

BUSH FIRE RISK ASSESSMENT REPORT - SUBDIVISION

PALANA ROAD – WHITEMARK – FLINDERS ISLAND

26TH JUNE 2019



Disclaimer: The information in this report is ensuring compliance with the Flinders Planning Scheme 2000, and consistent with Planning Directive No. 5.1 Bushfire-Prone Areas Code, the Director's Determination 01st September 2017– Requirements for Building in Bushfire-Prone Areas, *Building Act 2016 & Regulations 2016*. The information stated within this report is also based on the instructions of AS 3959 – 2009 (Incorporating Amendment No's 1, 2 & 3) – Construction of buildings in bush fire-prone areas. The purpose of this code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

"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".

GPM P/L has taken all reasonable steps to ensure that the information and data collected in the preparation of this assessment is accurate and reflects the conditions on and adjoining the site and allotment on the date of assessment. GPM P/L do not warrant or represent that the information contained within this assessment report is free from errors or omissions and accepts no responsibility for any loss, damage, cost or expense (direct or indirect) incurred as result of a person taking action in respect to any representation, statement or advice referred to in this report. This report is only to be used for the purpose of which it was commissioned.

Document Version: 01 – 26th June 2019

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EXECUTIVE SUMMARY

The site is located on Flinders Island, between the main township of Whitemark and the Flinders Island airport, opposite the Flinders Island Recreation Centre. The existing allotments to be subdivided are located in a rural area that borders similar and larger sized allotments consisting of predominantly agricultural grassland. Some smaller areas (<0.5ha) of scrub also exist. Assessment of the allotments to be subdivided has concluded that there is a risk of bushfire associated with the development due to the location of the bushfire prone grassland vegetation communities that exist within 100m of the proposal.

The intention is to split the existing title boundaries of 170738/2 and 170738/3 currently totalling ±5.6ha into 8 separate lots.

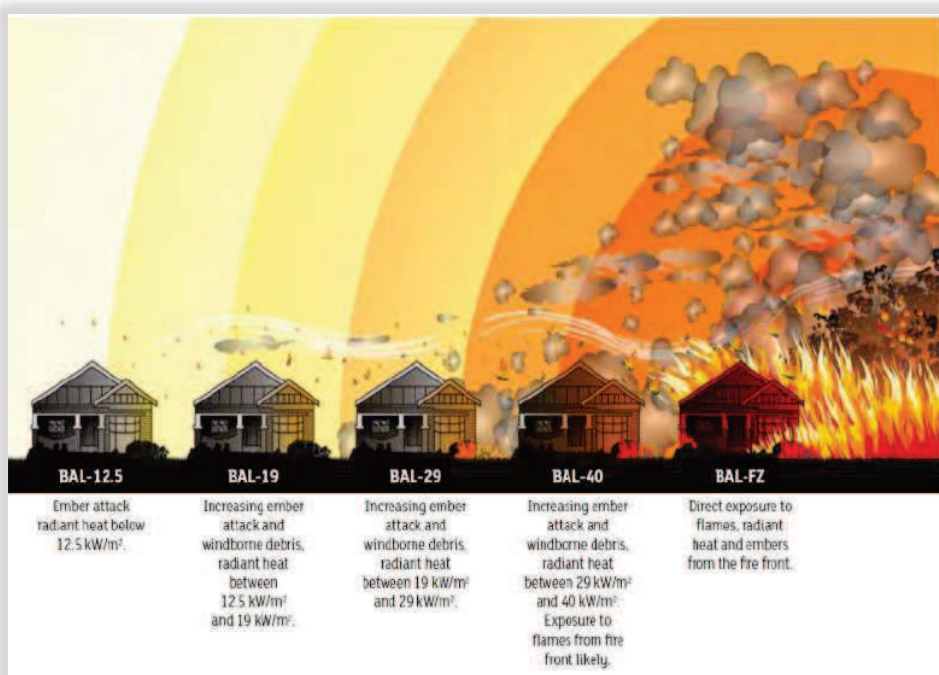
The proposed subdivision development is located within an area of Low-Density Residential Zoning.

The Bushfire Attack Level (BAL) Report and Bushfire Hazard Management Plan (BHMP) has been prepared under the *Building Act 2016 & Regulations 2016* and as per the Director's Determination – Requirements for Building in Bushfire-Prone Areas and the requirements of Planning Directive No. 5.1 Bushfire-Prone Areas Code, September 01st 2017.

Using ASA3959 – 2009 Simplified procedure (Method 1) the Bushfire Attack Level of the new allotment building envelopes and the associated construction requirements will be classified as either BAL 12.5 or BAL 19. BAL – 12.5 is described as being exposed to “Ember attack and radiant heat below 12.5 kW/m²”. BAL – 19 is described as being exposed to “Increasing ember attack and radiant heat between 12.5 kW/m² and 19 kW/m²”. There is an option for both, dependant on the location of any future dwelling on the newly established lots.

