

23 JULY 2021

Bushfire hazard management report: Palana Rd, Palana V5

Final report for: Ngarra Limestone Bay PTY LTD


Property location: Palana Rd, Palana (CT 174257/1, CT 174257/2, CT 174257/3, CT 175979/1 & CT 175979/2)

Prepared by: Michael Tempest

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Executive summary

SUMMARY	
Client:	Ngarra Limestone Bay PTY LTD.
Property identification:	Palana Rd, Palana, Flinders Island 7255 CT 174257/1, CT 174257/2, CT 174257/3, CT175979/1 & CT 175979/2 Current zoning: Rural.
Proposal:	An 8-lot subdivision from five existing titles is proposed.
Assessment comments:	A field inspection of the site was conducted to determine the Bushfire Risk and Attack Level.
Conclusion:	<p>All proposed building areas within the proposed subdivision are bushfire-prone, being less than 100m from bushfire-prone vegetation greater than 1ha in size (scrub). There is sufficient area on the subject land to provide each Lot's proposed building area with sufficient area to allow for future construction of buildings to BAL 19 standards.</p> <p>Access must be constructed to the standards set out in Element B of Table E2 of the <i>Planning Directive No. 5.1 Bushfire-Prone Area Code</i>. Where access services 3 or more lots it must also be compliant with Element D of Table E2, while where it services less than 3 lots it must be compliant with Element C instead of Element D.</p> <p>A static water supply that is compliant with all elements of Table E5 of the <i>Planning Directive No. 5.1 Bushfire-Prone Area Code</i> must be installed on each lot within the subdivision when dwellings are constructed.</p>
Assessment by:	 <hr/> <p>Michael Tempest Senior Consultant Accredited Person under Part 4A of the Fire Service Act 1979, Accreditation # BFP-153.</p>

1 Introduction

It is a requirement under *the Land Use Planning and Approval Act*, that a proposed subdivision that occurs either wholly or partially within a bushfire-prone area is assessed by an accredited person who will provide a Bushfire Hazard Management Report and a Bushfire Hazard Management Plan.

1.1 SCOPE

This report has been commissioned to provide a Bushfire Attack Level (BAL) for all proposed lots within the subdivision. All advice is compliant with the *Planning Directive 5.1 Bushfire-Prone Areas Code* (the Code), which was released by the Minister for Planning & Local Government in 2017. This Code is modified from the existing bushfire code in the *Flinders Planning Scheme 2000*, however, it is considered the current best practice and will be formally adopted by the Flinders Council when the existing Planning Scheme is transitioned to the Tasmanian Planning Scheme. Advice is also compliant with the Australian Standard, AS3959-2018, Construction of buildings in bushfire-prone areas.

1.2 PROPOSAL

The proposal is to complete an 8-lot subdivision of five existing titles (CT 174257/2, CT 174257/2, CT 174257/3, CT175979/1 & CT 175979/2). The land is zoned as Rural. The area is bushfire-prone because it is within 100m of bushfire-prone vegetation greater than 1 hectare in area (scrub).

The development will be completed in two stages. Stage 1 will include the development of access via an existing road reserve that is approximately 1km long from Palana Rd to the east and development of the building areas for Lots 1, 2, 3, 4, & 5. Access and building areas for Lots 6, 7, & 8 will be developed in Stage 2. The land associated with Lots 6-8 has frontage to Palana Rd. See Figure A3-1 for the proposal site plan.

All native vegetation within the development that will not be removed for access, building areas, and bushfire hazard management areas is proposed to be put into a conservation covenant for ecological outcomes.

1.3 LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory, building, or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development outside of the assessed area. Once the subdivision is approved, if a future dwelling is proposed to be constructed outside of one of the identified building areas, a new bushfire assessment will need to be conducted for the new building area.

2 Site description

The combined area of the five titles is approximately 320ha, with the eight new lots proposed to be approximately 40ha each. The land is adjacent to the Bass Straight to the west. The proposed building areas for each lot will be located in the western portion of the land, which has a westerly aspect with a moderate to steep slope. The majority of the land is covered in native vegetation. See Figure A1-2 for an aerial image of the site.

The vegetation in proximity of the proposed building envelopes was assessed as scrub. The height of the vegetation ranges from 1 to 2m near the coast and up to approximately 6m further inland (see Appendix 2 for photo examples of the dominant vegetation). Forest vegetation was also identified in the most eastern sections of the subject land, well away from any of the proposed building areas.

The road reserve that will be used for access to Lots 1, 2, 3, 4, & 5 is approximately 1km long and 20m wide.

2.1 SURROUNDING AREA

The subject land is surrounded by 6 private individually owned titles to the north, east and south. All of these titles are west of Palana Rd. They range in size from approximately 25ha to 140ha. Where these titles are adjacent to the subject land they are covered in native vegetation. For CT 27667/1 & CT 27667/2, the eastern half of these titles is managed as pasture where they border the road reserve that will be utilised for access to Lots 1, 2, 3, 4, & 5.

To the east of the subject land associated with the proposed Lots 5, 6 & 7, east of Palana Rd, is Crown owned land associated with the Wingaroo Nature Reserve. This land is covered in native vegetation.

Bushfires threat occurs from all sides.

3 Bushfire site assessment

The land is considered to be within a Bushfire-Prone Area due to the proximity of bushfire-prone vegetation greater than 1ha in area. A Bushfire Attack Level assessment has been conducted using Method 1 of AS 3959-2018.

The Fire Danger Index (FDI) is a measure of the probability of a bushfire starting, its rate of speed, intensity, and the difficulty of suppression; this is according to combinations of air temperature, relative humidity, wind speed, and both the long and short-term effects of drought. The FDI for Tasmania is **50** (Clause 2.2.2).

The vegetation within 100m of each building envelope on each lot was assessed, along with the slope under the vegetation (see Table 3-1).

