



Proposed Subdivision  
26 Pendell Drive, Forcett.

## Bushfire Hazard Report



Applicant: B. Pettit.  
July 2022, J6836v1

Contents	
1.0 Introduction .....	3
2.0 Proposal.....	3
3.0 Site Description .....	3
4.0 Bushfire Hazard Assessment.....	5
4.1 Vegetation .....	5
4.2 slopes .....	5
4.3 Bushfire Attack Level.....	6
5.0 Bushfire Prone Areas Code .....	6
5.1 Hazard Management Areas .....	6
5.1.1 Building areas .....	7
5.1.2 Hazard Management Area requirements.....	7
5.2 Public and firefighting Access .....	8
5.2.1 Public Roads.....	8
5.2.2 Property access (for building compliance).....	8
5.3 Water supplies for firefighting (for building and planning compliance).....	8
6.0 Compliance .....	9
6.1 Planning Compliance .....	9
6.2 Building Compliance (for future development) .....	10
7.0 Summary.....	10
8.0 Limitations Statement .....	11
9.0 References.....	12
Appendix A - Plan of Subdivision	
Appendix B - BAL assessment tables	
Appendix C - Bushfire Hazard Management Plan	
Appendix D - Planning Certificate	

## 1.0 Introduction

This Bushfire Hazard Report has been completed to form part of supporting documentation for a planning permit application for a proposed subdivision. The proposed subdivision occurs in a Bushfire-prone Area defined by the Sorell Interim Planning Scheme 2015 (the Scheme). This report has been prepared by Mark Van den Berg a qualified person under Part 4a of the *Fire Service Act 1979* of Geo Environmental Solutions Pty Ltd for B. Pettit.

The report considers all the relevant standards of Code E1 of the planning scheme, specifically;

- The requirements for appropriate Hazard Management Areas (HMA's) in relation to building areas;
- The requirements for Public and Private access;
- The provision of water supplies for firefighting purposes;
- Compliance with the planning scheme, and
- Provision of a Bushfire Hazard Management Plan to facilitate appropriate compliant future development.

## 2.0 Proposal

A 1 lot plus balance subdivision is proposed on the site described as per the proposed plan of subdivision in appendix A. Public access to new lots will be provided by existing public roadways. The development is proposed to occur as a single stage. The Balance Lot has existing residential development, lot 1 is undeveloped.

## 3.0 Site Description

The subject site comprises private land on one title at 26 Pendell Drive, Forcett CT: 119566/14 figure 1). The site occurs in the municipality of Sorell, and is zoned Low Density Residential. This application is administered through the Sorell Interim planning scheme 2015 which makes provision for subdivision.

The site is located north-east of the Orielson Settled area and is approximately 0.2km east of Boathouse Hill (figure 1), it is dominated by low threat and grassland vegetation which transitions to grasslands to the south sites. The sites have gentle to moderate slopes with easterly aspects, surrounding lands are by-enlarge developed with the exclusion of lands to the south which carry grassland vegetation (figure 2).