The BAL classifications provide specifications for construction standards and the determination of the hazard management area defined in the Bushfire Hazard Management Plan (BHMP).

Any new development does not require the clearing of vegetation from neighbouring properties as acceptable distances for the proposed hazard management area can be met within the proposed new allotment boundaries.



INTRODUCTION & PROPOSAL DESCRIPTION

Client: John Riddle

Development Type / BCA Classification: Subdivision & Potential New Class 1A dwellings

Construction Materials: TBC

Date of Site Inspection: 07th March 2019

Inspected by: Justin Cashion – Ground Proof Mapping P/L

The purpose of this assessment is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

This Bushfire Risk assessment report will define the sites Bushfire Attack Level classification and determine its compliance with the requirements of the National Construction Code (NCC) 2018 and AS3959 – 2009 Construction of Buildings in Bushfire Prone Areas.

This report will satisfy associated Council Planning and Building Requirements.

SUMMARY DETAILS

Applicants Names: John Riddle

Location: Palana Road – Whitemark – Flinders Island

Property ID(s): 3578457 & 3578447

Title Reference(s): 170738/2 & 170738/3

Current Lot Sizes Combined: ±5.6ha

Proposed Lot Sizes:

- Lot 1 – 6092m²
- Lot 2 – 6052m²
- Lot 3 – 6089m²
- Lot 4 – 7279m²
- Lot 5 – 7792m²
- Lot 6 – 6525m²
- Lot 7 – 6514m²
- Lot 8 – 6524m²
- Road - Balance

Zoning: Low Density Residential

Scheme Overlay: Nothing identified

Council: Flinders Island

Building Envelopes – As defined on BHMP GPM 19 - 020. Please note that the suggested BAL 12.5 & BAL 19 building envelopes do not account for other planning setbacks required.

Defendable Space – Maintain the vegetation in a “low fuel” state within the required distance set out in this report (as shown on the Bushfire Hazard Management Plan) to satisfy ongoing compliance.

Access – Existing access is onto Palana Road (Council maintained sealed street/road). Further requirements required to satisfy access and egress (including private access if is >30m to dwelling or access to firefighting water supply) as outlined further in this report.

Water Supply – No existing reticulated or static water supply. Further requirements to satisfy firefighting water supply is required as outlined further in this report.

Construction – Construct and maintain any potential new dwelling on any of the new proposed lots, to a minimum specification complying with BAL – 12.5 or BAL 19 (dependant on siting) in accordance with AS3959 – 2009.

Surrounding Area - The development site is located in a rural area that borders similar and larger sized allotments consisting of predominantly agricultural grassland. Some smaller areas (<0.5ha) of scrub also exist. Assessment of the allotments to be subdivided has concluded that there is a risk of bushfire associated with the development due to the location of the bushfire prone grassland vegetation communities that exist within 100m of the proposal.

Predominant Fire Direction – The predominant fire direction during the summer period is from the North and North West, however being a coastal location on an island, wind can be expected from any direction. The vegetation that triggers the assessment may provide a realistic fire threat under extreme fire weather conditions.

BUSHFIRE SITE ASSESSMENT

Vegetation

Vegetation within the allotments to be subdivided consists predominantly of agricultural grassland (FAG). Two small areas (both <0.5ha) of *Melaleuca squarrosa* scrub (SMR) exist on each of the existing allotments, however as they are both less than 1.0ha in size, the FAG can be considered as the main vegetation type for the purpose of this assessment. Areas adjoining the allotments consist of agricultural grassland (FAG). It is the areas of FAG within 100m of the proposed allotments to be subdivided, that present the fire risk to this development.

Slope / Aspect

The slope class across the allotments to be subdivided is flat. The aspect is predominantly neutral and the altitude is $\pm 10\text{m}$

Distances to Vegetation

Appropriate distances to assessable flammable vegetation, agricultural grassland (FAG) from the proposed subdivision allotments requires defensible spaces for a maximum BAL 19 rating, with a BAL 12.5 rating also possible. All vegetation within 100m of the proposed allotment was assessed. Appropriate distances to assessable flammable vegetation (FAG) ensures compliance with the requirement for Subdivision, which 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

The proposed plan of subdivision shows hazard management areas between bushfire-prone vegetation and each building envelope that have dimensions equal to, or greater than, the separation distances required for BAL 12.5 or BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas.

Assessment and HMA

The proposed development is located in a residential rural interface and the risk of bushfire attack is considered to be a realistic threat. Using AS3959-2009 Simplified Procedure (Method 1) the Bushfire Attack Level of the site and the associated construction requirements will be classified as either BAL – 12.5 or BAL 19.

