

# ATTACHMENT 2

# **Bushfire Hazard Report**

# BUSHFIRE HAZARD REPORT

# FOR GREAT DIVIDE DEVELOPMENTS 203 & 205 Old Beach Road -Subdivision

Version 2.0

FEBRUARY 2023





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# 1 Introduction

JMG have been engaged by Great Divide Developments Pty. Ltd. to prepare a bushfire hazard assessment for a subdivision. The address of the property is 203 & 205 Old Beach Road. The author, Matthew Clark, is a provisionally Accredited Person under Part 4A of the *Fire Service Act 1979*.

The proposed development involves the subdivision of land located within a bushfire-prone area necessitating an assessment against the Bushfire-Prone Areas Code of the *Tasmanian Planning Scheme - Brighton*.

This report considers:

- Whether the site is within a bushfire-prone area;
- The characteristics of the site and surrounding land;
- The proposed use and development that may be threatened by bushfire hazard;
- The applicable Bushfire Attack Level (BAL) rating;
- Appropriate bushfire hazard mitigation measures; and
- Compliance with planning requirements pertaining to bushfire hazard.

In order to demonstrate compliance with the Bushfire-Prone Areas Code this report includes a Certificate of Compliance (for planning purposes).

# 2 Site Description

The proposed development site is a roughly rectangular-shaped parcel of land within a 'Future Urban' area to the Northern end of Old Beach. The subject site is identified by CT 123119/1 & 135401/7 and PID 1888355 & 2282435. The properties have an area of 6.676ha for 203 Old Beach Road (Lot 1), and 5.885ha for 205 Old Beach Road (Lot 7). There is frontage to Old Beach Road along the eastern boundary of number 203 with a right of way through this property to access number 205.

There are existing residential buildings located on both lots to the northern sides of both sites, with the remaining property used for grazing. The surrounding buildings to the North, South, East and West are predominately single-storey residential dwellings. The majority of properties within close proximity have been cleared of native vegetation. There is an existing rivulet to the east of this property.

#### **Planning Context**

The relevant planning instrument for the assessment of use and development on the site is the *Tasmanian Planning Scheme - Brighton* ("Planning Scheme"). The site is within the Planning Scheme's Future Urban zone and the subject site is also within the Planning Scheme's Bushfire-Prone Areas overlay.

#### **Natural Values**

The onsite vegetation is agricultural land and within 100m to all directions is a mix of established dwellings with some unmanaged grassland vegetation. A Natural Values Assessment (NVA) by EnviroDynamics is provided for the proposal.





Figure 1: Aerial view of site (outlined in blue) and surrounding land (source: thelist map accessed 02/09/2022).

# 3 Proposed Use & Development

The proposal is to subdivide the two subject properties into four allotments. Lot 1 will be 2.881ha; Lot 2 will be 2.624ha; Lot 3 will be a balance lot containing an existing residential dwelling and will be 2.261ha; and Lot 4 also contains an existing residential dwelling and will also be a balance lot 3.795ha in size.

## 4 Bushfire Hazard Assessment

The subject site is located within the Planning Scheme's Bushfire-Prone Areas overlay. Therefore, the site is within a 'bushfire prone area' as defined in the Planning Scheme.

The key factors affecting bushfire behaviour are fuel, weather conditions and topography. This section of the report considers these factors in the context of the Australian Standard AS3959-2018 - Construction of buildings in bushfire-prone areas, which is required in order to determine compliance with planning and building requirements for bushfire protection.

AS:3959-2018 provides categories for classifying vegetation based on structural characteristics. 'Effective Slope' refers to the slope of land underneath bushfire-prone vegetation relative to the subject site. Effective Slope affects a fire's rate of spread and flame length and is accordingly a critical aspect affecting bushfire behaviour. AS3959-2018 refers to five categories of Effective Slope and these have been used for the purpose of this analysis. Figure 2 shows land within 100m of the site.

The process for determining BAL ratings is outlined in AS:3959-2018. This assessment has relied on Method 1, which considers vegetation type, distance from hazardous vegetation and effective slope.

A site visit was conducted on the 4<sup>th</sup> of October 2022.



