



## Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

574 Meander Valley Road, Prospect



**Prepared for (Client)**

Grubb Consulting Group

C/- Ground Proof Mapping

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Version 1

3 December 2014

Job No: RGA-B110

## **Executive Summary**

The proposed subdivision development at 574 Meander Valley Road, Prospect, is subject to the Bushfire Code and therefore must be assessed for bushfire threat.

Based on the generally low BAL classifications (between 12.5 - 19) the likelihood of the site being threatened by bushfire is low. Under extreme fire weather conditions future buildings at the site may be subject to fire however, bushfire protection mitigation measures have been taken to ensure the impact of any fire is low. The proposed location, topography, subdivision layout is good therefore minimising fire risk at the site.

The implementation of safe access and egress routes for each lot , establishment of water supply and construction of future buildings will be done in accordance with the requirements outlined in AS 3959-2009 Construction of Buildings in Bushfire Prone Areas. The provision of a Bushfire Management Plan for the site will ensure any fire risks to future development on the land will be minimal. On this basis, the proposal appropriately responds to the Bushfire Code.

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## Schedule 1 – Bushfire Report

### 1.0 Introduction

The Bushfire Attack Level (BAL) Report and Bushfire Hazard Management Plan (BHMP) has been prepared for submission with a Planning Permit Application under the *Land Use Planning and Approvals Act 1993; Bushfire-Prone Areas Code* and/or a Building Permit Application under the *Building Act 2000 & Regulations 2004*.

The Bushfire Attack Level (BAL) is established taking into account the type and density of vegetation within 100 metres of the proposed building site and the slope of the land; using the simplified method in AS 3959-2009 Construction of Buildings in Bushfire Prone Areas; and includes:

- The type and density of vegetation on the site,
- Relationship of that vegetation to the slope and topography of the land,
- Orientation and predominant fire risk,
- Other features attributing to bushfire risk.

On completion of assessment, a Bushfire Attack Level (BAL) is established which has a direct reference to the construction methods and techniques to be undertaken on the buildings and for the preparation of a Bushfire Hazard Management Plan (BHMP).

### 1.1 Scope

This report was commissioned to identify the Bushfire Attack Level for the existing property. ALL comment, advice and fire suppression measures are in relation to compliance with *Bushfire-Prone Areas Code* of the Launceston Interim Planning Scheme 2012, the Building Code of Australia and Australian Standards, *AS 3959-2009, Construction of buildings in bushfire-prone areas*.

### 1.2 Limitations

The inspection has been undertaken and report provided on the understanding that:-

1. The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.

**No action or reliance is to be placed on this report; other than for which it was commissioned.**

### 1.3 Proposal

The proposal is for the development of a 4 Lot Subdivision + Balance at 574 Meander Valley Road, Prospect. One lot exists, the proposal is for an additional four lots.

Lot 1 will have an area of approximately 7.7 hectares and will front the new road.

Lot 2 will have an area of approximately 17.5 hectares and will also front the new road and new cul-de-sac.

Lot 3 will have an area of approximately 19.9 hectares and will also front the new road and new cul-de-sac.

Lot 4 will have an area of approximately 9.3 hectares and will also front the new cul-de-sac.

The balance lot will be approximately 141.6 hectares.

