

OWNER: S DANIELUK PTY LTD,
NIGEL TOMLIN

TITLE REFERENCE: FR177250/2, FR179590/1,
FR166928/3

LOCATION: 871 DAWSON RD OUSE TAS 7140,
991 DAWSON RD OUSE TAS 7140

Peter Binny Surveys

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Land situated in the
LAND DISTRICT OF BUCKINGHAM
PARISH OF SUTHERLAND

Scale 1:9000 (A3) MEASUREMENTS IN METRES

PLAN OF SUBDIVISION

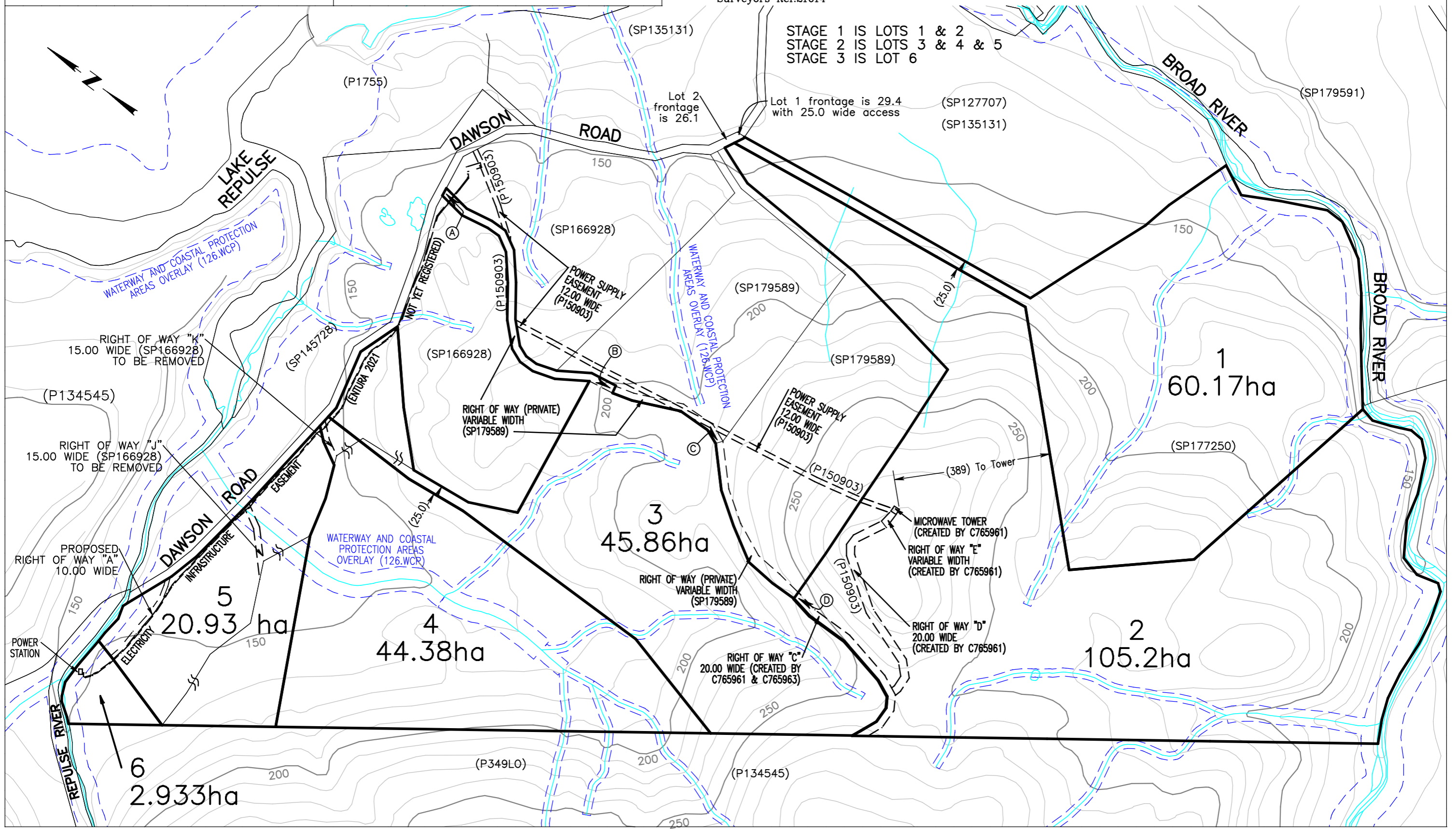
-Rev02 Date: 1/7/2021

This plan is for the purpose of obtaining planning approval only & is for the sole use of the named owners. The contours are approximate only and suitable only for the purpose of obtaining planning approval.

Dimensions and areas are subject to final survey

Surveyors Ref:21014

STAGE 1 IS LOTS 1 & 2
STAGE 2 IS LOTS 3 & 4 & 5
STAGE 3 IS LOT 6



BUSHFIRE HAZARD REPORT

2 LOT SUBDIVISION

871 DAWSON ROAD, OUSE



CERTIFIED BY N M CREESE

Accredited Bushfire Practitioner BFP-118

Scope 1, 2, 3a and 3b

17th May 2022

1

LARK & CREESE

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ATTACHMENT 1 - SUBDIVISION PLAN

ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN

Disclaimer:

AS 3959:2018 cannot guarantee that a habitable building will survive a bushfire attack, however the implementation of the measures contained within AS 3959:2018, this report and accompanying plan will improve the likelihood of survival of the structure. This report and accompanying plan are based on the conditions prevailing at the time of assessment. No responsibility can be accepted to actions by the landowner, governmental or other agencies or other persons that compromise the effectiveness of this plan. The contents of this plan are based on the requirements of the legislation prevailing at the time of report.

1. SUMMARY:

This Bushfire Hazard Report has been prepared to support the development of a new 2 lot rural subdivision at 871 Dawson Road, Ouse. The site is not subject to a bushfire prone area overlay under the relevant planning scheme, however, the site has been deemed to be bushfire prone due to its proximity to the areas of bushfire prone vegetation surrounding the site.

This report identifies the protective features and controls that must be incorporated into the design and construction works to ensure compliance with the standards. Fire management solutions are as defined in *AS 3959:2018 Construction of Buildings in Bushfire-Prone Areas and E1.6, Bushfire Prone Areas Code, Central Highlands Interim Planning Scheme 2015 (Code)*.

All lots have been designed to achieve a bushfire attack level of BAL-19 (or lower) of *AS 3959:2018* in accordance with *E1.6, The Code*. New habitable buildings on these lots are to be constructed to this level, or greater, with the establishment and maintenance of the specified Hazard Management Areas to ensure ongoing protection from the risk from bushfire attack. A reduced bushfire attack level may be permitted where the separation distance between the bushfire prone vegetation and the building exceeds that required for BAL-19, subject to a revised assessment at the time of application for building approval.

Compliance with the requirements of E1.6, Bushfire Prone Areas Code are achieved as follows:

- Each lot within the proposed subdivision is provided with a building area assessed as being compliant with BAL-19 in compliance with *E1.6.1, The Code*.
- Private access is to be constructed in accordance with *Table E2, E1.6.2, The Code* to the lots. A turning area at the building area is not required to be constructed at the time of subdivision, however will be required at the time of development of a habitable building in accordance with *Table E2, E1.6.2, The Code*.
- Water supply is not required at the time of subdivision, but must be made available at the time of development of a habitable building on the lots in accordance with *Table E5, E1.6.3 The Code*.

The effectiveness of the measures and recommendations detailed in this report and *AS 3959:2018* is dependent on their implementation and maintenance for the life of the development or until the site characteristics that this assessment has been measured from alter from those identified. No liability can be accepted for actions by lot owners, Council or governmental agencies which compromise the effectiveness of this report.

This report has been prepared Nick Creese, principal of Lark & Creese surveyors. Nick is a registered surveyor in Tasmania and is accredited by the Tasmania Fire Service to prepare bushfire hazard management plans.

2. LOCATION:

Property address: 871 Dawsons Road, Ouse
Title owner: S. Danieluk Pty Ltd
Title reference: C.T. 177250/2
PID N°: 9067002
Title area: 165 ha
Municipal area: Central Highlands
Zoning: Rural Resource

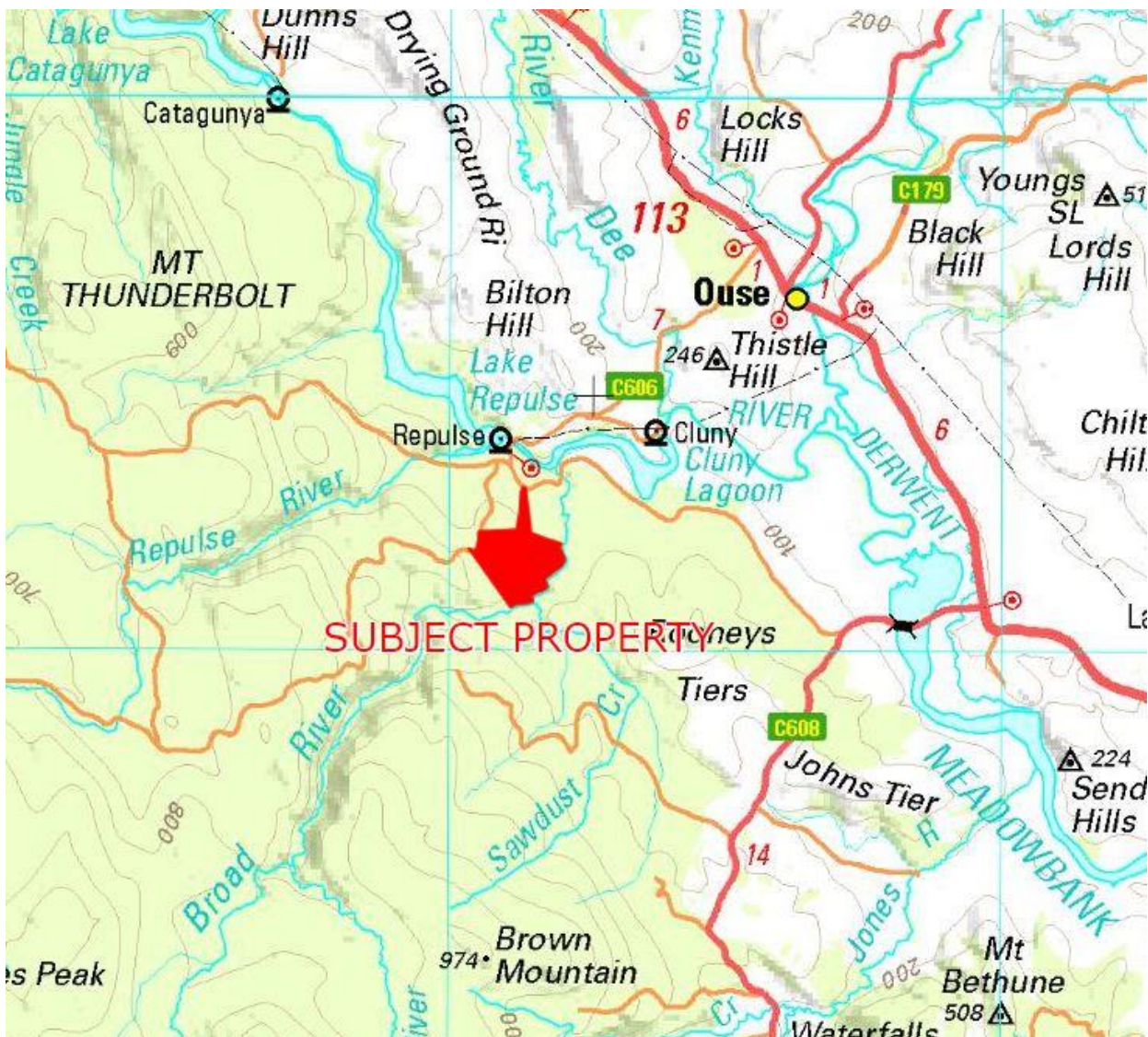


Image 1: Site location (Source *The LIST*)

3. SITE DESCRIPTION:

The site is located off Dawson Road, approximately 8 km Northwest of intersection of Ellendale Road and Dawson Road, Ouse. The site is located at an elevation range of approximately 120-280 metres. The grades on-site range from 0-5° in the central areas to greater than 20° in the east and south.

The site was vegetated by a mix of native vegetation in the central, southern and western portions, with former plantation in the east and north. At the time of assessment, the majority of the plantation vegetation had been removed with grasses regenerating.

The neighbouring allotments to the North include a mix of plantation, areas of native vegetation, grassed areas, and Dawson Road.

Adjacent to the Eastern and Southern boundaries is Broad River beyond which are allotments that appeared to be utilised for forestry purpose. These allotments are vegetated by a mix of native vegetation and forestry plantations.

The allotments to the West appeared to be utilised for forestry purposes and are vegetated by areas of native vegetation and areas of plantation.

Reticulated water supply is unavailable to the site with domestic water supply requirements reliant on on-site storage.



Image 2: Aerial image of site and surrounds (Source: *The LIST*)



Image 3: Looking North across Lot 1



Image 4: Looking East across Lot 1

Planning Controls:

Planning controls are administered by the Central Highlands Council under the *Central Highlands Interim Planning Scheme 2015*. The site is subject to a Waterways and Coastal Protection Area, Landslide Hazard Area and Electricity Transmission Infrastructure Protection overlays and is zoned Rural Resource. No Bushfire Prone Areas overlay is currently available for this site with the application of E1.0, Bushfire Prone Areas Code based on the presence of in excess 1 hectare of potential bushfire prone vegetation within 100 metres of the site.

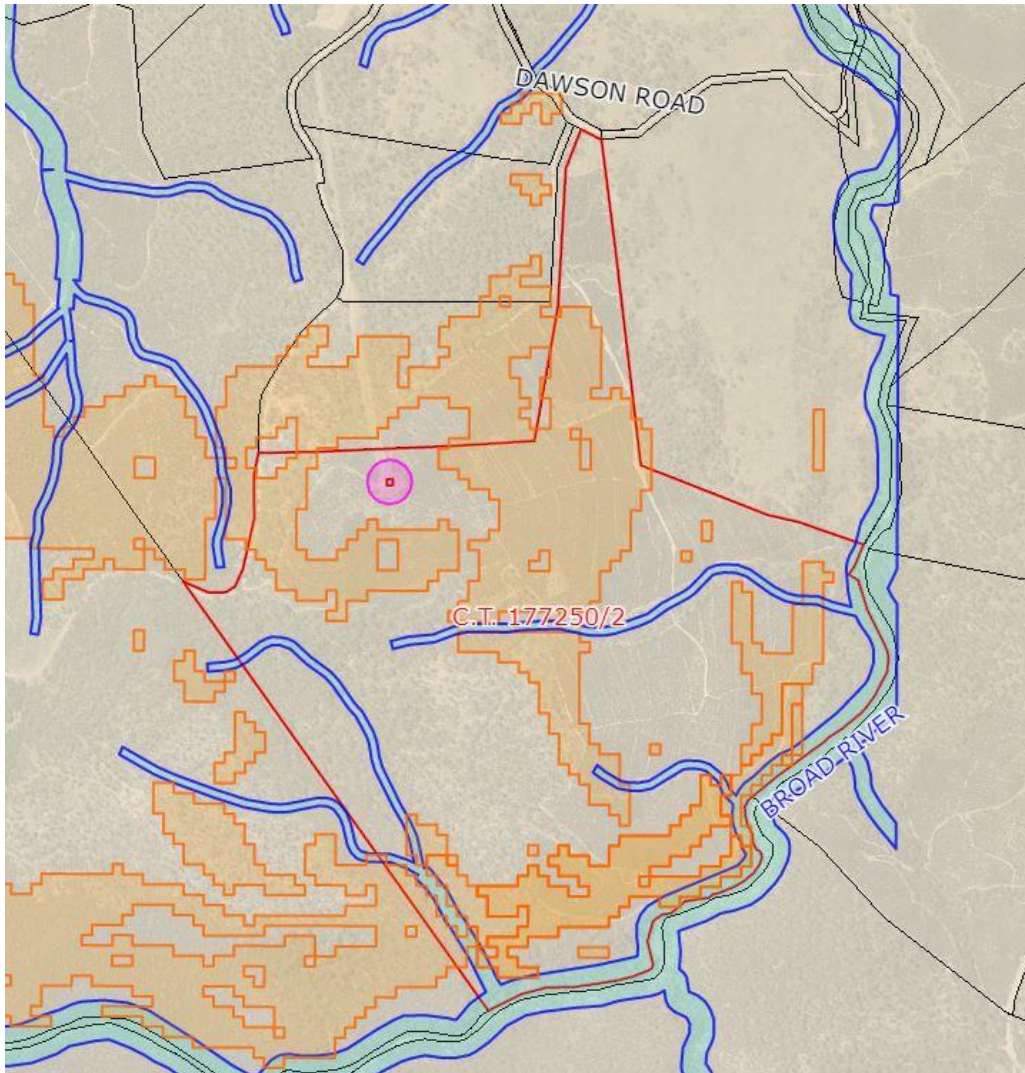


Image 5: Council zoning and overlays

Beige:	Rural Resource
Blue hatching:	Waterways and Coastal Protection
Orange hatching:	Landslide Hazard Area
Whole of site:	Bushfire Prone Area

Fire History:

From the Fire History overlay detailed within *The LIST* map imagery, two bushfire events are mapped within a 2 km range of the site. These include two bushfires that impacted the site directly. One in 2010, affected ± 6285 ha, and was caused by arson. The second occurred in 2013, affected ± 10238 ha which was accidental in origin.

