danger index

The Fire Danger Index for Tasmania - **FDI 50**

4.5.2: Assess the vegetation within 100m in all directions

Note 1: Refer to Table 2.3 and Figures 2.4 of AS3959-2018 for description and classification of vegetation.

Note 2: If there is no classified vegetation within 100 m of the site then the BAL is LOW for that part of the site.

Vegetation classification	North Northeast ✓	East Southeast ✓	South Southwest ✓	West Northwest ✓
Group A Forest	Eucalypt with understory Open forest 03			Eucalypt with understory Open forest 03
Group B Woodland				
Group C Shrub-land				
Group D Scrub				
Group E Mallee/Mulga				
Group F Rainforest				
Group G (FDI 50) Grassland		Sown Pasture Grassland 26	Sown Pasture Grassland 26	
Exclusions (where applicable)	Circle relevant paragraph descriptor from clause 2.2.3.2.			
	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)

4.5.3: Distance of the site from classified vegetation

Distance to classified vegetation	Show distances in metres			
	<5m	<5m	<5m	<5m

4.5.4: Determine the effective slope of land under the classified vegetation

	North Northeast ✓	East Southeast ✓	South Southwest ✓	West Northwest ✓
Effective slope	Upslope			
Slope under the classified vegetation	Upslope/0º ☐	Upslope/0º ✓	Upslope/0º ✓	Upslope/0º ☐
	Downslope			
	>0 to 5 ✓	>0 to 5 ☐	>0 to 5 ☐	>0 to 5 ☐
	>5 to 10 ☐	>5 to 10 ☐	>5 to 10 ☐	>5 to 10 ✓
	>10 to 15 ☐	>10 to 15 ☐	>10 to 15 ☐	>10 to 15 ☐
	>15 to 20 ☐	>15 to 20 ☐	>15 to 20 ☐	>15 to 20 ☐

BAL value for each side of the site	**BAL FZ**	**BAL FZ**	**BAL FZ**	**BAL FZ**

Notes

The land beyond the north-western boundary is Lot 4 with eucalypt forest with understory The lot narrows to the northeast to join with the turning head of the new road. Beyond the eastern boundary is Lot 6 which is pasture covered. Over the south-western boundary the vegetation adjacent to the northern half is forest with understory thinning out to pasture going southward.

4.5.5—Determination of Bushfire Attack Level (BAL)

The determination of the BAL (using AS3595 Method 1) for the proposed development is taken from the highest assessed BAL on each aspect. The north-western side with the nearby pasture provides the highest bushfire attack level.

4.5.5.1 The BAL for this Development

The BAL for this proposed development is BAL FZ (Flame Zone.

Shielding

Not applicable

4.6 For Lot 6 – Vacant lot

4.6.1: Relevant fire danger index

The Fire Danger Index for Tasmania - **FDI 50**

4.6.2: Assess the vegetation within 100m in all directions

Note 1: Refer to Table 2.3 and Figures 2.4 of AS3959-2018 for description and classification of vegetation.

Note 2: If there is no classified vegetation within 100 m of the site then the BAL is LOW for that part of the site.

Vegetation classification	North Northeast ✓	East Southeast ✓	South Southwest ✓	West Northwest ✓
Group A Forest				
Group B Woodland				
Group C Shrub-land				
Group D Scrub				
Group E Mallee/Mulga				
Group F Rainforest				
Group G (FDI 50) Grassland	Sown Pasture Grassland 26	Sown Pasture Grassland 26	Sown Pasture Grassland 26	Sown Pasture Grassland 26
Exclusions (where applicable)	Circle relevant paragraph descriptor from clause 2.2.3.2.			
	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f)

4.6.3: Distance of the site from classified vegetation

Distance to classified vegetation	Show distances in metres			
	<5m	<5m	<5m	<5m

4.6.4: Determine the effective slope of land under the classified vegetation

	North Northeast ✓	East Southeast ✓	South Southwest ✓	West Northwest ✓
Effective slope	Upslope			
Slope under the classified vegetation	Upslope/0º ☐	Upslope/0º ✓	Upslope/0º ✓	Upslope/0º ☐
	Downslope			
	>0 to 5 ✓	>0 to 5 ☐	>0 to 5 ☐	>0 to 5 ✓
	>5 to 10 ☐	>5 to 10 ☐	>5 to 10 ☐	>5 to 10 ☐
	>10 to 15 ☐	>10 to 15 ☐	>10 to 15 ☐	>10 to 15 ☐
	>15 to 20 ☐	>15 to 20 ☐	>15 to 20 ☐	>15 to 20 ☐

BAL value for each side of the site	**BAL FZ**	**BAL FZ**	**BAL FZ**	**BAL FZ**

Notes

The land beyond the western boundary is Lot 5 with eucalypt forest with understory at the northern end and thinning out to pasture going southward. The lot narrows to the nort to join with the turning head of the new road. Beyond the north-eastern boundary has allocasuarina woodland with occasional eucalypts. Over the south-eastern boundary the vegetation sown pasture.