## 2.0 Site Description for Proposal (Bushfire Context)

### 2.1 Locality Plan

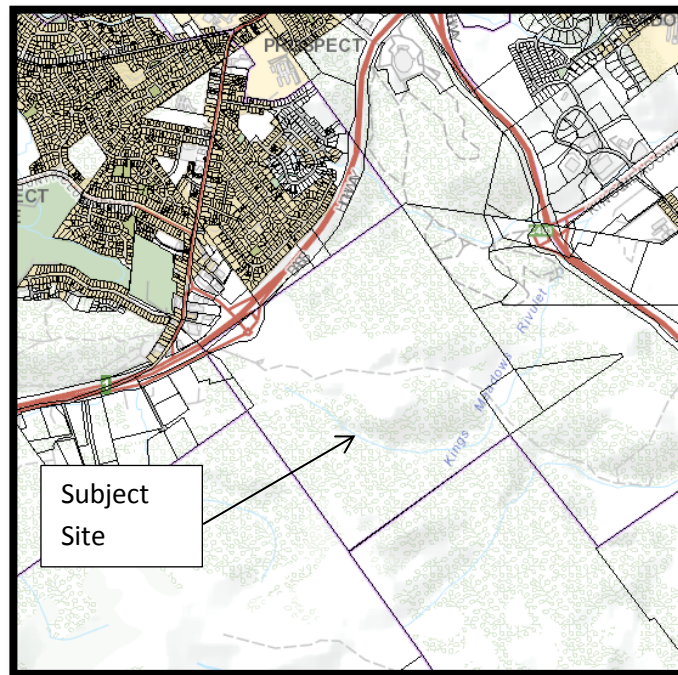


Figure 1: Location Plan of 574 Meander Valley Road

### 2.2 Site Details

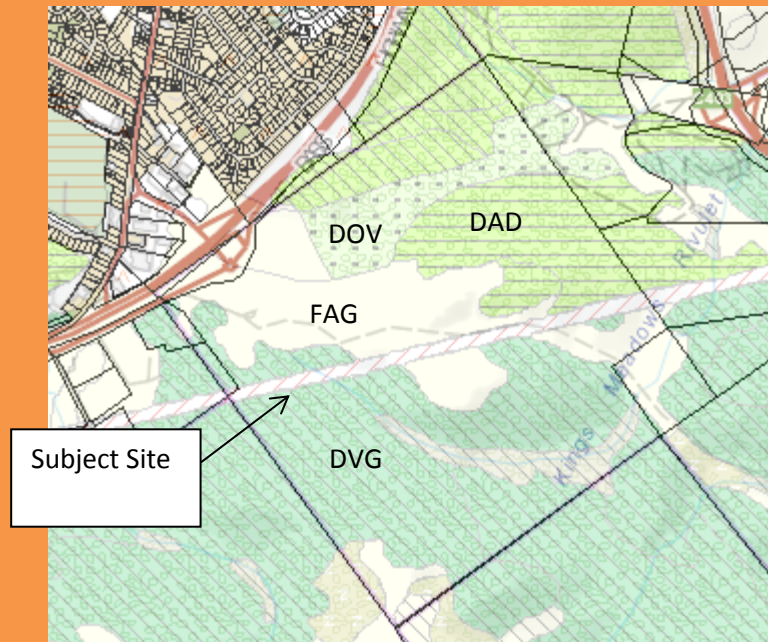
<b>Property Address</b>	574 Meander Valley Road, Prospect
<b>Certificate of Title</b>	Volume 114487 Folio 1
<b>Owner</b>	Beaumont Percival Grubb
<b>Existing Use</b>	Rural
<b>Type of Proposed Work</b>	4 Lot Subdivision + Balance
<b>Existing Structures</b>	Cottage and outbuildings
<b>Water Supply</b>	Reticulated supply
<b>Road Access</b>	New road and cul-de-sac

### 3.0 Bushfire Site Assessment

#### 3.1 Vegetation Analysis

##### 3.1.1 TasVeg Classification

Reference to Tasmanian Vegetation Monitoring & Mapping Program (TASVEG) indicates the land in and around the property is generally comprising of varying vegetation types including:



Code	Species	Vegetation Group
<b>DOV</b>	<ul style="list-style-type: none"> <li>Eucalyptus ovate forest and woodland</li> </ul>	Dry eucalypt forest and woodland
<b>DAD</b>	<ul style="list-style-type: none"> <li>Eucalyptus amygdalina forest and woodland on dolerite</li> </ul>	Dry eucalypt forest and woodland
<b>DVG</b>	<ul style="list-style-type: none"> <li>Eucalyptus viminalis grassy forest and woodland</li> </ul>	Dry eucalypt forest and woodland
<b>FAG</b>	<ul style="list-style-type: none"> <li>Agricultural land</li> </ul>	Agricultural, urban and exotic vegetation

3.1.2 Site & Vegetation Photos



View looking northeast of Lot 1



View looking southwest of Lot 2



View looking south of Lot 2



View looking north of Lot 3





View looking east of Lot 3



View looking southwest along powerline easement between Lots 3 and 4



View looking also to southwest along powerline easement between Lots 3 and 4



View looking east of Lot 4



View looking south of Lot 4



View looking west of Lot 4

### 3.2 BAL Assessment – Subdivision

The Acceptable Solution in Clause 1.6.1 of E1.0 Bushfire-Prone Areas Code requires all lots within the proposed subdivision to demonstrate that each lot can achieve a Hazard Management Area between the bushfire vegetation and each building on the lot with distances equal to or greater than those specified in Table 2.4.4 of AS3959-2009 Construction of Buildings in Bushfire Prone Areas for **BAL 19**.

#### Lot 1

Vegetation classification AS3959	North <input type="checkbox"/> North-East <input checked="" type="checkbox"/>	South <input type="checkbox"/> South-West <input checked="" type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input type="checkbox"/> North-West <input checked="" type="checkbox"/>
<b>Group A</b>	<input checked="" type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
<b>Group B</b>	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input checked="" type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
<b>Group C</b>	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
<b>Group D</b>	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
<b>Group E</b>	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
<b>Group F</b>	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
<b>Group G</b>	<input type="checkbox"/> Grassland	<input type="checkbox"/> Grassland	<input type="checkbox"/> Grassland	<input type="checkbox"/> Grassland
	<input type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land
<b>Effective slope (degrees)</b>	<input type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°
	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
<b>Likely direction of bushfire attack</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Prevailing winds</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>REQUIRED Distance to classified vegetation for BAL 19</b>	<b>27-&lt;38m</b>	<b>N/A</b>	<b>18-&lt;26m</b>	<b>N/A</b>

**Lot 2**

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
<b>Group A</b>	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
<b>Group B</b>	<input type="checkbox"/> Woodland	<input checked="" type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input checked="" type="checkbox"/> Woodland
<b>Group C</b>	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
<b>Group D</b>	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
<b>Group E</b>	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
<b>Group F</b>	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
<b>Group G</b>	<input type="checkbox"/> Grassland	<input type="checkbox"/> Grassland	<input type="checkbox"/> Grassland	<input type="checkbox"/> Grassland
	<input checked="" type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land
<b>Effective slope (degrees)</b>	<input type="checkbox"/> Up/0 <sup>0</sup>	<input checked="" type="checkbox"/> Up/0 <sup>0</sup>	<input type="checkbox"/> Up/0 <sup>0</sup>	<input checked="" type="checkbox"/> Up/0 <sup>0</sup>
	<input type="checkbox"/> >0-5 <sup>0</sup>	<input type="checkbox"/> >0-5 <sup>0</sup>	<input type="checkbox"/> >0-5 <sup>0</sup>	<input type="checkbox"/> >0-5 <sup>0</sup>
	<input type="checkbox"/> >5-10 <sup>0</sup>	<input type="checkbox"/> >5-10 <sup>0</sup>	<input type="checkbox"/> >5-10 <sup>0</sup>	<input type="checkbox"/> >5-10 <sup>0</sup>
	<input type="checkbox"/> >10-15 <sup>0</sup>	<input type="checkbox"/> >10-15 <sup>0</sup>	<input type="checkbox"/> >10-15 <sup>0</sup>	<input type="checkbox"/> >10-15 <sup>0</sup>
	<input type="checkbox"/> >15-20 <sup>0</sup>	<input type="checkbox"/> >15-20 <sup>0</sup>	<input type="checkbox"/> >15-20 <sup>0</sup>	<input type="checkbox"/> >15-20 <sup>0</sup>
<b>Likely direction of bushfire attack</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Prevailing winds</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>REQUIRED Distance to classified vegetation for BAL 19</b>	<b>N/A</b>	<b>15-&lt;22m</b>	<b>N/A</b>	<b>15-&lt;22m</b>