Bushfire Attack Level (BAL) – Steps 1 to 5 Summary Results

For calculations based on Tasmania's FDI of 50, for the proposed allotments please refer to Table 1 below:

Table 1 – Proposed New Lots 1 - 8:

	North	East	South	West
Vegetation to 100m	Grassland	Grassland	Grassland	Grassland
Vegetation Classification	G(i)	G(i)	G(i)	G(i)
Slope	Level/Upslope	Level/Upslope	Level/Upslope	Level/Upslope
Current BAL	BAL FZ	BAL FZ	BAL FZ	BAL FZ
Proposed BAL 12.5 Option	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5
HMA for BAL 12.5	14m	14m	14m	14m
Proposed BAL 19 Option	BAL 19	BAL 19	BAL 19	BAL 19
HMA for BAL 19	10m	10m	10m	10m

PD 5.1 Bushfire Prone Areas Code Assessment Criteria

Assessment has been completed below to demonstrate the BAL and BHMP have been developed in compliance with the Acceptable Solutions as specified in Planning Directive No. 5.1 Bushfire-Prone Areas Code, 01st September 2017 and more specifically E1.6 – Development Standards for Subdivisions.

E1.6.1 Subdivision: Provision of hazard management areas		
Acceptable Solution	Requirement	Comment
The proposed plan of subdivision: A1 (b) (i)	Shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision.	Compliant.
A1 (b) (ii)	shows the building area for each lot.	Compliant.
A1 (b) (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 2.4.4 of Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas.	Compliant.
A1 (b) (iv)	Is accompanied by a bushfire hazard management plan for lots, certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 12.5 or 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of buildings in bushfire-prone areas.	Compliant.

E1.6.2 Subdivision: Public and firefighting access		
Acceptable Solution	Requirement	Comment
A1 (b) (i)	A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that: demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and	Specified to be Compliant – see further information in regards to Table E2 Element B in this report.
A1 (b) (iii)	is certified by the TFS or an accredited person.	Compliant.
E1.6.3 Subdivision: Provision of water supply for firefighting purposes		
Acceptable Solution	Requirement	Comment
A2 (b)	The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to firefighting, will be provided and located compliant with Table E5	Specified to be Compliant – see further information in regards to Table E5 Elements A, B, C, D & E in this report.

Table E2 Standards for property access:

The primary principles for specifications in regards to access and egress, is to provide safe access to properties for residents, and to allow emergency service vehicles access to assist with firefighting and protection of buildings. This also enables emergency personnel to evacuate residents when required and provide access to the water supply for firefighting purposes. Planned access is onto Palana Road and will be constructed as shown on the attached BHMP. This will be a Council maintained street/road. Depending on actual house siting for each individual allotment, either of Element A or Element B below, needs to be adhered to for the construction of private access within each proposed new lot.

Element A: Property access length is less than 30m; or access is not required for a fire appliance to access a firefighting water point.

Requirement: There are no specified design and construction requirements, or:

Element B: Property access length is 30m or greater; or access is required for a fire appliance to a firefighting water point.

Requirement: The following design and construction requirements apply to property access:

- a) All weather construction;
- b) Load capacity of at least 20 tonnes, including for bridges and culverts;
- c) Minimum carriageway width of 4 metres;
- d) Minimum vertical clearance of 4 metres;
- e) Minimum horizontal clearance of 0.5 metres 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 10 metres;
- 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 inner radius of 10 metres;
 - ii. A property access encircling the building; or
 - iii. A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

Water Supply

A new building constructed in a bushfire-prone area, must be provided with a water supply dedicated for firefighting purposes.

Reticulated Water Supply for Firefighting: Not applicable. **Located on Chalky Lane by developer.**

Static Water Supply for Firefighting: **Applicable as per below.**

Table E5 Static water supply for fire fighting

Element A: Distance between building area to be protected and water supply

Requirement: The following requirements apply:

- (a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and
- (b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.

Element B: Static Water Supplies

Requirement: 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 3959-2009, 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.

Element C: Fittings, pipework and accessories (including stands and tank supports)

Requirement: Fittings and pipework associated with a water connection 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) 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.

Element D: Signage for static water connections

Requirement: 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 comply with the Tasmanian Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.

This document is attached as an appendix to this report.

Element E: Hardstand

Requirement: A hardstand area for fire appliances must be provided:

- (a) No more than three metres from the water connection 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.