4.6.5—Determination of Bushfire Attack Level (BAL)

The determination of the BAL (using AS3595 Method 1) for the proposed development is taken from the highest assessed BAL on each aspect. The north-western side with the nearby pasture provides the highest bushfire attack level.

4.6.5.1 The BAL for this Development

The BAL for this proposed development is BAL FZ (Flame Zone.

Shielding

Not applicable

5 Bushfire Management Objectives

5.1 Objective 1

The principal strategy for bushfire management in the proposed development is to keep a managed separation area between the bushfire hazardous vegetation and any dwellings that will be built.

5.1.1 Acceptable solution

For each proposed dwelling and the existing dwelling, there must be an adequate separation between the dwellings and the vegetation in each direction. New dwellings must be constructed entirely within a building area. The hazard management areas are to be established and maintained to minimal fuel conditions (i.e. grass less than 100mm long, low flammability plants, driveways, lawns etc) for a minimum distance. Refer to Hazard Management Areas table below for details for each lot.

Table 2 Separation distances – vegetation to dwelling

Lot No	Northwest	Northeast	Southeast	Southwest
1	22m	24m	19m	19m
2	22m	24m	19m	19m
3	34m	27m	23m	23m
4	34m	27m	23m	23m
5	27m	23m	10m	10m
6	11m	13m	10m	10m

To be completed by the Sealing of the Title for Lot 2 and at the issue of a Certificate of Completion for dwellings constructed Lots 1, 3, 4, 5, and 6.

5.2 Objective 2

Provision of adequate firefighting water supplies.

5.2.1 Acceptable solution

There is no reticulated water to the site and therefore no nearby fire hydrants. Any future development on a lot, and the existing dwelling on Lot 2, has a requirement to include a minimum 10,000 litre fire tolerant tank for firefighting purposes. Fore specifications, refer to *E1.6.3 Subdivision: Provision of water supply for firefighting purposes* in the Interim Planning Directive No 5.1 Bushfire Prone Areas Code of 23 February 2017.

To be completed by the Sealing of the Title for Lot 2 and at the issue of a Certificate of Completion for Lots 1, 3, 4, 5, and 6.

5.3 Objective 3

There will be suitable access for firefighting appliances and suitable egress for residents to evacuate if required.

5.3.1 Acceptable solution

The extension of Correa Street will provide good access and egress to the site. However, adequate access for fire appliances and a turning head to each lot is required. Carriageway to be 4m and suitable for 20t trucks. Driveways are to less than 200m and they will not require passing bays. Refer to *E1.6.2 Subdivision: Public and firefighting access* for roads and property access specifications in the Interim Planning Directive No 5.1 Bushfire Prone Areas Code of 23 February 2017.

The road with crossovers and the driveway and turning head for Lot 2 are to be completed by the Sealing of the Titles. The completion of the driveways and turning heads for Lots 1, 3, 4, 5, and 6, at the issue of a Certificate of Completion.

6 Layout Options

6.1 Opportunities/constraints

There is a 40m Rural Resource setback from the northwest boundary.

6.2 Preferred layout

From a bushfire protection perspective, a preferred layout is not offered on this project.

6.3 Staged Development

This project is to be developed in a single stage.

7 Other Planning Provisions

7.1 Vegetation management

The vegetation will requirement clearing and management to provide hazard management areas around the proposed dwellings for a minimum distance as specified in the *Table 2 Separation distances – vegetation to dwelling* in S3.2 of this report

7.2 Other environmental values

This project is not likely to impinge on the environment beyond what is required for roads, driveways and bushfire hazard management areas already specified in this plan.

Apart from the Bushfire overlay, there are no other planning overlays for the subject land.