#### Vegetation

The land to all directions of the site has been mostly cleared of native vegetation, with the south currently generally open paddocks. There is also some riparian vegetation following Bobs Creek that runs from the eastern boundary of 203 Old Beach Road, through to the north-western end of 205 Old Beach Road; as well as along Gage Brook which runs along the northern boundary of both properties. There are established well-managed gardens in close proximity to the existing dwellings on both lots. Therefore, the vegetation to all directions of the site is classified as Class G Grassland; the vegetation directly surrounding the existing dwellings is classified as low threat; and the vegetation beyond the managed gardens/low threat vegetation is classified as Class G Grassland in accordance with Table 2.3 of AS 3959-2018.

#### Effective Slope

For the site, the land to the south has a gently rising slope to it rising further from the south to the east, whilst to the north and west the land falls away from the site. Therefore, the effective slope to the south and east is upslope;  $4^{\circ}$  downwards to the north; and downslope  $3^{\circ}$  to the west.



Figure 2: Site Analysis (Google Maps base image accessed 26/09/2022).



## 4.1 Required Separation

This section sets out the required separation distances from bushfire-prone vegetation to achieve the required BAL. It should be noted that AS3959 Table 2.6 only provides BAL ratings for separation distance up to and including 50m from grassland. Therefore, grassland less than 100m but greater than 50m separation from the site has been excluded from assessment.

Direction from site:	North	East	South	West
Vegetation Type:	Class G Grassland	Class G Grassland	Class G Grassland	Class G Grassland
Relationship to site:	Downslope	Downslope	Upslope	Downslope
Effective Slope	-4°	-3°	0°	-3°
Required Separation Distance BAL-12.5:	16-<50m	16-<50m	14-<50m	16-<50m
Required Separation Distance BAL-19:	11-<16m	11-<16m	10-<14m	11-<16m
Observed separation:	0m	0m	0m	0m
Assessed BAL:	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Proposed BAL:	BAL-12.5 and BAL-19			
Separation Distance required:	Establish and maintain HMA to 14m on the southern side, and 16m to all other directions.			

Table 1 - Lot 1



#### Table 2 - Lot 2

Direction from site:	North	East	South	West
Vegetation Type:	Class G Grassland	Class G Grassland	Class G Grassland	Class G Grassland
Relationship to site:	Downslope	Upslope	Upslope	Downslope
Effective Slope	-2°	0°	0°	-4°
Required separation Distance: BAL-12.5	16-<50m	14-<50m	14-<50m	16-<50m
Required Separation Distance BAL-19:	11-<16m	10-<14m	10-<14m	11-<16m
Observed separation:	0m	0m	0m	0m
Assessed BAL:	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Proposed BAL:	BAL-12.5 and BAL-19			
Separation Distance required:	Establish and maintain HMA to 16m on the northern and western sides, and 14m on the southern and eastern sides.			



#### Table 3 - Balance Lot 3

Direction from site:	North	East	South	West
Vegetation Type:	Class G Grassland	Class G Grassland	Class G Grassland	Class G Grassland
Relationship to site:	Downslope	Upslope	Upslope	Downslope
Effective Slope	-2°	0°	0°	-2°
Required separation Distance BAL-12.5:	16-<50m	14-<50m	14-<50m	16-<50m
Required Separation Distance BAL-19:	11-<16m	10-<14m	10-<14m	11-<16m
Observed separation:	17m	87m	35m	29m
Assessed BAL:	BAL-12.5	BAL-LOW	BAL-12.5	BAL-12.5
Proposed BAL:	BAL-12.5 and BAL-19			
Separation Distance required:	Establish and maintain HMA to 16m on the northern and western sides, and 14m on the southern and eastern sides.			



#### Table 4 - Balance Lot 4

Direction from site:	North	East	South	West
Vegetation Type:	Class G Grassland	Class G Grassland	Class G Grassland	Class G Grassland
Relationship to site:	Upslope	Upslope	Upslope	Downslope
Effective Slope	0°	0°	0°	-3°
Required separation Distance BAL-12.5:	14-<50m	14-<50m	14-<50m	16-<50m
Required separation Distance BAL-19:	10-<14m	10-<14m	10-<14m	11-<16m
Observed separation:	24m	91m	27m	63m
Assessed BAL:	BAL-12.5	BAL-LOW	BAL-12.5	BAL-LOW
Proposed BAL:	BAL-12.5 and BAL-19			
Separation Distance required:	Establish and maintain HMA to 14m on the north, east and southern sides; and 16m on the west side.			

<u>BAL Rating Lot Schedule</u> - Building areas shown on lots 1 & 2 are indicative only and are shown for planning purposes. These areas are flexible in they may change position as long as setbacks and HMAs are achieved and adhered to.