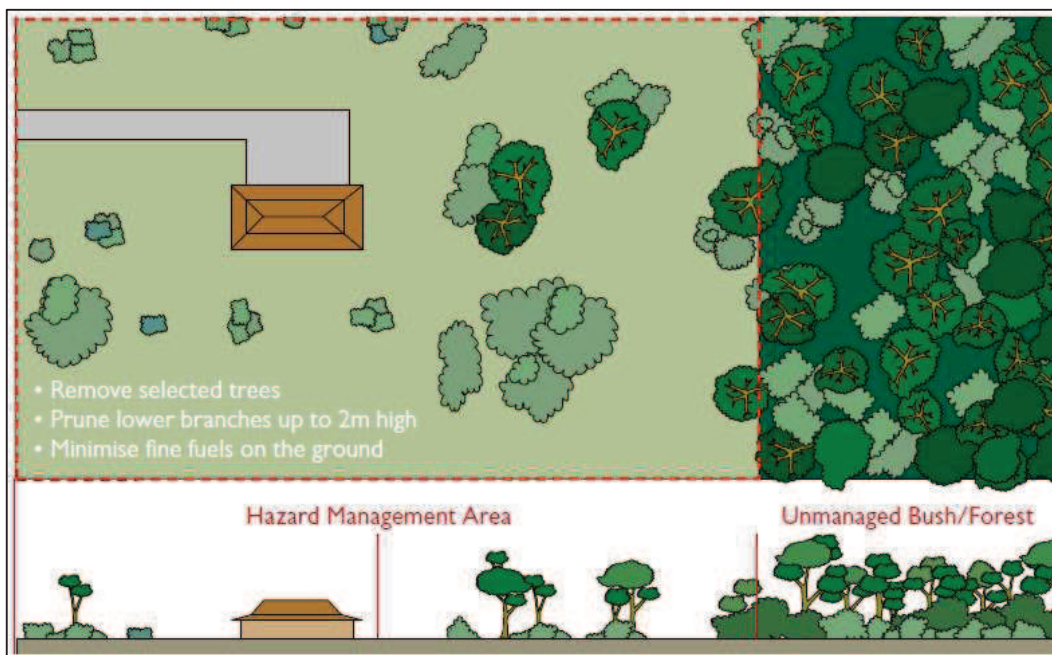
HMA Guidelines Future landscaping will be guided by these design principles.

The HMA requirements listed in Table 1 are the minimum distances required to achieve either a compliance rating of BAL – 12.5 or BAL 19, dependant on house siting on each new lot. The HMA (defendable space area), should have significant fuel reduction carried out to ensure compliance with low threat vegetation classification. This single zone hazard management area must be managed and kept in a minimum fuel condition at all times “where fine fuels are minimised to the extent that the passage of fire will be restricted, e.g. short green lawns, paths, driveways etc.”. All grassed areas within this zone need to be short cropped and kept to a nominal height of 100mm.

The four design principles for this area are to:

- (1) Create space
- (2) Remove flammable objects or materials
- (3) Separate fuel
- (4) Selection, location and maintenance of trees

The diagram below explains this requirement.



Other recommendations Include:

- Trees and large shrubs should be pruned to remove branches within 2 m of the ground.
- Use only mown lawn, bare ground (driveways, paths etc.) or non-flammable native succulent ground cover plants immediately adjacent to buildings (within 2 metres).
- Total understorey canopy cover should be less than 20%.
- Separate tree crowns by four metres.
- Shrubs should be isolated or in small clumps; avoid continuous canopies.
- New trees should not be planted closer to buildings than their expected full height.
- Avoid planting or retaining trees and shrubs with rough fibrous bark, or which retain shed bark in long strips (ribbon bark) (e.g. any of the stringy bark group of eucalypts).
- Avoid planting or retaining trees and shrubs that retain dead material in their canopies (e.g. most conifers, and most *Melaleuca* and *Leptospermum* species).
- Avoid planting or retaining shrubs under trees.

- Canopies of trees and shrubs should not touch walls or overhang buildings.
- Avoid planting or retaining trees and shrubs that deposit large quantities of litter in a short period, particularly in spring and summer.
- Combustible mulches should not be used, except in very limited quantities around the base of shrubs; use non-combustible mulches, such as pebble, scoria or gravel, or mown grass.
- Shrubs should not be allowed to grow to within 2 m of windows with annealed (standard) glass, or within 1 m of windows with heat toughened glass or walls with timber cladding.
- Locate any combustible materials, such as woodpiles, flammable fuel stores etc., outside the Hazard Management Area.



Figure 1: This photo illustrates a maintained hazard management zone in the foreground with unmanaged vegetation in the background.

Some thought should be given to other landscaping alternatives using such plants as described in the “Fire Resisting Garden Plants” booklet produced by the Tasmania Fire Service (TFS) available on the website @ www.fire.tas.gov.au

Construction Proposed Shed/Showroom (residence) and House will comply with these requirements.

The construction of any new dwelling on the proposed new lots and its elements shall be designed, constructed, and maintained in accordance with Construction Sections 3 and 5 of AS 3959-2009 *Construction of Buildings in Bushfire Prone Areas* for BAL – 12.5 or Sections 3 and 6 for BAL 19.