ATTACHMENTS:

Attachment 1 - Bushfire Hazard Management Plan

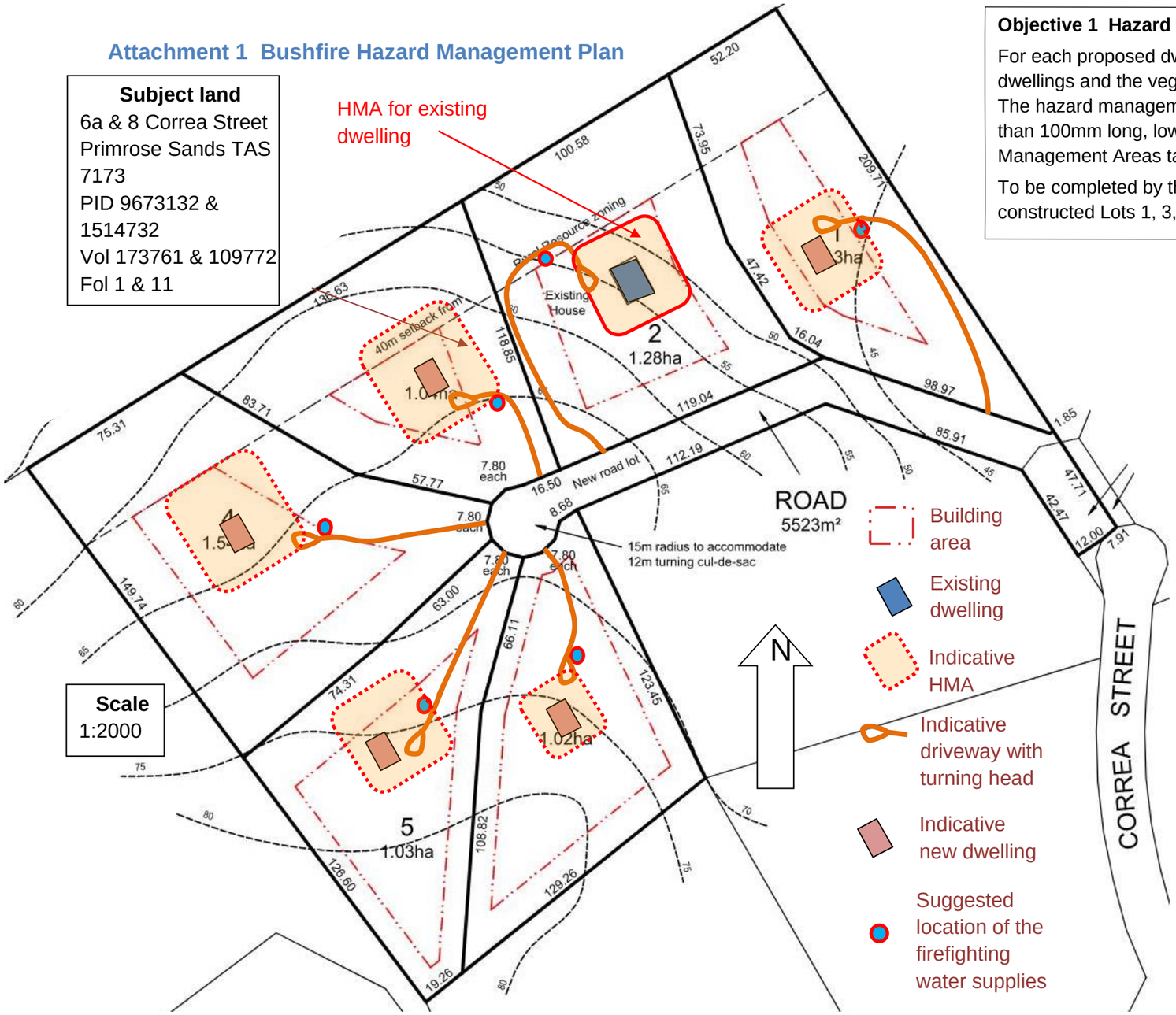
Attachment 2 - Certificate of Specialist or Other Person (Form 55)

Attachment 3 – Land Use Planning Certificate

Attachment 4 - Photographs

Attachment 1 Bushfire Hazard Management Plan

Subject land
6a & 8 Correa Street
Primrose Sands TAS 7173
PID 9673132 & 1514732
Vol 173761 & 109772
Fol 1 & 11



Objective 1 Hazard Management Areas

For each proposed dwelling and the existing dwelling, there must be an adequate separation between the dwellings and the vegetation in each direction. New dwellings must be constructed entirely within a building area. The hazard management areas are to be established and maintained to minimal fuel conditions (i.e. grass less than 100mm long, low flammability plants, driveways, lawns etc) for a minimum distance. Refer to Hazard Management Areas table below for details for each lot.

To be completed by the Sealing of the Title for Lot 2 and at the issue of a Certificate of Completion for dwellings constructed Lots 1, 3, 4, 5, and 6.