Table 3-1: Vegetation and slope assessments for each proposed lot

LOT		NORTH	EAST	SOUTH	WEST
1	Slope	Upslope	Flat/Upslope	Downslope >5-10°	Downslope >0-5°
	Veg	Scrub	Scrub	Scrub	Scrub
LOT		NORTH	EAST	SOUTH	WEST
2	Slope	Upslope	Upslope	Downslope >5-10°	Downslope >5-10°
	Veg	Scrub	Scrub	Scrub	Scrub
LOT		NORTH	EAST	SOUTH	WEST
3	Slope	Downslope >5-10°	Upslope	Downslope >10-15°	Downslope >5-10°
	Veg	Scrub	Scrub	Scrub	Scrub
LOT		NORTH	EAST	SOUTH	WEST
4	Slope	Downslope >0-5°	Upslope	Downslope >5-10°	Downslope >5-10°
	Veg	Scrub	Scrub	Scrub	Scrub
LOT		NORTH	EAST	SOUTH	WEST
5	Slope	Flat/Upslope	Upslope	Downslope >0-5°	Downslope >5-10°
	Veg	Scrub	Scrub	Scrub	Scrub
LOT		NORTH	EAST	SOUTH	WEST
6	Slope	Downslope >5-10°	Upslope	Downslope >0-5°	Downslope >5-10°
	Veg	Scrub	Scrub	Scrub	Scrub
LOT		NORTH	EAST	SOUTH	WEST
7	Slope	Flat/Upslope	Upslope	Downslope >5-10°	Downslope >5-10°
	Veg	Scrub	Scrub	Scrub	Scrub
LOT		NORTH	EAST	SOUTH	WEST
8	Slope	Downslope >10-15°	Upslope	Downslope >5-10°	Downslope >10-15°
	Veg	Scrub	Scrub	Scrub	Scrub

4 Bushfire protection measures

4.1 BAL REQUIREMENTS FOR CONSTRUCTION

The BAL ratings applied are in accordance with the Australian Standard AS3959-2018, *Construction of Buildings in Bushfire Prone Areas*. The Applicable BAL Rating for the proposed subdivision is **BAL 19**.

Table 4-1: BAL levels

BUSHFIRE ATTACK LEVEL (BAL)	PREDICTED BUSHFIRE ATTACK & EXPOSURE LEVEL
BAL-Low	Insufficient risk to warrant specific construction requirements.
BAL-12.5	Ember attack, radiant heat below 12.5kW/m ² .
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ² .
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ² .
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ² .
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front.

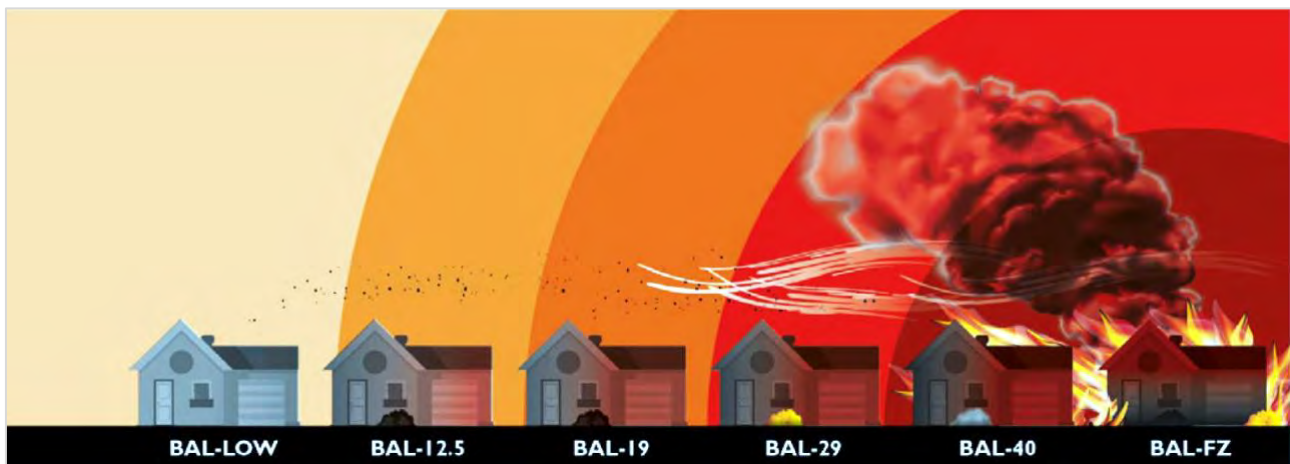


Figure 4-1: BAL levels diagram

The minimum construction requirement for future dwellings within the proposed subdivision is **BAL 19**. It is a requirement that any habitable building or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

4.2 HAZARD MANAGEMENT AREA

Hazard management areas (HMA) are the areas between a habitable building, associated buildings (within 6m), and bushfire prone vegetation which provides access to a fire front for firefighting. The HMA must be maintained in a low fuel state at all times.

HMA setback distances for the specified BAL Rating (BAL 19) have been calculated based on the vegetation that will exist after development and have also considered slope gradients. Distances are in accordance with AS 3959-2018 Table 2-6.

Where no setback is required for fire protection, other Planning Scheme setbacks may need to be applied.

BAL Rating: **BAL 19**.

Table 4-2: BAL 19 setbacks

BAL	SETBACK	SCRUB
BAL 19	Upslope and flat	19m
	Downslope >0-5°	22m
	Downslope >5-10°	24m
	Downslope >10-15°	28m

Table 4-3: Hazard management setbacks from future dwellings

LOT	BUILDING AREA CENTRE POINT (CO-ORDINATES)	BAL	NORTH SETBACK	EAST SETBACK	SOUTH SETBACK	WEST SETBACK
1	E574223 N5596256	19	19m	19m	24m	22m
2	E574779 N5596307	19	19m	19m	24m	24m
3	E575060 N5596520	19	24m	19m	28m	24m
4	E575085 N5596104	19	22m	19m	24m	24m
5	E575341 N5596002	19	19m	19m	22m	24m
6	E574665 N5595343	19	24m	19m	22m	24m
7	E574677 N5595213	19	19m	19m	24m	24m
8	E574728 N5594960	19	28m	19m	24m	28m