What my home might look like			
The new building standard assessment has six levels of risk based on the Bushfire Attack Level (BAL), with increasing construction requirements ranging from ember protection at the low levels (BAL-12.5) to fire-rated construction at the highest (BAL-FZ [Flame Zone]).			
	BAL-LOW	BAL-12.5	BAL-19
SUBFLOOR SUPPORTS	No special construction requirements	No special construction requirements	No special construction requirements
FLOORS	No special construction requirements	No special construction requirements	No special construction requirements
EXTERNAL WALLS	No special construction requirements	As for BAL-19	External walls – Parts less than 400 mm above ground or decks etc to be of non-combustible material, 6 mm fibre cement clad or bushfire resistant/naturally fire resistant timber
EXTERNAL WINDOWS	No special construction requirements	As for BAL-19 except that 4 mm Grade A safety glass can be used in place of 5 mm toughened glass	Protected by bushfire shutter, completely screened with steel, bronze or aluminium mesh or 5 mm toughened glass or glass blocks within 400 mm of ground, deck etc. Operable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber
EXTERNAL DOORS	No special construction requirements	As for BAL-19 except that door framing can be naturally fire resistant (high density) timber	Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or glazed with 5 mm toughened glass, non-combustible or 35 mm solid timber for 400 mm above threshold, metal or bushfire resisting timber framed for 400 mm above ground, decking, etc, tight-fitting with weather strips at base
ROOFS	No special construction requirements	As for BAL-19	Non-combustible covering. Roof/wall junctions sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked
VERANDAS DECKS ETC.	No special construction requirements	As for BAL-19	Enclosed sub-floor space – no special requirement for materials except within 400 mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300 mm horizontally and 400 mm vertically from a glazed element.

OTHER CONSIDERATIONS

Natural and Cultural Values

No natural or cultural values were identified on site or through desktop assessments, which would prevent the clearing and or maintenance of vegetation communities within the Hazard Management Areas for achieving BAL – 12.5 or BAL 19 classification. The following resources were checked as part of the desktop assessment;

- Natural Values Atlas – DPIPWE 2015
- TasVeg 3.0 – Tasmanian Government / DPIPWE 2015
- The List – DPIPWE 2015

Other Environmental or Planning Issues

No other environmental or planning issues were identified on site or through desktop assessments, including review of the Flinders Planning Scheme 2000, zoning and scheme overlay maps.

CONCLUSIONS / RECOMMENDATIONS

The purpose of this assessment is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires and more specifically the subdivision of land that is located within, or partially within, a bushfire-prone area.

The development site is located in a rural setting, within 100m of flammable grassland vegetation. The risk of bushfire attack needed to be considered as the site is classified as being in a Bushfire Prone Area and may be susceptible to bushfires in the future.

Assessment has been completed below to demonstrate the BAL and BHMP for each new lot have been developed in compliance with the Acceptable Solutions as specified in Planning Directive No. 5.1, Bushfire-Prone Areas Code, 01st September 2017.

This report should be considered in conjunction with all other planning documents for this proposed development in case of conflict. It is the client's responsibility to provide this report to all relevant parties that are involved with the planning and development of this proposed subdivision. Any changes in relation to these functions that may alter the proposed layout or BAL rating, need to be addressed with GPM P/L as there may be a necessity for a new assessment to be undertaken.

Other valuable resources in regards to bushfires and planning and preparation are available on the Tasmania Fire Service (TFS) website @ www.fire.tas.gov.au

REPORT PREPARATION & CERTIFICATION

This Bushfire Risk Assessment Report was prepared by:

Justin Cashion – Ground Proof Mapping P/L.

Signature: *Justin Cashion*

Date: 26/06/2019

This Bushfire Risk Assessment Report is certified by:

Justin Cashion – Ground Proof Mapping P/L.

Signature: *Justin Cashion*

Date: 26/06/2019

Accredited Person under part 4A of the Fire Service Act 1979: Accreditation No: **BFP-112**

Certificate: **GPM 19 - 020**

DEFINITIONS

Term	Definition
accredited person	Means as defined in the act
BAL	A means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per square metre, which is the basis for establishing the requirements for construction to improve protection of building elements from attack by a bushfire (AS 3959-2009).
BAL ratings	Used as the basis for establishing the requirements for construction to improve protection of a (proposed) building from bushfire attack. There are 6 BAL ratings; low, 12.5, 19, 29, 40 and FZ.
bushfire hazard management plan	Means as defined in the Act
bushfire-prone area	Means: land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; and 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	Means 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.
contiguous	Means separated by less than 20m.
defendable space	An area of land around a building where vegetation is modified and managed to reduce the effects of flame contact and radiant heat associated with a bushfire.
hazard management zone / area	Means the zone / area, between a habitable building or building area and 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.
Part 5 agreement	Means as defined in the Act.
TFS	Means the Tasmanian Fire Service.
slope	The slope under the classified vegetation in relation to the (proposed) building.
static water supply	Means water stored in a tank, swimming pool, dam, or lake that is available for firefighting purposes at all times.
vegetation	The vegetation that presents a bushfire hazard within 100 metres of the development and is classified in accordance with Clause 2.2.3 of AS 3959-2009.