**Lot 3**

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
<b>Group A</b>	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
<b>Group B</b>	<input checked="" type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input checked="" type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
<b>Group C</b>	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
<b>Group D</b>	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
<b>Group E</b>	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
<b>Group F</b>	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
<b>Group G</b>	<input type="checkbox"/> Grassland	<input type="checkbox"/> Grassland	<input type="checkbox"/> Grassland	<input type="checkbox"/> Grassland
	<input type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land
<b>Effective slope (degrees)</b>	<input type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°	<input type="checkbox"/> Up/0°
	<input type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°	<input checked="" type="checkbox"/> >0-5°	<input type="checkbox"/> >0-5°
	<input checked="" type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°	<input type="checkbox"/> >5-10°
	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°	<input type="checkbox"/> >10-15°
	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°	<input type="checkbox"/> >15-20°
<b>Likely direction of bushfire attack</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Prevailing winds</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>REQUIRED Distance to classified vegetation for BAL 19</b>	<b>23-&lt;32m</b>	<b>N/A</b>	<b>18-&lt;26m</b>	<b>N/A</b>

**Lot 4**

Vegetation classification AS3959	North <input checked="" type="checkbox"/> North-East <input type="checkbox"/>	South <input checked="" type="checkbox"/> South-West <input type="checkbox"/>	East <input checked="" type="checkbox"/> South-East <input type="checkbox"/>	West <input checked="" type="checkbox"/> North-West <input type="checkbox"/>
<b>Group A</b>	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
<b>Group B</b>	<input type="checkbox"/> Woodland	<input checked="" type="checkbox"/> Woodland	<input checked="" type="checkbox"/> Woodland	<input checked="" type="checkbox"/> Woodland
<b>Group C</b>	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land	<input type="checkbox"/> Shrub-land
<b>Group D</b>	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
<b>Group E</b>	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga	<input type="checkbox"/> Mallee-Mulga
<b>Group F</b>	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
<b>Group G</b>	<input type="checkbox"/> Grassland	<input type="checkbox"/> Grassland	<input type="checkbox"/> Grassland	<input type="checkbox"/> Grassland
	<input checked="" type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land
<b>Effective slope (degrees)</b>	<input type="checkbox"/> Up/0 <sup>0</sup>	<input type="checkbox"/> Up/0 <sup>0</sup>	<input type="checkbox"/> Up/0 <sup>0</sup>	<input type="checkbox"/> Up/0 <sup>0</sup>
	<input type="checkbox"/> >0-5 <sup>0</sup>	<input type="checkbox"/> >0-5 <sup>0</sup>	<input type="checkbox"/> >0-5 <sup>0</sup>	<input checked="" type="checkbox"/> >0-5 <sup>0</sup>
	<input type="checkbox"/> >5-10 <sup>0</sup>	<input type="checkbox"/> >5-10 <sup>0</sup>	<input checked="" type="checkbox"/> >5-10 <sup>0</sup>	<input type="checkbox"/> >5-10 <sup>0</sup>
	<input type="checkbox"/> >10-15 <sup>0</sup>	<input checked="" type="checkbox"/> >10-15 <sup>0</sup>	<input type="checkbox"/> >10-15 <sup>0</sup>	<input type="checkbox"/> >10-15 <sup>0</sup>
	<input type="checkbox"/> >15-20 <sup>0</sup>	<input type="checkbox"/> >15-20 <sup>0</sup>	<input type="checkbox"/> >15-20 <sup>0</sup>	<input type="checkbox"/> >15-20 <sup>0</sup>
<b>Likely direction of bushfire attack</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Prevailing winds</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>REQUIRED Distance to classified vegetation for BAL 19</b>	<b>N/A</b>	<b>28-&lt;40m</b>	<b>23-&lt;32m</b>	<b>18-&lt;26m</b>

<b>BAL – 19</b>	<b>The risk is considered to be MODERATE.</b> There is a risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 19 kW/m <sup>2</sup> .
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### 3.3 Specified Hazard Management Areas

Hazard management areas are to be established and maintained between the bushfire prone vegetation and the building at a distance equal to, or greater than the separation distance specified for the Bushfire Attack Levels (BAL) in table 2.4.4 of *Australian Standard 3959-2009 Construction of Buildings in Bushfire Prone Areas*.

Where the Hazard Management Areas can be increased around the building and the classified vegetation in accordance with table 2.4.4 of Australian Standard 3959, the risk from bushfire attack can reduce.

