

# Bushfire exemption report

1341 Lackrana Rd, Lackrana

28 February 2024

## 1 Introduction

### 1.1 OVERVIEW

It is a requirement under the *Land Use Planning and Approvals Act 1993*, 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 or a Bushfire Exemption.

### 1.2 SCOPE

This report has been commissioned to assess the bushfire risk of all lots within the proposed subdivision. All advice is compliant with the *Bushfire-Prone Areas Code* under the *Tasmanian Planning Scheme - Flinders* (the Planning Scheme).

This report will specifically seek to demonstrate compliance with Clause C13.4 of the code:

#### **C13.4 – Use or development exempt from this Code**

*The following use or development is exempt from the code:*

- a) *Any use or development that the TFS or an accredited person, having regard to the objectives of all applicable standards in the code, certifies there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures.*

### 1.3 PROPOSAL

The proponents seek to undertake a 2-lot subdivision from an existing title (CT 237000/1) at 1341 Lackrana Rd, Lackrana. The proposal is to split the title into two lots; the House Lot will be 42.8ha and the Balance Lot will be 218.1ha (see Figure A1-1). There is one existing dwelling on the land which will be included on the House Lot. The proposal will facilitate the sale of the Balance Lot to a nearby agricultural enterprise.

The land is zoned 'Agriculture' and the entire title is mapped as bushfire-prone under the Planning Scheme. As part of the Planning Scheme requirements for a subdivision that excises an existing dwelling from agricultural land, an agreement under section 71 of the *Land Use Planning & Approvals Act 1993* will be required to be entered into and registered on the Balance Lot preventing future residential use on the lot (see Clause 21.5.1). This means that the Balance Lot will remain exclusively for agricultural use.

## 1.4 LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements.

# 2 Site description

The subject title is 261.4ha in area. It is located on a relatively flat parcel of land except for the south western corner, which has a moderate slope with a north easterly aspect. The most south western corner of the title sits at approximately 50m above sea level (ASL), while the majority of the balance of the title sits at approximately 10m ASL. Mean annual rainfall for the area is 732mm<sup>1</sup>.

The title is bound by Madeleys Rd to the north and Lackrana Rd to the east. To the west and south is farmland that is under different ownership. There is an existing dwelling, machinery shed, barn, sheds, and stockyards located in the central east of the subject land. This infrastructure will be retained on the House Lot (see Figure A1-2). Surrounding the dwelling is an existing yard that is managed in a low fuel state (see Figure A1-3). The majority of land across both lots is managed as pasture for grazing, which, from a bushfire perspective, is considered grassland. To the north, west, and south east of the dwelling are existing shelterbelts, which have grassland on one side and managed land on the other side. Towards the south west corner of the Balance Lot is a 5ha patch of *Leptospermum glaucescens* heathland and scrub (SLG), which, from a bushfire perspective, is described as scrub vegetation.

## 2.1 SURROUNDING AREA

All surrounding land is mapped as being bushfire-prone and within the Agriculture zone. The dominant surrounding vegetation is grassland (pasture for grazing). To the south west is further scrub vegetation.

# 3 Subdivision Standards

To demonstrate that the development is considered exempt under the code, regard must be given to the objectives of the relevant standards. These are considered below.

## 3.1 HAZARD MANAGEMENT AREAS

*C13.6.1 Subdivision: Provision of hazard management areas*

*Objective: Subdivision provides for hazard management area that:*

a) *Facilitate an integrated approach between subdivision and subsequent building on a lot;*

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<sup>1</sup> BoM Weather Station data, Flinders Island Airport (099005), 1962-2024

- b) *Provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember stack at the building area; and*
- c) *Provide protection for lots at any stage of a staged subdivision.*

The proposal will not result in a change to the existing low-threat vegetation (managed yards) around the existing dwelling. There will be no change in the setbacks from nearby bushfire-prone vegetation. The dwelling will maintain its ability to manage their yards and adjacent vegetation. There are no specific hazard management area requirements (beyond maintaining the existing low threat vegetation in its current state) to be addressed from a bushfire perspective as there is insufficient increase in risk.

The Balance Lot will have an agreement placed on it that will prohibit the future construction of a dwelling on it. This lot will be dedicated for agricultural use only.