Objective 2 Firefighting Water Supply

There is no reticulated water to the site and therefore no nearby fire hydrants. Any future development on a lot, and the existing dwelling on Lot 2, has a requirement to include a minimum 10,000 litre fire tolerant tank for firefighting purposes. For specifications, refer to *E1.6.3 Subdivision: Provision of water supply for firefighting purposes* in the Interim Planning Directive No 5.1 Bushfire Prone Areas Code of 23 February 2017.

To be completed by the Sealing of the Title for Lot 2 and at the issue of a Certificate of Completion for Lots 1, 3, 4, 5, and 6.

Objective 3 Access and Egress

The extension of Correa Street will provide good access and egress to the site. However, adequate access for fire appliances and a turning head to each lot is required. Carriageway to be 4m and suitable for 20t trucks. Driveways are to less than 200m and they will not require passing bays. Refer to *E1.6.2 Subdivision: Public and firefighting access* for roads and property access specifications in the Interim Planning Directive No 5.1 Bushfire Prone Areas Code of 23 February 2017.

The road with crossovers and the driveway and turning head for Lot 2 are to be completed by the Sealing of the Titles, The completion of the driveways and turning heads for Lots 1, 3, 4, 5, and 6, at the issue of a Certificate of Completion.

Bushfire Attack Level BAL 19 for all lots

Hazard Management Areas
Separation distances from dwellings to bushfire-prone vegetation

Lot No	Northwest	Northeast	Southeast	Southwest
1	22m	24m	19m	19m
2	22m	24m	19m	19m
3	34m	27m	23m	23m
4	34m	27m	23m	23m
5	27m	23m	10m	10m
6	11m	13m	10m	10m

Bushfire Practitioner
Chris Draffin ESM
BFP 114
Scope A, B, C1, C2, C3

Publications
BAL and BHMP for 6a & 8 Correa Street, Primrose Sands TAS 7173 by Chris Draffin 29 August 2021
Survey Plan by Surveyor Rogerson and Birch 16-12-2020 SIMMP05 9398-21
Survey Plan by Surveyor Rogerson and Birch 16-12-2020 SIMMP05 9398-21 revision for BHMP

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To:	Jenny Richmond & Pete Simmonds		*Owner /Agent*
	8 Correa Street		*Address*
	Primrose Sands TAS	7173	*Suburb/postcode*

Qualified person details:

Qualified person:	Chris Draffin		
Address:	12 Waterview Court	Phone No:	0418 833 881
	Midway Point TAS 7171	Fax No:	

Licence No: BFP 114

Email address: chris.draffin@ontoit.net.au

Qualifications and Insurance details: Accredited to report on bushfire hazards under Part IVA of the Fire Service Act 1979

Public Liability, Professional indemnity with Building Industry Assoc - Workers Comp with CGU

(description from Column 3 of the Director of Building Control's Determination)

Speciality area of expertise: Analysis of hazards in bushfire prone areas

(description from Column 4 of the Director of Building Control's Determination)

Details of work:

Address:	6a & 8 Correa Street	Lot No:	1 & 11
	Primrose SandsPrimrose Sands TAS 7173	Certificate of title No:	173761 & 109772

The assessable item related to this certificate: Inspection and assessment of the Bushfire hazard and determination of the Bushfire Attack Level for this proposed development.

(description of the assessable item being certified)

Assessable item includes –

- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Bushfire Hazard

(description from Column 1 of Schedule 1 of the Director of Building Control's Determination)

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 and Bushfire Hazard Management Plan for 6a & 8 Correa Street Primrose Sands TAS 7173 by Chris Draffin of Onto It Solutions, 12 Waterview Court, Midway Point TAS 7171 - dated 29 August 2021
Relevant calculations:	The BAL is calculated using Method 1 as described in Clause 2.2 of the AS 3595-2018 Construction of Buildings in Bushfire Prone Areas taking into account the nature of the bushfire hazardous vegetation, the separation between the hazard and the proposed development and the terrain.
References:	AS 3595-2018 Construction of Buildings in Bushfire Prone Areas Sorell Interim Planning Scheme 2015 Determination by the Director of Building Control – Requirements for Building in Bushfire-Prone Areas (transitional) V2.2 – 16 March 2020

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

The Bushfire Attack Level is BAL 19 for this proposed development on the location on the site specified in the report.

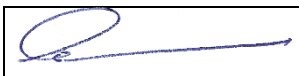
The Bushfire Hazard Management Plan is appropriate for a residential development on the location on this site as specified in the plan.

Scope and/or Limitations

The scope of this certificate is limited to the matters defined in the Bushfire Attack Level Assessment and the Bushfire Hazard Management Plan 6a & 8 Correa Street Primrose Sands TAS 7173 by Chris Draffin 29 August 2021.