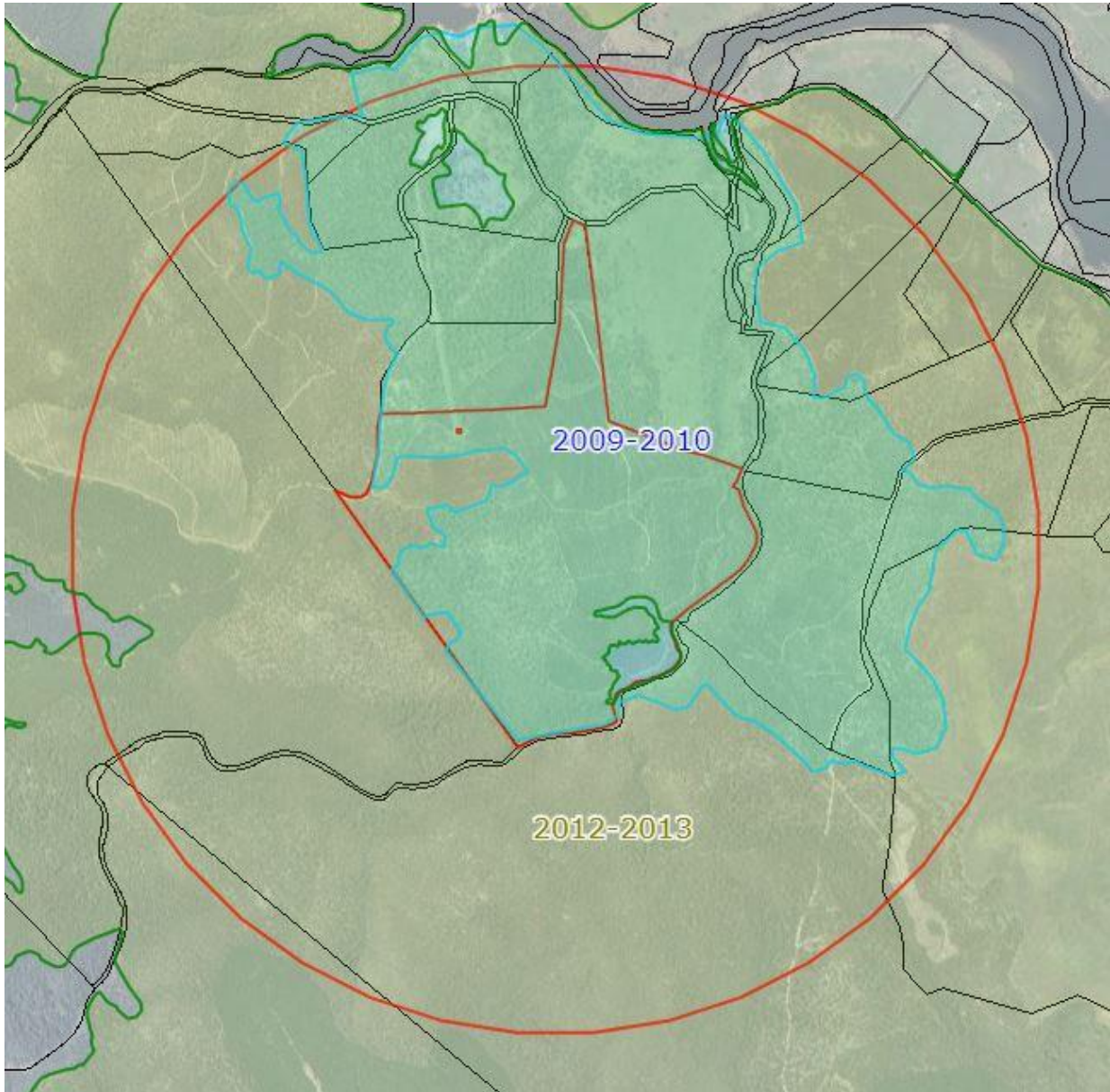


Image 6: Bushfire History (Source: *The LIST*)

4. PROPOSED DEVELOPMENT:

The proposal is to subdivide the parent title into two allotments resulting in Lot 1, 60.17 ha, and Lot 2, 105.2 ha. Lots 3-6 are not considered by this report.

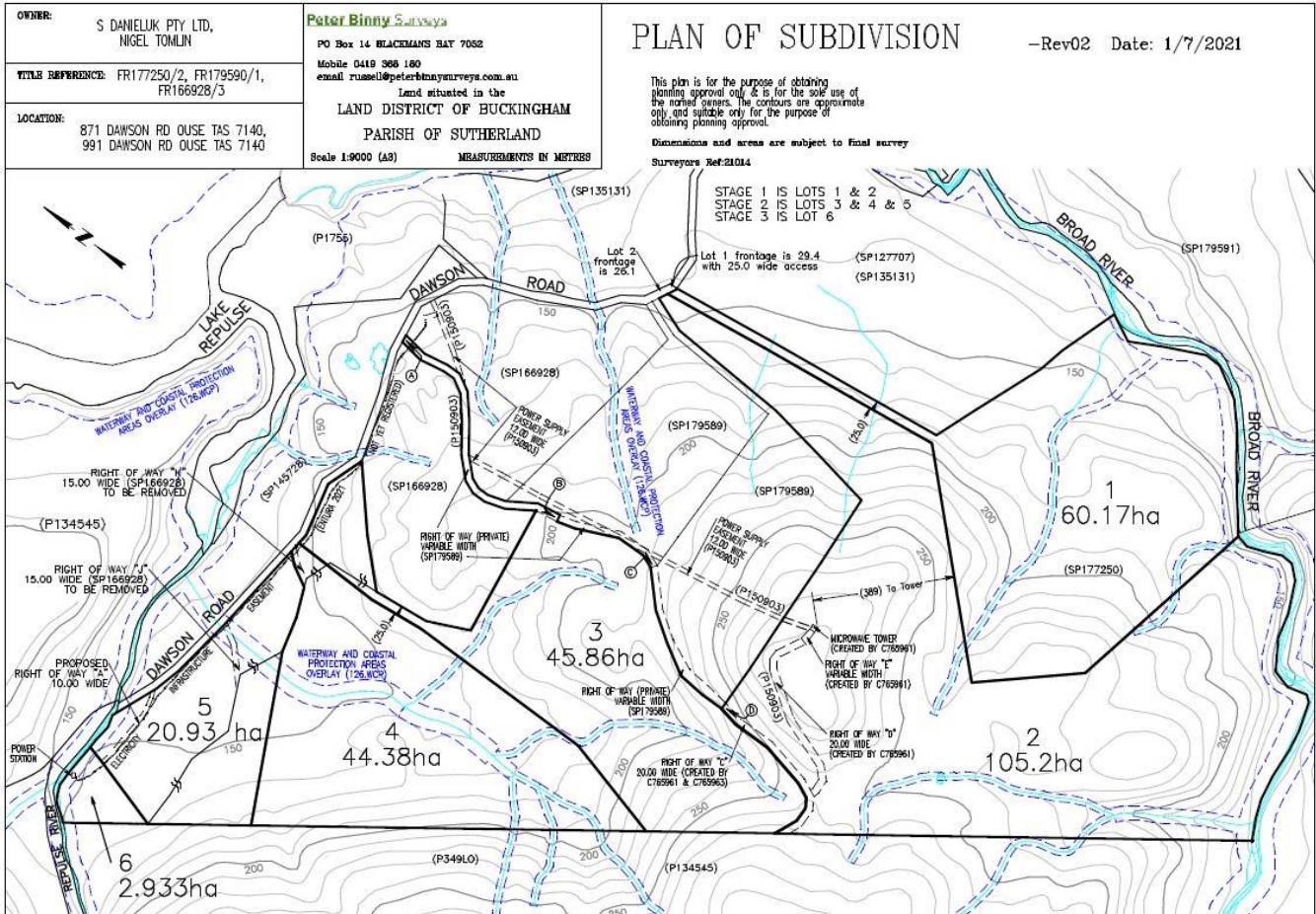


Image 7: Subdivision layout

5. BUSHFIRE ATTACK LEVEL:

Fire Danger Index (FDI): The Fire Index Rating for Tasmania is adopted as 50.

Vegetation Assessment:

Following assessment of the characteristics of the site, the vegetation types, separation distances from development site and slope under the vegetation have been identified as shown in Table 1 below:

Lot N°	Direction:	Vegetation type:	Distance (m):	Slope:
1 (Indicative location 1)	North:	Woodland	0-100	Level
	East:	Woodland	0-100	<5° down
	South:	Woodland Forest	0-70 70-100	Level
	West:	Woodland	0-100	9° up
1 (Indicative location 2)	North:	Woodland Forest	0-90 90-100	5° down
	East:	Woodland	0-100	9° down
	South:	Woodland	0-100	Level
	West:	Woodland	0-100	6° up
2 (Indicative location 3)	Northeast:	Woodland	0-100	Level
	Southeast:	Woodland	0-100	11° down
	Southwest:	Woodland	0-100	Level
	Northwest:	Woodland	0-100	12° up
2 (Indicative location 4)	Northeast:	Woodland	0-100	12° down
	Southeast:	Woodland	0-100	Level
	Southwest:	Woodland	0-100	7° up
	Northwest:	Woodland	0-100	Level

Table 1: Site Assessment

NOTE: The vegetation identified above has been assessed in consideration of *Table 2.3* and *Figures 2.4 (A)-(H)*, AS 3959:2018 as follows.

The site was vegetated predominately by plantation which been removed at some point in the past. The vegetation within this area was regenerating with scattered eucalypts and bracken ferns. This area of vegetation has been assessed as having a potential to regenerate into a vegetation community consistent with *Figure 2.4(C)* as *Woodland B-05* resulting in a vegetation classification of **B: Woodland**. The vegetation within the remainder of the property appeared to follow the water courses and consisted of eucalypts with a dense understory with an assessed foliage coverage of >30%. As a result, these areas of vegetation have been classified as **A: Forest** in accordance with *Figure 2.4(B)* as *Open Forest A-03*.

Vegetation Classification:

In consideration of vegetation classifications under *Table 2.3* and *Figures 2.4 (A)-(H)*, AS 3959:2018 and as detailed above, the predominant vegetation, separation distances from development site and slope under the classified vegetation is assessed as shown in Table 2 below:

Direction:	Vegetation Type:	Distance (m):	Slope:	Exclusions:
LOT 1 (Indicative location 1)				
North:	B: Woodland	0-100	Level	No
East:	B: Woodland	0-100	<5° down	No
South:	B: Woodland A: Forest	0-70 70-100	Level	No
West:	B: Woodland	0-100	9° up	No
LOT 1 (Indicative location 2)				
North:	B: Woodland A: Forest	0-90 90-100	5° down	No
East:	B: Woodland	0-100	9° down	No
South:	B: Woodland	0-100	Level	No
West:	B: Woodland	0-100	6° up	No
LOT 2 (Indicative location 3)				
Northeast:	B: Woodland	0-100	Level	No
Southeast:	B: Woodland	0-100	11° down	No
Southwest:	B: Woodland	0-100	Level	No
Northwest:	B: Woodland	0-100	12° up	No
LOT 2 (Indicative location 4)				
Northeast:	B: Woodland	0-100	12° down	No

Southeast:	B: Woodland	0-100	Level	No
Southwest:	B: Woodland	0-100	7° up	No
Northwest:	B: Woodland	0-100	Level	No

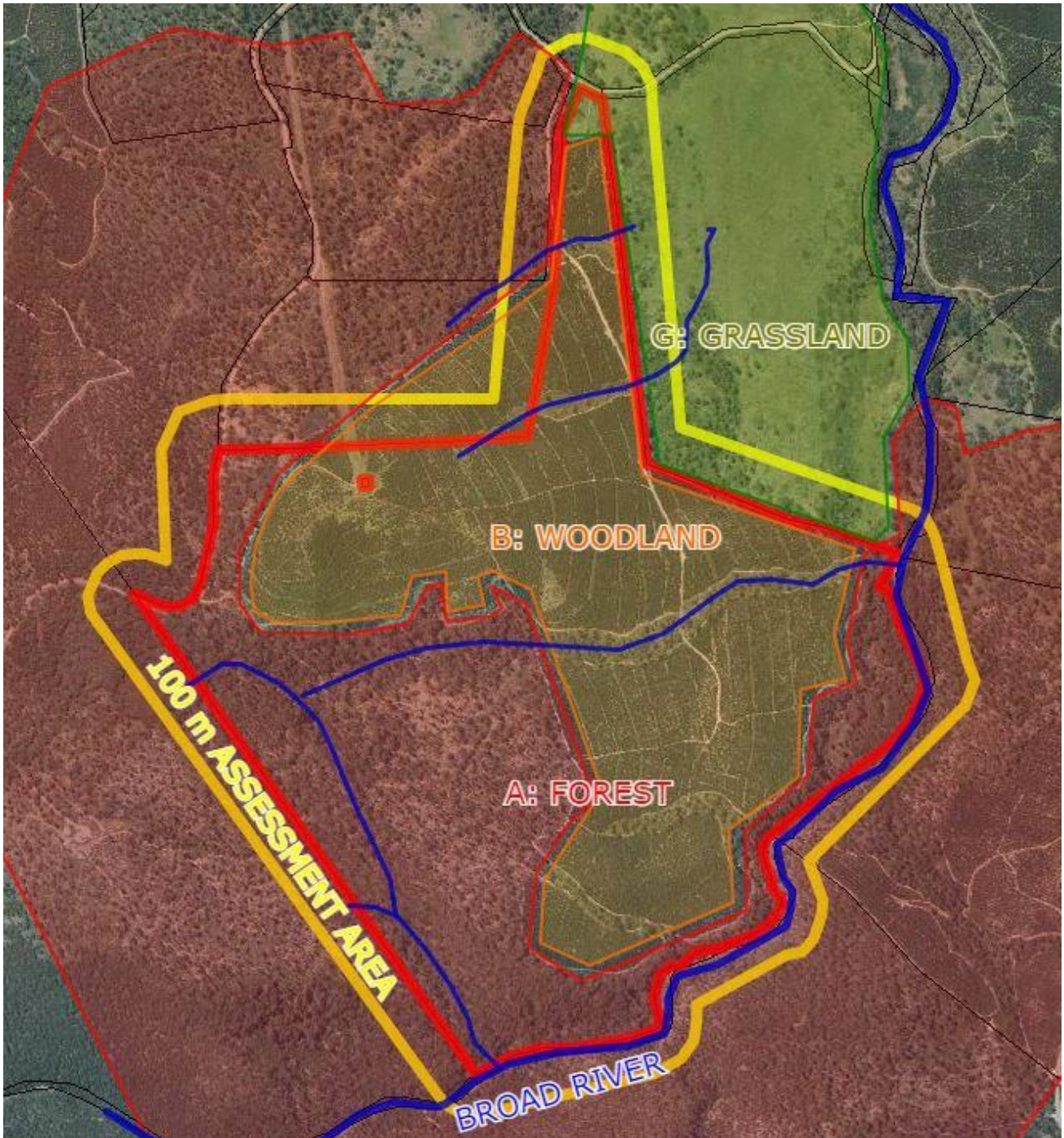


Image 8: Aerial image of predominate vegetation (Source *The LIST*)



Image 9: Predominate vegetation to the North of site – **B: Woodland** (regenerating)



Image 10: Predominate vegetation to the East of site – **B: Woodland** (regenerating)



Image 11: Predominate vegetation to the South of site – **B: Woodland** (regenerating)
(Reserved forest in background assessed as A: Forest)



Image 12: Predominate vegetation to the Southwest of site – **B: Woodland** (regenerating)
(Reserved forest in background assessed as A: Forest)

Bushfire Attack Level (BAL):

Based on the predominant vegetation detailed above, and the separation distances available between the predominant vegetation and the development, the BAL applicable for a compliant building area within each lot has been determined from Table 2.6, AS 3959:2018 as follows:

LOT No.	BAL	Direction	Distance to veg	Slope	Vegetation Classification	HMA per Table 2.6
1 (Indicative location 1)	BAL-19	North	0 m	Level	B: Woodland	15-<22 m
		East	0 m	<5° d	B: Woodland	18-<26 m
		South	0 m	Level	B: Woodland*	15-<22 m
		West	0 m	9° u	B: Woodland	15-<22 m
1 (Indicative location 2)	BAL-19	North	0 m	5° d	B: Woodland*	23-<32 m
		East	0 m	9° d	B: Woodland	23-<32 m
		South	0 m	Level	B: Woodland	15-<22 m
		West	0 m	6° u	B: Woodland	15-<22 m
2 (Indicative location 3)	BAL-19	Northeast	0 m	Level	B: Woodland	15-<22 m
		Southeast	0 m	11° d	B: Woodland	28-<40 m
		Southwest	0 m	Level	B: Woodland	15-<22 m
		Northwest	0 m	12° u	B: Woodland	15-<22 m
2 (Indicative location 4)	BAL-19	Northeast	0 m	12° d	B: Woodland	28-<40 m
		Southeast	0 m	Level	B: Woodland	15-<22 m
		Southwest	0 m	7° u	B: Woodland	15-<22 m
		Northwest	0 m	Level	B: Woodland	15-<22 m

Table 2: Assessed Bushfire Attack Level for each lot

NOTE: *The vegetation has been assessed as B: Woodland and A: Forest. The predominate vegetation has been assessed as B: Woodland due to the distance between the indicative sites and the vegetation assessed as A: Forest.