## **3.2 ACCESS**

### *C13.6.2 Subdivision: Public and fire fighting access*

*Objective: Access roads to, and the layout of roads, tracks and trails, in a subdivision:*

- a) *Allow safe access and egress for residents, fire fighters and emergency service personnel;*
- b) *Provide access to the bushfire-prone vegetation that enable both property to be defended when under bushfire attack and for hazard management works to be undertaken;*
- c) *Are designed and constructed to allow for fire appliances to be manoeuvred*
- d) *Provide access to water supplies for fire appliances; and*
- e) *Are designed to allow connectivity, and where needed, offering multiple evacuation points.*

The subdivision will not influence existing access to the existing dwelling. Existing access to the dwelling on the House Lot is 220m long and is 4m wide with grass verges. At a distance of 200m along the existing access is a turning circle that also acts as a passing bay. The main static water supply for bushfire purposes is a stock dam located to the north west of the dwelling in an adjacent paddock. This is accessed via a gate off the access turning circle and by driving across the paddock. The paddock is regularly trafficked by farm machinery. The existing access to the dwelling provides sufficient area for manoeuvring of vehicles, access to water supply and hazard management areas. There are no specific access requirements to be addressed from a bushfire perspective as there is insufficient increase in risk to warrant any specific bushfire protection measures.

The Balance Lot will have an agreement placed on it that will prohibit the future construction of a dwelling on it. This lot will be dedicated for agricultural use only.

## **3.3 FIREFIGHTING WATER SUPPLY**

### *C13.6.3: Provision of water supply for fire fighting purposes*

*Objective: Adequate, accessible and reliable water supply for the purpose of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.*

There is an existing 5000L poly tank adjacent to the west of the existing dwelling. There are 2x2500L poly tanks located on the southern end of the machinery shed, 66m to the south of the dwelling, and a 5000L poly tank on the south east corner of the barn, 75m to the south of the dwelling. Furthermore, there is a stock dam that is spring fed, with an approximate capacity of 0.5ML, 46m to the north west of the dwelling. All of these water sources will be retained with the dwelling on the House Lot. The existing water supply for the dwelling will not be impacted by the subdivision and there is insufficient increase in risk to warrant additional water supply requirements.

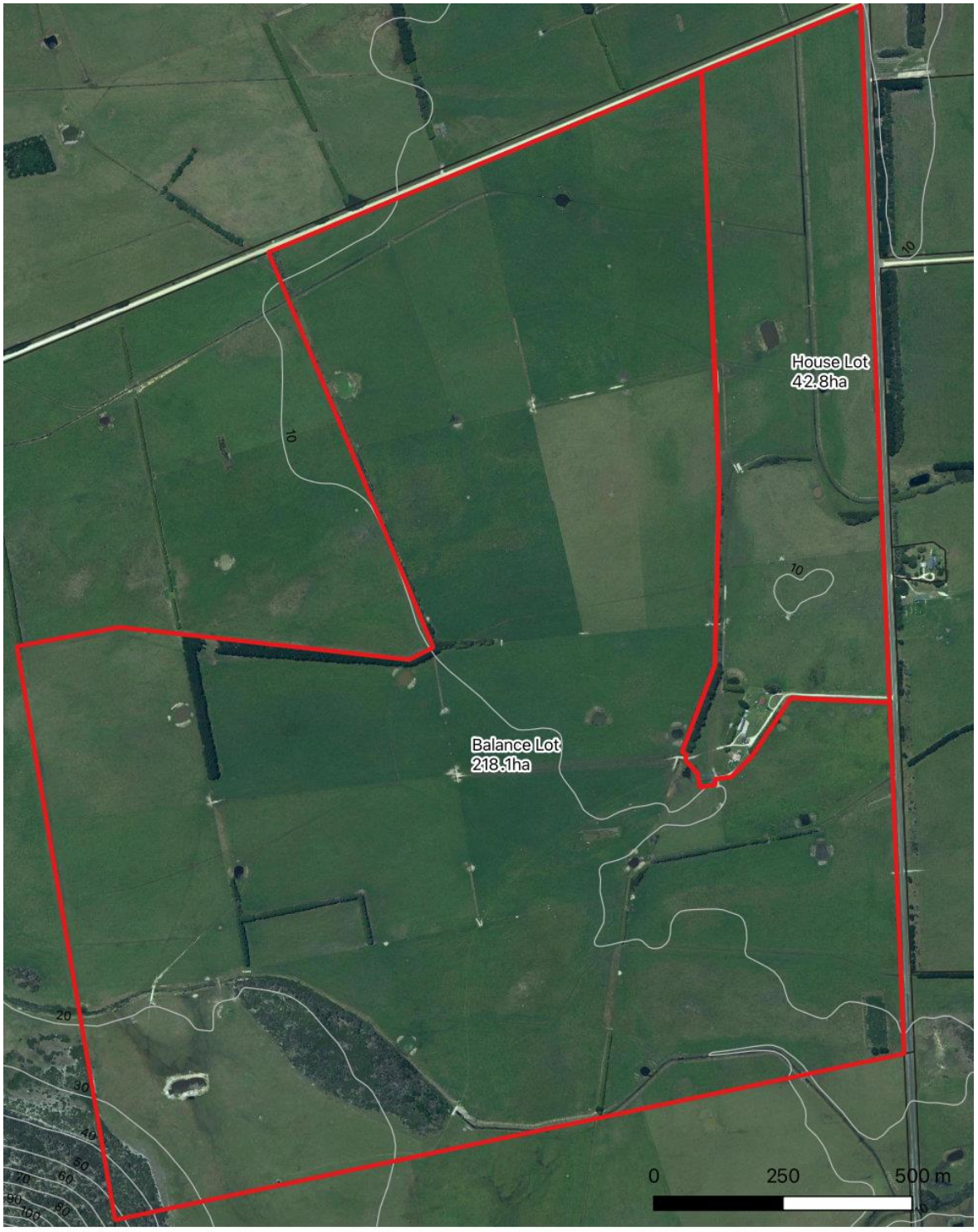
The Balance Lot will have an agreement placed on it that will prohibit the future construction of a dwelling on it. This lot will be dedicated for agricultural use only.

