



# Application for Planning Approval

## *Land Use Planning and Approvals Act 1993*

---

APPLICATION NO.

**SA2025/005**

LOCATION OF AFFECTED AREA

**12 RIFLE RANGE ROAD, PONTVILLE**

DESCRIPTION OF DEVELOPMENT PROPOSAL

**SUBDIVISION (1 LOT & BALANCE)**

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT [www.brighton.tas.gov.au](http://www.brighton.tas.gov.au) AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **26/05/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT [development@brighton.tas.gov.au](mailto:development@brighton.tas.gov.au). REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

**JAMES DRYBURGH**  
**Chief Executive Officer**



**Brighton**  
going places

**D. G. J. POTTER**  
**LAND CONSULTANTS**

Unit 1/2 Kennedy Drive  
Cambridge TAS 7170



6<sup>th</sup> February, 2025

The General Manager  
Brighton Council  
1 Tivoli Road  
OLD BEACH TAS 7017

Dear Sir,

**Re: Proposed Subdivision – 12 Rifle Range Road, Pontville**

The proposed application is in response to the existing agricultural uses of the site.

The area shown as Lot 1 is currently being used for production of commercial crops with attached infrastructure and associated buildings.

All these are interaction parts of the operation and essential for the safe and efficient operation.

The balance of the land is more in keeping with the original broadscale grazing and has no direct relationship to the primary use.

The on-going viability of these two operations non-compatible uses is not connected but instead is agreed to be separated.

This application does so.

Notes on applicable parts of the Scheme are included.

Yours faithfully,

*Per: AA*

D.G. Potter

## Planning Zone – Agriculture

### Local Historical Bushfire

#### P1

- (a) (i) Increasing the productivity
- (ii) Same or increased productivity
- (iii) No change in topography
- (iv) Increased irrigation
- (b) See (c) below
  
- (c) Re-organisation in the form of 2 non compatible uses
  - (i) (a) No change in agricultural use
  - (b) Full capacity for agricultural use
  - (c) No topographic change
  - (d) Irrigation unchanged
  - (ii) New lots 40 hectares
  - (iii) Setbacks – 34m (21.4.2) A1 & A2
    - A1 Existing buildings are greater than 5m setback
    - A2 Agricultural activities are confined to enclosed areas and comply with A2(b)
  - (iv) Frontage applied

#### P2

Existing access to lots in use

# D.G.J. POTTER

Land Consultants

9 Warwick St. North Hobart, Tasmania 7000  
Phone: 03-62 343 082 Fax: 03-62 343 360  
Email: djpotter@inet.net.au

SCALE: 1:4000  
DATE: 26/02/20  
DRAWN: JP

## PROPOSED SUBDIVISION

ALL MEASUREMENTS ARE IN METRES LEVEL DATUM: CONTOUR INTERVAL: 5 Metres REFERENCE: 180432

**OWNER:**

Plym (No22) Pty Ltd

**LOCATION:**

Rifle Range Rd, Portville

**TITLE REFERENCE:**

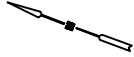
174556/1

**MUNICIPALITY:**

Southern Midlands

PRELIMINARY PLAN

Balance  
382ha



1.  
40ha

\* Existing Structures  
Schematic Only  
Pos'n TBC

Existing Compund

Office / Entry Point

Existing Compund

ENTRANCE Enlargement

Lot 1

Existing Gravel Driveway

Proposed ROW's  
as required

Balance

RIFLE RANGE RD  
20.0 WIDE

Existing  
Water  
Connection  
per List Map

Existing  
Water  
Connection  
per List Map

Existing water connection  
Access Road

Right of Way  
Variable width

Existing  
Water  
Connection

This drawing was prepared for the shown owner's land to accompany an application to the local government authority for a proposed subdivision and should not be used for any other purposes. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation. In particular no reliance should be placed on information for any financial dealings involving the land. This note forms an integral part of this plan.

OWNER: PIJEN (NO. 22) PTY LTD

FOLIO REFERENCE: 174556/1

GRANTEE:

Part of lot 29568 Gtd. to J.J.L. TONKS,  
Part of lot 29893 Gtd. to M.E. TONKS,  
GRANTEE: Part of 736 Acres Gtd. to N. ELLIOTT  
The whole of (110A-2R-39.4/10P) vested in the  
COMMONWEALTH OF AUSTRALIA

# PLAN OF TITLE

LOCATION:

CONVERTED BY PLAN No.