6. COMPLIANCE:

The site has been assessed as being within 100 metres of bushfire prone vegetation and compliance is assessed against the provisions of E1.6, *Bushfire Prone Areas Code* in the following manner:

E1.6.1 Provision of Hazard Management Areas:

This provision seeks to:

- (a) *facilitate an integrated approach between subdivision and subsequent building on a lot;*
- (b) *provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and*
- (c) *provide protection for lots at any stage of a staged subdivision.*

A1	Acceptable Solutions
(a)	<i>TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</i>
(b)	<i>The proposed plan of subdivision;</i> <ul style="list-style-type: none"> (i) <i>Shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;</i> (ii) <i>Shows the building area for each lot;</i> (iii) <i>Shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to or greater than, the separation distances required for BAL-19 in Table 2.6 of Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas; and</i> (iv) <i>Is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to , or greater than , the separation distances required for BAL-19 in Table 2.6 of Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas; and</i>
(c)	<i>If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of the land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</i>

The proposed subdivision has been assessed as being compliant with the Acceptable Solutions (b) as follows;

- (i) The plan of subdivision shows all lots within or partly within a bushfire-prone area.
- (ii) The plan of subdivision shows compliant building areas for all proposed allotments

- (iii) Each lot is capable of complying with the hazard management requirements of at least those required for BAL-19.
- (iv) The attached hazard management plan shows hazard management areas for each lot that are equal to or greater than the distances required for BAL-19.

Lots assessed as **BAL-19** are:

LOTS: 1 & 2

Provided the management practices as described above are implemented, they will achieve the required Hazard Management areas, and the continuations of these practices are sufficient to comply with this assessment.

E1.6.2 Subdivision: Public and fire fighting access

This provision seeks to;

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

A1	Acceptable solutions
(a)	<i>TFS or an accredited person certifies that there is insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</i>
(b)	<i>A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that;</i> <ul style="list-style-type: none"> (i) <i>Demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and</i> (ii) <i>Is certified by the TFS of an accredited person.</i>

The proposed subdivision has been assessed as being compliant with the Acceptable Solutions (b) as follows;

- (i) The attached plan of subdivision shows the layout of roads, fire trails and the location of the property accesses to the building areas in compliance with *Table E1, Table E2 and Table E3*.
- (ii) This bushfire hazard report and attached bushfire hazard management area plan has been certified by N.M. Creese, an accredited bushfire practitioner BFP-118, scope 1 ,2 ,3a and 3b.

The development requires the construction of a new private access to each lot from Dawson Road to provide safe access and egress for residents, fire fighters and emergency service personnel. In accordance with *E1.6.2 A1(b)* the *Code*. The private accesses are to comply with the requirements of *Table E2* from the edge of Dawson Road to the boundary of each Lot.

A turning area is to be provided at the building site on each Lot at the time of development of a habitable building on that lot in accordance with *Table E2*. For the purpose of this subdivision, the compliant access is only required to extend to the boundary of the lots.

It is not considered necessary to provide alternative means of egress from the lots due to the restricted nature of the sites. The existing fire trails throughout the development site are to be upgraded and maintained in compliance with *Table E3*.

Table E2 Standards for property access		
Elements		Requirement
A	<i>Property access length is less than 30m; or access is not required for a fire appliance to access a firefighting water point</i>	<i>There are no specified design and construction requirements.</i>
B	<i>Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.</i>	<i>The following design and construction requirements apply to property access;</i> <ul style="list-style-type: none"> <i>(a) All-weather construction;</i> <i>(b) Load capacity of at least 20t, including for bridges and culverts;</i> <i>(c) Minimum carriageway width of 4m;</i> <i>(d) Minimum vertical clearance of 4m;</i> <i>(e) Minimum horizontal clearance of 0.5m from the edge of the carriageway;</i> <i>(f) Cross falls of less than 3 degrees (1:20 or 5%);</i> <i>(g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angles;</i> <i>(h) Curves with a minimum inner radius of 10m;</i> <i>(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</i> <i>(j) Terminate with a turning area for fire appliances provided by one of the following;</i> <ul style="list-style-type: none"> <i>(i) A tuning circle with a minimum outer radius of 10m; or</i> <i>(ii) A property access encircling the building; or</i> <i>(iii) A hammerhead 'T' or 'Y' turning head 4m wide and 8m long.</i>
C	<i>Property access length is 200m or greater.</i>	<i>The following design and construction requirements apply to property access:</i> <ul style="list-style-type: none"> <i>(a) The requirements of B above; and</i> <i>(b) Passing bays of 2m additional carriageway width and 20m length provided every 200m.</i>
D	<i>Property access length is greater than 30m, and access is provided to 3 or more properties.</i>	<i>The following design and constructions requirements apply to property access:</i> <ul style="list-style-type: none"> <i>(a) Complies with requirement b above; and</i> <i>(b) Passing bays of 2m additional carriageway width and 20m length must be provided every 100m.</i>

Table E3 Standards for fire trails		
Element		Requirement
A	All fire trails	<p>The following design and construction requirements apply:</p> <ul style="list-style-type: none"> (a) All-weather, 4 wheel drive 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 2m from the edge of the carriageway; (f) Cross falls of less than 3 degree (1:20 or 5%); (g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angles; (h) Curves with a minimum inner radius of 10m; (i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed fire trails, and 10 degrees (1:5.5 or 18%) for unsealed fire trails; (j) Gates if installed at fire trail entry, have a minimum width of 3.6m, and if locked, keys are provided to TFS; and (k) Terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (i) A turning circle with a minimum outer radius of 10m; and (ii) A hammerhead 'T' or 'Y' turning head 4m wide and 8m long.
B	Fire trail length is 200m or greater.	<p>The following design and construction requirements apply:</p> <ul style="list-style-type: none"> (a) The requirements for A above; and (b) Passing bays of 2m additional carriageway width and 20m length provided every 200m.

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

This provision seeks to :

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

<i>In areas that are not serviced by reticulated water by the water corporation</i>	
A2	Acceptable solutions
(a)	<i>The TFS or an accredited person certifies that there is insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purpose;</i>
(b)	<i>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 E5; or</i>
(c)	<i>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 risk to property and lives in the event of a bushfire.</i>

Where a reticulated supply of water is not available to the site, in accordance with Acceptable Solution A2(b), all lots are assessed as being within a bushfire prone area and must be provided with a firefighting supply of water from a static supply in compliance with the provisions of *Table E5, E1.6.2* as follows:

Each lot is to be provided with a static water supply of minimum capacity of 10,000 litres at the time of development of a habitable building.

Table E5 Static water supply for fire fighting		
Element	Requirement	
A	<i>Distance between buildings area to be protected and water supply</i>	<i>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.</i>
B	<i>Static Water Supplies</i>	<i>A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity for 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 sprinklers or spray systems;</i>

		<p>(d) Must be metal, concrete or lagged by non-combustible materials is above ground; and</p> <p>(e) If a tank can be located so it is shielded in all directions in compliance with section 3.5 of Australian Standard AS 3959:2018 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:</p> <ul style="list-style-type: none"> (i) Metal; (ii) Non-combustible material; or (iii) Fibre-cement a minimum of 6mm thickness.
C	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) If buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) If a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450-600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles.
D	Signage for static water connections.	<p>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.</p> <p>The sign must:</p> <ul style="list-style-type: none"> (a) Comply with water tank signage requirements within Australian Standard AS 2304-2001 Water storage tanks for fire protection systems; or (b) Comply with the Tasmanian Fire Service Water Supply Guideline published by the Tasmanian Fire Service.
E	Hardstand	A hardstand area for fire appliances must be:

		<p>(a) No more than 3m from the fire fighting 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>
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Individual Lot Management:

Each lot subject to this assessment and considered to be exposed to a risk of attack from bushfire is to be maintained in a manner to ensure the risk to any building on the lot, or to adjoining lots is minimized. This may be achieved, but is not necessarily limited to the following:

- Establishing non-flammable areas around the dwelling such as paths, patios, driveways, lawns etc.
- Locating dams, orchards, vegetable gardens, effluent disposal areas etc on the bushfire prone side of the building.
- Providing heat shields and ember traps on the bushfire prone side of the dwelling such as non-flammable fencing, hedges, separated garden shrubs and small trees. Avoid the use of highly flammable plants.
- Ensure flammable materials such as wood piles, fuels and rubbish heaps are stored away from the dwelling.
- Replace highly flammable plants with low flammability species.
- Provide horizontal separation between tree crowns and vertical separation between ground fuels and overhead branches.
- Regular slashing or mowing of grass to a height of less than 100mm.
- Removal of ground fuels such as leaves, bark, fallen branches etc on a regular basis.
- Ensuring no trees overhang the dwelling so that vegetation falls onto the roof.

7. CONCLUSIONS & RECOMMENDATIONS:

This Bushfire Hazard Report and Bushfire Hazard Management Plan have been prepared to support application for planning approval for a subdivision at 871 Dawson Road, Ouse. The report has reviewed the bushfire risks associated with the site and determined the fire management strategies that must be carried out to ensure the development on the site is at reduced risk from bushfire attack.

Provided the elements detailed in this report are implemented, the development on the site is capable of compliance with *AS 3959:2018* and *E1.6 Bushfire-Prone Areas Code* and any potential bushfire risk to the site is reduced.

The proposed lots have been assessed as compliant with bushfire attack levels (BAL) detailed in Table 2. The Council approval issued for the development should contain conditions requiring that the protective elements defined in this report and *E1.6, Bushfire-Prone Areas Code* be implemented during the construction phase. Any new building required to comply with this assessment must be constructed to the bushfire attack level described in Table 2, within the prescribed building areas noted on the Bushfire Hazard Management Plan. Should the extent or classification of the bushfire prone vegetation surrounding the site alters from that assessed by this report, building on the lots affected by this variation may be constructed to a lower level subject to the preparation of a revised assessment.

Lot No.	Compliant BAL
1 & 2	BAL-19

Table 3: Compliant BAL for each lot

Any new building constructed on any of the allotments must have a hazard management area equal to BAL-19 in compliance with *E1.6.1, the Code*. Any variation of this must result in the new building being assessed against *AS 3959:2018* and *Director's Determination – Requirements of Building in Bushfire-Prone Areas (transitional)* to determine that appropriate BAL.

Private access, where necessary is to be constructed in accordance with *Table E2, E1.6.2, Bushfire-Prone Areas Code*.

A static water supply is to be installed at the time of development of a new dwelling on either lot in compliance with *Table E5, E1.6.3, Bushfire-Prone Areas Code*.

Although not mandatory, any increase in the construction standards above the assessed Bushfire Attack Level will afford improved protection from bushfire and this should be considered by the owner, designer and/or builder prior to construction commencing.

Hazard Management Areas must be established and maintained in a minimal fuel condition in accordance with this plan and the TFS guidelines. It is the owner's responsibility to ensure the long-term maintenance of the hazard management areas in accordance with the requirements of this report.

This report does not recommend or endorse the removal of any vegetation within or adjoining the site for the purpose of bushfire protection without the explicit approval of the local authority.



N M Creese
Bushfire Management Practitioner BFP-118
Scope 1, 2, 3a and 3b

8. REFERENCES:

- *AS 3959:2018 - Construction of Buildings in Bushfire Prone Areas.*
- *Central Highlands Interim Planning Scheme 2015.*
- *Guidelines for Development in Bushfire Prone Areas - Tasmania Fire Service.*
- *The LIST - Department of Primary Industry Parks Water & Environment.*

9. GLOSSARY

AS 3959:2018	Australian Standards AS 3959:2018 <i>Construction of buildings in bushfire-prone areas.</i>
BAL (Bushfire Attack Level)	A means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire. The following BAL levels, based on heat flux exposure threshold are used within AS3959:2018; BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40, BAL-FZ.
Bushfire	An unplanned fire burning vegetation.
Bushfire Hazard Management Plan	A plan showing means of protection from bushfire in a form approved in writing by the Chief Officer.
Bushfire-Prone Area	An area that is subject to, or likely to be subject to, bushfire attack. Land that has been designated under legislation; or Has been identified under environmental planning instrument, development control plan or in the course of processing and determining a development application.
Carriageway (also vehicular access)	The section of the road formation which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulder.
Classified vegetation	Vegetation that has been classified in accordance with Clause 2.2.3 of AS3959:2018.
Distance to	The distance between the building, or building area to the classified vegetation.
FDI (Fire Danger Index)	The chance of a fire starting, its rate of spread, its intensity and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both long- and short-term drought effects.
Fire Fighting Water Point	Means the point where a fire appliance is able to connect to a water supply for fire fighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body (including a dam, lake or pool).
Gradient under	The slope of the ground under the classified vegetation.
Hazard Management Area	The area between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for fire fighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.
Hose lay	The distance between two points established by a fire hose laid out on the ground, inclusive of obstructions.
Predominate vegetation	The vegetation that poses the greatest bushfire threat to the development site.
Water supply - Reticulated (Fire hydrant)	An assembly installed on a branch from a water pipeline, which provides a valved outlet to permit a supply of water to be taken from the pipeline for fire fighting.
Water supply - Static	Water stored on a tank, swimming pool, dam, or lake, that is available for fire fighting purposes at all times.

ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN

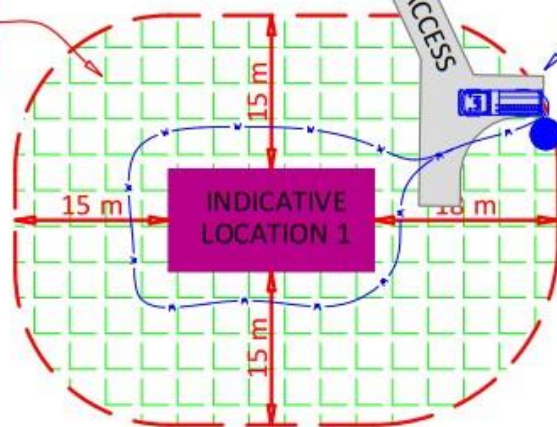
Page 1 of 3



HAZARD MANAGEMENT AREA

B: WOODLAND

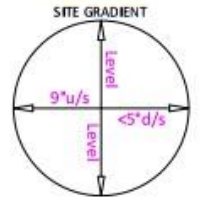
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TURNING AREA, HARDSTAND AREA AND STATIC WATER SUPPLY TO BE INSTALLED AT THE TIME OF CONSTRUCTION OF A HABITABLE BUILDING. Location and design may vary.

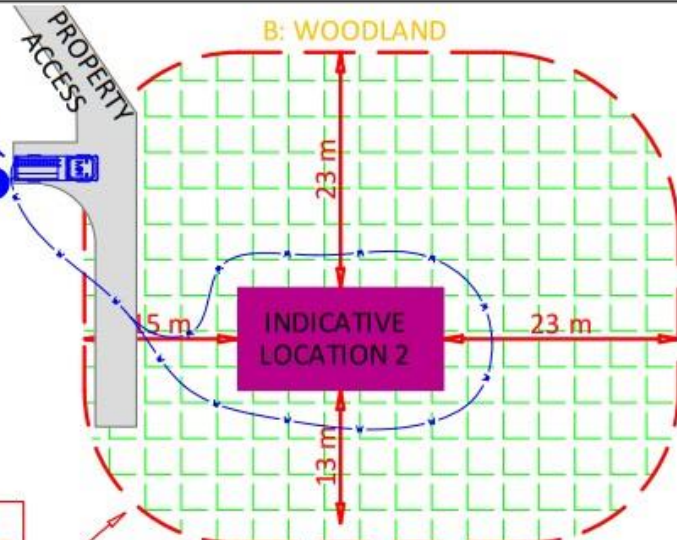
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TURNING AREA, HARDSTAND AREA AND STATIC WATER SUPPLY TO BE INSTALLED AT THE TIME OF CONSTRUCTION OF A HABITABLE BUILDING. Location and design may vary.

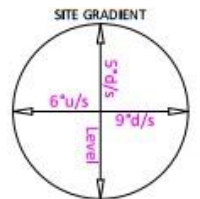
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HAZARD MANAGEMENT AREA

B: WOODLAND



E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015

E1.6 Development Standards

E1.6.1 Subdivision: Provision of hazard management areas

At the time of development of a habitable building within the allotments, a HMA is to be established equal to or greater than the minimum distances required for **BAL-19** in Table 2.6, AS 3959:2018.

E1.6.2 Subdivision: Public and fire fighting access

At the time of subdivision, the access to each lot will need to be constructed from Dawson Road to the lot boundaries.

At the time of development of a habitable building, an access compliant with Table E2 Standards for property access, the Code.

The existing fire trails will need to be upgraded and maintained in accordance with Table E3 Standards for fire trail, the Code.

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

At the time of development of a habitable building, a static water supply with associated signage, fittings and hardstand area will need to be provided in accordance with Table E5 Static water supply for fire fighting, the Code.