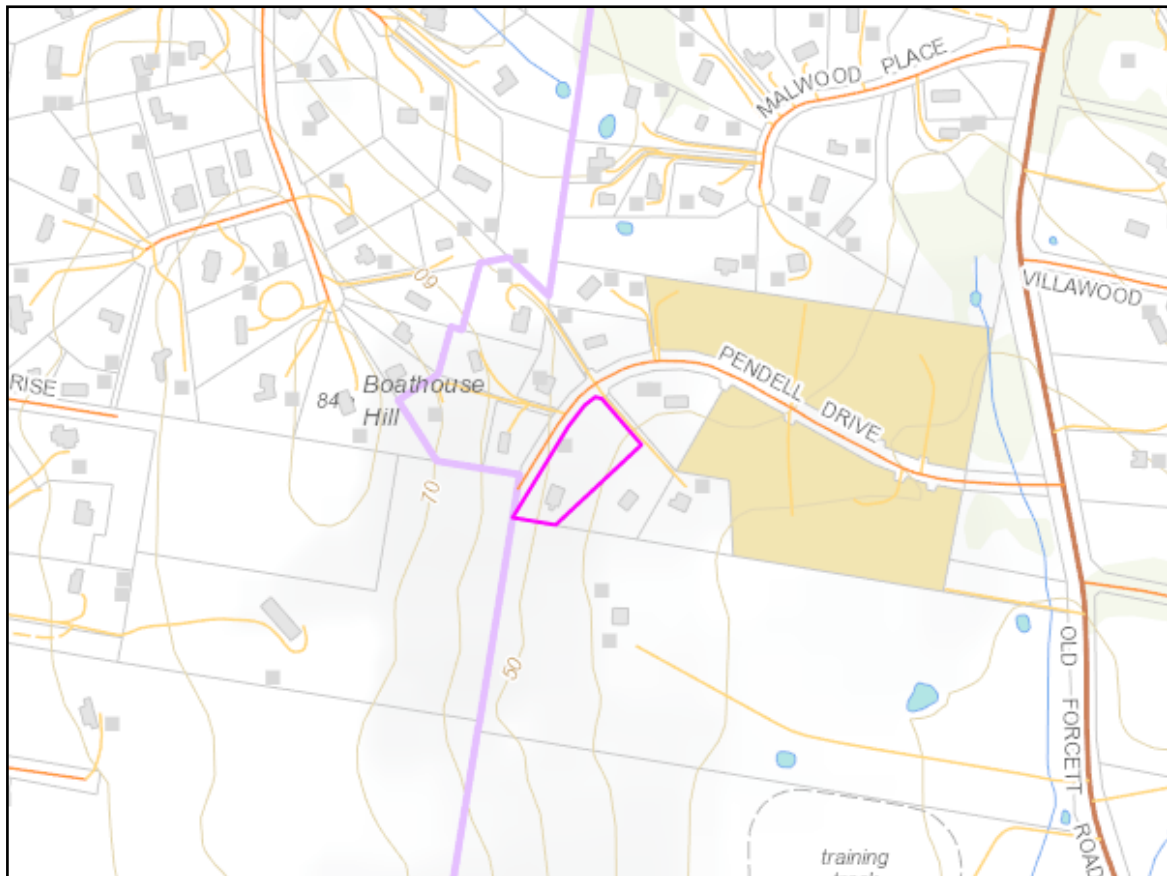


Figure 1. The site in a topographical context, pink line defines title to be subdivided.



Figure 2. Aerial photo of the site, pink line defines title to be subdivided.



## 4.0 Bushfire Hazard Assessment

### 4.1 Vegetation

The site and adjacent lands within 100 metres of the proposed building areas carry grassland and low threat vegetation, landscape scale native forest and woodland vegetation occurs some distance (>750m) to the north-east of the sites. The highest risk vegetation occurs to the south of the balance lot (figures 3 to 6).

### 4.2 slopes

The effective slopes in relation to the proposed new lots are gentle to moderate (<5 degrees) and are unlikely to have a significant impact on fire behaviour.



Figure 3. Grassland vegetation to the south of the sites (background of frame).



Figure 4. Low threat vegetation to the north-east of lot 1.



Figure 5. Low threat vegetation to the north of lot 1.

#### 4.3 Bushfire Attack Level

An assessment of vegetation and topography was undertaken within and adjacent to the subdivision area. A bushfire attack level assessment as per AS3959-2018 was completed which has determined setbacks for building areas within each lot from bushfire-prone vegetation such that subsequent residential development does not exceed BAL-19 of AS3959-2018 (appendix B). Where existing residential development occurs within the proposed balance lot, a building area has been defined to include the footprint of the existing residential development. The building areas and bushfire attack level are identified on the BHMP.

#### 5.0 Bushfire Prone Areas Code

Code E1 of the planning scheme articulates requirements for the provision of hazard management areas, standards for access and firefighting water supplies and requirements for hazard management for staged subdivisions. Existing residential development on the Balance lot will need to comply with sections 5.1 and 5.3, these specifications will need to be implemented prior to the sealing of titles.