COMPILED BY:

NOT TO SCALE

LENGTHS IN METRES

Registered Number

PRELIMINARY PLAN

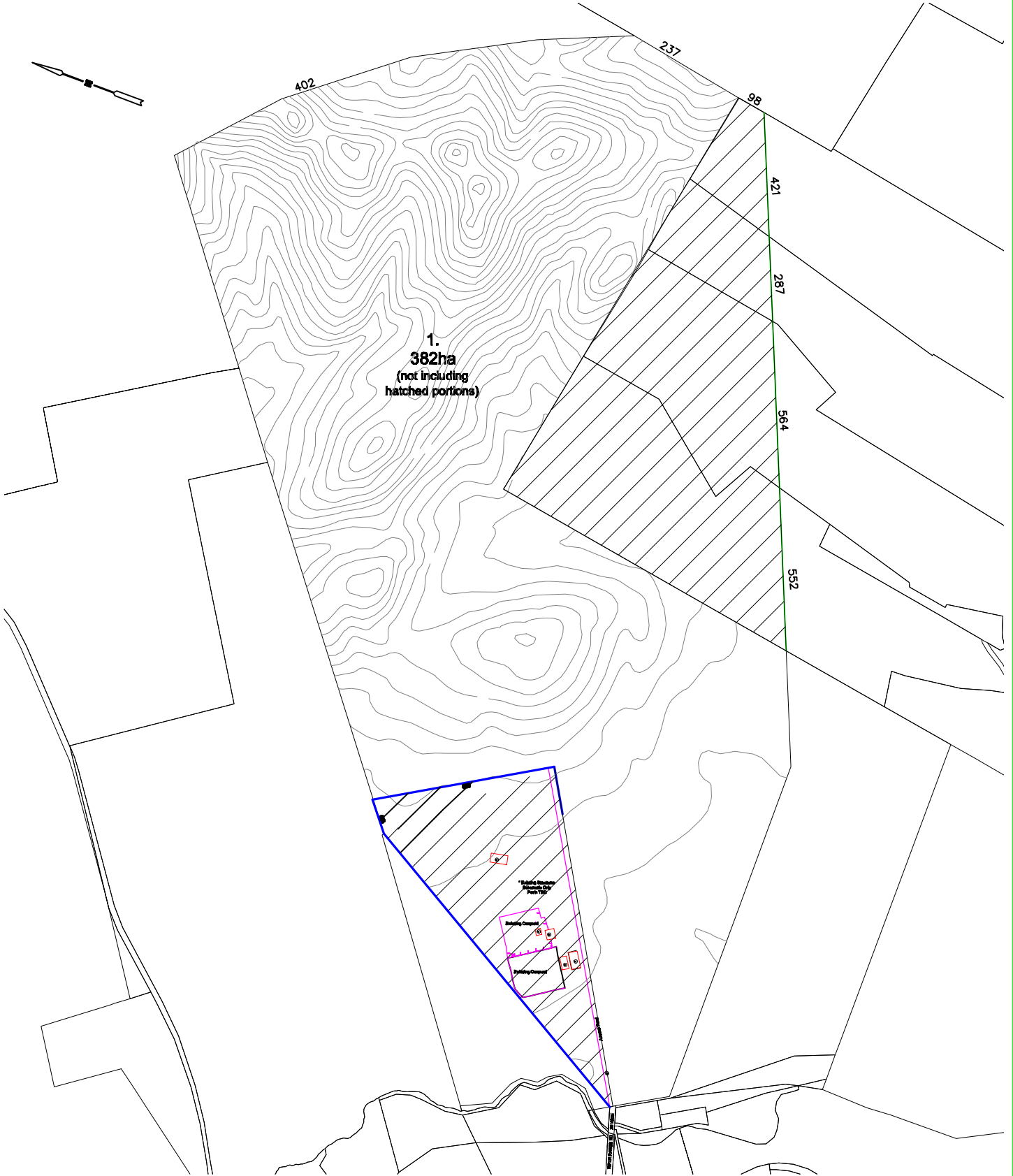
APPROVED

Recorder of Titles

SKETCH BY WAY OF ILLUSTRATION ONLY  
'EXCEPTED LANDS'

ALL EXISTING SURVEY NUMBERS TO BE  
CROSS REFERENCED ON THIS PLAN

## BALANCE PLAN



## Dang Van

---

**From:** [REDACTED]  
**Sent:** Wednesday, 7 May 2025 5:13 PM  
**To:** Dang Van  
**Subject:** RE: Further information request - SA 2025/005 (12 Rifle Range Road, Pontville)  
**Attachments:** Proposal Feb 20-Layout1.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Caution:** This is an external email and may be **malicious**. Please take care when clicking links or opening attachments.

Hi Dang,

Please see plan attached.