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Accredited Bushfire Hazard Practitioner BFP-118
Scope 1, 2, 3a and 3b
17th May 2022

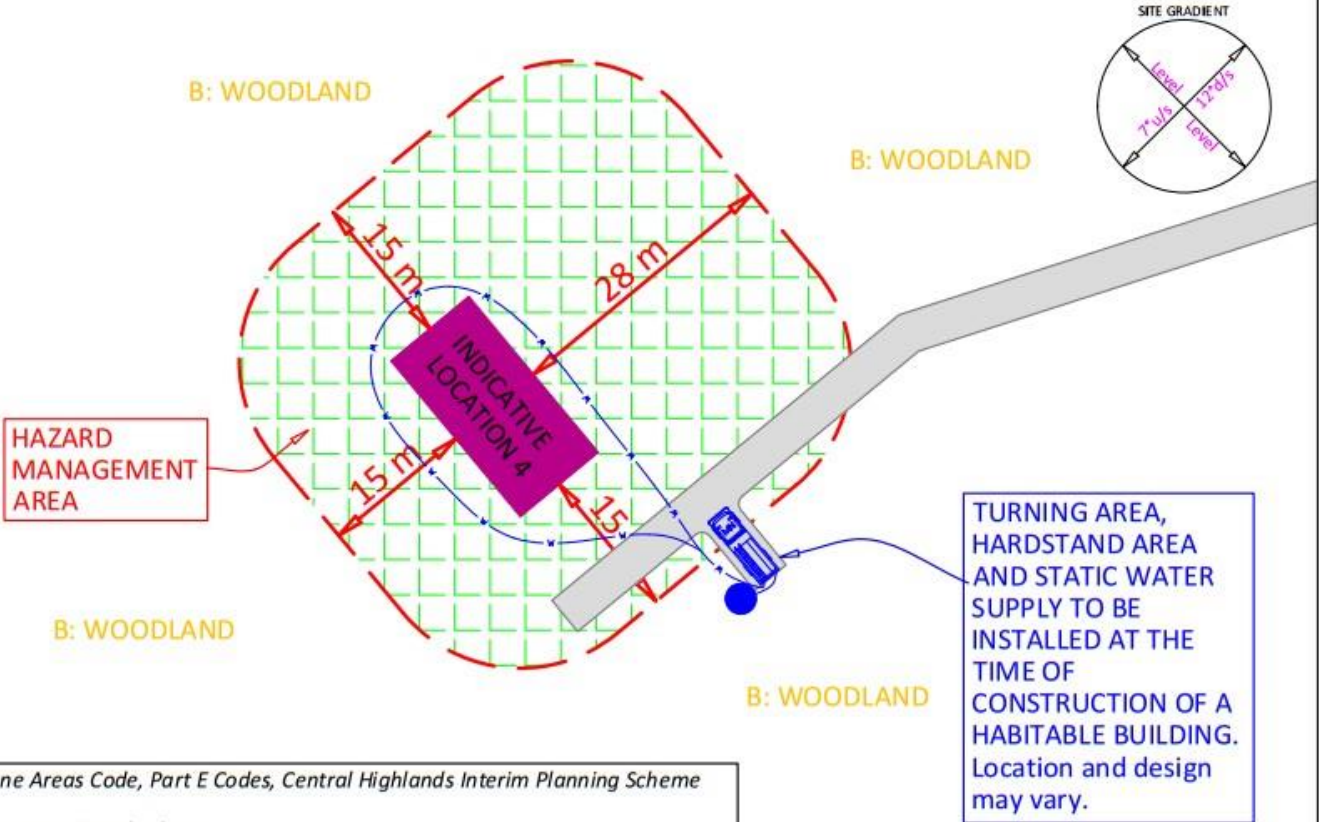
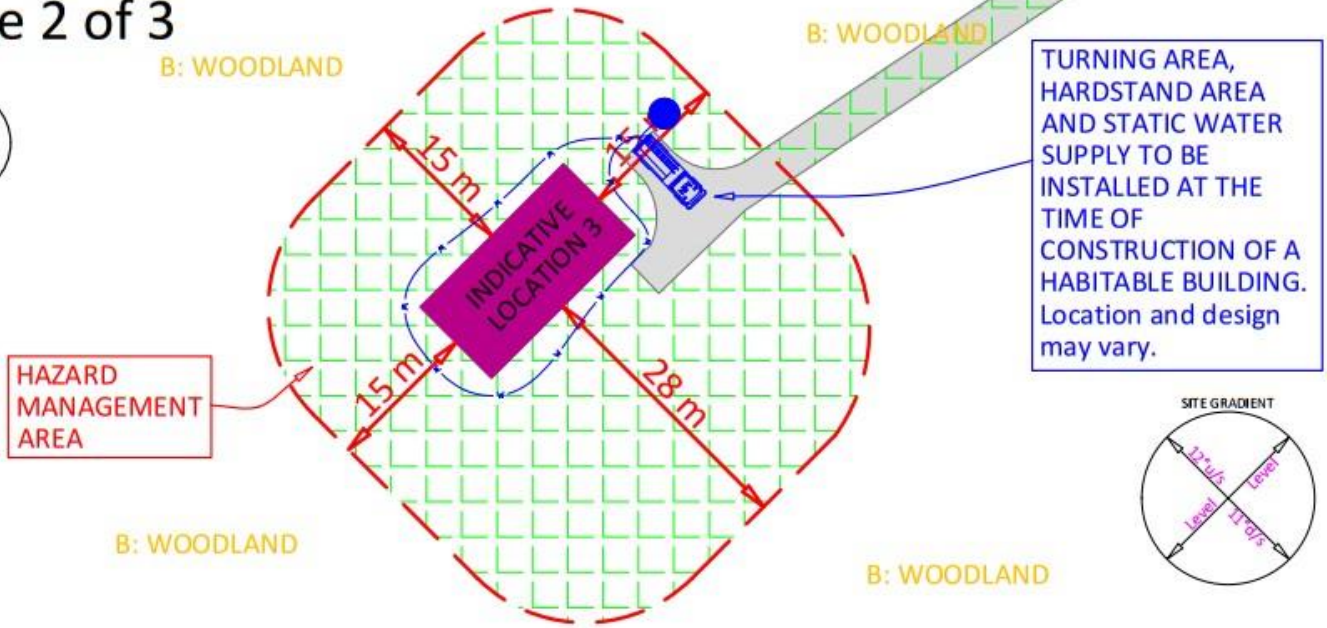


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Kingston 7050 Ph. 62296563
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www.larkandcreese.com.au

ADDRESS: 871 DAWSON ROAD, OUSE	
TITLE REF: C.T.177250/2	PID: 9067002
SCALE: 1:750 @ A4	REF No: 22082-01

ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN

Page 2 of 3



E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015

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Scope 1, 2, 3a and 3b
17th May 2022

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ADDRESS: 871 DAWSON ROAD, OUSE

TITLE REF: C.T.177250/2

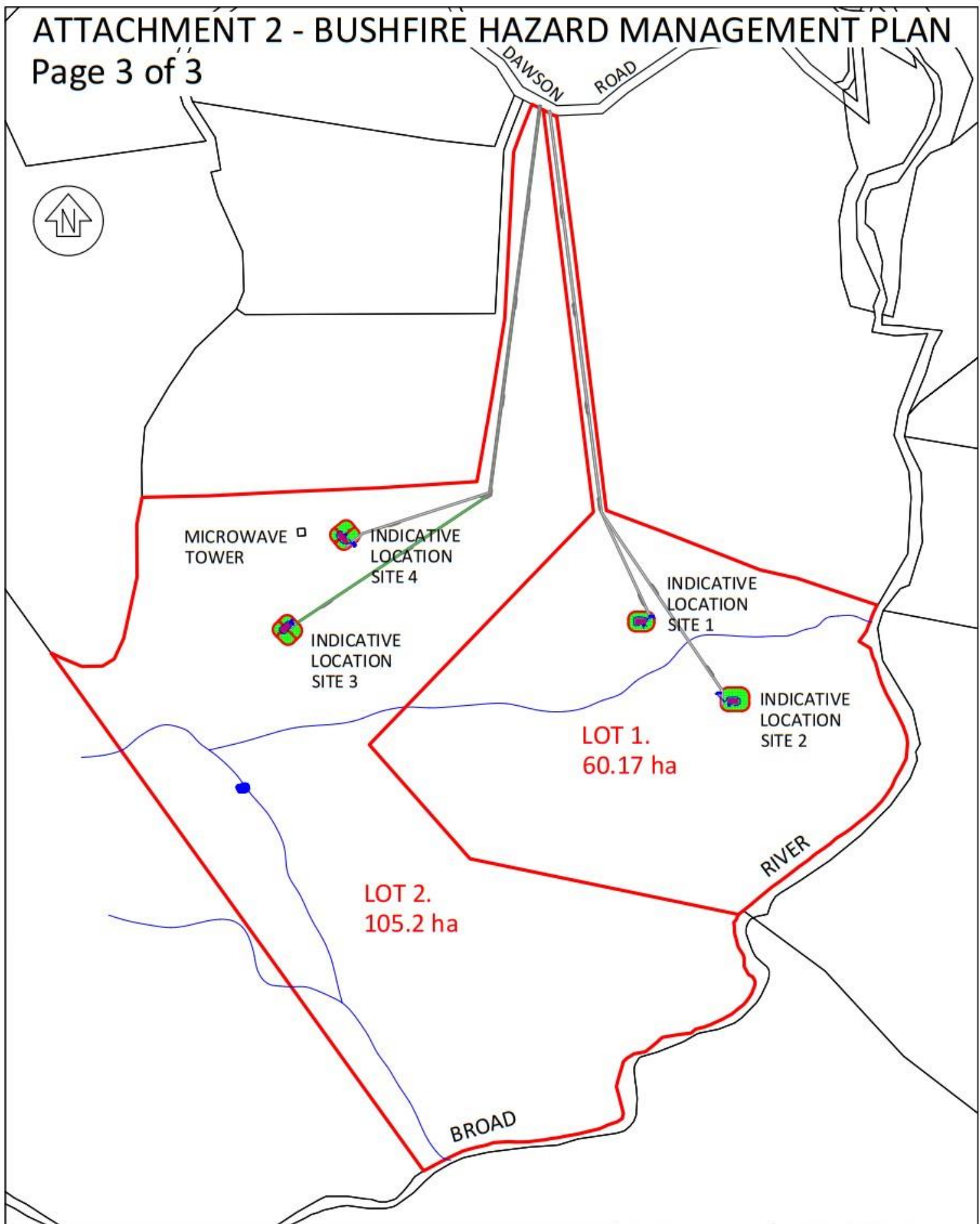
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REF No: 22082-01

ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN

Page 3 of 3



Certified by N M Creese
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Scope 1, 2, 3a and 3b
17th May 2022

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ADDRESS: 871 DAWSON ROAD, OUSE		
TITLE REF: C.T.177250/2	PID: 9067002	
SCALE: 1:10,000 @ A4	REF No: 22082-01	

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ 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:

871 DAWSON ROAD, OUSE

Certificate of Title / PID:

C.T. 177250-2 / PID 9067002

2. Proposed Use or Development

Description of proposed Use and Development:

SUBDIVISION

Applicable Planning Scheme:

CENTRAL HIGHLANDS INTERIM PLANNING SCHEME 2015

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
PLAN OF SUBDIVISION	Peter Binny Surveyors	1 st July 2021	Rev02
BUSHFIRE HAZARD REPORT	N M Creese	17 th May 2022	22082-01

¹ 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 type="checkbox"/> E1.4 / C13.4 – Use or development exempt from this Code	
Compliance test	Compliance Requirement
<input type="checkbox"/> E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/> E1.5.1 / C13.5.1 – Vulnerable Uses	
Acceptable Solution	Compliance Requirement
<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"/> E1.5.2 / C13.5.2 – Hazardous Uses	
Acceptable Solution	Compliance Requirement
<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"/> E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
Acceptable Solution	Compliance Requirement
<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 checked="" 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"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<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 checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:

NICHOLAS MARK CREESE

Phone No:

62296563

Postal Address:

62 CHANNEL HIGHWAY
KINGSTON, TAS, 7050

Email Address:

info@larkandcreese.com.au

Accreditation No:

BFP – 118

Scope:


1, 2, 3a, and 3b

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:

N.M. CREESE

Date:

17th May 2022

Certificate
Number:

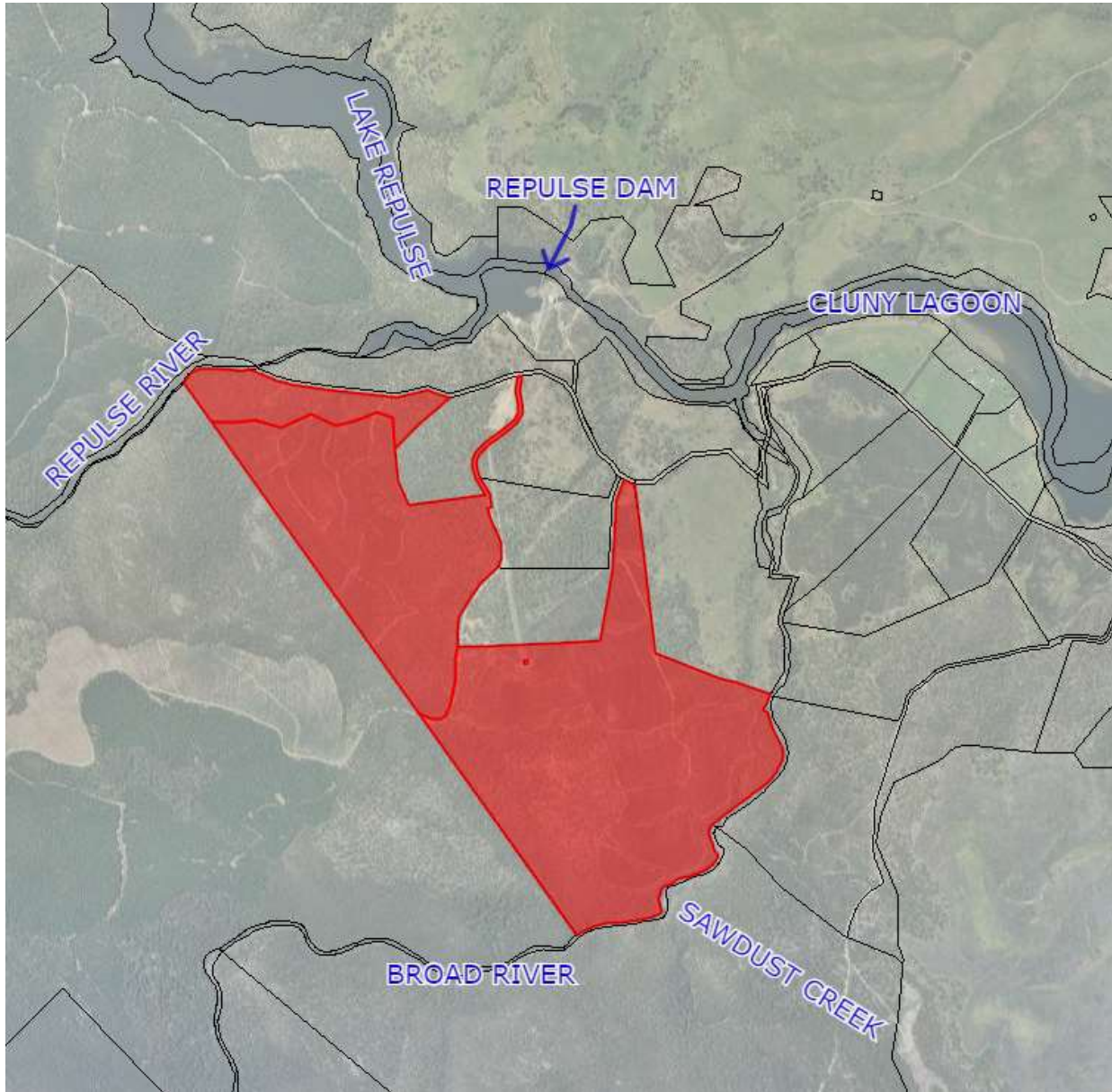
BFP-118

(for Practitioner Use only)

BUSHFIRE HAZARD REPORT

6 LOT SUBDIVISION

871 & 991 DAWSON ROAD, OUSE



CERTIFIED BY N M CREESE

28th September 2022

1

LARK & CREESE

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ATTACHMENT 1 - SUBDIVISION PLAN

ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN

ATTACHMENT 3 - PLANNING CERTIFICATE

Disclaimer:

AS 3959:2018 cannot guarantee that a habitable building will survive a bushfire attack, however the implementation of the measures contained within AS 3959:2018, this report and accompanying plan will improve the likelihood of survival of the structure. This report and accompanying plan are based on the conditions prevailing at the time of assessment. No responsibility can be accepted to actions by the landowner, governmental or other agencies or other persons that compromise the effectiveness of this plan. The contents of this plan are based on the requirements of the legislation prevailing at the time of report.

1. SUMMARY:

This Bushfire Hazard Report has been prepared to support the development of a new 6 lot rural subdivision at 871 and 991 Dawson Road, Ouse. The site is subject to a bushfire prone area overlay under the under the relevant planning scheme.

This report identifies the protective features and controls that must be incorporated into the design and construction works to ensure compliance with the standards. Fire management solutions are as defined in *AS 3959:2018 Construction of Buildings in Bushfire-Prone Areas and E1.6 Development Standards, E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015 (Code)*.