Conditions;
None.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		21102	29 August 2021

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] 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:	6a & 8 Correa Street Primrose Sands TAS 7173
Certificate of Title / PID:	PID 9673132 & 1514732

2. Proposed Use or Development

Description of proposed Use and Development:	To create 6 rural living lots from 2 existing lots. Four from 6a and 2 from 8 Correa Street, Primrose Sands
Applicable Planning Scheme:	Sorell Interim Planning Scheme 2015

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version

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

4. Nature of Certificate

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

☐	**E1.4 / C13.4 – Use or development exempt from this Code**	
	Compliance test	**Compliance Requirement**
☐	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

☐	**E1.5.1 / C13.5.1 – Vulnerable Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.1 P1 / C13.5.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
☐	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

☐	**E1.5.2 / C13.5.2 – Hazardous Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.2 P1 / C13.5.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
☐	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

☒	**E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.1 P1 / C13.6.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')

☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

☒	**E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.2 P1 / C13.6.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

☒	**E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	Chris Draffin ESM	**Phone No:**	0418833881
Postal Address:	12 Waterview Court Midway Point TAS 7171	**Email Address:**	Chris.draffin@ontoit.net.au
Accreditation No:	BFP –	**Scope:**	1, 2, 3A, 3B, 3C

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* 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

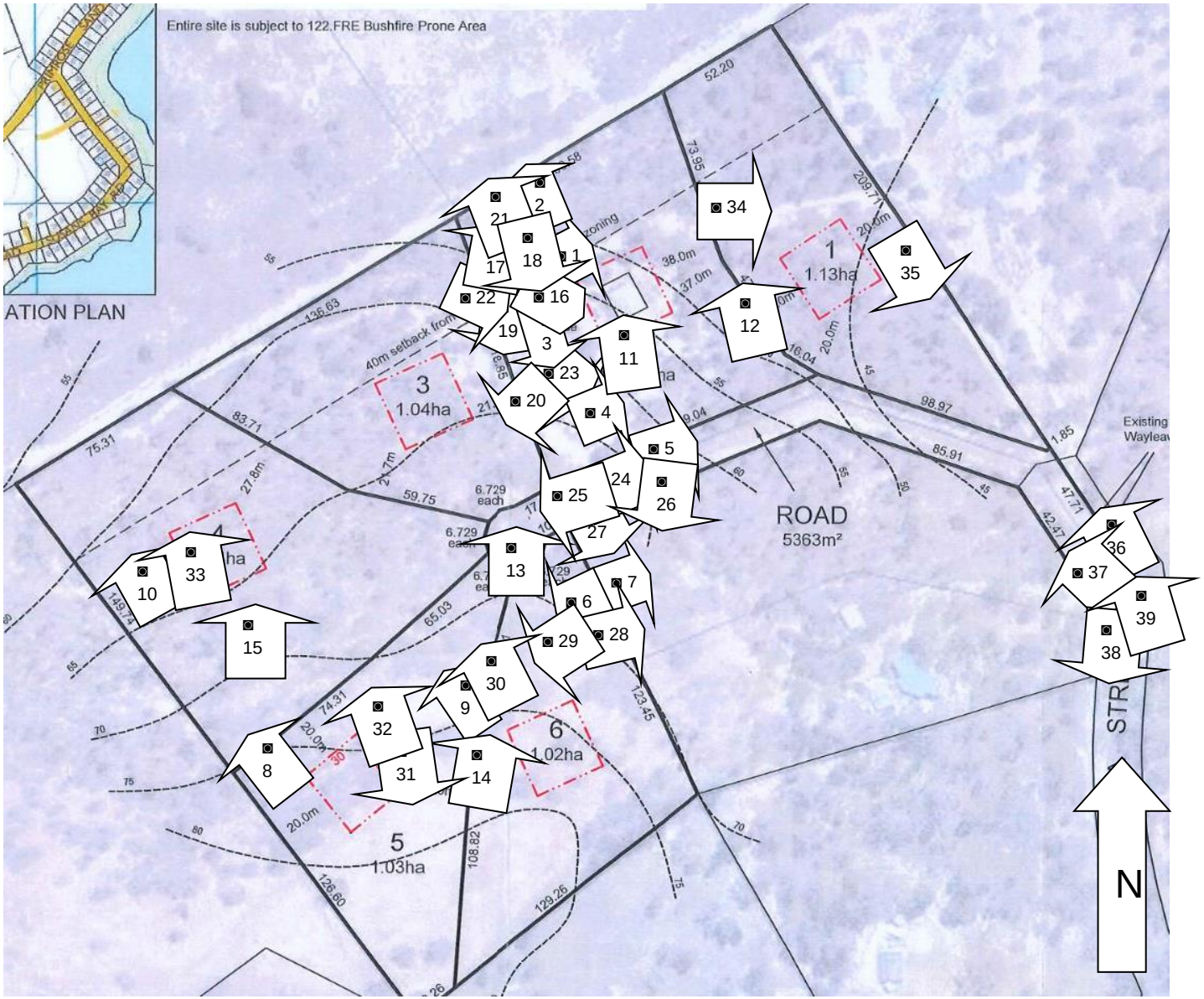
Name: Chris Draffin **Date:** 12 November 2021