REFERENCES

- Planning Directive No. 5.1 Bushfire-Prone Areas Code, 01st September 2017.
- Standards Australia Limited. (2011). AS 3959 – 2009 (*Incorporating Amendment No's 1, 2 & 3*) – *Construction of buildings in bush fire-prone areas*.
- Flinders Planning Scheme 2000.
- Australian Building Codes Board. *National Construction Code – 2018*. ABCB.
- *The Building Act 2016 & Regulations 2016*.
- UTS:CLG / TFS. Development and Building in Bushfire Prone Areas course resources.
- Proposed Subdivision Plan prepared by Cohen & Associates P/L, Ref No. 04-09 (7835), 04th March 2019.

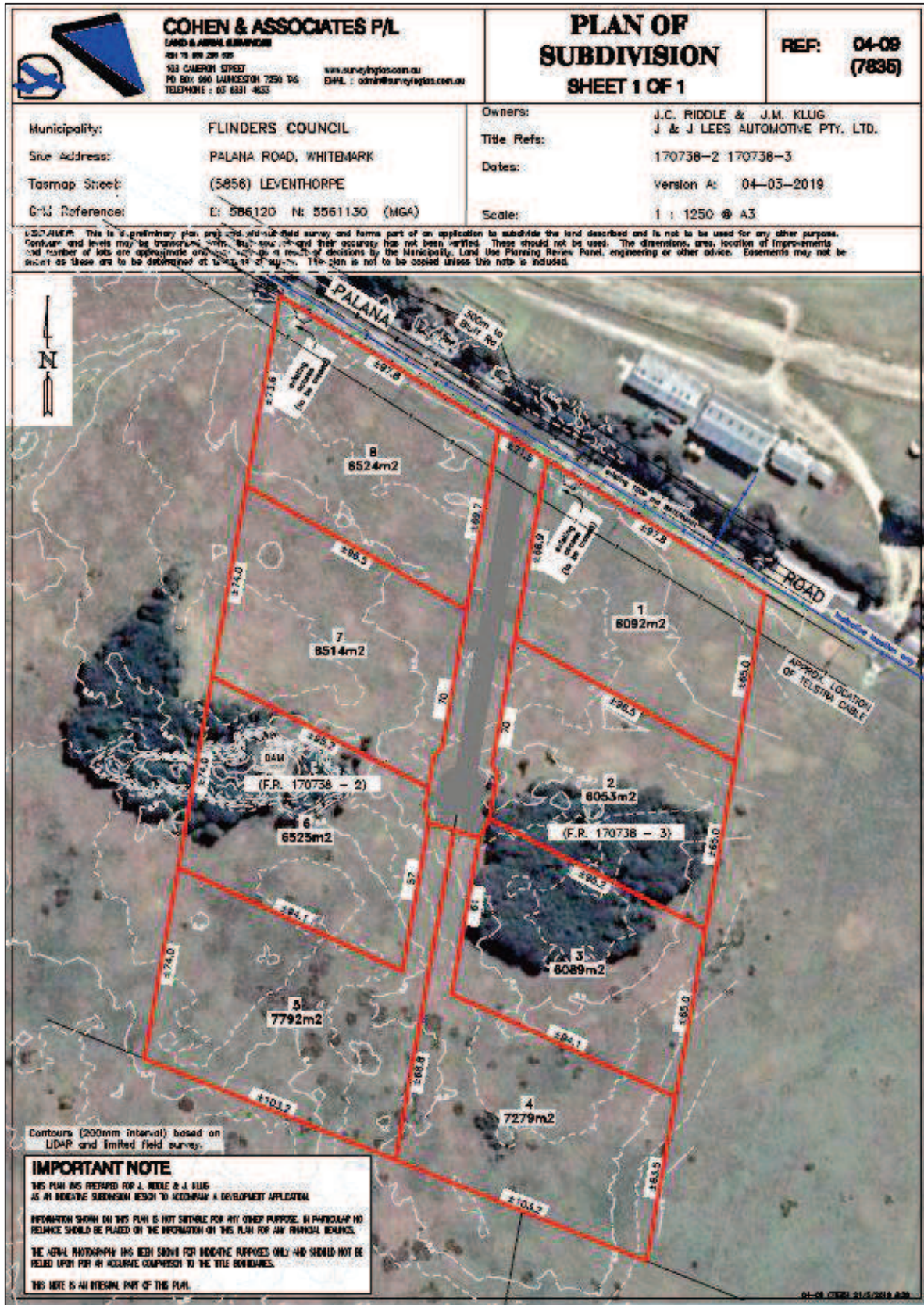


Figure 1: Proposed Plan of Subdivision.



Figure 2: Aerial View of allotment.