All lots have been designed to achieve a bushfire attack level of BAL-19 (or lower) of *AS 3959:2018* in accordance with *E1.6, The Code*. New habitable buildings on these lots are to be constructed to this level, or greater, with the establishment and maintenance of the specified Hazard Management Areas to ensure ongoing protection from the risk from bushfire attack. A reduced bushfire attack level may be permitted where the separation distance between the bushfire prone vegetation and the building exceeds that required for BAL-19, subject to a revised assessment at the time of application for building approval.

Compliance with the requirements of E1.6, Bushfire Prone Areas Code are achieved as follows:

- Each lot within the proposed subdivision is provided with a building area assessed as being compliant with BAL-19 in compliance with *E1.6.1, the Code*.
- Private access is to be constructed in accordance with *Table E2, E1.6.2, the Code* to the lots. A turning area at the building area is not required to be constructed at the time of subdivision, however, will be required at the time of development of a habitable building in accordance with *Table E2, E1.6.2, the Code*.
- Water supply is not required at the time of subdivision but must be made available at the time of development of a habitable building on the lots in accordance with *Table E5, E1.6.3 the Code*.

The effectiveness of the measures and recommendations detailed in this report and *AS 3959:2018* is dependent on their implementation and maintenance for the life of the development or until the site characteristics that this assessment has been measured from alter from those identified. No liability can be accepted for actions by lot owners, Council or governmental agencies which compromise the effectiveness of this report.

This report has been prepared Nick Creese, principal of Lark & Creese surveyors. Nick is a registered surveyor in Tasmania and is accredited by the Tasmania Fire Service to prepare bushfire hazard management plans.

2. LOCATION:

Property address: 871 & 991 Dawsons Road, Ouse
Title owner: S. Danieluk Pty Ltd & N. Tomlin
Title reference: C.T. 177250/2, C.T. 179590/1 & C.T. 166928/3
PID N°: 9067002 & 3287094
Title area: Approximately 259 ha & approximately 21 ha
Municipal area: Central Highlands
Zoning: Rural Resource

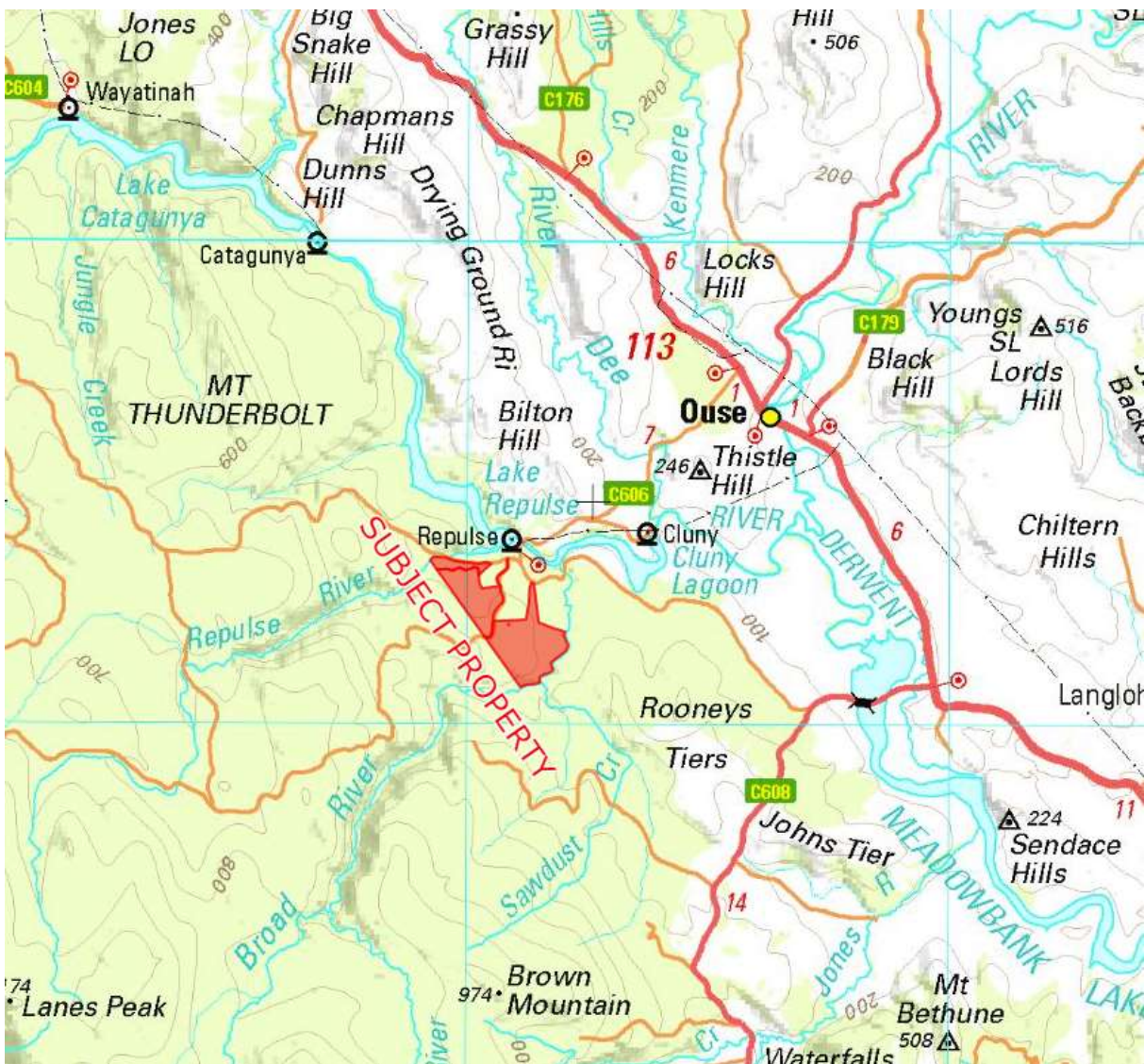


Image 1: Site location (Source *The LIST*)

3. SITE DESCRIPTION:

The site is located off Dawson Road, approximately 8 km Northwest of intersection of Ellendale Road and Dawson Road, Ouse. The site is located at an elevation range of approximately 120-280 metres. The grades on-site vary from upslope to 20° down.

The vegetation within the site varied from relatively cleared areas vegetated by grasses, bracken ferns, and scattered eucalypts, areas vegetated by eucalypts with an understory of smaller trees and shrubs, and areas of forestry plantations.

The neighbouring allotments to the North include a mix of plantation, areas of native vegetation, grassed areas, and Dawson Road.

Adjacent to the Eastern and Southern boundaries is Broad River beyond which are allotments that appeared to be utilised for forestry purpose. These allotments are vegetated by a mix of native vegetation and forestry plantations.

The allotments to the West appeared to be utilised for forestry purposes and are vegetated by areas of native vegetation and areas of forestry plantation and Repulse River.

Reticulated water supply is unavailable to the site with domestic water supply requirements reliant on on-site storage.

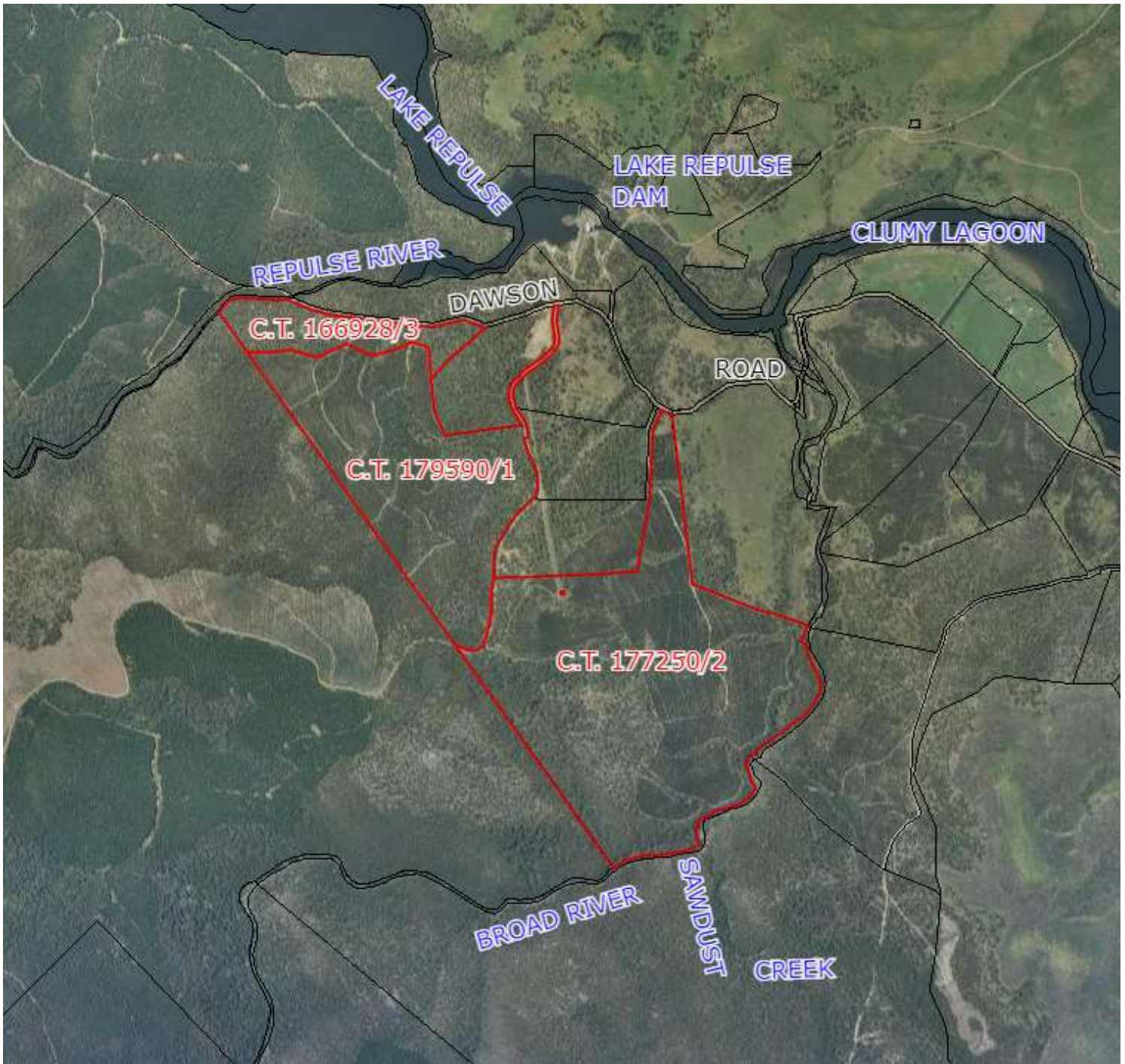


Image 2: Aerial image of site and surrounds (Source: *The LIST*)



Image 3: Typical example of cleared area



Image 4: Typical example of regenerating vegetation



Image 5: Typical example of shrubland



Image 6: Typical example of forest

Planning Controls:

Planning controls are administered by the Central Highlands Council under the *Central Highlands Interim Planning Scheme 2015*. The site is subject to the Bushfire-Prone Areas, Waterways and Coastal Protection Area, Landslide Hazard Area and Electricity Transmission Infrastructure Protection overlays and is zoned Rural Resource.

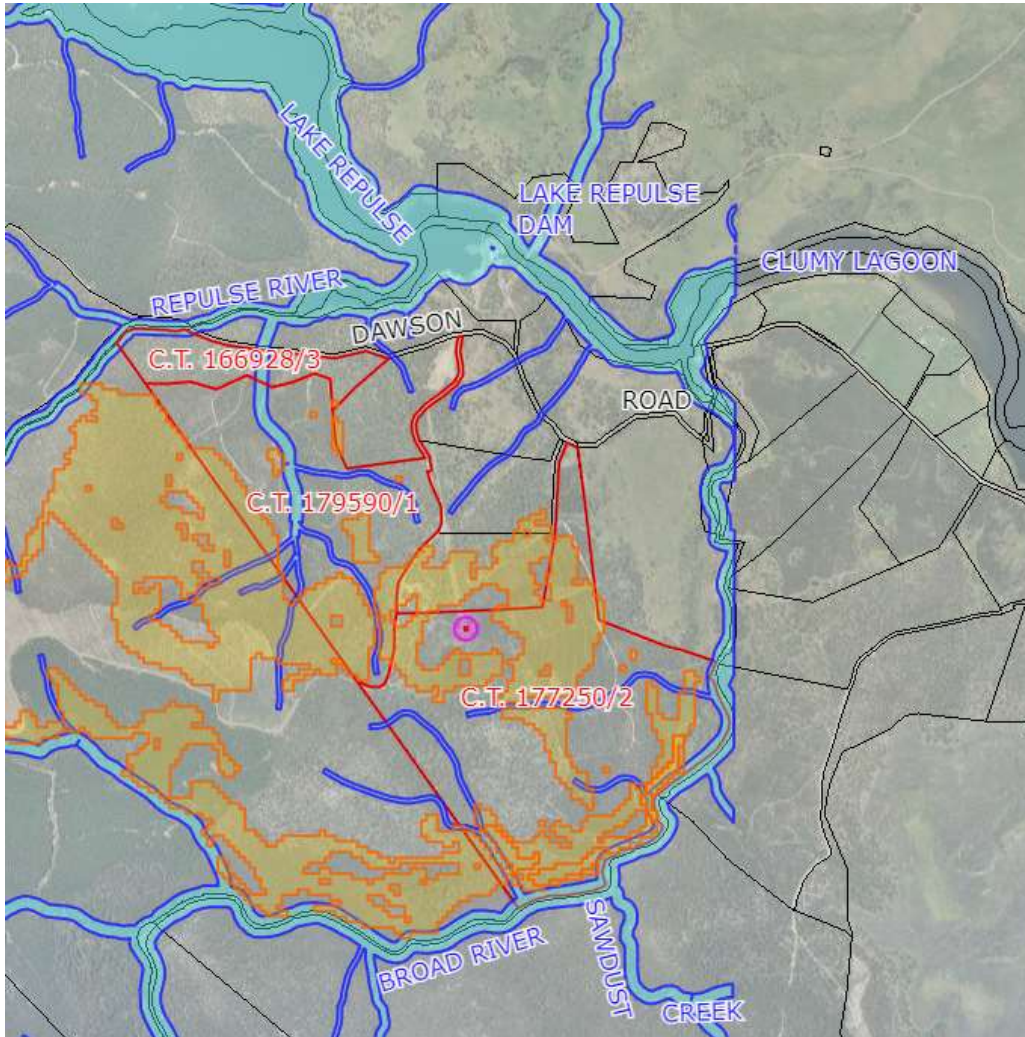


Image 7: Council zoning and overlays

Whole site:	Rural Resource
Blue hatching:	Waterways and Coastal Protection
Orange hatching:	Landslide Hazard Area
Whole of site:	Bushfire Prone Area

Fire History:

From the Fire History overlay detailed within *The LIST* map imagery, three bushfire events are mapped within a 2 km range of the site. These include two bushfires that impacted the site directly. One in 2010, affected ± 6285 ha, and was caused by arson. The second occurred in 2013, affected ± 10238 ha which was accidental in origin. The third bushfire occurred in 1988, to the south of the site, and was accidental in origin.

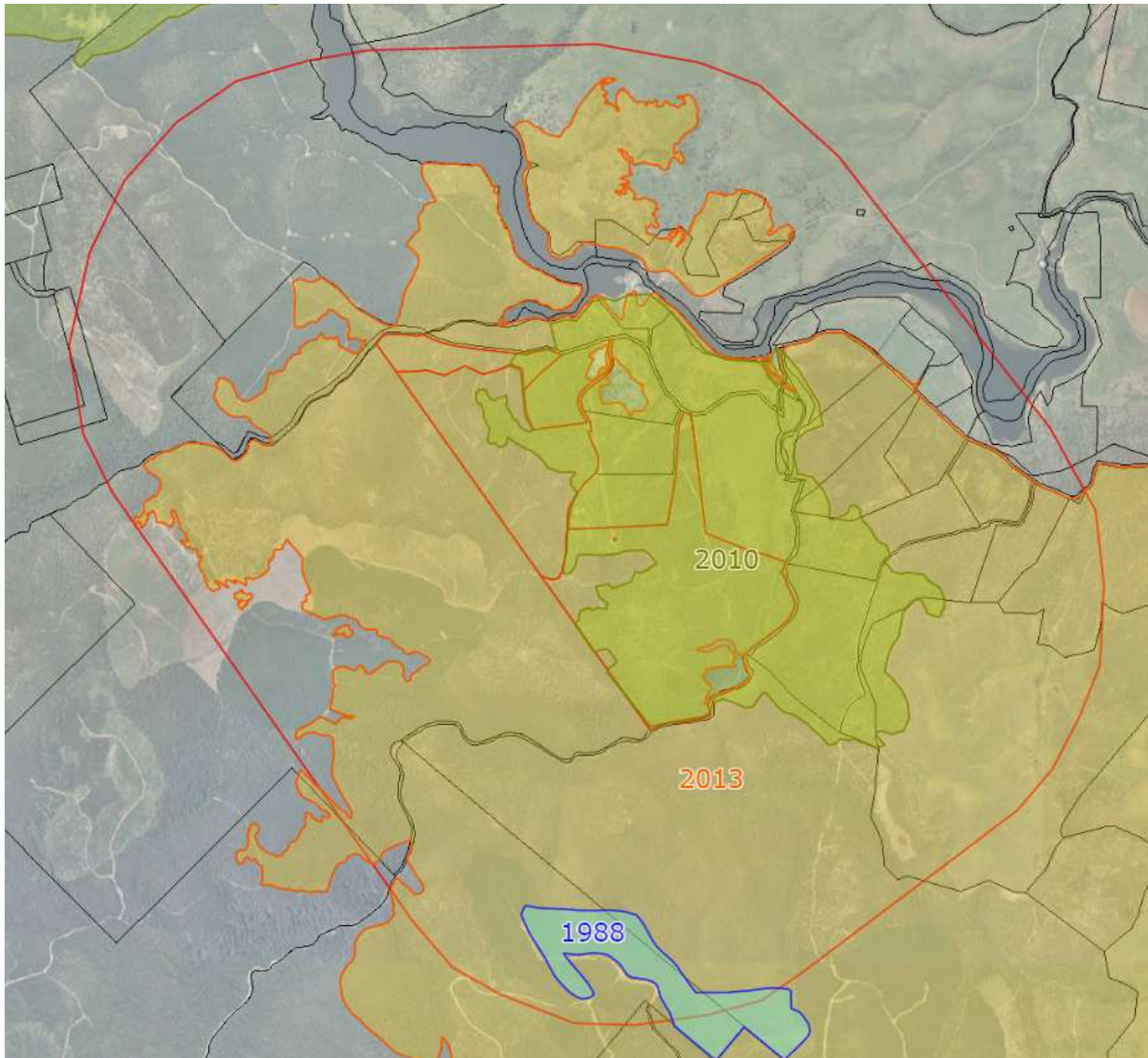


Image 8: Bushfire History (Source: *The LIST*)

4. PROPOSED DEVELOPMENT:

The proposal is to subdivide the properties at 871 and 991 Dawson Road, Ouse, C.T. 177250/2, C.T. 179590/1 and C.T. 166928/3 into 6 allotments varying in size from 2.9 ha to 105 ha.