Certificate Number: 21102

(for Practitioner Use only)

Attachment 4 Photographs

Shows the approximate position and direction from where the photo was taken,



1.


42°53'33"S, 147°40'51"E
accuracy: 20ft
-0.9
-6.2
69
Altitude
220 ft
30
60
E
17/8/21
1:47 pm

2.


42°53'32"S, 147°40'49"E
accuracy: 20ft
-2.6
-4.8
325
Altitude
195 ft
300
330
N
17/8/21
1:50 pm

3.


42°53'33"S, 147°40'50"E
accuracy: 20ft
0.0
4.8
154
Altitude
191 ft
120
150
S
17/8/21
1:53 pm

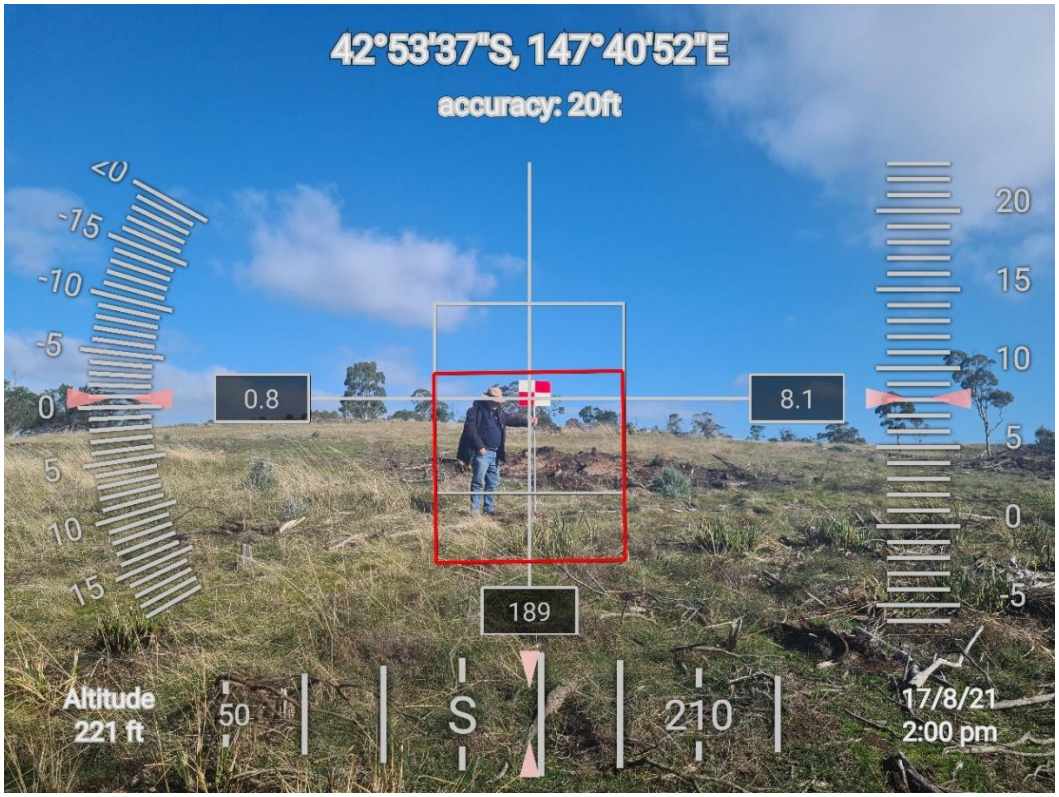
4.