The boundary is to run on the south side of the road as it is fenced.

The road is almost entirely in the proposed lot.

There is a position where the access road is split at the front where reciprocal right of ways are to be used to maintain access for all parties.

Kind regards,

[REDACTED]

---

**From:** Dang Van <dang.van@brighton.tas.gov.au>  
**Sent:** Wednesday, 7 May 2025 4:25 PM  
**To:** [REDACTED]  
**Subject:** RE: Further information request - SA 2025/005 (12 Rifle Range Road, Pontville)

Hi [REDACTED]

I just got confirmation from Leigh late this morning about this.

The response is not satisfied. The proposal plan does not clearly show the location of the existing access relative to the proposed boundaries, nor does it show any required right of way (ROW).

The response states: "This main gravel track will be within the land owned by Lot 1 as they are the main user and hence beneficiary. It is undecided if the balance land will continue to use this access but in the short term will do so more for practical purposes and cost efficiency. An agreement between the two parties will be in place."

However, looking at the aerial photography and street view, it appears that the existing internal access (gravel driveway) straddles the proposed boundary and is NOT entirely within Lot 1. The provided plan is still unclear.

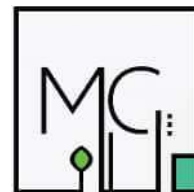


MATTHEW CLARK  
PLANNERS

# Bushfire Hazard Report

12 Rifle Range Road, Pontville  
2 Lot Subdivision

For Tasmanian Botanics Pty Ltd  
December 2024  
Mat Clark BFP-P



## Table of Contents

1. Introduction
2. Site Location and Context
3. Use and Development
4. Bushfire Hazard Assessment
5. Bushfire Protection Measures
  - 5.1 Hazard Management Area
  - 5.2 Construction Standards
  - 5.3 Access
  - 5.4 Water Supply for Firefighting
  - 5.5 Additional Protection Measures
6. Conclusion
7. References

**Appendix A - Proposal Plan**

**Appendix B - Site Photos**

**Appendix C - Certificate of Compliance**

VERSION CONTROL				
Version	Date	Author	Reviewer	Description
1.0	14.11.24	MC	CM	Draft for approval
2.0	9.12.24	MC	CM	Updated report





## 1. Introduction

MC Planners have been engaged by Tasmanian Botanics Pty Ltd to prepare a bushfire hazard assessment for a 2 lot subdivision. The address of the property is 12 Rifle Range Road, Pontville. 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 Location and Context

The address of the subject property is 12 Rifle Range Road, Pontville. The subject site is identified by PID 3602680 and CT 174556/1 (refer to Figure 1). The subject site has an area of 420.7ha. The area to the south, west, and north-west of the site is grassland. There is woodland at the rear of the site to the north and north-east. Rifle Range Road is a 5m wide gravel road, with a one-way bridge crossing the Bagdad Rivulet providing access to the site. There are several existing structures on the site including a greenhouse, a warehouse, and several office buildings. There are also several water tanks on site and a gas tank.

A Bushfire Hazard Management Report (BHMR) by JMG for a Greenhouse and Processing Building (as a hazardous use) was undertaken by Adam Smee (BFP-120). This BHMR will remain active for the Greenhouse and Processing Building facility.