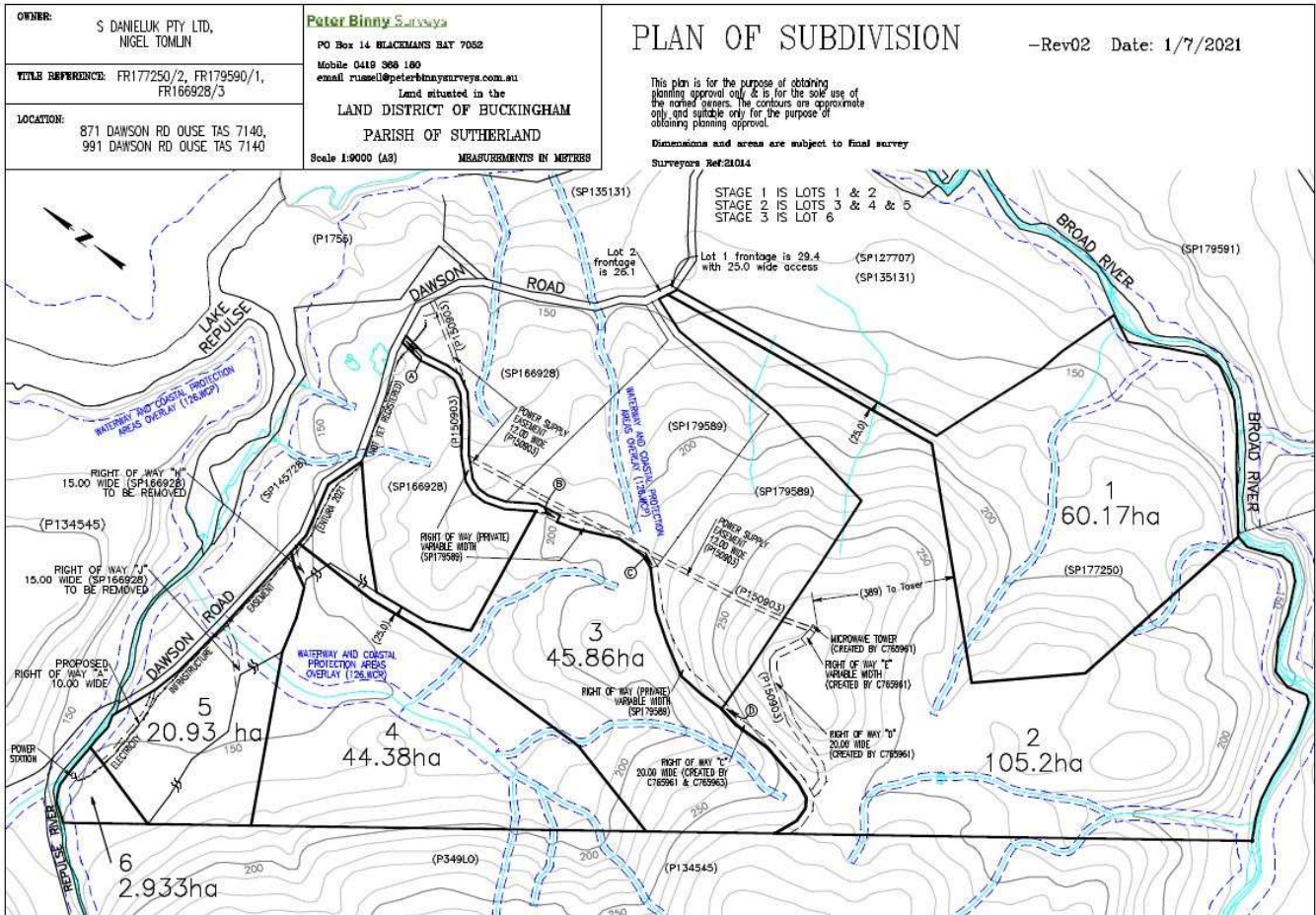


Image 9: Subdivision layout

5. BUSHFIRE ATTACK LEVEL:

Fire Danger Index (FDI): The Fire Index Rating for Tasmania is adopted as 50.

Vegetation Assessment:

Following assessment of the characteristics of the site, the vegetation types, separation distances from development site and slope under the vegetation have been identified as shown in Table 1 below:

Lot N°	Direction:	Vege type:	Distance (m):	Slope:
1	North:	Forest	0-100	Level
	East:	Forest	0-100	<5° down
	South:	Forest	0-100	Level
	West:	Forest	0-100	Upslope
2	Northeast:	Forest	0-100	Level
	Southeast:	Forest	0-100	11° down
	Southwest:	Forest	0-100	Level
	Northwest:	Forest	0-100	Upslope
3	Northeast:	Forest	0-100	5° down
	Southeast:	Forest	0-100	Upslope
	Southwest:	Forest	0-100	20° down
	Northwest:	Forest	0-100	15° down
4	Northeast	Forest	0-100	Upslope
	Southeast	Forest	0-100	Upslope
	Southwest	Forest	0-100	<5° down
	Northwest	Forest	0-100	Level
5	Northeast	Forest	0-100	<5° down
	Southeast	Forest	0-100	<5° down
	Southwest	Forest	0-100	Upslope
	Northwest	Forest	0-100	<5° down
6	Northeast	Forest	0-100	<5° down
	Southeast	Forest	0-100	Upslope
	Southwest	Forest	0-100	Upslope
	Northwest	Forest	0-100	6° down

Table 1: Site Assessment

NOTE: The vegetation identified above has been assessed in consideration of *Table 2.3* and *Figures 2.4 (A)-(H)*, AS 3959:2018 as follows.

The site was vegetated predominately by forestry plantation which been harvested at some point in the past. The vegetation within this area was regenerating with sparse eucalypts, native shrubs and bracken ferns and has been assessed as being consistent with a vegetation classification of D: Scrub. It has been deemed appropriate to assume that once the subdivision has occurred the forestry practices will cease and the likelihood of any vegetation management outside of the HMA will also cease. These areas of vegetation have therefore been assessed as having a potential to regenerate into a vegetation community consistent with *Figure 2.4(B)* as *Open Forest A-03* resulting in a vegetation classification of **A: Forest**. The vegetation within the remainder of the property consisted of eucalypts with a dense understory with an assessed foliage coverage of >30%. As a result, these areas of vegetation have been classified as **A: Forest** in accordance with *Figure 2.4(B)* as *Open Forest A-03*.

Vegetation Classification:

In consideration of vegetation classifications under *Table 2.3* and *Figures 2.4 (A)-(H)*, AS 3959:2018 and as detailed above, the predominant vegetation, separation distances from development site and slope under the classified vegetation is assessed as shown in Table 2 below:

Direction:	Vegetation Type:	Distance (m):	Slope:	Exclusions:
LOT 1				
North:	A: Forest	0-100	Level	No
East:	A: Forest	0-100	<5° down	No
South:	A: Forest	0-100	Level	No
West:	A: Forest	0-100	Upslope	No
LOT 2				
Northeast:	A: Forest	0-100	Level	No
Southeast:	A: Forest	0-100	11° down	No
Southwest:	A: Forest	0-100	Level	No
Northwest:	A: Forest	0-100	Upslope	No
LOT 3				
Northeast:	A: Forest	0-100	5° down	No
Southeast:	A: Forest	0-100	Upslope	No
Southwest:	A: Forest	0-100	20° down	No
Northwest:	A: Forest	0-100	15° down	No
LOT 4				
Northeast:	A: Forest	0-100	Upslope	No
Southeast:	A: Forest	0-100	Upslope	No
Southwest:	A: Forest	0-100	<5° down	No
Northwest:	A: Forest	0-100	Level	No
LOT 5				
Northeast:	A: Forest	0-100	<5° down	No
Southeast:	A: Forest	0-100	<5° down	No
Southwest:	A: Forest	0-100	Upslope	No
Northwest:	A: Forest	0-100	<5° down	No

LOT 6				
Northeast:	A: Forest	0-100	<5° down	No
Southeast:	A: Forest	0-100	Upslope	No
Southwest:	A: Forest	0-100	Upslope	No
Northwest:	A: Forest	0-100	6° down	No

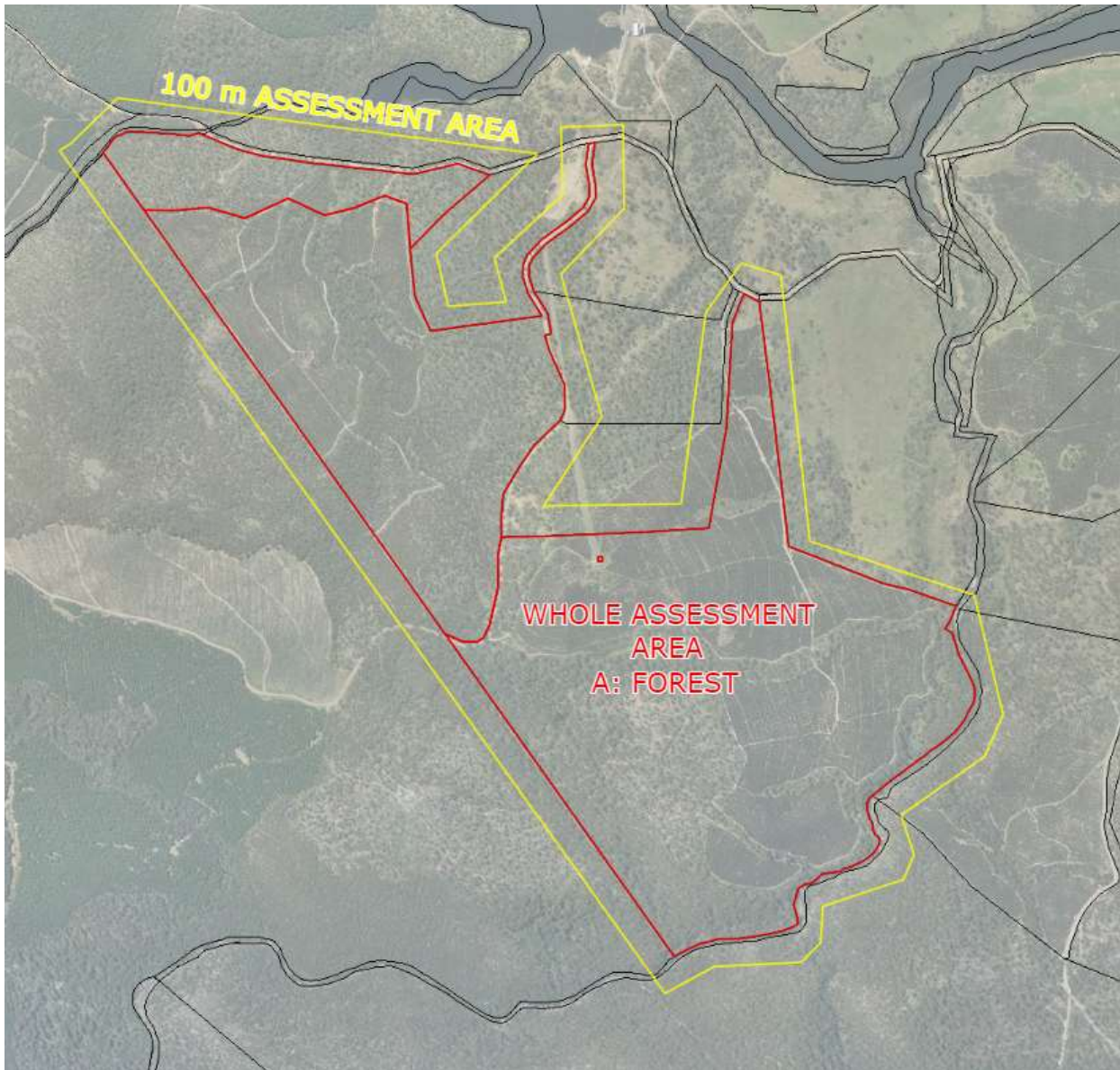


Image 10: Aerial image of predominate vegetation (Source *The LIST*)



Image 11: Predominate vegetation surrounding Lot 1 – **A: Forest** (regenerating)



Image 12: Predominate vegetation surrounding Lot 2 – **A: Forest**



Image 13: Predominate vegetation surrounding Lot 3 – **A: Forest** (regenerating)



Image 14: Predominate vegetation surrounding Lot 4 – **A: Forest** (regenerating)



Image 15: Predominate vegetation surrounding Lot 5 – **A: Forest** (regenerating)



Image 16: Predominate vegetation surrounding Lot 6 – **A: Forest** (regenerating)

Bushfire Attack Level (BAL):

Based on the predominant vegetation detailed above, and the separation distances available between the predominant vegetation and the development, the BAL applicable for a compliant building area within each lot has been determined from Table 2.6, AS 3959:2018 as follows:

LOT No.	BAL	Direction	Distance to veg	Slope	Vegetation Classification	HMA per Table 2.6
1	19	North	0 m	Level	A: Forest	23-<32 m
		East	0 m	<5° down	A: Forest	27-<38 m
		South	0 m	Level	A: Forest	23-<32 m
		West	0 m	Upslope	A: Forest	23-<32 m
2	19	Northeast	0 m	Level	A: Forest	23-<32 m
		Southeast	0 m	11° down	A: Forest	41-<56 m
		Southwest	0 m	Level	A: Forest	23-<32 m
		Northwest	0 m	Upslope	A: Forest	23-<32 m
3	19	Northeast	0 m	5° down	A: Forest	34-<46 m
		Southeast	0 m	Upslope	A: Forest	23-<32 m
		Southwest	0 m	20° down	A: Forest	51-<67 m
		Northwest	0 m	15° down	A: Forest	51-<67 m
4	19	Northeast	0 m	Upslope	A: Forest	23-<32 m
		Southeast	0 m	Upslope	A: Forest	23-<32 m
		Southwest	0 m	<5° down	A: Forest	27-<38 m
		Northwest	0 m	Level	A: Forest	23-<32 m
5	19	Northeast	0 m	<5° down	A: Forest	27-<38 m
		Southeast	0 m	<5° down	A: Forest	27-<38 m
		Southwest	0 m	Upslope	A: Forest	23-<32 m
		Northwest	0 m	<5° down	A: Forest	27-<38 m
6	19	Northeast	0 m	<5° down	A: Forest	27-<38 m
		Southeast	0 m	Upslope	A: Forest	23-<32 m
		Southwest	0 m	Upslope	A: Forest	23-<32 m
		Northwest	0 m	6° down	A: Forest	34-<46 m

Table 2: Assessed Bushfire Attack Level for each lot
19

6. COMPLIANCE:

The site has been assessed as being within 100 metres of bushfire prone vegetation and compliance is assessed against the provisions of E1.6, *Bushfire-Prone Areas Code* in the following manner:

E1.6.1 Provision of Hazard Management Areas:

This provision seeks to:

- (a) *facilitate an integrated approach between subdivision and subsequent building on a lot;*
- (b) *provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and*
- (c) *provide protection for lots at any stage of a staged subdivision.*

A1	Acceptable Solutions
(a)	<i>TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</i>
(b)	<i>The proposed plan of subdivision;</i> <ul style="list-style-type: none"> (i) <i>Shows all lots that are within of partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;</i> (ii) <i>Shows the building area for each lot;</i> (iii) <i>Shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to or greater than, the separation distances required for BAL-19 in Table 2.6 of Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas; and</i> (iv) <i>Is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to , or greater than , the separation distances required for BAL-19 in Table 2.6 of Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas; and</i>
(c)	<i>If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of the land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</i>

The proposed subdivision has been assessed as being compliant with the Acceptable Solutions (b) as follows.