##### 5.1 Hazard Management Areas

Hazard management areas are required to be established and/or maintained for all lots, they provide an area around the building within which fuels are managed to reduce the impacts of direct flame contact, radiant heat and ember attack on the site. The Balance lot, with existing residential development will require the HMA to be established prior to sealing of titles.

The Bushfire Hazard Management Plan (BHMP) shows building areas (for habitable buildings) and the associated HMA's for each lot, guidance for establishment and maintenance of HMA's is provided below.

The subdivision is to occur as a single stage. Each proposed lot can accommodate a hazard management area with sufficient separation from bushfire-prone vegetation not exceeding the requirements for BAL-19 of AS3959-2018. This means that each lot is not dependant on adjacent land use or management for bushfire mitigation.

#### 5.1.1 Building areas

Building areas for habitable buildings on each lot are shown on the BHMP. Each lot has been assessed and a Bushfire Attack Level (BAL) assigned to it. If future buildings are located within the building area and comply with the minimum setbacks for the building area, the buildings may be constructed to the bushfire attack level assigned to that lot. If associated structures like sheds or other non-habitable buildings exist or are proposed, they do not need to conform to a BAL unless they are within 6 metres of the habitable building. Building areas for lots with existing residential development have been defined to include the footprint of the existing residential building.

#### 5.1.2 Hazard Management Area requirements

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation which provides access to a fire front for firefighting, is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following strategies;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Avoid or minimise the use of flammable mulches (especially against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers;
- Remove or prune larger trees to establish and maintain horizontal separation between tree canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability plant species for landscaping purposes where possible;

- Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees and shrubs may provide protection from wind borne embers and radiant heat under some circumstances if other fuels are appropriately managed.

## 5.2 Public and firefighting Access

### 5.2.1 Public Roads

There is no proposal for the construction of new public roadways, in this circumstance there are no applicable standards for the construction of new public roads.

### 5.2.2 Property access (for building compliance)

There is an insufficient increase in the risk from bushfire to warrant specific design and construction standards for property access for Lot 1.

The Balance lot has existing property access which meets the standards of Code E1, in this circumstance there are no further requirements for property access.

## 5.3 Water supplies for firefighting (for building and planning compliance)

There is an insufficient increase in the risk from bushfire to warrant the specific provision of firefighting water supplies in this circumstance. There are no further requirements for Lot 1.

The subdivision is not serviced by a reticulated water supply. In this circumstance, a static water supply dedicated for firefighting which is compliant with the specifications of table 1 is required for the Balance lot. The static water supply will be required to be provided before the sealing of titles.

Table 1. Specifications for static water supplies for firefighting.

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 90 metres of the firefighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the firefighting 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 (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting 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 AS 3959-2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C	Fittings, pipework and	Fittings and pipework associated with a fire fighting water point for a static water



Element		Requirement
	accessories (including stands and tank supports)	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) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23); (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting 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 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) Accessible to allow connection by firefighting 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	Signage for static water connections The firefighting 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 the water tank signage requirements within <i>Australian Standard AS2304-2011 Water storage tanks for fire protection systems</i> ; or (b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service
E	A hardstand area for fire appliances must be provided:	(a) no more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) no closer than six metres from the building area to be protected; (c) a minimum width of three metres 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.

## 6.0 Compliance

### 6.1 Planning Compliance

Table 2 summarises the compliance requirements for subdivisions in bushfire prone areas against Code E1 as they apply to this proposal. A planning certificate has been issued for the associated BHMP as being compliant with the relevant standards as outlined below and is located in appendix D.