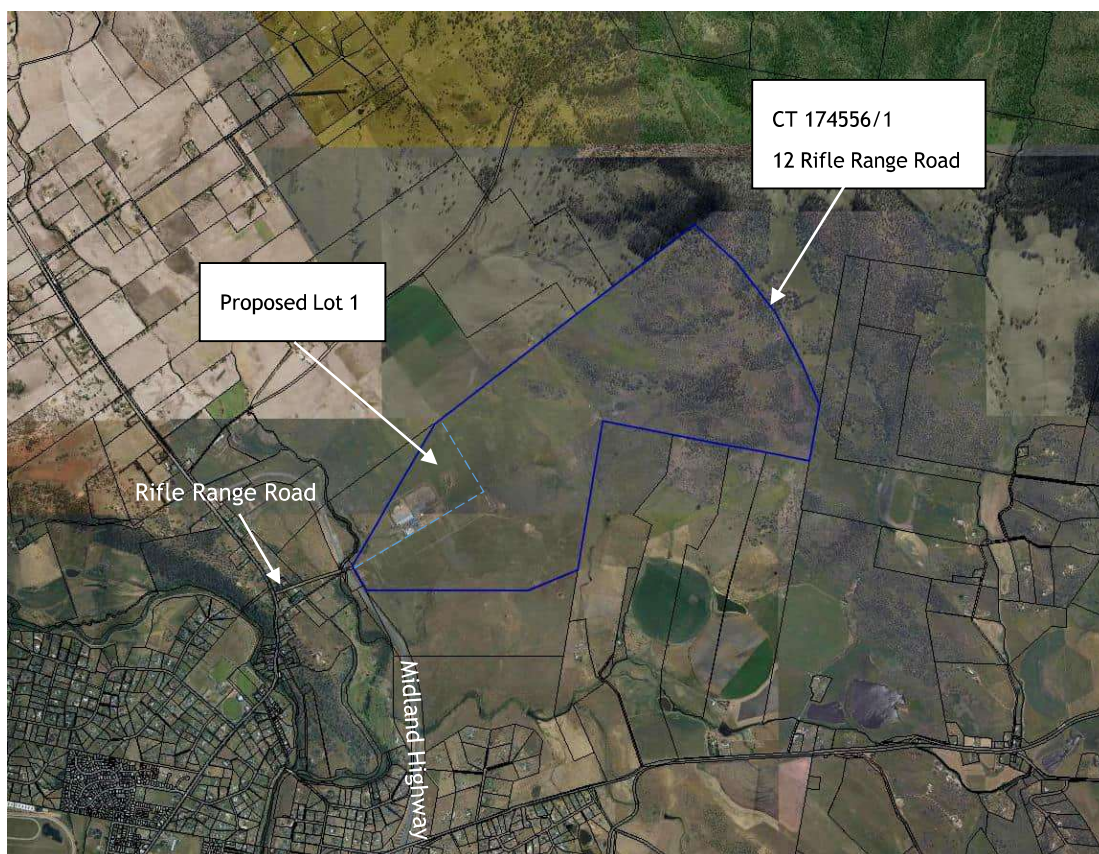


Figure 1: Aerial view of the site (outlined in blue) and surrounding land (source: thelist map accessed 31/10/24).

### 3. Use and Development

The current use of the site is Greenhouse and Processing Building and pasture. The proposal is for a 2 lot subdivision.

Details of the subdivision are within Appendix A.

### 4. Bushfire Hazard Assessment

#### Vegetation and Slope

Vegetation and relevant effective slopes within 140m of the proposed building work has been assessed and classified in accordance with AS 3959:2018.

A site visit was conducted on the 31<sup>st</sup> October 2024.

Figure 2 shows the land within 100m of the proposed development in red as this is the minimum area for consideration under AS 3959-2018. The land within 140m from the proposed development is outlined in green, as this is considered a high risk area.

See Appendix C for site Photos.