#### Distance from Predominant vegetation (with management plan)

Distance from Predominant vegetation for	North/ North-East	South/ South-West	East/ South-East	West/ North-West
<b>Lot 1 BAL 12.5</b>	38-<100 metres	N/A metres	26-<100 metres	N/A metres
<b>Lot 1 BAL 19</b>	27-<38 metres	N/A metres	18-<26 metres	N/A metres

Distance from Predominant vegetation for	North/ North-East	South/ South-West	East/ South-East	West/ North-West
<b>Lot 2 BAL 12.5</b>	N/A metres	22-<100 metres	N/A metres	22-<100 metres
<b>Lot 2 BAL 19</b>	N/A metres	15-<22 metres	N/A metres	15-<22 metres

Distance from Predominant vegetation for	North/ North-East	South/ South-West	East/ South-East	West/ North-West
<b>Lot 3 BAL 12.5</b>	32-<100 metres	N/A metres	26-<100 metres	N/A metres
<b>Lot 3 BAL 19</b>	23-<32 metres	N/A metres	18-<26 metres	N/A metres

Distance from Predominant vegetation for	North/ North-East	South/ South-West	East/ South-East	West/ North-West
<b>Lot 4 BAL 12.5</b>	N/A metres	40-<100 metres	32-<100 metres	26-<100 metres
<b>Lot 4 BAL 19</b>	N/A metres	28-<40 metres	23-<32 metres	18-<26 metres

The separation distance for the SPECIFIED Hazard Management Area is to be shown on the attached Bushfire Hazard Management Plan measured from the external walls (Façade) of the building in metres along the ground to the bushfire hazard vegetation (if applicable).

### 3.4 Outbuildings

Not applicable.

### 3.5 Road Access

Roads are to be constructed to provide vehicle access to the site to assist firefighting and emergency personnel to defend the building or evacuate occupants; and provide access at all times to the water supply for firefighting purposes on the building site.

Private access roads are to be constructed from the entrance to the property cross over with the public road through to the building and water storage area on the site. Private access roads are to be designed, constructed and maintained to a standard not less than a Modified 4C Access Road.

The newly formed roadway will be a Council maintained road upon completion of the subdivision.

Access over the balance lot in the case of an emergency is also a possibility via the power line easement.

<b>Existing</b> Road Access and Driveways	Access via direct road frontage
<b>New</b> Road Access and Driveways	Private access driveway/ roads are to be constructed from the entrance of the property cross over at the public road through to the dwelling and on-site dedicated firefighting water supply (where provided). Private access roads are to be designed, constructed and maintained to a standard not less than a "Modified 4C Access Road".



### 3.6 Water Supply

A building that is constructed in a designated bushfire prone area must provide access at all times to a sufficient supply of water for firefighting purposes on the building site.

The exterior elements of a Habitable building in a designated Bushfire prone area must be within reach of a 120m long hose (lay) connected to –

- (i) A fire hydrant with a minimum flow rate of 600L per minute and pressure of 200kpa; or
- (ii) A stored water supply in a water tank, swimming pool, dam or lake available for firefighting at all times which has the capacity of at least 10,000L for each separate building.

<b>New</b> Reticulated Water Supply	Fire hydrants are provided within the road reserve and within 120m hose lay of the habitable buildings. On site water supply is not required.
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It should be recognised that although water supply as specified above may be in compliance with the requirements of the Building Code of Australia, the supply may not be adequate for all firefighting situations.

### 4.0 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 and/or the Performance Criteria as specified in the Bushfire-Prone Areas Code.

**E1.4 – Exemptions** – Not applicable.

**E1.5 Vulnerable Uses** – Not applicable.

#### E1.6.1 Subdivision

##### E1.6.1.1 Hazard Management Areas

		Comments
<input checked="" type="checkbox"/>	<b>A1 (b)</b>	Specified distances for Hazard Management Areas for BAL 19 as specified on the plan are in accordance with AS3959. The proposal complies.
<input type="checkbox"/>	<b>P1</b>	

##### E1.6.1.2 Public Access

		Comments
<input checked="" type="checkbox"/>	<b>A1 (b)</b>	The proposed access for all lots is off a newly formed roadway, then over a private driveway approximately 4 metres wide. The newly formed roadway will be a Council maintained road upon completion of the subdivision.  The private driveways will be constructed in accordance with <i>A Modified 4C Access Road all-weather driveway</i> which is compliant with the Code.

This will satisfy the requirement of TAS 3.7.4.1 Vehicular access and satisfy the acceptable solutions of E1.6.3.2.		
<input type="checkbox"/>	<b>P1</b>	
<input checked="" type="checkbox"/>	<b>A2</b>	Not applicable.
<input type="checkbox"/>	<b>P2</b>	No PC
<b>E1.6.1.3 Water supply for fire fighting purposes</b>		
Comments		
<input checked="" type="checkbox"/>	<b>A1</b>	(b) A ground ball fire hydrant is to be provided within 120m hose lay of a future building site on each lot within the new road reserve. The proposal complies. This will satisfy the requirements of TAS 3.7.4.2 Water Supply and the acceptable solutions of E1.6.1.3.
<input type="checkbox"/>	<b>P1</b>	No PC
<input checked="" type="checkbox"/>	<b>A2</b>	Not applicable.
<input type="checkbox"/>	<b>P2</b>	No PC

## 5.0 Layout Options

Not relevant to this proposal.

## 6.0 Other Planning Provisions

Not relevant to this proposal.

## 7.0 Conclusions and Recommendations

Mitigation from bushfire is dependent on the careful management of the site by maintaining reduced fuel loads within the hazard management areas and within the site generally and to provide sources of water supply dedicated for firefighting purposes and the construction and maintenance of a safe egress route.

**The site has been assessed as requiring buildings to conform to or exceed BAL 19 requirements based on AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas.**

### Access

Access to individual lots will be constructed in accordance with AS3959-2009 Construction of Buildings In Bushfire Prone Areas.

### Water Supplies

The property has access to a reticulated water supply and potential development areas are to be located within 120 metres of a fire hydrant.

### Fuel Managed Areas

Hazard Management Areas as detailed within the plan shall be constructed and maintained as detailed in Schedule 2.

### Balance Lot

The future stages of each lot and balance (if applicable) will have bushfire assessments undertaken at that point in time of planning application. The results of the assessment will be based on the planning scheme provisions at that point in time, the Bushfire Prone Areas Code at that point in time, the design and economy at that point in time.