Table 2. Compliance with Code E1 of the Sorell Interim Planning Scheme 2015

Clause	Compliance
E1.4 Use or development exempt from this code	Not applicable.
E1.5 1 Vulnerable Uses	Not applicable.
E1.5.2 Hazardous Uses	Not applicable
E1.6.1 Subdivision: Provision of hazard management areas	The Bushfire Hazard Management Plan is certified by an accredited person. Each lot within the subdivision has a building area and associated hazard management area shown which is suitable for BAL-LOW or BAL-19 construction standards. Hazard management areas are able to be contained within each individual lot, therefore there is no requirement for

Clause	Compliance
	<p>part 5 agreements or easements to facilitate hazard management.</p> <p>The proposal is compliant with the acceptable solution at A1, (b).</p>
E1.6.2 Subdivision: Public and firefighting access	<p>There is no proposal for public Roadways or fire trails as part of this development.</p> <p>The Bushfire Hazard Management Plan demonstrates that existing property access for the balance lot is consistent with table E2. There is an insufficient increase in the risk from bushfire to warrant specific design and construction standards for property access for Lot 1</p> <p>The proposal is compliant with the acceptable solution at A1(b) &amp; A1(a).</p>
E1.6.3 Subdivision: Provision of water supply for firefighting purposes	<p>The Bushfire Hazard Management Plan requires static water supplies to be provided for the Balance Lot. The specifications for static water supplies are provided consistent with table E5. There is an insufficient increase in the risk from bushfire to warrant the specific provision of firefighting water supplies for Lot 1.</p> <p>The proposal is compliant with the acceptable solution at A2, (b) &amp; A2(a).</p>

## 6.2 Building Compliance (for future development)

Future residential development may not require assessment for bushfire management requirements at the planning application stage. Subsequent building applications will require demonstrated compliance with the Directors Determination. If future development is undertaken in compliance with the Bushfire Hazard Management Plan associated with this report, a building surveyor may rely upon it for building compliance purposes if it is not more than 6 years old.

## 7.0 Summary

The proposed development occurs within a bushfire-prone area. The vegetation is classified as grassland and low threat with the highest risk presented by vegetation to the south of the building areas.

A bushfire hazard management plan has been developed and shows hazard management areas with building areas and construction standards, the location of proposed property access and requirements for the provision of firefighting water supplies.

If future development for an individual lot is proposed and is compliant with all the specifications of the bushfire hazard management plan, it may be relied upon for building

compliance purposes. If subsequent development does not comply with all the specifications a new assessment will be required.

## 8.0 Limitations Statement

This Bushfire Hazard Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the applicant. To the best of GES's knowledge, the information presented herein represents the Client's requirements at the time of printing of the report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that described in this report. In preparing this report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible bushfire hazard condition and does not provide a guarantee that no loss of property or life will occur as a result of bushfire. As stated in AS3959-2018 "It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions". In addition, no responsibility is taken for any loss which is a result of actions contrary to AS3959-2018 or the Tasmanian Planning Commission Bushfire code.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required. No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third party

## 9.0 References

*Building Amendment (Bushfire-Prone Areas) Regulations 2014*

*Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas, version 2.1 29<sup>th</sup> August 2017.* Consumer, Building and Occupational Services, Department of Justice, Tasmania

Standards Australia 2018, *Construction of buildings in bushfire prone areas*, Standards Australia, Sydney.

Tasmanian Planning Commission 2017, *Planning Directive No.5.1 – Bushfire prone Areas Code*. Tasmanian Planning Commission, Hobart. 1<sup>st</sup> September 2017.

The Bushfire Planning Group 2005, *Guidelines for development in bushfire prone areas of Tasmania – Living with fire in Tasmania*, Tasmania Fire Service, Hobart.

Sorell Interim Planning Scheme 2015.