42°53'35"S, 147°40'52"E
accuracy: 13ft
-2.5
-5.3
31
Altitude
213 ft
N
30
60
17/8/21
1:55 pm

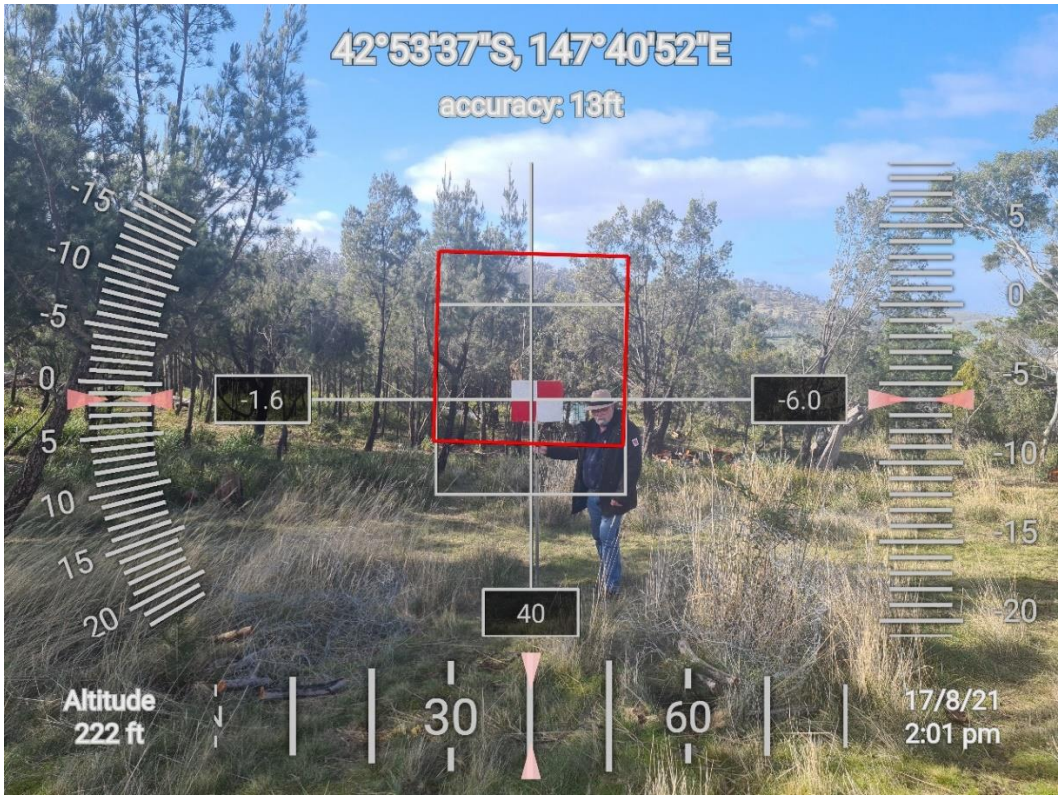
5.


42°53'36"S, 147°40'52"E
accuracy: 26ft
-0.4
-5.7
49
Altitude
181 ft
30
60
17/8/21
1:56 pm

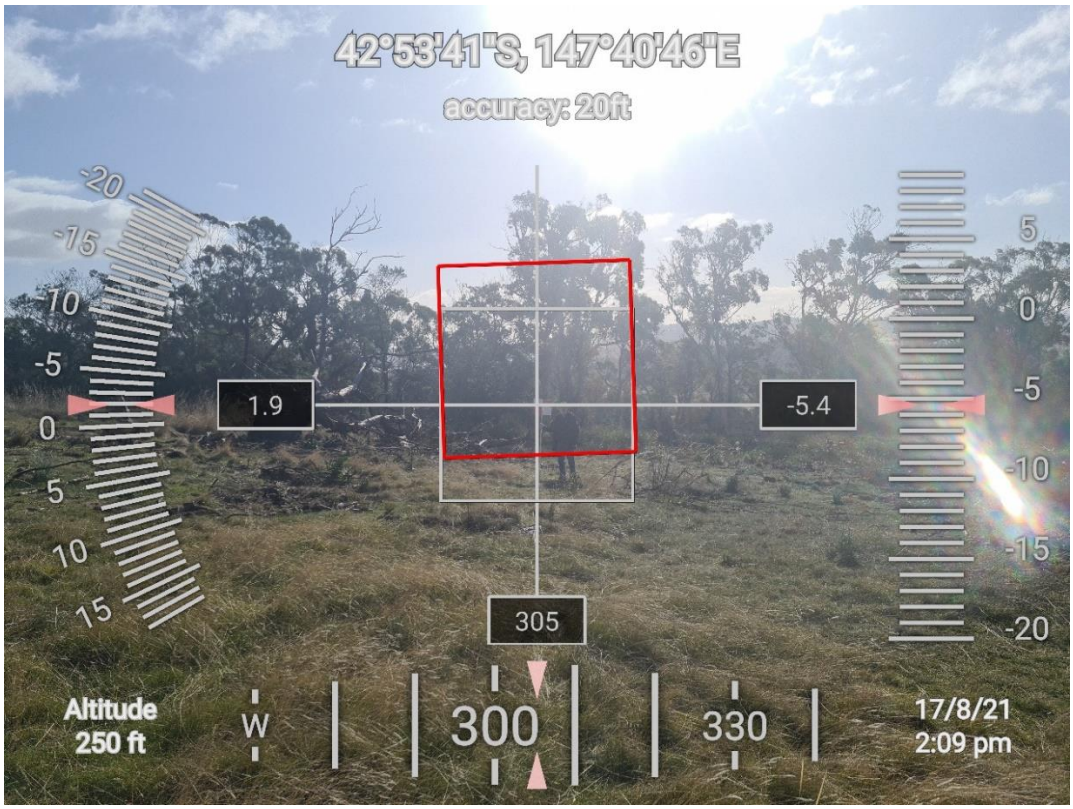
6.