## Schedule 2 – Bushfire Hazard Management Plan



**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.

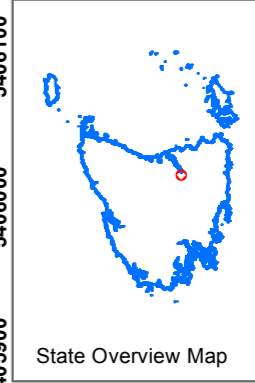


**Bushfire Hazard Management Plan Map for Strathroy Agri Park Subdivision**

**PID Number:** 1882447  
**Client:** Strathroy Pastoral  
**Address:** Prospect  
**Production Date:** 27/11/2014  
**Assessor:** Justin Cashion  
**Accreditation No.:** BFP-112  
**Notes:** BAL Building Envelopes

**Legend**

- Proposed Lot Boundaries
- BAL LOW Building Zone
- BAL 12.5 Building Zone
- BAL 19 Building Zone
- Building Exclusion Zone
- Cadastre
- 5m Contours Urban Regions
- Hydrology Lines
- Transend Tower Lines



5405900 5406000 5406100 5406200 5406300 5406400 5406500 5406600 5406700 5406800 5406900 5407000 5407100 5407200

510600 510700 510800 510900 511000 511100 511200 511300 511400 511500 511600 511700 511800 511900 512000

**Form 55**

# CERTIFICATE OF SPECIALIST OR OTHER PERSON (BUILDING WORK)

Regulation 16

Form **55**

To:  *Owner /Agent*  
 *Address*  
  *Suburb/postcode*

## Certifier details:

From:   
 Address:    *Phone No:*  *Fax No:*   
*Accreditation No:*  *Email address:*   
*(if applicable)*  
 Or qualifications and Insurance details:  *(description from Column 3 of Schedule 1 of the Director of Building Control's Determination)*

Speciality area of expertise:  *(description from Column 4 of Schedule 1 of the Director of Building Control's Determination)*

## Details of work:

Address:    *Lot No:*  *Certificate of title No:*   
 The work related to this certificate:  *(description of the work or part work being certified)*

## Certificate details:

Certificate type:  *(description from Column 1 of Schedule 1 of the Director of Building Control's Determination)*

✓

This certificate is in relation to an application for a new building permit. OR

This certificate is in relation to any stage of building work before completion.

In issuing this certificate the following matters are relevant –

Documents:   
  
 Relevant calculations:

References:

*Planning Directive No 5, Bushfire-Prone Areas Code*  
*Australian Standard 3959-2009*  
*Guidelines for Development in Bushfire Prone Areas of Tasmania*

*Substance of Certificate: (what it is that is being certified)*

1. Assessment of the site Bushfire Attack Level (BAL) to Australian Standard 3959
2. Bushfire Hazard Management Plan

*Scope and/or Limitations*

### **Scope**

This report and certification was commissioned to identify the Bushfire Attack Level for the existing property. All comment, advice and fire suppression measures are in relation to compliance with *Planning Directive No 5, Bushfire-Prone Areas Code* issued by the Tasmanian Planning Commission, the *Building Act 2000 & Regulations 2004, Building Code of Australia* and *Australian Standard 3959-2009, Construction of buildings in bushfire-prone areas*.

### **Limitations**

The assessment has been undertaken and report provided on the understanding that:-

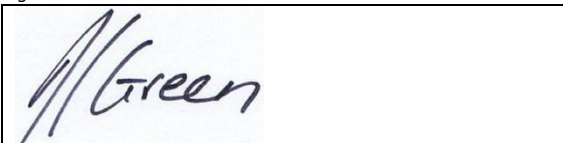
1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this certificate.
2. The report only identifies the size, volume and status of vegetation at the time the inspection was undertaken and cannot be relied upon for any future development.
3. Impacts of future development and vegetation growth have not been considered.
4. No assurance is given or inferred for the health, safety or amenity of the general public, individuals or occupants in the event of a Bushfire.
5. No warranty is offered or inferred for any buildings constructed on the property in the event of a Bushfire.

**No action or reliance is to be placed on this certificate or report; other than for which it was commissioned.**

**I certify the matters described in this certificate.**

Certifier:

*Signed:*



*Date:*

3 December  
2014

*Certificate No.*

RG-089/2014



**Attachment 1 – Certificate of Compliance to the Bushfire-prone Area Code  
under Planning Directive No 5**

**Code E1 – Bushfire-prone Areas Code**

Office Use

Date Received

Permit Application No

PID

**Certificate under s51(2)(d) Land Use Planning and Approvals Act 1993**

**1. Land to which certificate applies<sup>1</sup>**

Name of planning scheme or instrument: Launceston Interim Planning Scheme 2012.(The Scheme)

<b>Use or Development Site</b>  <b>Street Address</b>  574 Meander Valley Road Prospect, Tasmania	<b>Certificate of Title / PID</b>  CT 114487/1 PID 1882447
<b>Land that is not the Use or Development Site relied upon for bushfire hazard management or protection</b>  <b>Street Address</b>  .....  .....	<b>Certificate of Title / PID</b>

**2. Proposed Use or Development (provide a description in the space below)**

4 Lot Subdivision & Balance

- Vulnerable Use
- Hazardous Use
- Subdivision
- New Habitable Building on a lot on a plan of subdivision approved in accordance with Bushfire-prone Areas Code.
- New habitable on a lot on a pre-existing plan of subdivision
- Extension to an existing habitable building
- Habitable Building for a Vulnerable Use