# Appendix A - Site Plan



## Appendix B – Bushfire Attack Level assessment tables

Table 1. Bushfire Attack Level Assessment Proposed Balance Lot (Existing Development)

<b>Azimuth</b>	<b>Vegetation Classification</b>	<b>Effective Slope</b>	<b>Distance to Bushfire-prone vegetation</b>	<b>Hazard management area width</b>	<b>Bushfire Attack Level</b>
<b>North</b>	Exclusion 2.2.3.2 (e, f)^	flat 0°	0 to 100 metres	14 metres	<b>BAL-LOW</b>
	--	--	--		
	--	--	--		
	--	--	--		
<b>East</b>	Exclusion 2.2.3.2 (e, f)^	>0 to 5° downslope	0 to 100 metres	10 metres	<b>BAL-LOW</b>
	--	--	--		
	--	--	--		
	--	--	--		
<b>South</b>	Exclusion 2.2.3.2 (e, f)^	flat 0°	0 to 100 metres	12 metres	<b>BAL-19</b>
	--	--	--		
	--	--	--		
	--	--	--		
<b>West</b>	Exclusion 2.2.3.2 (e, f)^	upslope	0 to 26 metres	15 metres	<b>BAL-12.5</b>
	Grassland^	upslope	26 to 100 metres		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4(A) to 2.4 (H).

\* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 2. Bushfire Attack Level Assessment Lot 1.

<b>Azimuth</b>	<b>Vegetation Classification</b>	<b>Effective Slope</b>	<b>Distance to Bushfire-prone vegetation</b>	<b>Hazard management area width</b>	<b>Bushfire Attack Level</b>
<b>North</b>	Exclusion 2.2.3.2 (e, f)^	flat 0°	0 to 100 metres	Title boundary	<b>BAL-LOW</b>
	--	--	--		
	--	--	--		
	--	--	--		
<b>East</b>	Exclusion 2.2.3.2 (e, f)^	>0 to 5° downslope	0 to 100 metres	Title boundary	<b>BAL-LOW</b>
	--	--	--		
	--	--	--		
	--	--	--		
<b>South</b>	Exclusion 2.2.3.2 (e, f)^	flat 0°	0 to 58 metres	Title Boundary	<b>BAL-LOW</b>
	Grassland^	flat 0°	58 to 100 metres		
	--	--	--		
	--	--	--		
<b>West</b>	Exclusion 2.2.3.2 (e, f)^	upslope	0 to 100 metres	Title Boundary	<b>BAL-LOW</b>
	--	--	--		
	--	--	--		
	--	--	--		

^ Vegetation classification as per AS3959-2018 and Figures 2.4 (A) to 2.4 (H).

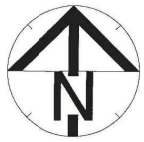
\* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

^^ Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

# Appendix C

## Bushfire Hazard Management Plan





## BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan, 26 Pendell Drive, Forcett.  
July 2022. J6836v1  
Sorell Interim Planning Scheme 2015



GEO-ENVIRONMENTAL

SOLUTIONS

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### Compliance Requirements

#### Property Access

There is an insufficient increase in the risk from bushfire to warrant specific design and construction standards for property access for Lot 1.  
The Balance lot has existing property access which meets the standards of Code E1, in this circumstance there are no further requirements for property access.

#### Water Supplies for Firefighting

There is an insufficient increase in the risk from bushfire to warrant the specific provision of firefighting water supplies for Lot 1.  
The site is not serviced by a reticulated water supply, therefore a dedicated, static firefighting water supply will be provided in accordance with the following for the Balance Lot;

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 90 metres 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 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;  
(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 AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:  
(i) metal;  
(ii) non-combustible material; or  
(iii) fibre-cement a minimum of 6 mm thickness.