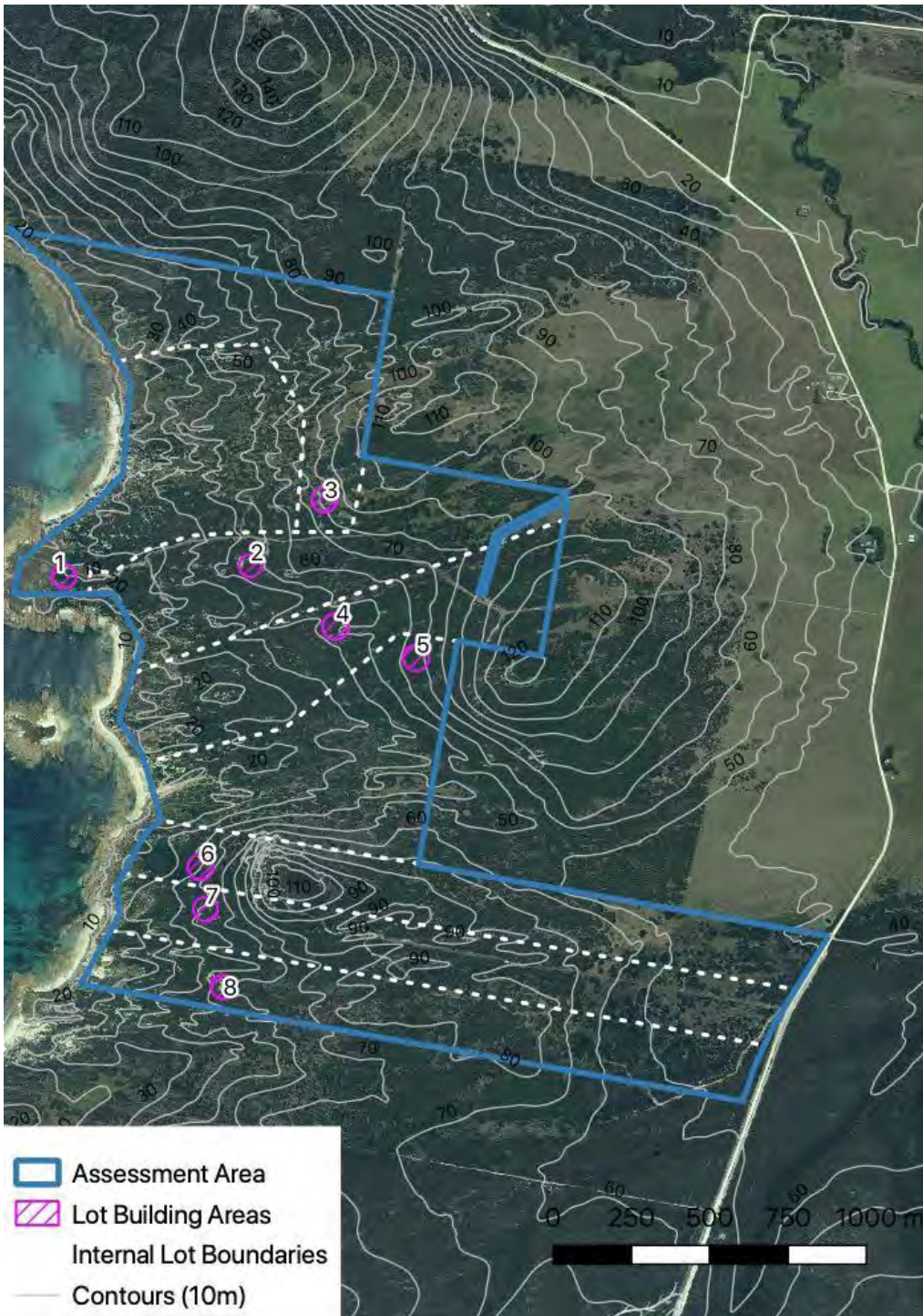


Figure 4-2: Lot building areas

A Dwelling can be located anywhere within the defined building areas on (Figure 4-2). The dimensions identified in (Table 4-3) provide the setbacks required to be managed as low threat vegetation from future dwellings and associated buildings for each lot for the Hazard Management Area. Land on each lot outside of these dimensions can be maintained in its current state.

The proposed building areas are approximately 0.5ha in area with a maximum width of approximately 75m. For the purpose of the proposed conservation covenant, the proposed building areas and a minimum 30m buffer around the building area should not be included in the covenant area to ensure that there will be sufficient area to develop a HMA for future dwellings.

The Hazard Management Area must be kept in a low fuel condition:

- Lawns maintained to a height of <100mm
- Occasional trees with no canopy connection
- Trees must not overhang the dwelling
- Reduce tree branches to >2m above ground
- Minimise fuel on the ground.

Landscaping advice for bushfire prone lots:

- Maintaining a clear area of low-cut lawn or pavement adjacent to the house
- Keeping areas under fences, fence post and gates and trees raked and cleared of fuel
- Utilising non-combustible fencing and retaining walls
- Breaking up the canopy of trees and shrubs with defined garden beds
- Organic mulch should not be used in bushfire-prone areas and non-flammable material should be used as ground cover e.g.; scoria, pebbles, recycled crushed bricks
- Planting trees and shrubs where there is a wind break in the direction from which fires are likely to approach.

Maintenance schedule:

- Remove fallen limbs, leaf & bark litter
- Cut lawns to less than 100mm and maintain
- Prune larger trees to establish and maintain horizontal and vertical canopy separation
- Minimise storage of flammable liquids
- Maintain road access to the dwelling and water connection point
- Remove fallen limbs, leaf & bark from roofs, gutters and around buildings.

4.3 ACCESS

Where access to a Lot is greater than 30m, it must be built to the following standards:

- a) All-weather construction
- b) Load capacity of at least 20 tonnes, including for bridges and culverts
- c) Minimum carriageway width of 4m
- d) Minimum vertical clearance of 4m
- e) Minimum horizontal clearance of 0.5m
- f) Cross falls of <3°
- g) Dips <7°
- h) Curves with a minimum inner radius of 10m
- i) Maximum gradient of 15° for sealed roads and 10° for unsealed road
- 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
 - ii. A property access encircling the building; or
 - iii. a hammerhead “T” or “Y” turning 4m wide and 8m long.

Where access is greater than 200m access must also include:

- The above requirements, and
- passing bays of 2m additional carriageway width and 20m length provided every 200m.

Where access is greater than 30m in length and access is provided to 3 or more properties, access must also include:

- The above construction requirements
- Passing bays of 2m additional carriageway width and 20m length provided every 100m.

There are existing rough access routes mostly along the proposed access tracks. In some areas, the slope is greater than 10°. Where this is the case, access should either be amended to reduce the slope or these sections should be sealed to ensure compliance with requirements.