## 4 Risk assessment

The subdivision will provide the existing dwelling with its own individual land area and will not alter the proximity to adjacent bushfire-prone vegetation. The existing hazard management areas, access, and water supply for the existing dwelling will not be affected by the subdivision. The Balance Lot will be utilised for agricultural activities only. There are no additional uses or developments proposed that are associated with the subdivision that require bushfire protection measures. Therefore, I consider that there is insufficient increase in risk to warrant any specific bushfire protection measures associated with the proposal. The proposal is considered exempt under clause C13.4.A of the *Bushfire-Prone Areas Code* of the Planning Scheme.

If future developments that require specific bushfire measures are proposed for either lot, then the development will be required to be assessed again against the bushfire protection measure requirements.

# Appendix 1: Site Plan

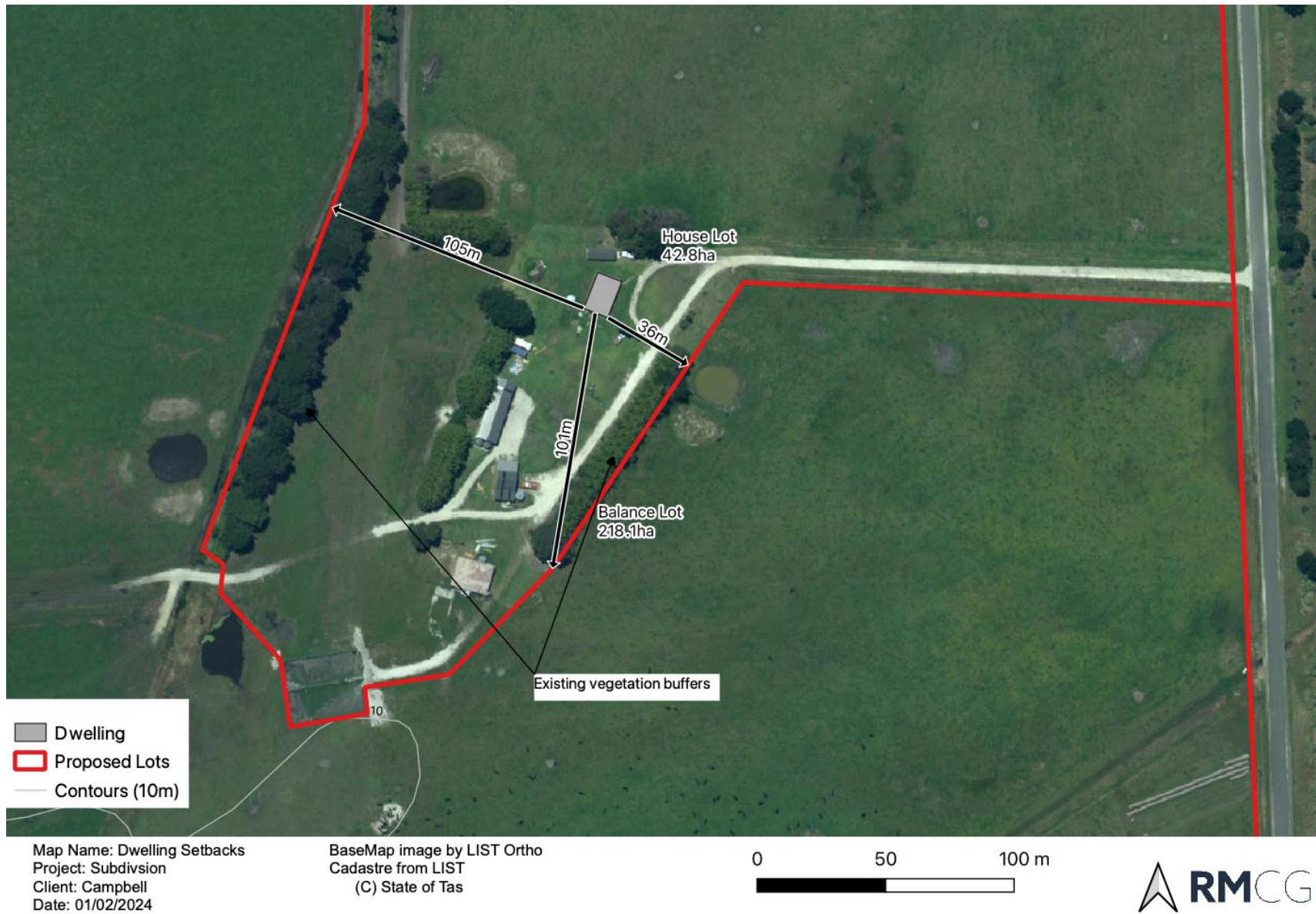


Map Name: Proposed Lots  
Project: Subdivision  
Client: Campbell  
Date: 01/02/2024

BaseMap image by LIST Ortho  
Cadastre from LIST (C) State of Tas



Figure A1-1: Site plan.



**Figure A1-2: Dwelling setbacks to new boundaries.**



Map Name: Existing Yard  
 Project: Subdivision  
 Client: Campbell  
 Date: 26/02/2024

BaseMap image by LIST Ortho  
 Cadastre from LIST (C) State of Tas

**Figure A1-3: Existing managed yard.**

## Appendix 2: Photos



**Figure A2-1: Existing access to the dwelling on the House Lot.**



**Figure A2-2: Existing managed yard. Photo is taken standing to the west of the dwelling looking north toward pasture. The nearby dam is located in the adjacent paddock to the right of this photo.**





**Figure A2-3: Managed yard to the south of dwelling.**



**Figure A2-4: View south of the existing dam to the north of the existing dwelling.**

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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:**

1341 Lackrana Rd, Lackrana, TAS 7255

**Certificate of Title / PID:**

CT 237000/1, PID 6425528

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

2-Lot subdivision

**Applicable Planning Scheme:**

Tasmanian Planning Scheme - Flinders

#### 3. Documents relied upon

This certificate relates to the following documents:

| Title  | Author           | Date       | Version |
|--|------------------|------------|---------|
| Bushfire Exemption Report – 1341 Lackrana Rd | M. Tempest, RMCG | 27/02/2024 | 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 checked="" type="checkbox"/> | <b>E1.4 / C13.4 – Use or development exempt from this Code</b> |                               |
|                                     | <b>Compliance test</b>   | <b>Compliance Requirement</b> |
| <input checked="" 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 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 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 type="checkbox"/> | <b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b> |  |
|--------------------------|--|--|
|                          | <b>Acceptable Solution</b>   | <b>Compliance Requirement</b>  |
| <input type="checkbox"/> | E1.6.2 P1 / C13.6.2 P1   | <b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b> |
| <input type="checkbox"/> | E1.6.2 A1 (a) / C13.6.2 A1 (a)                                       | Insufficient increase in risk  |
| <input type="checkbox"/> | E1.6.2 A1 (b) / C13.6.2 A1 (b)                                       | Access complies with relevant Tables   |

| <input type="checkbox"/> | <b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b> |   |
|--------------------------|---|---|
|                          | <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 type="checkbox"/> | E1.6.3 A2 (a) / C13.6.3 A2 (a)  | Insufficient increase in risk                         |
| <input 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:

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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:

28/02/2024

Certificate Number:

MT24/138E

(for Practitioner Use only)

This report has been prepared by:



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**Document review and authorisation**

**Project Number: #2288**

| Doc Version | Final/Draft | Date       | Author     | Project Director review | BST QA review | Release approved by | Issued to   |
|-------------|-------------|------------|------------|-------------------------|---------------|---------------------|-------------|
| 1.0         | Final       | 28/02/2024 | M. Tempest | A. Ketelaar             | L. McKenzie   | A. Ketelaar         | A. Campbell |