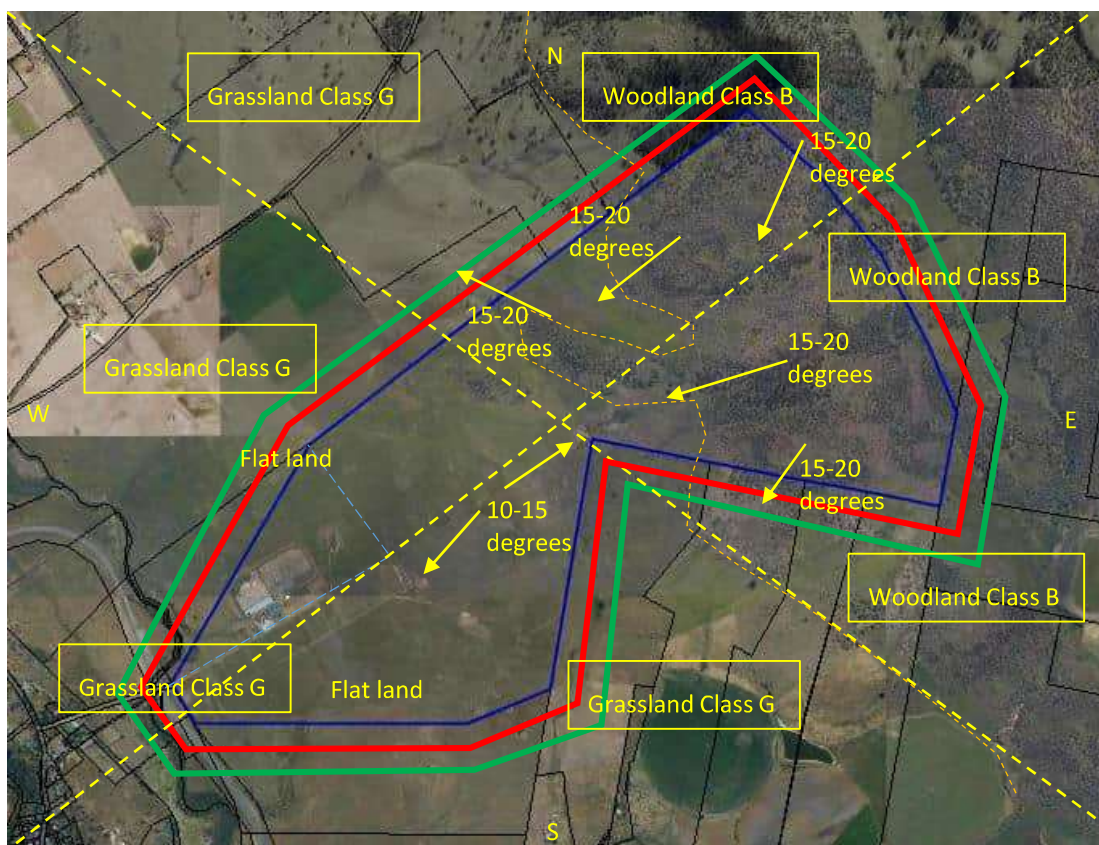


Figure 2 shows land within 100m of the proposed development as this is the minimum area for consideration under AS 3959-2018.

Table 1 - Lot 1

Direction from site:	North	East	South	West
Vegetation Type:	Class G Grassland	Class G Grassland	Class G Grassland	Class G Grassland
Relationship to site:	Flat Land	Upslope	Flat Land	Flat Land
Effective Slope	0°	0°	0°	0°
Required Separation Distance BAL-12.5:	14-<50m	14-<50m	14-<50m	14-<50m
Required Separation Distance BAL-19:	10-<14m	10-<14m	10-<14m	10-<14m
Existing separation (m):	0m	0m	0m	0m
Assessed BAL:	FZ	FZ	FZ	FZ





Table 2 - Lot 2 (Balance)

Direction from site:	North	East	South	West
Vegetation Type:	Class B Woodland	Class B Woodland	Class G Grassland	Class G Grassland
Relationship to site:	Downslope	Downslope	Flat Land	Flat Land
Effective Slope	15-20°	15-20°	0-5°	0-5°
Required Separation Distance BAL-12.5:	48-<100m	48-<100m	14-<50m	14-<50m
Required Separation Distance BAL-19:	36-<48m	36-<48m	10-<14m	10-<14m
Existing separation (m):	0m	0m	0m	0m
Assessed BAL:	FZ	FZ	FZ	FZ

#### Step 5: Determination of Bushfire Attack Level (BAL)

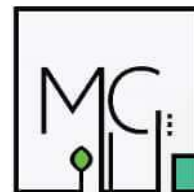
The BAL level on the site is Bushfire Attack Level Flame zone. No new building areas are proposed on site, only the exiting Greenhouse and Processing Building (as a hazardous use) with the balance lot used as grazing.

## 5. Justification of Insufficient Increase in Risk

The existing Greenhouse and Processing Building is regulated by Bushfire Hazard Management Report (BHMR) by JMG for a Greenhouse and Processing Building (as a hazardous use) and the balance lot is for grazing only. The development standards will not be impacted by the proposed subdivision, as there are no changes to the HMA's of the existing Greenhouse and Processing Building, the access to either lot or the existing water supply to Lot 1. As such, there is insufficient risk posed by the subdivision. If a habitable building is proposed on either Lot 1 or the Lot 2 (balance lot), a new bushfire hazard management report should be undertaken for those specific proposals.

### 5.1 Hazard Management Area

The greenhouse (hazardous use) on Lot 1 will continue to require HMA's in accordance with the JMG BHMR for the Greenhouse and Processing Building (i.e. Management Areas required to achieve either BAL12.5 (greenhouse and processing building) or BAL-LOW (LPG storage area). Thus, there is no change to the hazard management of the site caused by the subdivision. If a habitable building is proposed on either lot, it will need to meet the setback requirements of Table 1 and relative to the BAL construction standards under AS 3959-2018. If a habitable building is proposed on either lot, a new bushfire hazard management report should be undertaken for that specific proposal. No Hazard Management Areas (HMA) are required for the balance lot (Lot 2) and the subdivision will not impact on the HMA for Lot 1.



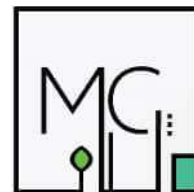
## 5.2 Construction Standards

As there is no proposed development, there are no applicable construction standards. As such, there is no change to the type of structures on the site. If a habitable building is proposed on the either lot it will need to meet the setback requirements of Table 1 and relative to the BAL construction standards under AS 3959-2018. If a habitable building is proposed on either lot, a new bushfire hazard management report should be undertaken for that specific proposal.

