



COHEN & Associates Pty. Ltd.

Bushfire Site Assessment

**2166 Lackrana Rd, Memana
Memana Rd, Memana**

29/1/2016

**Bill Armstrong
Accreditation BFP-132**

TABLE OF CONTENTS

1. Introduction	3
1.1 Scope	3
1.2 Limitations	3
2. Site Location & Context	3
2.1 Property Information	3
2.2 Planning Scheme Zoning/Special Areas Overlay	3
2.3 Site Context	3
2.4 Environmental Features	4
3. Proposed Development	4
4. Bushfire Site Assessment	4
4.1 Bushfire Prone Areas Code	4
4.2 Fire Danger Index (FDI)	4
4.3 Vegetation	4
4.4 Slope & Distance to Vegetation	5
4.5 Subdivision Access	5
4.6 Water Supply For Fire Fighting	5
5. Conclusion	5
Appendix 1 Proposed Development	

1. Introduction

1.1 Scope

This bushfire site assessment has been prepared for a submission with a planning permit application under the *Land Use Planning Approvals Act 1993; E1.0 Bushfire-Prone Areas Code (the Code)* as best practise for bushfire assessment for the Flinders Planning Scheme 1994 (*the Scheme*).

This report has been prepared for D. Conn to accompany an application to subdivide the land.

The site was inspected on the 03-03-2015. It is considered to be in a 'Bushfire Prone Area'. The slopes were assessed using levels measured on site.

The BAL is established taking into account the type of vegetation and the slope of the land within 100m of the proposed development using the simplified method in *AS3959-2009 Construction of Buildings in Bushfire Prone Areas*.

1.2 Limitations

The report has been produced on the basis that:

The report is intended to assess the bushfire risk and all other statutory reports are outside the scope of this report.

Information relating to the type and size of the vegetation is only relevant at the time of site survey and should not be relied upon for future development.

No assurance is given or implied regarding the safety or amenity for any individual or future occupant within the proposed development.

No assurance is given or implied regarding the safety of any building constructed within the development.

2. Site Location & Context

2.1 Property Information

The site is the land contained in FR 168513-3, FR 165959-1 known as 2166 Lackrana Road & Memana Road, Memana.

Access is from Lackrana Road.

There is an existing house on the proposed Lot 1.

2.2 Planning Scheme Zoning/Special Areas Overlay.

The site is zoned Rural under *the Scheme*.

2.3 Site Context

The site is located in the farmland plains area to the east of the island. It is predominantly grazing land for sheep and cattle. There are a few dwellings sparsely located in this part of the island.

2.4 Environmental Features

There are no significant environmental features on the site to be considered by this report.

3. Proposed Development

The proposal is for a Subdivision not creating any new titles.
A plan of subdivision is attached in Appendix 1.

4. Bushfire Site Assessment

4.1 Bushfire Prone Areas Code

Clause E1.3 of *the Code* defines a 'bushfire prone area' as:

- a) land that is within the boundary of a bushfire prone area shown on an overlay on a planning scheme map; and*
- b) where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare.*

Bushfire prone vegetation is described as:

Contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.

The proposed subdivision is located within 100m of 'bushfire prone vegetation' greater than one hectare and is therefore located within a 'bushfire prone area'.

4.2 Fire Danger Index (FDI)

The FDI is determined from Table 2.1 in *AS3959-2009 Construction of Buildings in Bushfire Prone Areas*, 'Jurisdictional and Regional Values for FDI'. For Tasmania the FDI is 50.

4.3 Vegetation

Vegetation has been classified in accordance with Table 2.3 in *AS3959-2009 Construction Of Buildings In Bushfire-Prone Areas*.

4.4 Slope & Distance to Vegetation

The existing dwelling on new Lot 1 will have a minimum of 25m from existing grassland on all sides. The required distance for BAL19 is 10m. This proposal will not alter the ability to maintain a BAL19 management area around the dwelling.

Lot 2 is of sufficient size that a building area can be created without needing management areas on neighbouring titles.

Therefore, in accordance with clause E1.6.1.1 A1 (a), there will be insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of this subdivision.

4.5 Subdivision Access

Access to the existing house on Lot 1 is via an existing all-weather gravel drive.

Access to Lot 2 is from various existing farm accesses.

No changes to access are required to any lot for this proposal.

Therefore, in accordance with clause E1.6.1.3 A1 (a) and clause E1.6.1.3 A2 (a), there will be insufficient increase in risk from bushfire to warrant specific measures being provided.

4.6 Water Supply For Fire Fighting

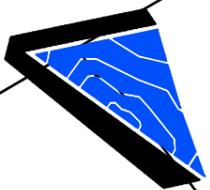
There are several existing stock water dams that could be utilised in the event of a bushfire however there are no changes being made to the existing dwelling and there are new new building areas being created as a result of this proposal.

Therefore there will be insufficient increase in risk from bushfire to warrant specific measures being provided.

5. Conclusion

This bushfire assessment report has been undertaken to satisfy the requirements of *Land Use Planning Approvals Act 1993*; *E1.0 Bushfire-Prone Areas Code (the Code)* as best practise for bushfire assessment for *the Flinders Planning Scheme 1994 (the Scheme)*.