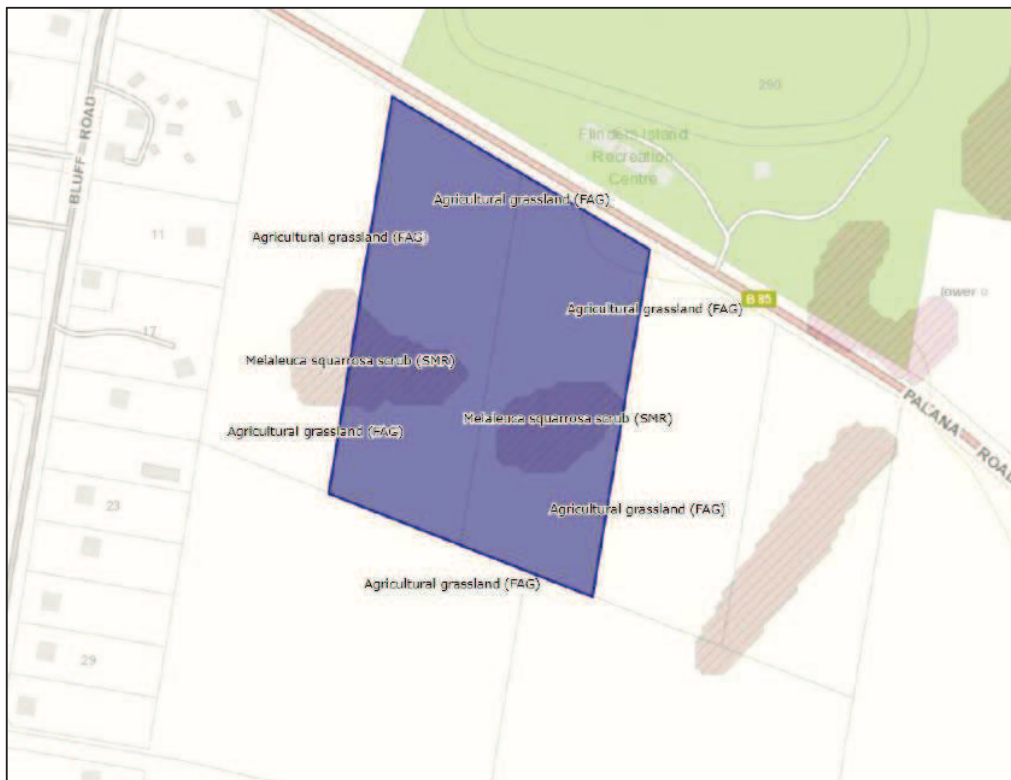


Figure 3: TasVeg 3.0 Map.

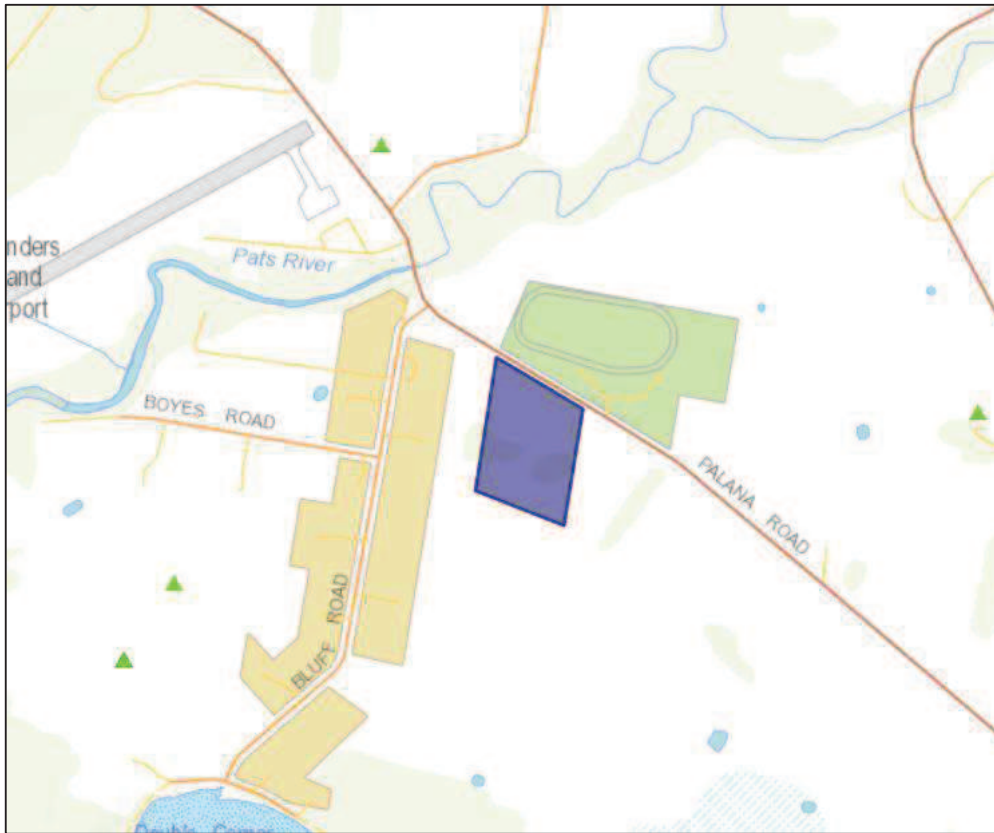


Figure 4: Natural & Cultural Values Map (none identified on proposed allotment).