- (i) The plan of subdivision shows all lots within or partly within a bushfire-prone area.
- (ii) The plan of subdivision shows compliant building areas for all proposed allotments
- (iii) Each lot is capable of complying with the hazard management requirements of at least those required for BAL-19.
- (iv) The attached hazard management plan shows hazard management areas for each lot that are equal to or greater than the distances required for BAL-19.

Lots assessed as **BAL-19** are:

LOTS: 1 - 6

Provided the management practices as described below are implemented, they will achieve the required Hazard Management Areas, and the continuations of these practices are sufficient to comply with this assessment.

Maintenance Requirements of the Hazard Management Area				
Direction	N/NE	E/SE	S/SW	W/NW
Lot 1	23 metres	27 metres	23 metres	23 metres
Lot 2	23 metres	41 metres	23 metres	23 metres
Lot 3	34 metres	23 metres	51 metres	51 metres
Lot 4	23 metres	23 metres	27 metres	23 metres
Lot 5	27 metres	27 metres	23 metres	27 metres
Lot 6	27 metres	23 metres	23 metres	34 metres
HMA establishment recommendations	<ul style="list-style-type: none"> Establishing non-flammable areas around the dwelling such as paths, patios, driveway, lawns etc. Locating dams, orchards, vegetable garden, effluent disposal areas etc on the bushfire prone side of the building. Providing heat shields and ember trap on the bushfire prone side of the dwelling such as non-flammable fencing, hedges, separated garden shrubs and small trees, Store flammable materials such as wood piles, fuels and rubbish heaps are stored away from the dwelling. Replace highly flammable vegetation with low flammability species. See Tasmanian Fire Service web site (www.fire.tas.gov.au) publications - Fire resisting garden plants. Provided separation between significant trees such that groups are no greater than 20 metres in width, and more than 20 metres of the other groups of significant trees. Note that the retention of some trees can screen a dwelling from windborne embers. Trim lower branches of retained trees to a minimum of 2 metres above ground level. Avoid trees overhang the dwelling so that vegetation falls onto the roof. Strips of vegetation less than 20 metres in width and not within 20 metres of the site or other areas of bushfire-prone vegetation may be beneficial as an ember trap, wind breaks etc. Removal of ground fuels such as leaves, bark, fallen branches etc. 			
Ongoing Management practices	<ul style="list-style-type: none"> Slash or mow grasses to less than 100 mm. Remove dead and fallen vegetation including branches, bark and leaves regularly. Trim any regrowth branches of retained trees within HMA that overhang building or are less than 2m above ground level. 			

E1.6.2 Subdivision: Public and fire fighting access

This provision seeks to;

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

A1	Acceptable solutions
(a)	<i>TFS or an accredited person certifies that there is insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</i>
(b)	<i>A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that;</i> <ul style="list-style-type: none"> (i) <i>Demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and</i> (ii) <i>Is certified by the TFS of an accredited person.</i>

The proposed subdivision has been assessed as being compliant with the Acceptable Solutions (b) as follows.

- (i) The attached plan of subdivision shows the layout of roads, fire trails and the location of the property accesses to the building areas in compliance with *Table E1, Table E2 and Table E3*.
- (ii) This bushfire hazard report and attached bushfire hazard management area plan has been certified by N.M. Creese, an accredited bushfire practitioner BFP-118, scope 1 ,2 ,3a and 3b.

The development requires the construction of a new private access to each lot from Dawson Road to provide safe access and egress for residents, fire fighters and emergency service personnel. In accordance with *E1.6.2 A1(b)* the *Code*. The private accesses are to comply with the requirements of *Table E2* from the edge of Dawson Road to the boundary of each Lot.

A turning area is to be provided at the building site on each Lot at the time of development of a habitable building on that lot in accordance with *Table E2*. For the purpose of this subdivision, the compliant access is only required to extend to the boundary of the lots.

It is not considered necessary to provide alternative means of egress from the lots due to the restricted nature of the sites.

Table E2 Standards for property access		
Elements		Requirement
A	Property access length is less than 30m; or access is not required for a fire appliance to access a firefighting 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; <ul style="list-style-type: none"> (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 angles; (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: <ul style="list-style-type: none"> (i) A tuning circle with a minimum outer radius of 10m; or (ii) A property access encircling the building; or (iii) 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: <ul style="list-style-type: none"> (a) The requirements of 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.	The following design and constructions requirements apply to property access: <ul style="list-style-type: none"> (a) Complies with requirement b above; and (b) Passing bays of 2m additional carriageway width and 20m length must be provided every 100m.

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

This provision seeks to :

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

<i>In areas that are not serviced by reticulated water by the water corporation</i>	
A2	<i>Acceptable solutions</i>
(a)	<i>The TFS or an accredited person certifies that there is insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purpose;</i>
(b)	<i>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 E5; or</i>
(c)	<i>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 risk to property and lives in the event of a bushfire.</i>

Where a reticulated supply of water is not available to the site, in accordance with Acceptable Solution A2(b), all lots are assessed as being within a bushfire prone area and must be provided with a firefighting supply of water from a static supply in compliance with the provisions of *Table E5, E1.6.2* as follows:

Each lot is to be provided with a static water supply of minimum capacity of 10,000 litres at the time of development of a habitable building.

<i>Table E5 Static water supply for fire fighting</i>		
Element	Requirement	
A	<i>Distance between buildings area to be protected and water supply</i>	<i>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.</i>
B	<i>Static Water Supplies</i>	<i>A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity for 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 sprinklers or spray systems;</i>

		<p>(d) Must be metal, concrete or lagged by non-combustible materials is above ground; and</p> <p>(e) If a tank can be located so it is shielded in all directions in compliance with section 3.5 of Australian Standard AS 3959:2018 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:</p> <ul style="list-style-type: none"> (i) Metal; (ii) Non-combustible material; or (iii) Fibre-cement a minimum of 6mm thickness.
C	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) If buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) If a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450-600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles.
D	Signage for static water connections.	<p>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.</p> <p>The sign must:</p> <ul style="list-style-type: none"> (a) Comply with water tank signage requirements within Australian Standard AS 2304-2001 Water storage tanks for fire protection systems; or (b) Comply with the Tasmanian Fire Service Water Supply Guideline published by the Tasmanian Fire Service.
E	Hardstand	A hardstand area for fire appliances must be:

		<p>(a) No more than 3m from the fire fighting 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>
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7. CONCLUSIONS & RECOMMENDATIONS:

This Bushfire Hazard Report and Bushfire Hazard Management Plan have been prepared to support application for planning approval for a subdivision at 871 and 991 Dawson Road, Ouse. The report has reviewed the bushfire risks associated with the site and determined the fire management strategies that must be carried out to ensure the development on the site is at reduced risk from bushfire attack.

Provided the elements detailed in this report are implemented, the development on the site is capable of compliance with *AS 3959:2018* and *E1.6 Bushfire-Prone Areas Code* and any potential bushfire risk to the site is reduced.

The proposed lots have been assessed as compliant with bushfire attack levels (BAL) detailed in Table 2. The Council approval issued for the development should contain conditions requiring that the protective elements defined in this report and *E1.6, Bushfire-Prone Areas Code* be implemented during the construction phase. Any new building required to comply with this assessment must be constructed to the bushfire attack level described in Table 2, within the prescribed building areas noted on the Bushfire Hazard Management Plan. Should the extent or classification of the bushfire prone vegetation surrounding the site alters from that assessed by this report, building on the lots affected by this variation may be constructed to a lower level subject to the preparation of a revised assessment.

Lot No.	BAL
1 – 6	19

Table 3: Compliant BAL for each lot

Any new building constructed on any of the allotments must have a hazard management area equal to BAL-19 in compliance with *E1.6.1, the Code*. Any variation of this must result in the new building being assessed against *AS 3959:2018* and *Director’s Determination – Requirements of Building in Bushfire-Prone Areas (transitional)* to determine that appropriate BAL.

Private access, where necessary is to be constructed in accordance with *Table E2, E1.6.2, Bushfire-Prone Areas Code*.

A static water supply is to be installed at the time of development of a new dwelling on either lot in compliance with *Table E5, E1.6.3, Bushfire-Prone Areas Code*.

Although not mandatory, any increase in the construction standards above the assessed Bushfire Attack Level will afford improved protection from bushfire and this should be considered by the owner, designer and/or builder prior to construction commencing.

Hazard Management Areas must be established and maintained in a minimal fuel condition in accordance with this plan and the TFS guidelines. It is the owner's responsibility to ensure the long-term maintenance of the hazard management areas in accordance with the requirements of this report.

This report does not recommend or endorse the removal of any vegetation within or adjoining the site for the purpose of bushfire protection without the explicit approval of the local authority.



N M Creese
Bushfire Management Practitioner BFP-118
Scope 1, 2, 3a and 3b

8. REFERENCES:

- *AS 3959:2018 - Construction of Buildings in Bushfire Prone Areas.*
- *Central Highlands Interim Planning Scheme 2015.*
- *Guidelines for Development in Bushfire Prone Areas - Tasmania Fire Service.*
- *The LIST - Department of Primary Industry Parks Water & Environment.*

9. GLOSSARY

AS 3959:2018	Australian Standards AS 3959:2018 <i>Construction of buildings in bushfire-prone areas.</i>
BAL (Bushfire Attack Level)	A means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire. The following BAL levels, based on heat flux exposure threshold are used within AS3959:2018; BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40, BAL-FZ.
Bushfire	An unplanned fire burning vegetation.
Bushfire Hazard Management Plan	A plan showing means of protection from bushfire in a form approved in writing by the Chief Officer.
Bushfire-Prone Area	An area that is subject to, or likely to be subject to, bushfire attack. Land that has been designated under legislation; or Has been identified under environmental planning instrument, development control plan or in the course of processing and determining a development application.
Carriageway (also vehicular access)	The section of the road formation which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulder.
Classified vegetation	Vegetation that has been classified in accordance with Clause 2.2.3 of AS3959:2018.
Distance to	The distance between the building, or building area to the classified vegetation.
FDI (Fire Danger Index)	The chance of a fire starting, its rate of spread, its intensity and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both long- and short-term drought effects.
Fire Fighting Water Point	Means the point where a fire appliance is able to connect to a water supply for fire fighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body (including a dam, lake or pool).
Gradient under	The slope of the ground under the classified vegetation.
Hazard Management Area	The area between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for fire fighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.
Hose lay	The distance between two points established by a fire hose laid out on the ground, inclusive of obstructions.
Predominate vegetation	The vegetation that poses the greatest bushfire threat to the development site.
Water supply - Reticulated (Fire hydrant)	An assembly installed on a branch from a water pipeline, which provides a valved outlet to permit a supply of water to be taken from the pipeline for fire fighting.
Water supply - Static	Water stored on a tank, swimming pool, dam, or lake, that is available for fire fighting purposes at all times.

OWNER:
S DANIELUK PTY LTD,
NIGEL TOMLIN

TITLE REFERENCE: FR177250/2, FR179590/1,
FR166928/3

LOCATION: 871 DAWSON RD OUSE TAS 7140,
991 DAWSON RD OUSE TAS 7140

Peter Binny Surveys
PO Box 14 BLACKHANS BAY 7052
Mobile 0419 368 180
email russell@peterbinneysurveys.com.au

Land situated in the
LAND DISTRICT OF BUCKINGHAM
PARISH OF SUTHERLAND
MEASUREMENTS IN METERS

PLAN OF SUBDIVISION

-Rev02 Date: 1/7/2021

This plan is for the purpose of obtaining planning approval only & is for the sole use of the named owners. The contours are approximate only, and suitable only for the purpose of obtaining planning approval.

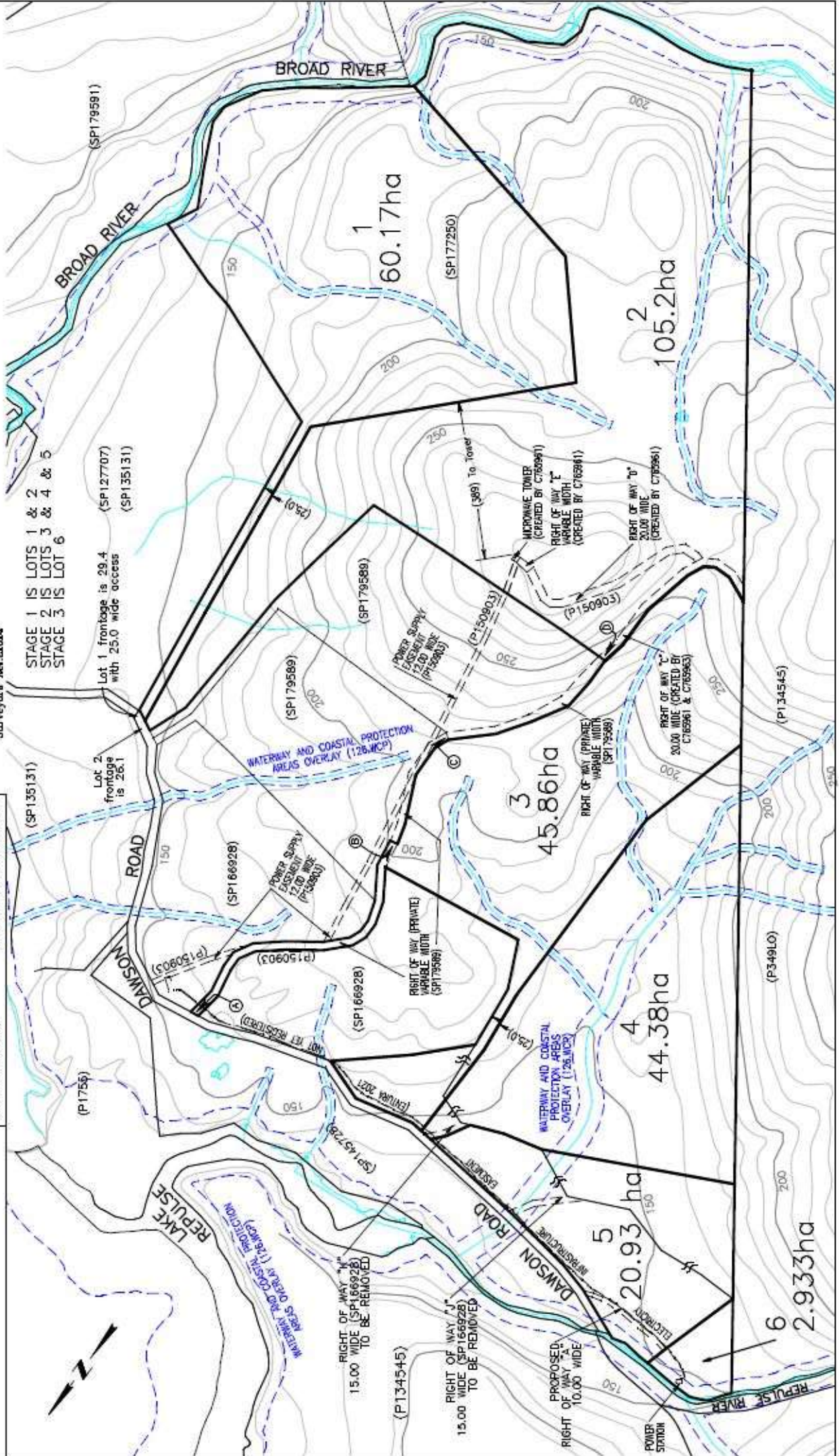
Dimensions and areas are subject to final survey