Having regard for all the objectives contained in Section E 1.6.1 of *the Code*, I certify that there is an insufficient increase in risk to the development from bushfire to warrant any specific bushfire protection measures.



COHEN & ASSOCIATES P/L

SURVEYORS PLANNERS & MAPPING CONSULTANTS

ABN 70 689 298 535

103 CAMERON STREET
PO BOX 990 LAUNCESTON 7250 TAS
TELEPHONE : 03 6331 4633

FACSIMILE : 03 6334 0241
EMAIL : admin@surveyingtas.com.au

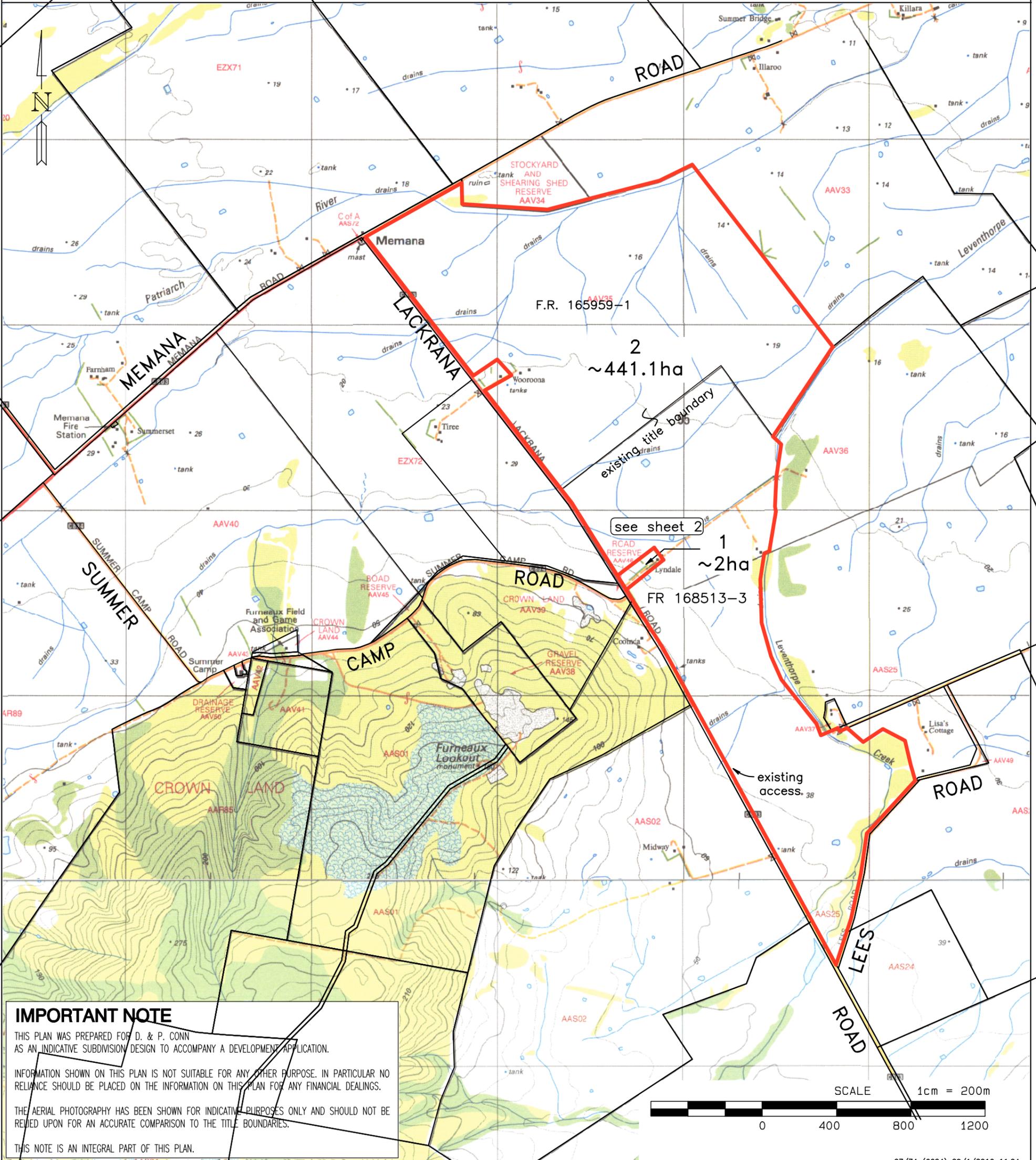
**PLAN OF SUBDIVISION
SHEET 1 OF 2**

REF: **27/74
(6624)**

Municipality: **FLINDERS COUNCIL**
Site Address: **2166 LACKRANA ROAD & MEMANA ROAD**
Tasmap Sheet: **5857 (MEMANA)**
Grid Reference: **E: 594850 N: 5571750 (MGA)**

Owners: **D.A. & P.M. CONN**
Title Refs: **168513-3 & 165959-1**
Dates: **Version A: 29-01-16**
Scale: **1 : 20000 @ A3**

DISCLAIMER: This is a preliminary plan prepared without field survey and forms part of an application to subdivide the land described and is not to be used for any other purpose. Contours and levels may be transcribed from other sources and their accuracy has not been verified. These should not be used. The dimensions, area, location of improvements and number of lots are approximate and may vary as a result of decisions by the Municipality, Land Use Planning Review Panel, engineering or other advice. Easements may not be shown as these are to be determined at the time of survey. The plan is not to be copied unless this note is included.



