



The General Manager
Flinders Council
Attn: Justin Simmons (Meander Valley Council)

Dear Justin,

PROPOSED HOUSE, 57A FRANKLIN PARADE, LADY BARRON (Ref: DA2013/0034)

We are writing to provide additional information in response to concerns made about the above proposal. The Bushfire Hazard Management Plan (GPM 14-015; dated: 25/2/14) identified the proposed house would be able to meet Bushfire Attack Level BAL 29, and be provided with appropriate access and water supplies for firefighting. The plan was certified by Justin Cashion who has been accredited by the Chief Officer Tasmania Fire Service to undertake bushfire hazard assessments (accreditation number: BFP-112).

The assessment was made using the method specified in Section 2 of AS3959 – 2009 Construction of buildings in bushfire prone areas. The certification was made against E1.0 Bushfire-Prone Areas Code. This Code has been adopted by the Chief Officer as representing current best practice for bushfire management with respect to development and is the Code incorporated into all the Interim Planning Schemes. The Chief Officer has previously advised all Councils that the Code should be adopted by all Councils to the extent permissible in their current planning schemes since it represents current best practice and therefore development proposals compliant with the Code will be supported by TFS.

Accordingly, the Report and Plan provided by Justin Cashion are supported by Tasmania Fire Service since they show the requirements of the Code are met for:

1. The Hazard Management Area and the Building at BAL 29 (E1.6.3.1 A1 (c)).
2. The Access through consideration of the overall accessibility of the site (E1.6.3.2 A1 (b), A2 (b) and P3) and
3. The Water Supply for Fire Fighting (E1.6.3.3 A1 (d)).

As points 1 & 3 are fully compliant with the prescriptive standards of the Code they provide an acceptable level of risk (or more formally, when the controls are instituted, the level of residual risk to the development will be acceptable). For access, point 2, the Report explains the way the access was analysed and the approach to be taken which will result in an acceptable level of risk (utilising the 3.6m Right of Way without expectations of impost on adjoining property owners) to the development. This is shown on the Bushfire Hazard Management Plan and was so certified and is supported by Tasmania Fire Service.

We hope this explains that the resultant risk arising from this proposal will be acceptable.

Please include this information with the report to Flinders Council and contact either of us if there are any further queries about the above.

Co-signed:

Mark Chladil
Fire Management Planning Officer
Tasmania Fire Service
Date: 03/04/2014

Justin Cashion

Justin Cashion
Accredited Bushfire Assessor
Ground Proof Mapping P/L
Date: 03/04/2014