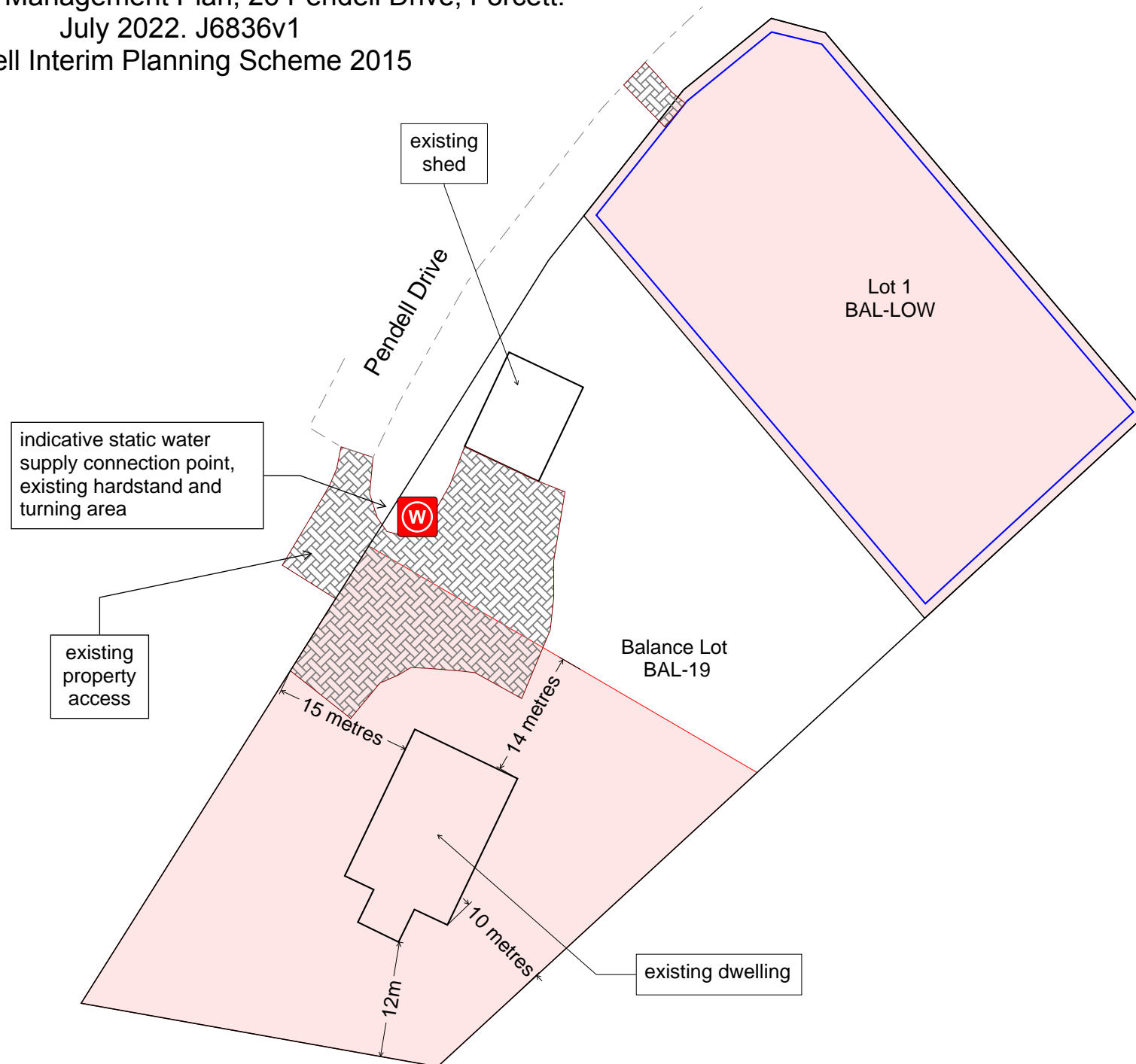
C) Fittings and pipework associated with a fire fighting water point for a static water supply must:  
(a) Have a minimum nominal internal diameter of 50mm; (2) Be fitted with a valve with a minimum nominal internal diameter of 50mm;  
(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;  
(c) Be metal or lagged by non-combustible materials if above ground;  
(d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);  
(e) Provide a DIN or NEN standard forged Storz 65 mm 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 220 mm length);  
(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and  
(i) Where 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 comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service

E) Hardstand  
A hardstand area for fire appliances must be provided:  
(a) No more than three metres 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 six metres from the building area to be protected;  
(c) With a minimum width of three metres 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.

#### Hazard Management Areas

A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.



Note: the requirements of sections 5.1 & 5.3 of the Bushfire Hazard Report are required to be implemented for the balance lot prior to the sealing of titles.