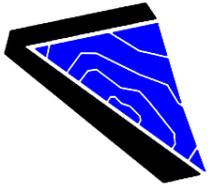
IMPORTANT NOTE

THIS PLAN WAS PREPARED FOR D. & P. CONN AS AN INDICATIVE SUBDIVISION DESIGN TO ACCOMPANY A DEVELOPMENT APPLICATION.

INFORMATION SHOWN ON THIS PLAN IS NOT SUITABLE FOR ANY OTHER PURPOSE. IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS.

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THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.



COHEN & ASSOCIATES P/L

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FACSIMILE : 03 6334 0241
 EMAIL : admin@surveyingtas.com.au

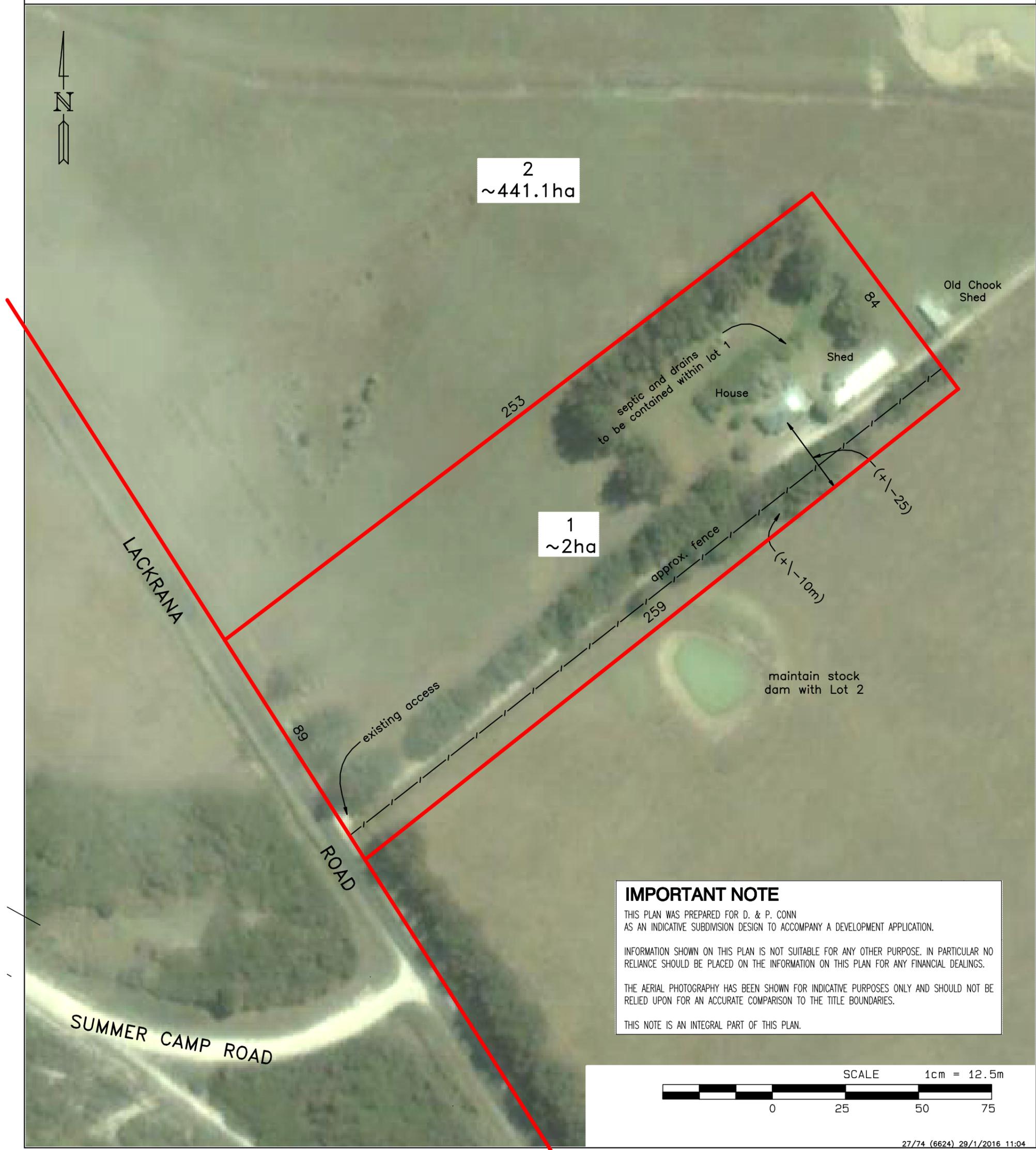
**PLAN OF SUBDIVISION
 SHEET 2 OF 2**

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 Scale: **1 : 1250 @ A3**

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