Lot Number	Achievable BAL Rating
1, 2, 3, 4	BAL-12.5 & BAL-19



# 5 Bushfire Protection Measures

During a bushfire event, a number of bushfire attack mechanisms may threaten buildings and occupants, including:

- Radiant heat;
- Direct flame contact;
- Ember attack; and
- Wind.

A range of bushfire protection measures are recommended to improve the resilience of the proposed development and achieve a tolerable level of residual risk for occupants. The protection measures outlined in this section have been consolidated in a Bushfire Hazard Management Plan (BHMP - see Appendix B).

Additional measures to improve resilience are also recommended but are at the discretion of the developer and future developers within the subdivision.

#### 5.1 Hazard Management Areas

The Hazard Management Area ('HMA') refers to land that is managed in a minimum fuel condition so as to reduce the potential exposure of habitable buildings and occupants to radiant heat and flames and to provide defendable space. The effectiveness of the hazard management areas are reliant on ongoing maintenance by landowners.

The minimum extents of the HMA are demonstrated on the BHMP. Lots 1 & 2 must be continually maintained as grassland until such time as development occurs. Management prescriptions for the proposed HMA are provided in Table 5.

Zone Name	Ongoing Maintenance Requirements
Within the nominated Hazard Management Area (HMA)	Vegetation is to be continually managed to a low threat in accordance with AS3959-2018. In this case, low threat vegetation can be a combination of : • Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops; and • Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns and cultivated gardens. NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognisable as short-cropped grass for example, to a nominal height of 100 mm). Maintenance shall include (but is not limited to): Removal of fallen limbs, leaf and bark litter; •Cut grasses short (less than 100mm) and maintain; •Remove vegetation debris; •Complete under-brushing and thin out the understorey; •Cut tree limbs within 2 metres of the ground; •Maintain horizontal and vertical canopy separation; •Prevent encroachment of Bushfire Prone Vegetation into the HMA.

Table 5 -	Bushfire	Hazard	Management	Plan -	Vegetation	Management	Requiremen	ıt
			<b>.</b>		<u> </u>	<b>.</b>		

The proposal complies with A1(b)(i) of C13.6.1 Subdivision: Provision of hazard management areas of the planning scheme as the attached proposed plan of subdivision includes the lots that are proposed within a bushfire-prone area. The proposed subdivision would not be staged.



The proposal complies with A1(b)(ii) and (iii) as the plan of subdivision shows building areas for each lot and hazard management areas between the building areas and bushfire-prone vegetation greater than the separation distances required for BAL-12.5 in AS3959:2018.

A1(b)(iv) is also met as the attached BHMP also shows hazard management areas between the building areas and bushfire-prone vegetation equal to or greater than the separation distances required for BAL-12.5 in AS3959:2018 and is certified by an accredited person. The HMA has been designed to provide BAL-12.5 separation. A1(c) is not relevant as hazard management areas would not be located on land external to the proposed subdivision.

### **5.2** Construction Standards

Future habitable buildings located within the specified building areas and provided with the requisite hazard management areas are to be designed and constructed to a minimum of BAL-12.5 and BAL-19 under AS3959-2018. Refer to section 4.2 above for specific BAL ratings for the subdivision lots. The building areas for each lot are shown on the attached BHMP. The minimum setbacks from bushfire-prone vegetation are demonstrated on the BHMP.

Building areas shown on lots 1 & 2 are indicative only. The resultant allotments have been proposed to be further subdivided, and as such will be subject to a separate bushfire hazard report. These areas are flexible in they may change position as long as setbacks and HMAs are achieved and adhered to.

The HMA must be verified by the assessing building surveyor prior to occupancy.

Subject to the implementation of the BHMP and compliant detailed design, the proposal will comply with clause 4.1 of the Determination.

#### 5.3 Access

The existing access from Old Beach Road into Lot 3 is currently 4m in width in certain sections that end at the existing dwelling with a large turning circle. There are currently no passing bays installed along this road, which is close to 400m total in length, and constructed and finished in gravel. The 4m wide ROW over lot 4 doesn't allow for the 0.5m clearance. There is room along the northern end of the road (Lot 3) that would allow the existing road to be upgraded and at least one passing bay at 200m along be installed with little effort - see attached BHMP for the proposed location.