<sup>1</sup> If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

### 3. Documents relied upon<sup>2</sup>

<i>Document or certificate description:</i>	
<input checked="" type="checkbox"/>	<p><b>Description of Use or Development<sup>3</sup> (Proposal or Land Use Permit Application)</b></p> <p><b>Documents, Plans and/or Specifications</b></p> <p><i>Title: Agri Park Industrial Subdivision – General Arrangement SK01-A</i></p> <p><i>Author: IPD Consulting</i></p> <p><i>Date: 02/10/14</i></p>
<input checked="" type="checkbox"/>	<p><b>Bushfire Report<sup>4</sup></b></p> <p><i>Title: Bushfire Hazard Assessment Report &amp; Bushfire Hazard Management Plan</i></p> <p><i>Author: Rebecca Green</i></p> <p><i>Date: 3 December 2014</i></p>
<input checked="" type="checkbox"/>	<p><b>Bushfire Hazard Management Plan<sup>5</sup></b></p> <p><i>Title: Bushfire Hazard Assessment Report &amp; Bushfire Hazard Management Plan</i></p> <p><i>Author: Rebecca Green</i></p> <p><i>Date: 3 December 2014</i></p> <p><i>Title: Bushfire Hazard Management Plan Map for Strathroy Agri Park Subdivision</i></p> <p><i>Author: Justin Cashion, Ground Proof Mapping</i></p> <p><i>Date: 27/11/2014</i></p>
<input type="checkbox"/>	<p><b>Other documents</b></p> <p><i>Title:</i></p> <p><i>Author:</i></p> <p><i>Date:</i></p>

<sup>2</sup> List each document that is provided or relied upon to describe the use or development, or to assess and manage risk from bushfire, including its title, author, date, and version.

<sup>3</sup> Identify the use or development to which the certificate applies by reference to the documents, plans, and specifications to be provided with the permit application to describe the form and location of the proposed use or development. For habitable buildings, a reference to a nominated plan indicating location within the site and the form of development is required.

<sup>4</sup> If there is more than one Bushfire Report, each document must be identified by reference to its title, author, date and version.

<sup>5</sup> If there is more than one Bushfire Hazard Management Plan, each document must be identified by reference to its title, author, date and version

4. Nature of Certificate <sup>6</sup>					
Applicable Standard	Assessment Criteria	Compliance Test: Certificate of Insufficient Increase in Risk	Compliance Test: Certified Bushfire Hazard Management Plan	Reference to applicable Bushfire Risk Assessment or Bushfire Hazard Management Plan <sup>7</sup>	
<input type="checkbox"/> <b>E1.4 – Use or development exempt from this code</b>					
<input type="checkbox"/> <b>E1.4. (identify which exemption applies)</b>		No specific measures required because the use or development is consistent with the objective for each of the applicable standards identified in this Certificate	<input type="checkbox"/> Not Applicable		
<input type="checkbox"/> <b>E1.5.1 - Vulnerable Use</b>					
<i>E1.5.1.1 – location on bushfire-prone land</i>	A2	Not Applicable	Tolerable level of risk and provision for evacuation	<input type="checkbox"/>	
<input type="checkbox"/> <b>E1.5.2 - Hazardous Use</b>					
<i>E1.5.2.1 – location on bushfire-prone land</i>	A2	Not Applicable	Tolerable level of risk from exposure to dangerous substances, ignition potential, and contribution to intensify fire	<input type="checkbox"/>	
<input checked="" type="checkbox"/> <b>E1.6.1 - Subdivision</b>					
<i>E1.6.1.1 - Hazard Management Area</i>	A1	No specific measure for hazard management	Provision for hazard management areas in accordance with BAL 19 Table 2.4.4 AS3959	<input checked="" type="checkbox"/>	
<i>E1.6.1.2 - Public Access</i>	A1	No specific public access measure for fire fighting	Layout of roads and access is consistent with objective	<input checked="" type="checkbox"/>	
<i>E1.6.1.3 - Water Supply</i>	A1	No specific water supply	Not Applicable	<input type="checkbox"/>	

<sup>6</sup> The certificate must indicate by placing a X in the corresponding  for each applicable standard and the corresponding compliance test within each standard that is relied upon to demonstrate compliance to Code E1

<sup>7</sup> Identify the Bushfire Risk Assessment report or Bushfire Hazard Management Plan that is relied upon to satisfy the compliance test

		Reticulated water supply	for fire fighting				
		A2 Non-reticulated water supply	No specific water supply measure for fire fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input checked="" type="checkbox"/>	

<input type="checkbox"/>	<b>E1.6.2 - Habitable Building on lot on a plan of subdivision approved in accordance with Code</b>					
	<i>E1.6.2.1 - Hazard Management Area</i>	A1	No specific measure for hazard management	<input type="checkbox"/>	Provision for hazard management areas in accordance with BAL 19 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/>
	<i>E1.6.2.2 – Private Access</i>	A1	No specific private access for fire fighting	<input type="checkbox"/>	Private access is consistent with objective	<input type="checkbox"/>
		A2	Not Applicable		Private access to static water supply is consistent with objective	<input type="checkbox"/>
	<i>E1.6.2.3 - Water Supply</i>	A1	No specific water supply measure for fire fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>

<input type="checkbox"/>	<b>E1.6.3 - Habitable Building (pre-existing lot)</b>					
	<i>E1.6.3.1 - Hazard Management Area</i>	A1	No specific measure for hazard management	<input type="checkbox"/>	Provision for hazard management is consistent with objective; or	<input type="checkbox"/>
					Provision for hazard management areas in accordance with BAL 29 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/>
	<i>E1.6.3.2 - Private Access</i>	A1	No specific private access measure for fire fighting	<input type="checkbox"/>	Private access is consistent with objective	<input type="checkbox"/>
		A2	Not applicable		Private access to static water supply is consistent with objective	<input type="checkbox"/>
	<i>E1.6.3.3 - Water Supply</i>	A1	No specific water supply measure for fire fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>