The main access drive that will provide access to the building sites on Lots 1, 2, 3, 4 and 5 must be constructed to the above standards and have a 2m wide 20m long passing bay every 100m from its access point off Palana Rd, alternatively the entire length could be constructed to a 6m width. This will be constructed along proposed right of ways. Where access branches off to the building sites for Lots 4 and 5, a passing bay is only required every 200m. The access drive to the building sites on lots 6, 7, and 8 will also require a passing bay every 100m. Where this access branches off to the Lot 8 building area, a passing bay is only required every 200m. This is also the case from this point onwards towards the Lot 6 and 7 building areas. Figure 4-3 identifies approximate locations where passing bays will need to be located.

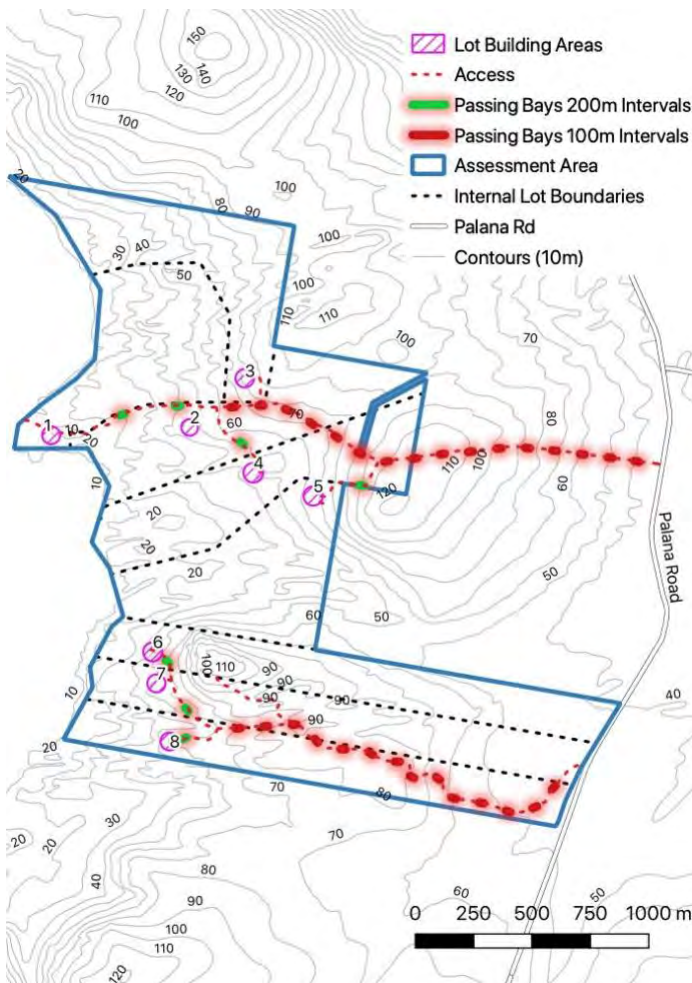


Figure 4-3: Proposed access and approximate required locations of passing bays

4.4 WATER SUPPLY

A static water supply must be installed that has a firefighting access point within 90m as the hose lays from the furthest part of the habitable building, as measured by hose lay for each lot. A hardstand area for fire appliances must be located no more than 3m from the water supply, have a minimum width of 3m, be connected to the property access and of equivalent standard. The hardstand must not be any closer than 6m from the building area.

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 10,000L 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 *Australian Standard AS 3959-2018 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 fibre-cement with a minimum 6mm thickness.

Fittings and pipework associated with a firefighting 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
- e) Provide a DIN or NEN standard forged Storz 65mm 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 220mm length)
- h) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with item 'e' of this list 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 firefighting equipment
 - iii. At a working height of 450 – 600mm above ground level; and
 - iv. Protected from possible damage, including damage by vehicles.

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 water tank signage requirements within *Australian Standard AS 2304-2011 Water storage tanks for fire protection systems*; or
- b) Comply with the Tasmania Fire Service Water Supply Signage Guideline published by TFS.

5 Statutory compliance

The applicable bushfire requirements are specified in the *Planning Directive No. 51 Bushfire-Prone Areas Code*.

Table 5-1: Compliance schedule

E1.6 DEVELOPMENT STANDARDS	ACCEPTABLE SOLUTION	COMPLIANCE
1.6.1 Provision of Hazard Management Area	A1.b	<ul style="list-style-type: none"> ▪ BAL 19 Setback Standards (AS 3959-2018) from all future dwellings to adjacent vegetation on all lots. Land outside of the HMA on each lot can be maintained in its current state.
E1.6.2 Public and Firefighting access	A1.b	<ul style="list-style-type: none"> ▪ Compliant with Element B of Table E2 ▪ The main access route for Stage 1 must have a passing bay every 100m as per Element D of Table E2 ▪ Access to the building areas on Lots 4 & 5 from the main access route for Stage 1 must have a passing bay every 200m as per Element C of Table E2 ▪ The main access route to the building areas for Lots 6, 7 & 8 must have a passing bay every 100m as per Element D of Table E2 to where Lot 8's access branches off. From this point in both directions there must be a passing bay every 200m as per Element C of Table E2.
E1.6.3. Provisions for Water supply for firefighting	A2.b	<ul style="list-style-type: none"> ▪ A static water supply must be installed that is compliant with Table E5 on each lot.

6 Conclusions

All proposed building areas within the proposed subdivision are bushfire-prone, being less than 100m from bushfire-prone vegetation greater than 1ha in size (scrub). There is sufficient area on the subject land to provide each Lot's proposed building area with sufficient area to allow for future construction of buildings to BAL 19 standards.

Access must be constructed to the standards set out in Element B of Table E2 of the *Planning Directive No. 5.1 Bushfire-Prone Area Code*. Where access services 3 or more lots it must also be compliant with Element D of Table E2, while where it services less than 3 lots it must be compliant with Element C instead of Element D.

A static water supply that is compliant with all elements of Table E5 of the *Planning Directive No. 5.1 Bushfire-Prone Area Code* must be installed on each lot within the subdivision when dwellings are constructed.

7 References

Flinders Council (2015) *Flinders Planning Scheme 2000*.

Standards Australia. (2009). *AS 3959-2018 Construction of Buildings in Bushfire Prone Areas*.