As shown on the BHMP both ROWs are in excess of 200m so both need to accommodate a 6m passing bay for 20m of their length. Both passing bays also need 0.5m clearance on either side. To accommodate the ROW over lot 4 it needs to be widened to 5m to ensure 0.5m clearance on either side. Both ROWs should be widened as required to 7m to allow for the passing bays as well. Note that these passing bays need to be within lots 1 and 4 to ensure the 200m limit is not exceeded.

Access to all lots is to be made compliant prior to issuing of titles.

The building areas shown are not within 30m of the public road, and as such the access and driveway are subject to the construction standards set out in Table C13.2 of the code. The primary hardstand for fire appliance connection to the static fire tanks would need to be compliant with Table C13.2, and the newly formed internal road would suffice in this instance. Alteration to the layout of building envelopes or the provision of a static water supply for firefighting would require a reassessment of the access requirements for lots.

Roads are to be developed in accordance with Table C13.1 of the Bushfire-Prone Areas Code, as there are no new public roads proposed for this stage of the development this is not applicable.





Figure 3: view of existing access looking from the existing house on 203 Old Beach Road towards the main road.



Figure 4: view of access towards dwelling on 205 Old Beach Road from main access.

The proposed access arrangements for the subdivision must comply with C13.6.2 Subdivision: Public and firefighting and access. The proposal complies with the performance criteria for this standard because the layout of accesses is only the first stage of development for this subdivision, there is a future stage proposed where the access will change position and the newly created lots are divided into multiple residential allotments - refer to the proposed subdivision plan (Appendix A).

This proposal includes an upgraded internal road and property access and no new public roads, so Table C13.2 is addressed in the attached subdivision plan and Table C13.1 is not applicable. A fire trail is not proposed nor considered necessary, so the standards contained within Table C13.3 are not relevant.

The implementation of the access will need to occur prior to receiving a certificate of occupancy for any buildings on the relevant allotments. Lots 3 and 4 will need implementation prior to the sealing of titles and lots 1 and 2 prior to construction.



Table C13.1: Standards for Roads				
Element		Requirement		
<u>A.</u>	<u>Roads</u>	Unless the development standards in the zone require a higher standard, the following apply: (a) two-wheel drive, all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 2m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; (h) curves have a minimum inner radius of 10m; (i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7 metres in width; (j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and (k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with Australian Standard AS1743-2001 Road signs-Specifications.		

Table C13.2	: Standards for Property Access	
Element		Requirement
<u>A.</u>	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
<u>B.</u>	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	<ul> <li>The following design and construction requirements apply to property access:</li> <li>(a) all-weather construction;</li> <li>(b) load capacity of at least 20t, including for bridges and culverts;</li> <li>(c) minimum carriageway width of 4m;</li> <li>(d) minimum vertical clearance of 4m;</li> <li>(e) minimum horizontal clearance of 0.5m from the edge of the carriageway;</li> <li>(f) cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;</li> <li>(h) curves with a minimum inner radius of 10m;</li> <li>(i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 1</li> <li>(j) terminate with a turning area for fire appliances provided by one of the following: <ul> <li>(i) a turning circle with a minimum outer radius of 10m;</li> </ul> </li> </ul>



		<ul> <li>(ii) a property access encircling the building; or</li> <li>(ii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.</li> </ul>
<u>C.</u>	Property access length is 200m or greater.	<ul> <li>The following design and construction requirements apply to property access:</li> <li>(a) the requirements for B above; and</li> <li>(b) passing bays of 2m additional carriageway width and 20m length provided every 200m.</li> </ul>
<u>D.</u>	Property access length is greater than 30m, and access is provided to 3 or more properties.	Not applicable to this development.

#### 5.4 Water

Arrangements for fire-fighting water supply for the proposed lots must comply with Table C13.5 of the Bushfire Prone Areas Code.

At this stage there is a reticulated water supply available for the lots, but not within the required 120m hose lay. As such it is a requirement that a static water supply be provided for each lot of this subdivision. For Lots 3 & 4, the title is not to be sealed unless they are served by a firefighting tank compliant with C13.6 of the Code as specified below. For the Balance lot, however, as there are future plans for further subdivision, the water supply will only be required prior to occupancy if the future plans are not completed.

Acceptable Solutions	Performance Criteria
A2 In areas that are not serviced by reticulated water by the water corporation:	
<ul> <li>(a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes;</li> <li>(b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table C13.5; or</li> </ul>	<b>P2</b> No Performance Criterion.
(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	

The proposal complies with A2(b) as the attached proposed plan of subdivision shows the layout of fire tanks and building areas and is compliant with the standards contained within Table C13.5.