## 5.3 Access

The existing access from Rifle Range Road is approximately 5m in width. Additionally, there is a one-way bridge providing access to the site. Turning is available either on the ring road around the existing Greenhouse and Processing Building or at the end of the access road to the balance lot. No access standards are required there is no change to the type of structures on the site. As such there is no significant change to the access arrangements to the site. The subdivision itself does not change the access arrangements for the site as such there is no additional risk in terms of bushfire. If a habitable building is constructed on the balance lot it will need to meet the requirements of Table C13.2 of the Code. If a habitable building is proposed on either lot, a new bushfire hazard management report should be undertaken for that specific proposal.

Element		Requirements
A.	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.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	The following design and construction requirements apply to property access: (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m 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 10m; (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 outer radius of 10m; or (ii) a property access encircling the building; or (ii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.
C.	Property access length is 200m or greater.	The following design and construction requirements apply to property access: (a) the requirements for B above; and



		(b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	Not applicable to this development

## 5.4 Water Supply for Firefighting

The site is connected to a reticulated water supply and fire hydrants are provided around the site. These hydrants are generally supplied by an onsite supply held in water tanks that is fed by the reticulated supply. However, two hydrants are fed directly by the reticulated supply, including a hydrant at the south-western corner of the site. The existing tanks hold the specified minimum quantity of 30,000L (i.e. 10,000L per building area to be protected). There is no change to the current water access arrangements for the site created by the subdivision and hence no additional risk in terms of bushfire. If a habitable building is constructed on either lot, it will need to meet the requirements of Table C13.5 of the Code.

Element		Requirements
A.	Distance between building area to be protected and water supply.	The following requirements apply: (a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Static water supplies.	The static water supply: (a) may have a remotely located offtake connected to the static water supply; (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; (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; (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 <i>Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas</i> , the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6mm thickness
C.	Signage for static water connections.	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: (a) water tank signage requirements of <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i> ; or (b) <i>Water Supply Signage Guideline, version 1.0</i> , Tasmanian Fire Service, February 2017
D.	Hardstand	A hardstand area for fire appliances must be:



		<p>(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);</p> <p>(b) no closer than 6m from the building area to be protected;</p> <p>(c) a minimum width of 3m constructed to the same standard as the carriageway; and</p> <p>(d) connected to the property access by a carriageway equivalent to the standard of the property access.</p>
--	--	---

## 5.5 Optional Protection Measures

No optional protection measures are required.

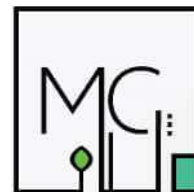
## Conclusion

The subject site is located in a bushfire-prone area.

The subdivision will not alter the existing use, hazard management requirements, access, construction type or water supply for fire fighting and is therefore an insufficient increase in risk according to clause C13.4.1 (a) of the Bushfire-Prone Areas Code.

The proposal is certified as being compliant with the Bushfire-Prone Areas Code E13.0 of the Tasmanian Planning Scheme.

If a habitable building is proposed on either lot, a new bushfire hazard management report should be undertaken for that specific proposal.



## References

Department of Primary Industries and Water, The LIST, viewed 12 September 2022, [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

Director of Building Control, 2021, Director's Determination - Bushfire Hazard Areas, Version No.1.1 Department of Justice (Tasmania).

Standards Australia, 2018, AS 3959-2018 - Construction of buildings in bushfire-prone areas, Standards Australia, Sydney.

JMG Bushfire Hazard Report for Tasmanian Botanics Pty Ltd Greenhouse and Processing Building dated 3<sup>rd</sup> October 2020 (Version 2.0)





# APPENDIX A

---

Proposed Subdivision Plan

# D.G.J. POTTER

Land Consultants

9 Warwick St. North Hobart, Tasmania 7000  
Phone: 03-62 343 082 Fax: 03-62 343 360  
Email: djpotter@inet.net.au

SCALE: 1:4000

DATE: 26/02/20

DRAWN: JP

## PROPOSED SUBDIVISION

ALL MEASUREMENTS ARE IN METRES

LEVEL DATUM:

CONTOUR INTERVAL: 5 Metres

REFERENCE: 180432

OWNER:

Pijen (No22) Pty Ltd

LOCATION:

Rifle Range Rd, Portville

TITLE REFERENCE:

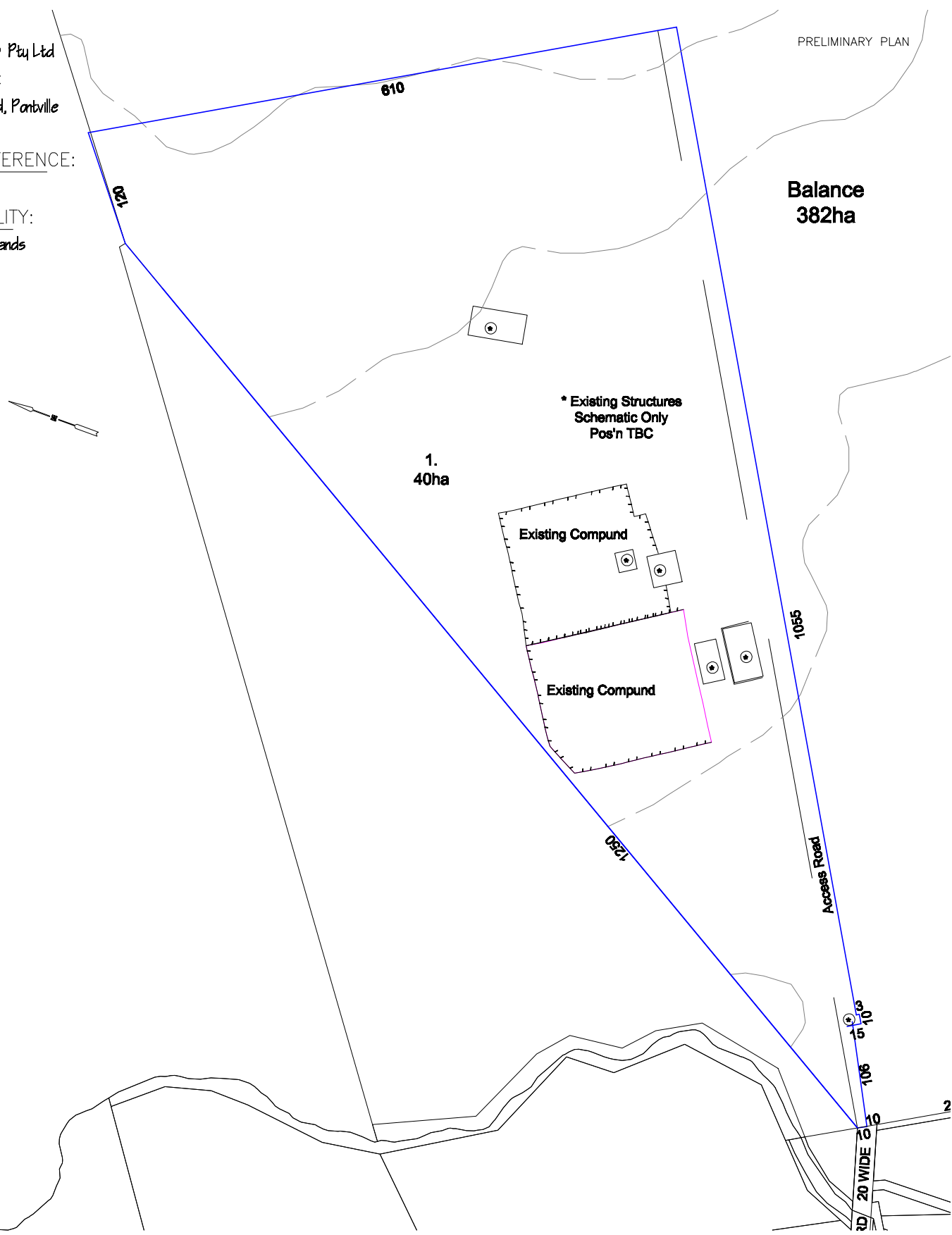
1174556/1

MUNICIPALITY:

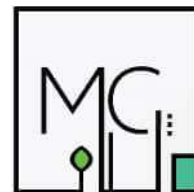
Southern Midlands

PRELIMINARY PLAN

Balance  
382ha



This drawing was prepared for the shown owner's land to accompany an application to the local government authority for a proposed subdivision and should not be used for any other purposes. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation. In particular no reliance should be placed on information for any financial dealings involving the land. This note forms an integral part of this plan.



# APPENDIX B

---

Site Photos



Photo 1 – View east from the Tasmanian Botanic Facility compound (proposed Lot 1 eastern boundary near power pole behind the shed).



Photo 2 – view north east from the Tasmanian Botanic Facility compound. Shene Hill Ridgeline is eastern boundary of balance lot.





Photo 3 - View north from the Tasmanian Botanics Facility compound



Photo 4 – View east from the entry gate showing existing access road and eastern boundary of the balance lot on the ridgeline of Shene Hill in the background.