Minister for Planning & Local Government (2017) *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

Appendix 1: Maps

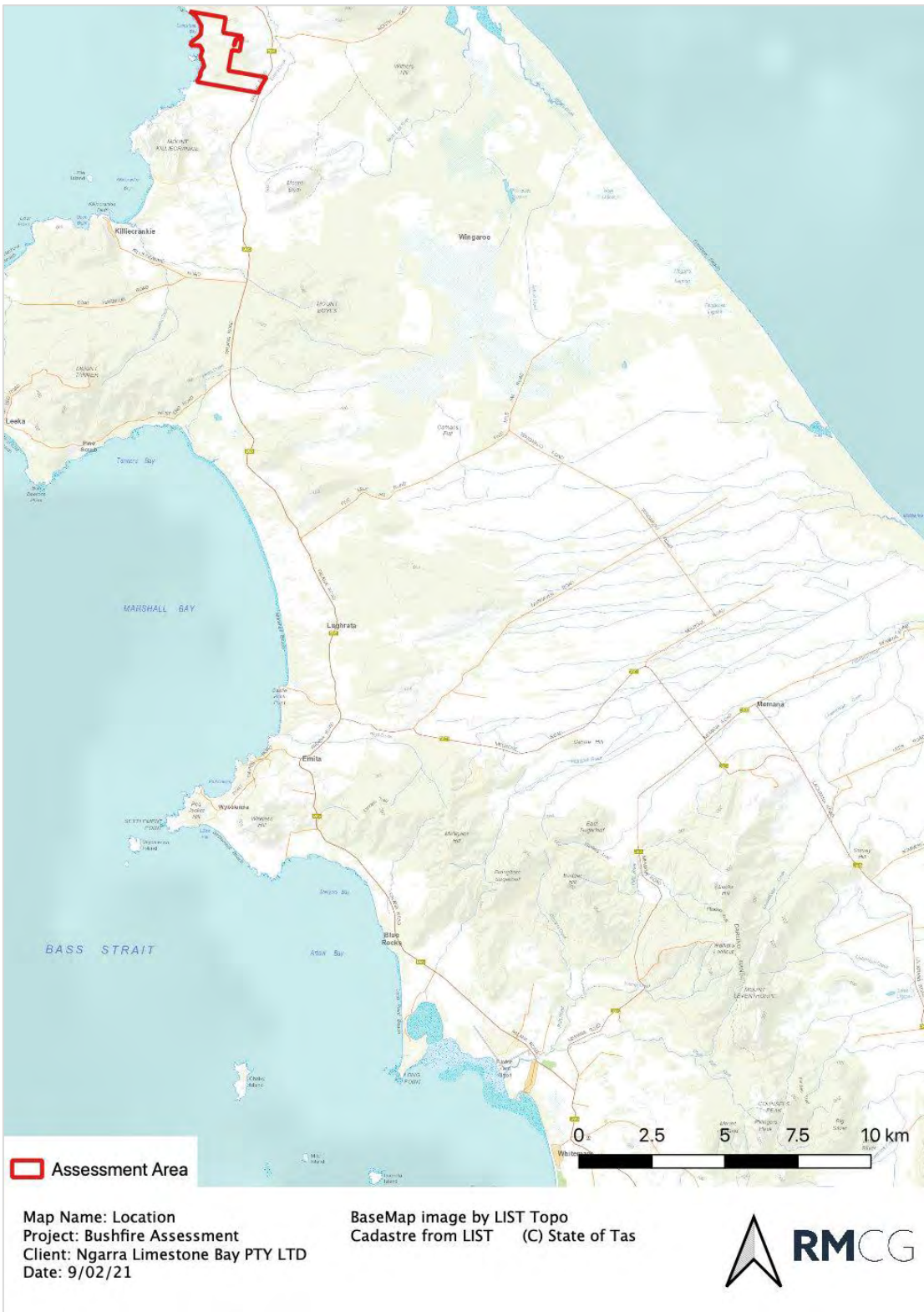


Figure A1-1: Site plan

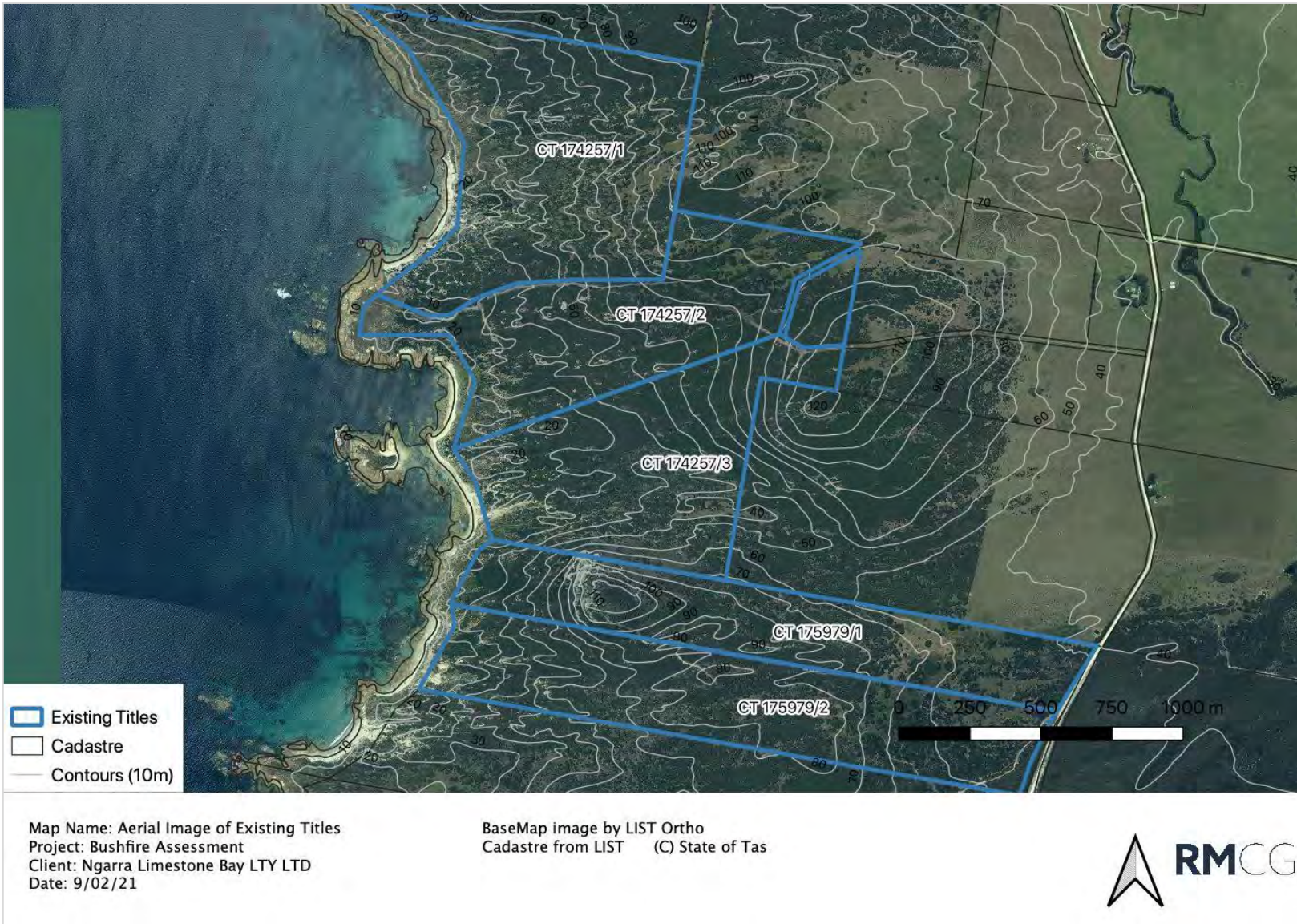


Figure A1-2: Aerial Image of the existing titles

Appendix 2: Photos



Figure A2-1: View of road reserve with adjacent pasture areas looking east towards Palana Rd



Figure A2-2: Example of existing access tracks that will need to be upgraded to required standards



Figure A2-3: Example of low scrub vegetation closer to the coastline



Figure A2-3: Example of low scrub (<2m) near coastline, progressively increasing in height to 2–6m further inland from the coast



Figure A2-4: Example of structure and species within the high scrub (2-6m) areas



Figure A2-5: Further example of scrub vegetation structure and species



Figure A2-6: Example of the structure within the scrub vegetation. Note the lack of ground cover



Figure A2-7: Forest vegetation located near access entrance to proposed Stage 2 of the development, well away from the proposed building areas