#### Hazard Management Area

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Remove pine bark and other flammable mulch (especially from against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide (vertical separation between fuel layers);
- Prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability species for landscaping purposes where appropriate;
- Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.

Certification No. J6863v1

Mark Van den Berg  
Acc. No. BFP-108  
Scope 1, 2, 3A, 3B, 3C.

Do not scale from these drawings.  
Dimensions to take precedence over scale. Written specifications to take precedence over diagrammatic representations.

B. Pettit  
26 Pendell Drive  
Forcett, Tas. 7173

C.T.: 119566/14  
PID: 1653986

Date: 08/07/2022

Bushfire Hazard Management Plan 26 Pendell Drive,  
Forcett. July 2022. J6836v1  
Bushfire Management Report 26 Pendell Drive,  
Forcett. July 2022. J6836v1

Drawing Number:  
A01

Sheet 1 of 1  
Prepared by:  
MvdB

## Appendix D

### Planning Certificate

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## BUSHFIRE-PRONE AREAS CODE

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

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#### 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:**

26 Pendell Drive, Forcett.

**Certificate of Title / PID:**

119566/14

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

Subdivision of land resulting in 2 lots

**Applicable Planning Scheme:**

Sorell Interim Planning Scheme 2015

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Proposed Subdivision	T.N Woolford & Associates	Oct 2021	D1105-1
Bushfire Hazard Report 26 Pendell Drive, Forcett. July 2022. J6836v1	Mark Van den Berg	08/07/2022	1
Bushfire Hazard Management Plan 26 Pendell Drive, Forcett. July 2022. J6836v1	Mark Van den Berg	08/07/2022	1

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<sup>1</sup> 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:

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

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

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

<input checked="" type="checkbox"/>	<b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance').
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement



<input checked="" type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input checked="" type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk (lot 1)
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables (balance lot)

<input checked="" type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input checked="" type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk (lot 1)
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table (balance lot)
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

## 5. Bushfire Hazard Practitioner

Name: Mark Van den Berg

Phone No: 03 62231839

Postal Address: 29 Kirksway Place  
Battery Point Tas. 7004

Email Address: mvandenberg@geosolutions.net.au

Accreditation No: BFP – 108

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: Mark Van den Berg

08/07/2022

Certificate  
Number: J6836

(for Practitioner Use only)

# Appendix E

Certificate of Others

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To:  Owner /Agent  
 Address  
  Suburb/postcode

## Qualified person details:

Qualified person:   
Address:  Phone No:   
  Fax No:   
Licence No:  Email address:

Qualifications and Insurance details:  (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise:  (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

## Details of work:

Address:  Lot No:   
  Certificate of title No:   
The assessable item related to this certificate:  (description of the assessable item being certified)  
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

## Certificate details:

Certificate type:  (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work: ☒

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:

Bushfire Hazard Report 179 Greens Road, Orielton. January 2022. J6230v1.  
Bushfire Hazard Management Plan 26 Pendell Drive, Forcett. July 2022.  
J6836v1  
and Form 55.

Relevant  
calculations:

N/A

References:

Determination, Director of Building Control Requirements for Building in  
Bushfire-Prone Areas, version 2.2 6<sup>th</sup> February 2020. Consumer,  
Building and Occupational Services, Department of Justice, Tasmania.  
Building Amendment (Bushfire-Prone Areas) Regulations 2014.  
Standards Australia 2018, Construction of buildings in bushfire prone  
areas, Standards Australia, Sydney.

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

The Bushfire Attack Level is marked on the Bushfire Hazard management plan for each lot. All specifications of report and BHMP required for compliance.

*Scope and/or Limitations*

Scope: This report was commissioned to identify the Bushfire Attack Level for the existing property. Limitations: The inspection has been undertaken and report provided on the understanding that;-1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report. 2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken. 3. Impacts of future development and vegetation growth have not been considered.

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

*Signed:*

Qualified person:



*Certificate No:*

J6836

*Date:*

08/07/2022