42°53'37"S, 147°40'52"E
accuracy: 20ft
0.8
8.1
189
Altitude
221 ft
50
S
210
17/8/21
2:00 pm

7.


42°53'37"S, 147°40'52"E
accuracy: 18ft
-1.6
-6.0
40
Altitude
222 ft
30
60
17/8/21
2:01 pm

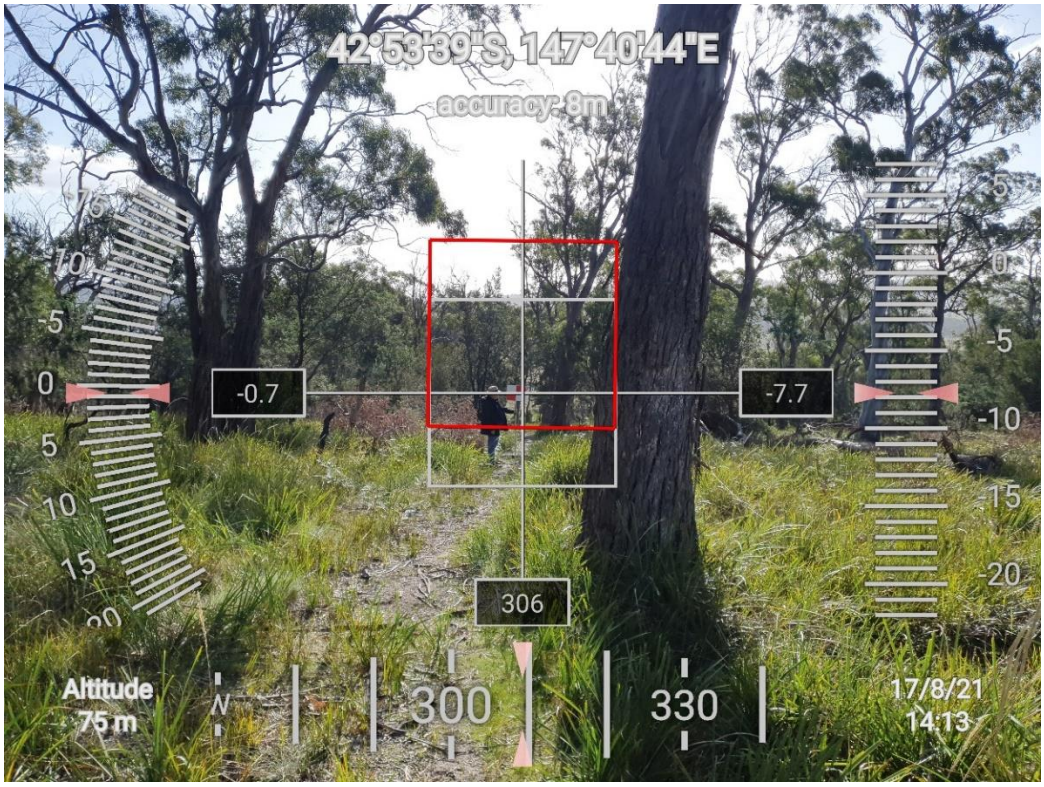
8.


42°53'41"S, 147°40'46"E
accuracy: 20ft
1.9
-5.4
305
Altitude
250 ft
W
300
330
17/8/21
2:09 pm

9.


42°53'41"S, 147°40'46"E
accuracy: 4m
-2.7
-4.3
38
Altitude
73 m
N
30
60
17/8/21
14:10

10.


42°53'39"S, 147°40'44"E
accuracy: 8m
-0.7
-7.7
306
Altitude
75 m
N
300
330
17/8/21
14:13

11.

12.

13.

14.

15.

16.

17.

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