Figure 5: Photo of site showing indicative vegetation type (agricultural grassland) and small patch of *Melaleuca squarrosa* scrub.



Bushfire Hazard Practitioner Accreditation Certificate

In accordance with Section 60D of the Fire Service Act 1979

Justin Cashion

Accreditation No: BFP - 112

Accreditation Category: 2

Is hereby granted accreditation to perform the functions of an Accredited Person under Part 4A of the Fire Service Act 1979 with the following conditions and restrictions:

	Scope of Work	Status
1	Certify a Bushfire Hazard Management Plan for the purposes of the Building Act 2016.	Accredited
2	Certify an Exemption from a Bushfire Hazard Management Plan for the purposes of the Building Act 2016 or the Land Use Planning and Approvals Act 1993.	Accredited
3A	Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for Vulnerable Uses and Hazardous Uses for the purposes of the Land Use Planning and Approvals Act 1993.	Accredited
3B	Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for small subdivisions (less than 10 lots) for the purposes of the Land Use Planning and Approvals Act 1993.	Accredited
3C	Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for large subdivisions (more than 10 lots, or multiple stages) for the purposes of the Land Use Planning and Approvals Act 1993.	Accredited
4	Certify an Emergency Management Strategy or Bushfire Emergency Plan for all uses and classes of building for the purposes of the Building Act 2016 or the Land Use Planning and Approvals Act 1993.	Not Accredited

Conditions

Conform with requirements of the Chief Officer's Scheme for the Accreditation of Bushfire Hazard Practitioners, and Bushfire Hazard Advisory Notes issued by the Chief Officer.

This accreditation remains valid until such time that it is surrendered, varied, suspended or revoked.



Jeff Harper AFSM
A/CHIEF OFFICER

1 May 2018

Figure 6: Accreditation Documentation.



INTAS INSURANCE SERVICES

Registered Insurance Brokers

Monday, 18 March 2019

To whom it may concern,

This letter is to certify that the below mentioned client's policy is current as detailed:

Insured Party: Ground Proof Mapping

Policy Class: Professional Indemnity Insurance

- Limit of Indemnity: \$5,000,000 any one claim

Public Liability Insurance

- Limit of Indemnity: \$20,000,000 any one claim

Workers Compensation

Covering all Employees

Expiry Date: 1st April, 2020

Occupations: Land Mapping

Bushfire Mitigation Plans

Fire Management Plans

Bushfire Attack Level Assessment

Bushfire Hazard Management Plans

Burn Plans

Vegetation Plans

Fuel Assessments

Ecological Assessments

Post Fire Regeneration Plans

Supervision of Prescribed Planned Burning

Kind regards,

Rob Miller ANZIIIF (Snr Assoc) CIP

ACCOUNT MANAGER

"C.T. Finney" Building 16 Brisbane Street PO Box 27 Launceston Tas 7250
Telephone: (03) 6334 6922 Facsimile: (03) 6334 7860 Email: enquiries@intasgroup.com.au
Intas Insurance Services Pty Ltd ABN 53 143 137 517 ACN 143 137 517 AFSLN 365432



Important:

PROJECTION: Universal Transverse Mercator (UTM).

HORIZONTAL DATUM: Geocentric Datum of Australia 1994 (GDA94)

MAP GRID: Mapping Grid of Australia (MGA94)

Disclaimer:

Whilst GPM (and its agents) make every reasonable effort to locate and identify features on the land which is the subject of this map not all features either above or below the surface have been located. Users are advised to independently verify all data for accuracy and completeness prior to use.



Bushfire Hazard Management Plan Map

PID Number: 3228211

Client: John Riddle

Address: Palana Road
Whitemark 7255

Production Date: 26/06/2019

Assessor: Justin Cashion

Accreditation No.: BFP - 112

Notes:

Subdivision Layout
BAL 12.5 & BAL 19 Solutions
Bal 12.5 Solution = 14m from allotment boundary
BAL 19 Solution = 10m from allotment boundary

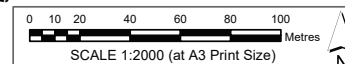
Please note that these do not take into account other Council setback requirements

*BHMP should be read in conjunction with Bushfire Hazard Report GPM 19 - 020

Base data from theLIST (www.thelist.tas.gov.au), © State of Tasmania

Legend

- Cadastre Parcel Boundaries
- Subdivision Allotment Boundaries
- BAL 19 Building Envelopes
- BAL 12.5 Building Envelopes
- 100m Assessment Zone
- Mealeuca squarrosa scrub (<0.5ha)
- 10m Contours Statewide
- Hydrology Lines



State Overview Map



Property Overview Map