Table C13.5 Static water supply for fire fighting			
Element		Requirement	
<u>A.</u>	Distance between building area to be protected and water supply.	<ul> <li>The following requirements apply:</li> <li>(a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and</li> <li>(b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.</li> </ul>	
<u>B.</u>	Static water supplies.	<ul> <li>The static water supply:</li> <li>(a) may have a remotely located offtake connected to the static water supply;</li> <li>(b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;</li> <li>(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 fire fighting sprinkler or spray systems;</li> <li>(d) must be metal, concrete or lagged by noncombustible materials if above ground; and</li> <li>(e) if a tank can be located so it is shielded in all directions in compliance with Section 3.5 of Australian Standard AS3959-2018 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: <ul> <li>(i) metal;</li> <li>(ii) non-combustible material; or</li> <li>(iii) fibre-cement a minimum of 6mm thickness</li> </ul> </li> </ul>	
<u>C.</u>	Signage for static water connections.	<ul> <li>The fire fighting 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:</li> <li>(a) water tank signage requirements of Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or</li> <li>(b) Water Supply Signage Guideline, version 1.0, Tasmanian Fire Service, February 2017.</li> </ul>	
<u>C.</u>	Hardstand	<ul> <li>A hardstand area for fire appliances must be:</li> <li>(a) no more than 3m from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</li> <li>(b) no closer than 6m from the building area to be protected;</li> <li>(c) a minimum width of 3m constructed to the same standard as the carriageway; and</li> <li>(d) connected to the property access by a carriageway equivalent to the standard of the property access.</li> </ul>	

A Certificate of Compliance confirming compliance with the above provisions is attached as Appendix D.



### 5.5 Optional Protection Measures

The following recommendations are not specifically regulated under any planning or building standards at present hence do not form part of the Bushfire Hazard Management Plan. If implemented, however, they will improve bushfire protection for future occupants.

#### Electrical Infrastructure

Overhead power lines are a common source of unplanned fires, particularly during high wind conditions. Where practicable, electricity connections to properties should be provided underground to remove this potential fire source.

#### **Building Design**

Building configuration can be used to improve building resilience. It is recommended that future developers of buildings within the subdivision consider adopting the following design features:

- Simple roof shapes with roof pitch at 18° or greater, to reduce the potential for ember accumulation. This measure ought to be combined with non-combustible gutter guards to prevent accumulation within the guttering;
- Simple building shapes are preferable, as they reduce the opportunity for embers and debris to be trapped against the building within re-entrant corners;
- Keep walls as low as possible. Large expansive walls present greater surface area to wind turbulence and to radiant heat;
- Slab-on-ground construction is generally more resilient than suspended slab construction.

## 6 Conclusion & Recommendations

The proposed subdivision site is located in a bushfire-prone area. The attached Bushfire Hazard Management Plan prepared for the subdivision outlines the required protection measures for the proposed lots including hazard management areas, building siting and construction, access, and water supply standards. Protection measures will reduce bushfire risk to future residents, developments and to firefighters, as outlined in this report and the associated bushfire hazard management plan.

The Bushfire Hazard Management Plan is certified as being compliant with the Bushfire-Prone Areas Code C13.0 of the *Tasmanian Planning Scheme - Brighton*.



# APPENDIX A

# Subdivision Plan











# APPENDIX B

# Bushfire Hazard Management Plan





						protect pplies. each lot and imum g for blished leted
LEGEND	BAL-19 SETBACK	BAL-12.5 SETBACK	BUILDING AREA	HAZARD MANAGEMENT	ASSUMED POSITION DF STATIC FIREFIGHTING TANK	HAZARD MANAGEMENT AREAS - HMA Hazard Management Area includes the area to the Building as well as the access and water su Vegetation in the Hazard Management area for (as dimensioned and shown) is to be managed maintained by the respective lot owners in a mir fuel condition prior to the sealing of titles. Timin, HMA's should ensure lots 3 & 4 have been esta prior to sealing of titles, and lots 1 & 2 are comp prior to construction.