<input type="checkbox"/> <b>E1.6.4 - Extension to Habitable Building</b>						
	<i>E1.6.4.1 – hazard management</i>	A1	No specific hazard management measure	<input type="checkbox"/>	Provision for hazard management is consistent with objective; or	<input type="checkbox"/>
				<input type="checkbox"/>	Provision for hazard management areas in accordance with BAL 29 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/>
<input type="checkbox"/> <b>E1.6.5 – Habitable Building for Vulnerable Use</b>						
	<i>E1.6.5.1 – hazard management</i>	A1	No specific measure for hazard management	<input type="checkbox"/>	Bushfire hazard management consistent with objective; or  Provision for hazard management areas in accordance with BAL 12.5 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/>

<b>5. Bushfire Hazard Practitioner – Accredited Person</b>	
--	--

Name	Rebecca Green	Phone No:	0409 284 422
Address:	PO Box 2108 Launceston TAS 7250	Fax No:	
		Email address:	admin@rgassociates.com.au
Fire Service Act 1979 Accreditation No:	BFP-116	Scope:	1, 2, 3A, 3B

<b>6. Certification</b>	
-------------------------	--

I, *Rebecca Green* certify that in accordance with the authority given under the Part 4A of the Fire Service Act 1979 –

<i>The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4(a) because there is an insufficient increase in risk to warrant specific measures for bushfire hazard management and/or bushfire protection in order to be consistent with the objective for all of the applicable standards identified in Section 4 of this Certificate</i>	<input type="checkbox"/>
--	--------------------------

or

<i>There is an insufficient increase in risk to warrant specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.</i>	<input type="checkbox"/>
---	--------------------------

and/or

<i>The Bushfire Hazard Management Plan/s identified in Section 4 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate</i>	<input checked="" type="checkbox"/>
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**Signed**



**Date: 3 December 2014**

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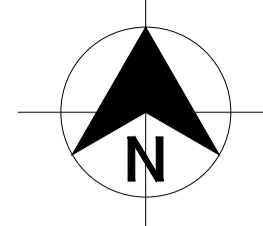


## Attachment 2 – AS3959-2009 Construction Requirements

	BAL-LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL-FZ (FLAME ZONE)
SUBFLOOR SUPPORTS	No special construction requirements	No special construction requirements	No special construction requirements	Enclosure by external wall or by steel, bronze or aluminium mesh, non-combustible supports where the surface is unperforated, adequately fire tested wall timber slung or posts of 75 mm mesh slings	If enclosed by external wall or other below, External Wall or section shall be or be constructed with the appropriate level for timber resistance to AS 1530.8.1	Structural supports – enclosure by external wall or non-combustible with an RFI of 300/- or be tested for bushfire resistance to AS 1530.8.2
FLOORS	No special construction requirements	No special construction requirements	No special construction requirements	Concrete slab on ground, enclosure by external wall, metal mesh as above or flooring less than 400 mm above ground level to be non-combustible, naturally the residual timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground, enclosure by external wall or protection of materials with a non-combustible material such as fibre cement sheet or the non-combustible or be tested for bushfire resistance to AS 1530.8.1	Concrete slab on ground or enclosure by external wall or an RFI of 300/30/30 or protection of underside with 30 minute independent spread of the system or be tested for bushfire resistance to AS 1530.8.2
EXTERNAL WALLS	No special construction requirements	As for BAL-19	External walls – Part 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	Non-combustible material (masonry, brick veneer, masonry, masonry, concrete, concrete), timber framed, steel framed walls sarking on the outside and with non-combustible sarking or fibre cementing or bushfire resistant timber	Non-combustible material (masonry, brick veneer, masonry, masonry, concrete, concrete) timber framed or steel framed walls sarking on the outside and clad with 9 mm fibre cement sheathing or steel sheathing or be tested for bushfire resistance to AS 1530.8.1	Non-combustible material (masonry, brick veneer, masonry, masonry, concrete, concrete) timber framed or steel framed with 90 mm or an RFI of -/30/30/30 or be tested for bushfire resistance to AS 1530.8.2
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 5 mm aluminium mesh or 35 mm solid timber for 400 mm above ground, cladding, etc, tight fitting with weather strips at base	Protected by bushfire shutter or completely screened with steel, bronze or aluminium mesh, or 5 mm toughened glass or 5 mm aluminium mesh or 35 mm solid timber for 400 mm above ground, cladding, etc, tight fitting with weather strips at base	Protected by bushfire shutter, non-combustible or 35 mm solid timber, metal framed tight fitting with weather strips at base	Protected by bushfire shutter or tight fitting with weather strips at base and an RFI of 400/-
EXTERNAL DOORS	No special construction requirements	As for BAL-19	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 non-combustible, or 35 mm solid timber for 400 mm above threshold, metal or bushfire resistant timber framed tight fitting with weather strips at base	Protected by bushfire shutter, non-combustible or 35 mm solid timber, metal framed tight fitting with weather strips at base	Protected by bushfire shutter or tight fitting with weather strips at base and an RFI of 400/-
ROOFS	No special construction requirements	As for BAL-19	Non-combustible covering, roof/wall junction sealed, openings fitted with non-combustible ember guards, roof to be fully sarked	Non-combustible covering, roof/wall junction sealed, openings fitted with non-combustible ember guards, roof to be fully sarked	Non-combustible covering, roof/wall junction sealed, openings fitted with non-combustible ember guards, roof to be fully sarked and no roof mounted evaporative coolers	Roof with RFI of 300/30/30 or tested for bushfire resistance to AS 1530.8.2, roof/wall junction sealed, openings fitted with non-combustible ember guards, no roof mounted evaporative coolers
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 with 300 mm horizontally and 400 mm vertically from a gable element.	Enclosed sub-floor space or non-combustible or bushfire resistant timber supports. Decking to be non-combustible	Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible	Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible



**Attachment 3 – Agri Park Industrial Subdivision - General Arrangement**



BASS HIGHWAY

LOT 1  
AREA = 7.7 Ha.