Appendix 3: Site plans

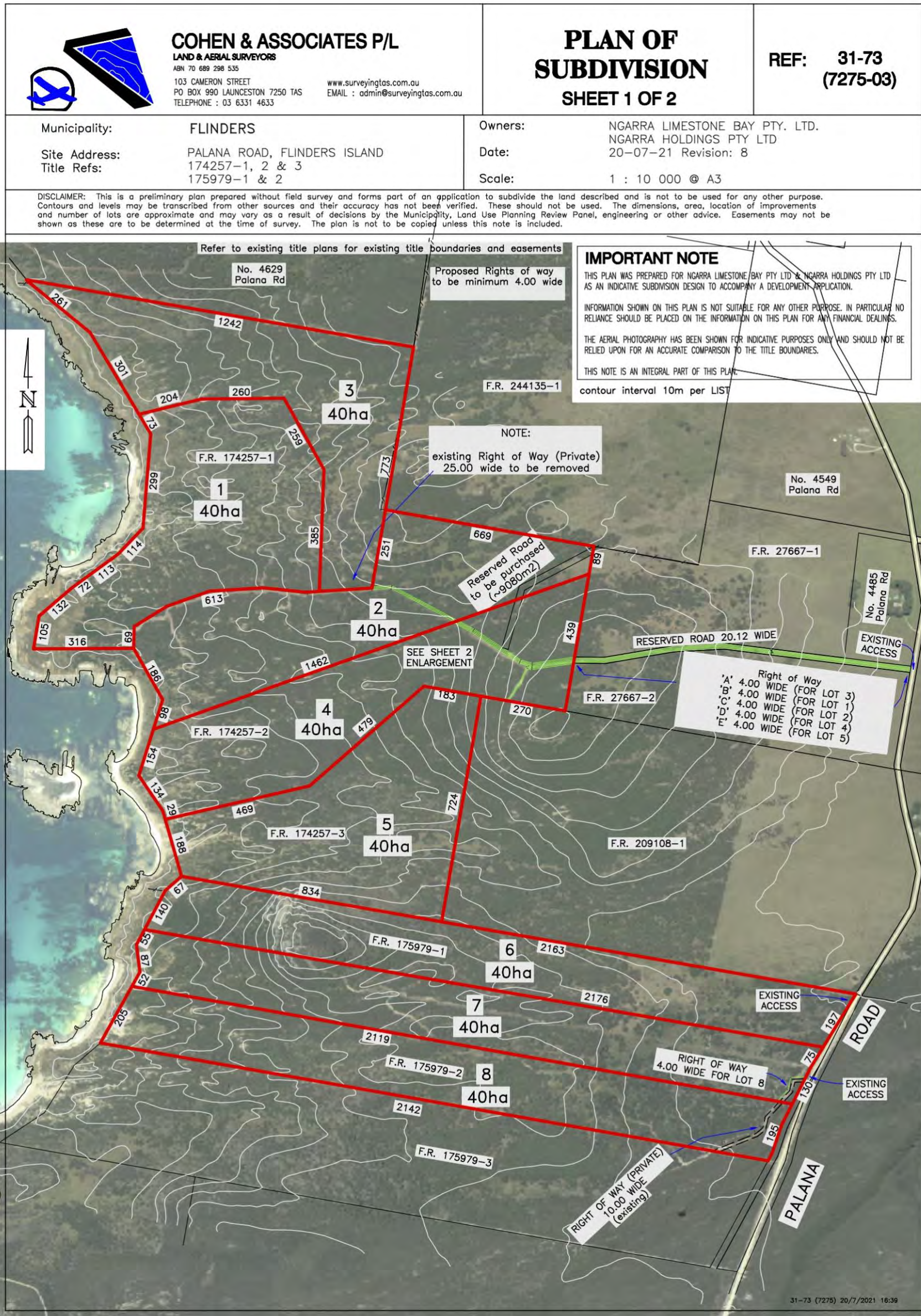


Figure A3-1: Proposed master plan

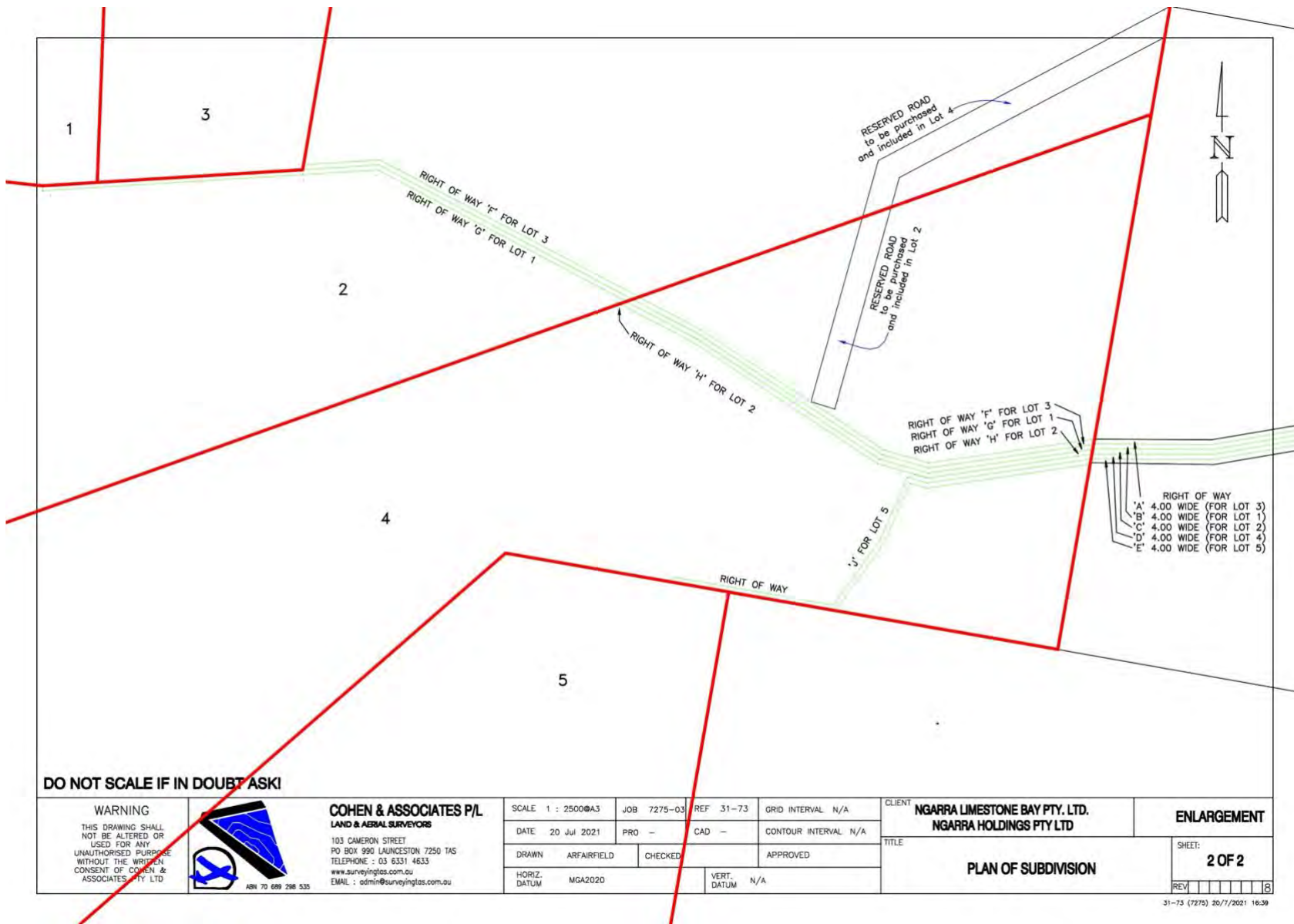


Figure A3-2: Proposed Right of Ways

Appendix 4: Bushfire hazard management plan

Bushfire Hazard Management Plan Palana Rd, Palana (CT 174257/1, CT 174257/2, CT 174257/3, CT 175979/1, CT 175979/2, PID 9823081)

1.0 HAZARD MANAGEMENT AREA

Hazard management areas (HMA) include the areas to protect the buildings as well as the access and water supplies. Vegetation in the hazard management area is to be managed and maintained in a minimum fuel condition. Refer to the Bushfire Hazard Management Area section of the Bushfire Hazard Management Report for Hazard Management Area minimum fuel requirements. Refer to the map to the left for the defined building areas and the table below for building area centre point co-ordinates and setback requirements from each façade of future dwellings and associated buildings within 6m. A dwelling can be constructed anywhere within the defined building areas. Maximum width of the building areas is 75mx75m.

HMA Maintenance Schedule:

- Remove fallen limbs, leaf & bark litter
- Cut grass to less than 100mm and maintain
- Prune larger trees to establish and maintain horizontal and vertical canopy separation
- Maintain road access to the building and water connection point.
- Remove fallen limbs, leaf & bark from roofs, gutters, and around buildings.

2.0 ACCESS

Refer to Table 5-1 of the Bushfire Report where proposed site access is described. The proposed access will support firefighter access to buildings and water points. Refer to the map to the right for approximate locations of required passing bays.

3.0 WATER SUPPLY

Refer to Table 5-1 of the Bushfire Report for water supply requirements.