# MAINTENANCE SCHEDULE

- ٠
- Removal of fallen limbs, leaf and bark litter; Cut lawns short (less than 100mm) and maintain; Remove pine bark and other garden mulch; Complete under-brushing and thin out the under storey;
  - Prune low hanging trees to ensure separation from ground litter; Prune larger trees to establish and maintain •
    - •
- horizontal and vertical canopy separation; horizontal and vertical canopy separation; Remove fallen limbs, leaf and bark litter from roofs, gutters and around the building; Ensure that 10,000 litres of dedicated water supply
  - for fire fighting purposes is available at all times. •

# **CONSTRUCTION STANDARD**

designed, constructed and maintained in accordance with the relavent construction sections of AS3959-2018 for the determined BAL for each lot as shown on this associated outbuildings located within 6m are to be Separation distances shown on this plan allow for design of BAL-12.5. Habitable buildings and any plan.

Brighton - refer to section 5.3 of the Bushfire Hazard areas and to the fire fighting water supply in accordance with Part C13.6.2 of the Bushfire-Prone Areas Code of the Tasmanian Planning Scheme -PUBLIC & FIRE FIGHTING ACCESS Design and construction of access to the building Report.

established water supply prior to sealing of titles, and lots 1 & 2 supplies are completed prior to construction. WATER SUPPLY FOR FIREFIGHTING Water supply to be in accordance with Section 5.4 of the associated Bushfire Hazard Report. Timing for water supply should ensure lots 3 & 4 have an

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# APPENDIX C

Site Photos





Photo 1: view to south from existing access on 203 Old Beach Road.



Photo 2: view to south-west from existing access on 203 Old Beach Road.



Photo 3: view to west from proposed boundary of 205 Old Beach Rd and Lot 1.





Photo 4: view to south-east from proposed south-eastern corner of boundary between Lot 1 and 205.



Photo 5: view looking east from boundary between existing allotments.



Photo 7: looking north from northern end of dwelling on 205.





Photo 8. View to the west from southern boundary of Lot 1.



Photo 9. View to the north-west from southern boundary of Lot 1.



# APPENDIX D

Certificate of Compliance



#### **BUSHFIRE-PRONE AREAS CODE**

# CERTIFICATE<sup>1</sup> 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:

203 & 205 Old Beach Road

Certificate of Title / PID:

123119/1 & 135401/7 / 1888355 & 2282435

#### 2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision – 4 lots (2 lots into 2)

Applicable Planning Scheme:

Tasmanian Planning Scheme - Brighton

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management plan report	Mat Clark	8th Feb 2023	3.1
Bushfire Hazard Management Plan	Mat Clark	9th Feb 2023	4.0

<sup>&</sup>lt;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:

E1.4 / C13.4 – Use or development exempt from this Code		
Compliance test Compliance Requirement		
E1.4(a) / C13.4.1(a)	Insufficient increase in risk	

E1.5.1 / C13.5.1 – Vulnerable Uses		
Acceptable Solution	Compliance Requirement	
E1.5.1 P1 / C13.5.1 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.	
E1.5.1 A2 / C13.5.1 A2	Emergency management strategy	
E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan	

E1.5.2 / C13.5.2 – Hazardous Uses		
Acceptable Solution Compliance Requirement		
E1.5.2 P1 / C13.5.2 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.	
E1.5.2 A2 / C13.5.2 A2	Emergency management strategy	
E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan	

$\boxtimes$	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas		
	Acceptable Solution	Compliance Requirement	
	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>	
	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk	
$\boxtimes$	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')	
	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement	

$\boxtimes$	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access		
	Acceptable Solution Compliance Requirement		
	E1.6.2 P1 / C13.6.2 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.	
	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk	
$\boxtimes$	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables	

$\boxtimes$	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes			
	Acceptable Solution	Compliance Requirement		
	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk		
	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table		
	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective		
	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk		
$\boxtimes$	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table		
	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective		

5. Bu	shfire Hazard Practitioner		
Name:	Chris Moore obo Chief Officer, Tasmania Fire Service	Phone No:	(03) 6173 2740
Postal Address:	Cnr Argyle & Melville Streets HOBART 7000	Email Address:	bfp@fire.tas.gov.au
Accreditati	on No: N/A	Scope:	1, 2, 3A, 3B, 3C

#### 6. Certification

Signed:

certifier

Name:

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.

Noor Chris Moore obo Chief Officer, Date: 9th February 2023 Tasmania Fire Service

Certificate Number:

TFS-V1-6634

(for Practitioner Use only)

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#### Johnstone McGee & Gandy Pty Ltd

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