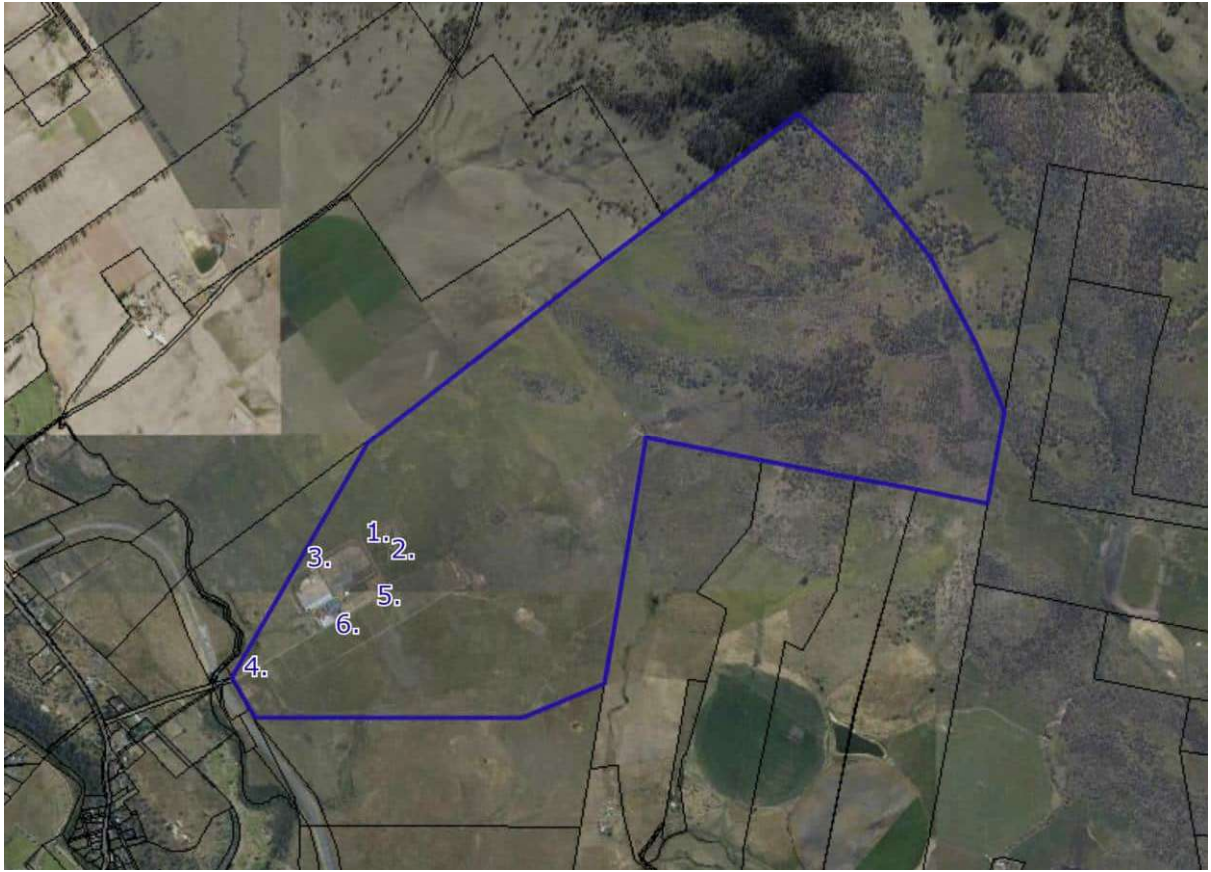


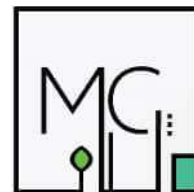


Photo 5 – View east from the Tasmanian Botanics Facility compound showing the accesses into the balance lot. Proposed Lot 1 eastern boundary at far power pole.



Photo 6 - View south from the Tasmanian Botanics Facility compound (towards Brighton)





# APPENDIX C

---

## 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:**

12 Rifle Range Road, Pontville

**Certificate of Title / PID:**

PID 3602680 and CT 174556/1

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

Subdivision – 2 lots

**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	December 2024	2.0

---

<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

<b>Name:</b>	Chris Moore obo Chief Officer, Tasmania Fire Service	<b>Phone No:</b>	(03) 6173 2740
<b>Postal Address:</b>	Cnr Argyle & Melville Streets HOBART 7000	<b>Email Address:</b>	bfpr@fire.tas.gov.au
<b>Accreditation No:</b>	N/A	<b>Scope:</b>	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:**

Chris Moore obo Chief  
Officer, Tasmania Fire  
Service

**Date:** 19/12/2024

**Certificate  
Number:** TFS-V1-6634

(for Practitioner Use only)