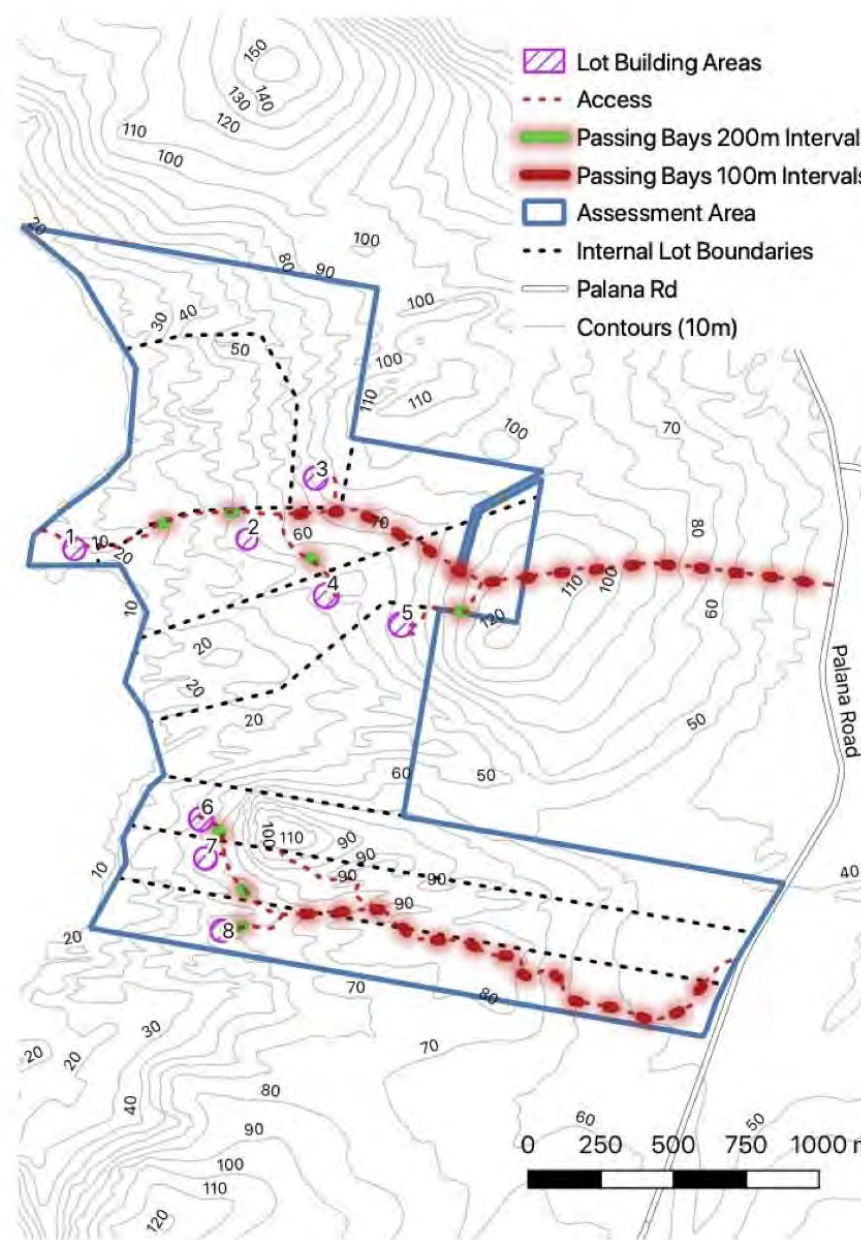
4.0 CONSTRUCTION: BAL 19

- Buildings in Bushfire-Prone Areas are to be built in accordance with the Building Code of Australia and Australian Standard AS5939.

LOT	BUILDING AREA CENTRE POINT (CO-ORDINATES)	BAL	NORTH SETBACK	EAST SETBACK	SOUTH SETBACK	WEST SETBACK
1	E574223 N5596256	19	19m	19m	24m	22m
2	E574779 N5596307	19	19m	19m	24m	24m
3	E575060 N5596520	19	24m	19m	28m	24m
4	E575085 N5596104	19	22m	19m	24m	24m
5	E575341 N5596002	19	19m	19m	22m	24m
6	E574665 N5595343	19	24m	19m	22m	24m
7	E574677 N5595213	19	19m	19m	24m	24m
8	E574728 N5594960	19	28m	19m	24m	28m

NOTE: It should be borne in mind that the measures contained in this Bushfire Management Plan 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

It is important to prepare your Bushfire Survival Plan, read your Community Protection Plan and know your Nearby Safer Place. These can be obtained from your Council or the Tasmanian Fire Service. For more information, visit www.fire.tas.gov.au



- 8-Lot Subdivision from 5 existing titles as described on: Site Plan, 20 July 2021, V8. See Appendix 3 of Bushfire Report for the Site Plan.
- This BHMP must be read in conjunction with the Bushfire Hazard Management Report: Palana Rd, Palana V5, Michael Tempest, 23 July 2021.
- This BHMP has been prepared to satisfy the requirements of the Planning Directive No 5.1 Bushfire-Prone Area Code 2017

Michael Tempest
Accreditation: BFP – 153 : 1, 2, 3A, 3B, 3C
Plan No: MT21/51SV5 Date 23/07/2021

Figure A2-1: Bushfire Hazard Management Plan

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ 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:

Palana Rd, Palana, TAS 7255

Certificate of Title / PID:

CT 174257/1, CT 174257/2, CT 174257/3, CT 175979/1 & CT 175979/2. PID 9823081

2. Proposed Use or Development

Description of proposed Use and Development:

8 Lot Subdivision from 5 existing titles

Applicable Planning Scheme:

Flinders Planning Scheme 2000

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report	Michael Tempest	23/07/2021	5.0
Bushfire Hazard Management Plan	Michael Tempest	23/07/2021	5.0

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:

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

<input type="checkbox"/> E1.5.1 / C13.5.1 – Vulnerable Uses		
	Acceptable Solution	Compliance Requirement
<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"/> E1.5.2 / C13.5.2 – Hazardous Uses		
	Acceptable Solution	Compliance Requirement
<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"/> E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas		
	Acceptable Solution	Compliance Requirement
<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	
	Acceptable Solution	Compliance Requirement
<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 type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

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

5. Bushfire Hazard Practitioner

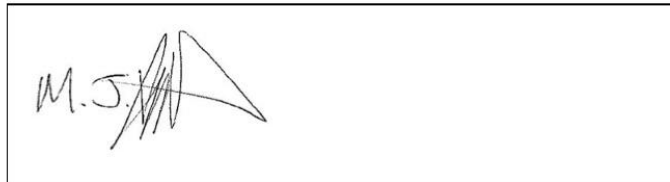
Name:	Michael Tempest	Phone No:	0467 452 155
Postal Address:	Shop 29 York Town Square Launceston, TAS 7250	Email Address:	michaelt@rmcg.com.au
Accreditation No:	BFP – 153	Scope:	1, 2, 3A, 3B, 3C

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:	Michael Tempest	Date:	23/07/21
		Certificate Number:	MT21/51SV5

(for Practitioner Use only)

This report has been prepared by:

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Document review and authorisation

Project Number: #1117

Doc Version	Final/Draft	Date	Author	Project Director review	BST QA review	Release approved by	Issued to
1.0	Final	26/02/2021	M. Tempest	A. Ketelaar	J. Belz	A. Ketelaar	T. Palmer
2.0	Final	02/07/2021	M. Tempest	A. Ketelaar	T. Strachan	A. Ketelaar	T. Palmer
3.0	Final	07/07/2021	M. Tempest	A. Ketelaar	-	A. Ketelaar	T. Palmer
4.0	Final	20/07/2021	M. Tempest	A. Ketelaar	M. Sandford	A. Ketelaar	T. Palmer
5.0	Final	23/07/2021	M. Tempest	A. Ketelaar	T. Strachan	A. Ketelaar	T. Palmer