Future King Meadows connection link to Highway

LOT 3  
AREA = 19.9 Ha.

Existing Boundary

LOT 2  
AREA = 17.5 Ha.

Existing Powerline Easement

Existing Powerline Easement

Existing Easement

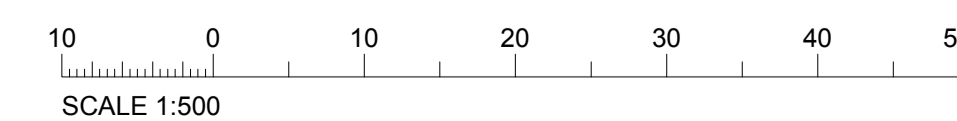
LOT 4  
AREA = 9.3 Ha.

Proposed detention basin

**NOTES:**

1. CADASTRAL BOUNDARIES SUBJECT TO SURVEY CONFIRMATION. BOUNDARIES SHOWN ARE NOT TO BE USE FOR DESIGN, INDICATIVE ONLY.

**GENERAL ARRANGEMENT**  
SCALE 1:500 (A1)



39 Paterson Street, Launceston  
 Tasmania 7250, Australia  
 Phone: 081 957 4958  
 Mob: 0419 574 975  
 Email: admin@ipdconsulting.com.au

**IPD Consulting**  
 Infrastructure Planning & Design

**FOR APPROVAL**

A	For Discussion	02/10/14
Rev.	Description	Date
<b>REVISIONS</b>		

Client:

Project: **AGRI PARK INDUSTRIAL SUBDIVISION**  
 Drawing Title: **LEVEL 1 PLAN**

Original Size:	Drawn:	Approved:	Date:
<b>A1</b>	<b>AD</b>		
Scale:	Drawing No:	Rev:	
<b>1:500</b>	<b>SK01</b>	<b>A</b>	

## References

- (a) Tasmanian Planning Commission 2012, *Tasmanian Planning Directive No. 5, Bushfire-Prone Areas Code*, Tasmania.
- (b) Tasmania Fire Service 2005, *Guidelines for Development in Bushfire Prone Areas of Tasmania*, Tasmania.
- (c) Australian Standards, AS 3959-2009, *Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney NSW.
- (d) Resource Management & Conservation Division of the Department Primary Industry & Water September 2006, *TASVEG, Tasmanian Vegetation Map*, Tasmania.
- (e) Tasmanian Government, Land Information System Tasmania, [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)



# Addendum

## Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan

574 Meander Valley Road, Prospect

**Prepared for (Client)**

Grubb Consulting Group

C/- Ground Proof Mapping

PO Box 1027

LAUNCESTON TAS 7250

**Assessed & Prepared by**

Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor

Rebecca Green & Associates

PO Box 2108 LAUNCESTON TAS 7250

Mobile: 0409 284 422

6 May 2015

Job No: RGA-B110

## Addendum

Further to the Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan prepared 3 December 2014 for a four lot subdivision at 574 Meander Valley Road, Prospect; this addendum has been prepared to provide additional information to the Launceston City Council for an indicative future layout of 66 lots.

Although the proposal does not entirely assess the 66 indicative lots, the Bushfire Hazard Management Plan has been overlayed (dated 6/5/2015 – see attached) to demonstrate that each future lot could contain a building envelope into the future of BAL-19. In fact, approximately 50% of the indicative lots could have their total site within the BAL-Low rating.

It is noted that even though each future indicative lot contains a significant large area within BAL-Low, or BAL-12.5 or BAL-19, there are a number of the lots, around the perimeter that have a “building exclusion zone”. Within this area though can contain non-habitable buildings and structures provided that there is a minimum separation with a habitable building or structure of at least 6 metres; other useable areas associated with future permissible uses that are not buildings or structures such as car parking; or open storage areas, for example.

Other options to reduce or mitigate the “building exclusion zone” at a later stage of subdivision (further than the 4 lots provided as part of this submission) and/or building stage upon each lot could see alternatives, such as a conversion of the vegetation group, such as forest to woodland by reduction of the fuel load, although threatened species will need further investigation for this option. Alternatively a grassland fire buffer could be implemented outside the boundaries of the subdivision.

It is deemed unnecessary to undertake any of the aforementioned mitigation measures at this stage, as the proposal clearly demonstrates that each lot is suitable for future permissible uses by way of rezoning the subject site. It is demonstrated that future indicative lots can be built on with habitable buildings to a low to medium risk level in terms of bushfire protection.



Rebecca Green

Accredited Bushfire Hazard Assessor BFP - 116



**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 for Strathroy Agri Park Subdivision**

**PID Number:** 1882447  
**Client:** Strathroy Pastoral  
**Address:** Prospect  
**Production Date:** 06/05/2015  
**Assessor:** Justin Cashion  
**Accreditation No.:** BFP - 112  
**Notes:** BAL Building Envelopes

**Legend**

- Proposed Lot Boundaries
- Proposed Allotment Boundaries
- BAL LOW Building Zone
- BAL 12.5 Building Zone
- BAL 19 Building Zone
- Building Exclusion Zone
- Wayleave Easement
- Cadastre
- 5m Contours Urban Regions
- Hydrology Lines