Surveyors Ref:21014

STAGE 1 IS LOTS 1 & 2
STAGE 2 IS LOTS 3 & 4 & 5
STAGE 3 IS LOT 6

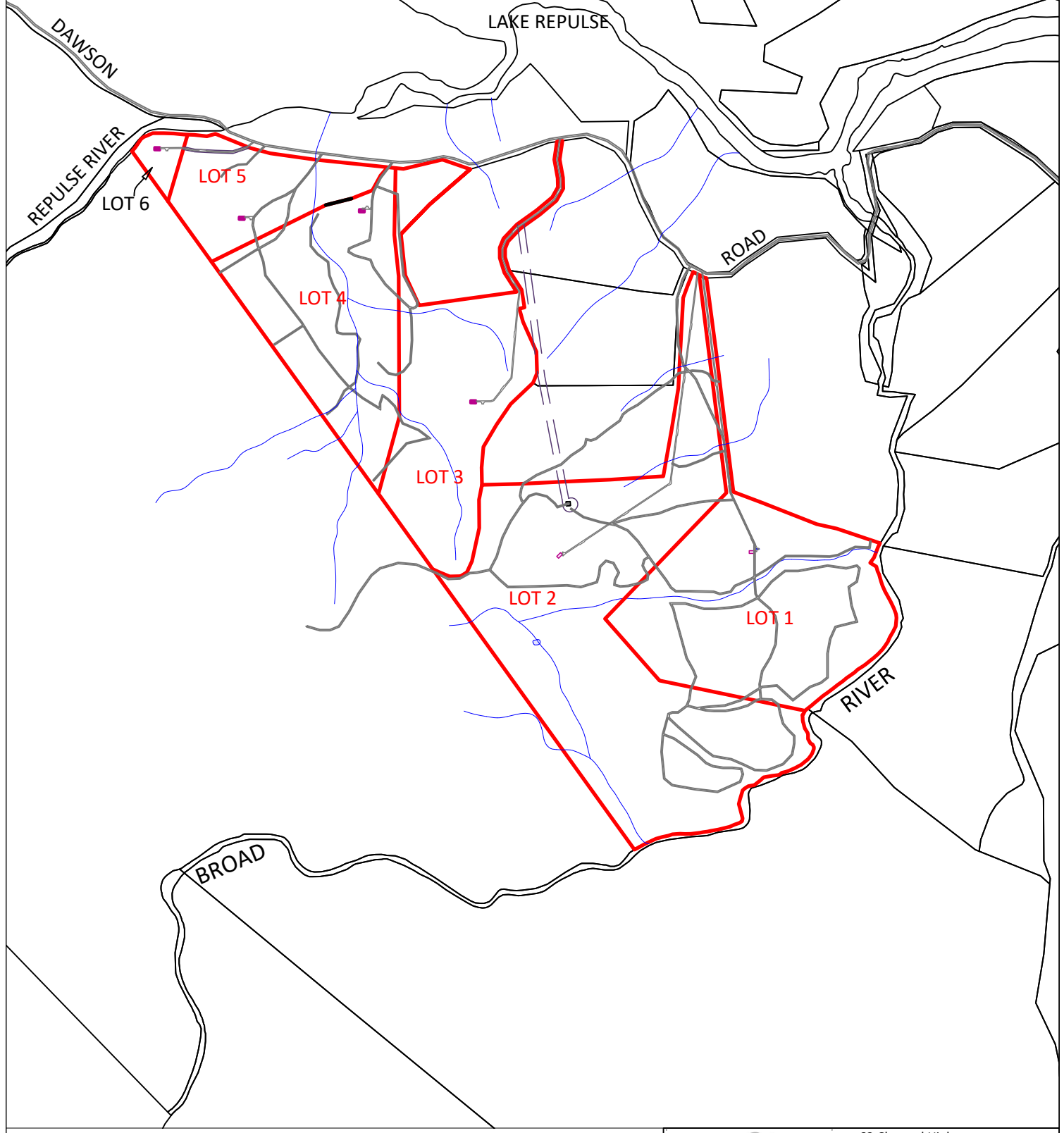
Lot 1 frontage is 29.4
with 25.0 wide access (SP127707)
(SP135131)

Lot 2
frontage
is 26.1



ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN

Page 1 of 7

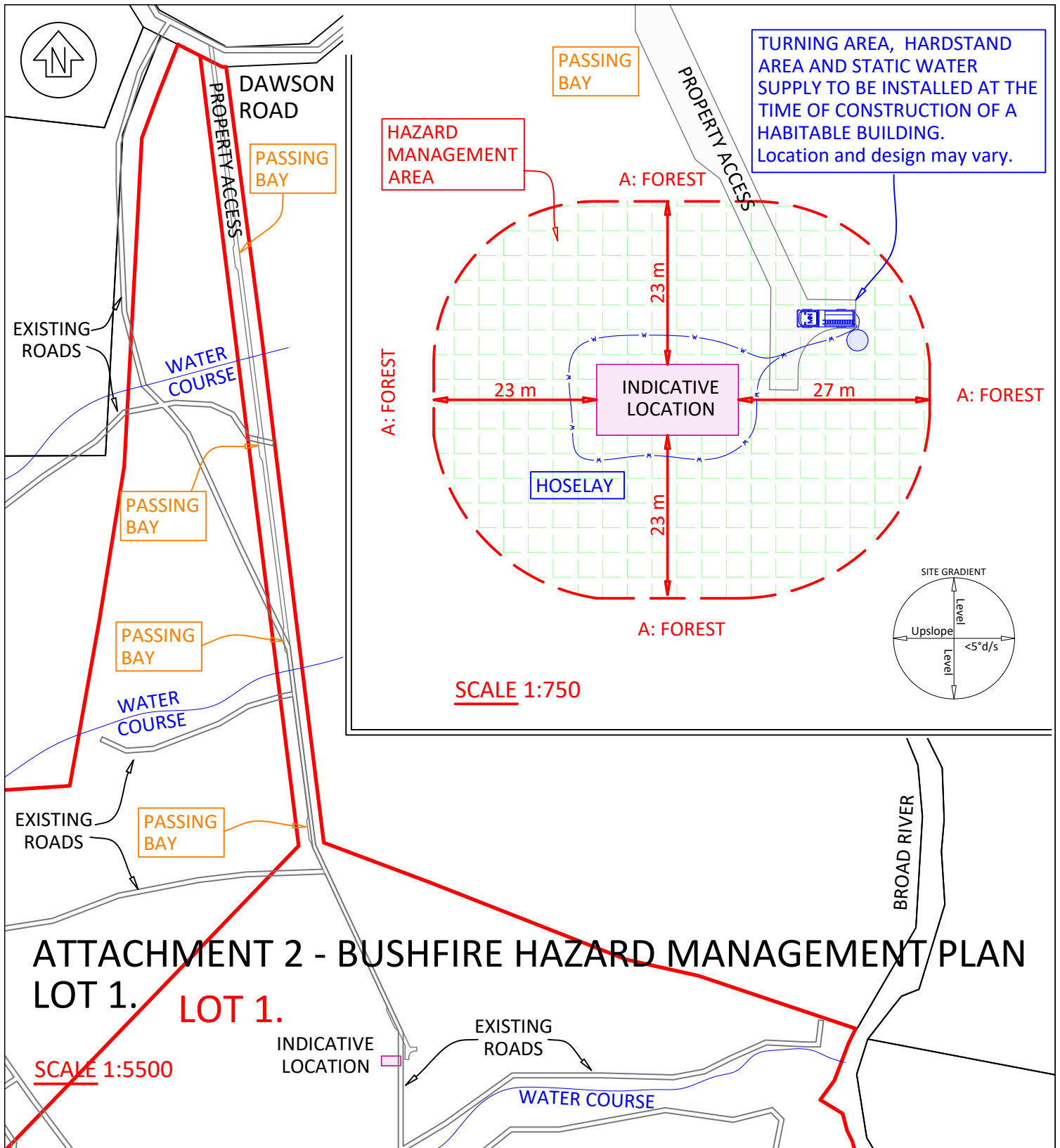


Certified by N M Creese
Accredited Bushfire Hazard Practitioner BFP-118
Scope 1, 2, 3a and 3b
28th September 2022



62 Channel Highway
Kingston 7050 Ph. 62296563
info@larkandcreese.com.au
www.larkandcreese.com.au

ADDRESS: 871 DAWSON ROAD, OUSE	
TITLE REF: C.T.177250/2	PID: 9067002
SCALE: 1:20,000 @ A4	REF No: 22082-02



ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN LOT 1.

SCALE 1:5500

INDICATIVE LOCATION

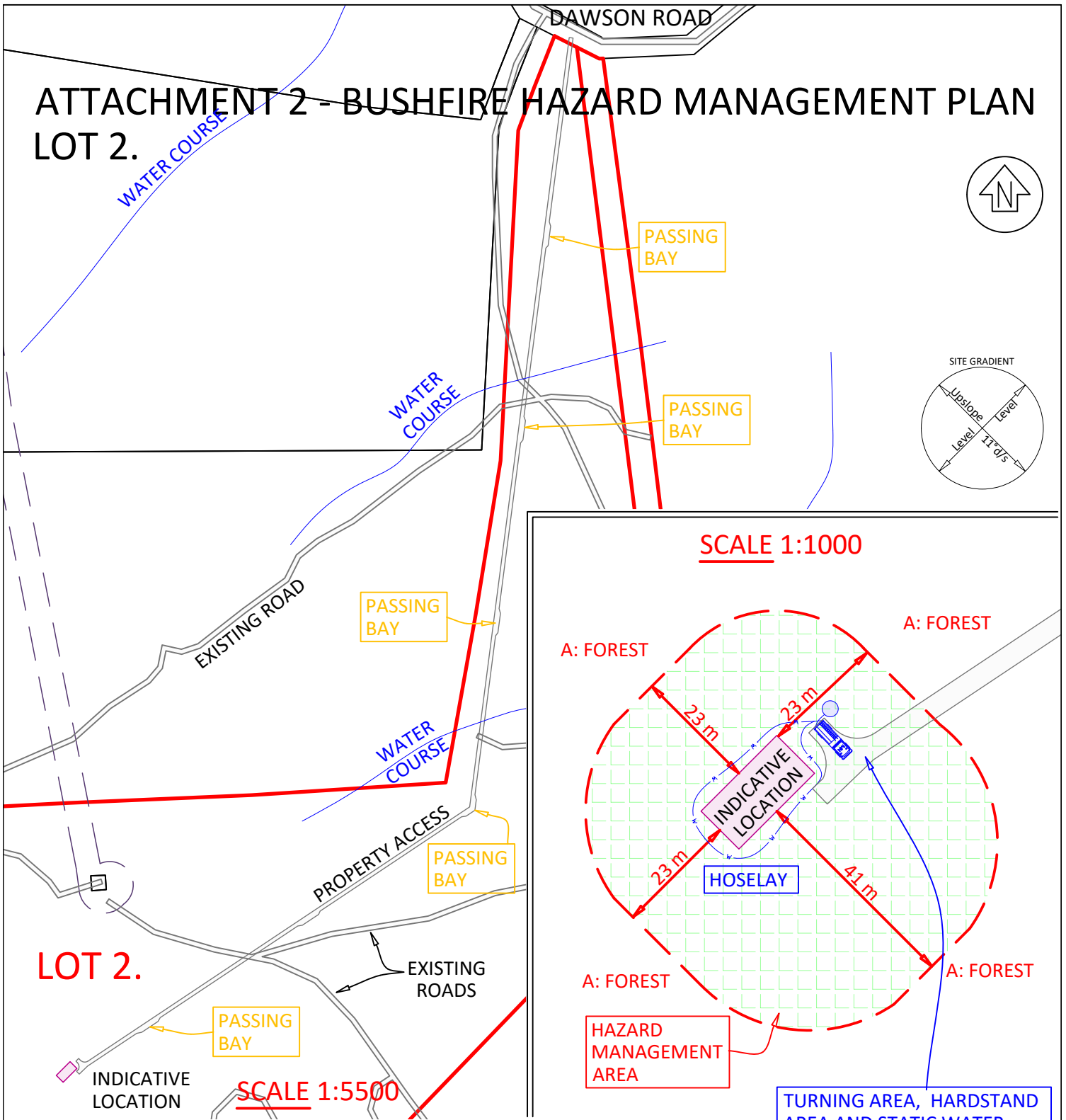
E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015

- E1.6 Development Standards
 - E1.6.1 Subdivision: Provision of hazard management areas
At the time of development of a habitable building within the allotments, a HMA is to be established equal to or greater than the minimum distances required for **BAL-19** in Table 2.6, AS 3959:2018.
 - E1.6.2 Subdivision : Public and fire fighting access
At the time of subdivision, the access to each lot will need to be constructed from Dawson Road to the lot boundaries.
At the time of development of a habitable building, an access compliant with Table E2 Standards for property access, the Code.
 - E1.6.3 Subdivision: Provision of water supply for fire fighting purposes
At the time of development of a habitable building, a static water supply with associated signage, fittings and hardstand area will need to be provided in accordance with Table E5 Static water supply for fire fighting, the Code.

Certified by N M Creese
Accredited Bushfire Hazard Practitioner BFP-118
Scope 1, 2, 3a and 3b
28th September 2022

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ADDRESS: 871 DAWSON ROAD, OUSE	
TITLE REF: C.T.177250/2	PID: 9067002
SCALE: See DWG	REF No: 22082-02

ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN LOT 2.



LOT 2.

SCALE 1:5500

SCALE 1:1000

TURNING AREA, HARDSTAND AREA AND STATIC WATER SUPPLY TO BE INSTALLED AT THE TIME OF CONSTRUCTION OF A HABITABLE BUILDING. Location and design may vary.

E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015

- E1.6 Development Standards
 - E1.6.1 Subdivision: Provision of hazard management areas


At the time of development of a habitable building within the allotments, a HMA is to be established equal to or greater than the minimum distances required for **BAL-19** in Table 2.6, AS 3959:2018.
 - E1.6.2 Subdivision: Public and fire fighting access

At the time of subdivision, the access to each lot will need to be constructed from Dawson Road to the lot boundaries.

At the time of development of a habitable building, an access compliant with Table E2 Standards for property access, the Code.
 - E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

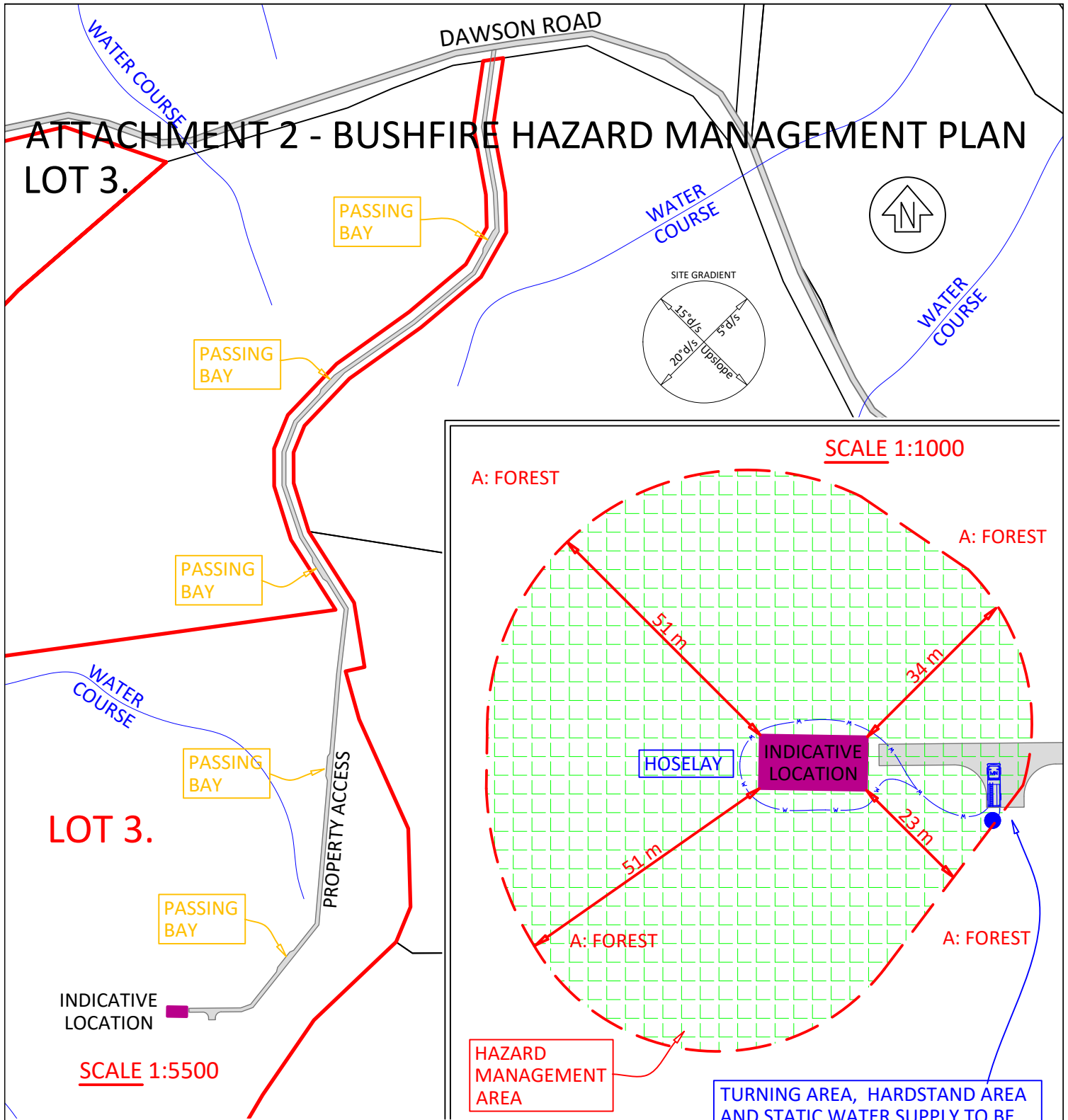
At the time of development of a habitable building, a static water supply with associated signage, fittings and hardstand area will need to be provided in accordance with Table E5 Static water supply for fire fighting, the Code.

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ADDRESS: 871 DAWSON ROAD, OUSE	
TITLE REF: C.T.177250/2	PID: 9067002
SCALE: See DWG	REF No: 22082-02

ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN

LOT 3.



LOT 3.

INDICATIVE LOCATION

SCALE 1:5500

SCALE 1:1000

A: FOREST

A: FOREST

HAZARD MANAGEMENT AREA

TURNING AREA, HARDSTAND AREA AND STATIC WATER SUPPLY TO BE INSTALLED AT THE TIME OF CONSTRUCTION OF A HABITABLE BUILDING. Location and design may vary.

E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015

E1.6 Development Standards

E1.6.1 Subdivision: Provision of hazard management areas

At the time of development of a habitable building within the allotments, a HMA is to be established equal to or greater than the minimum distances required for **BAL-19** in Table 2.6, AS 3959:2018.

E1.6.2 Subdivision: Public and fire fighting access

At the time of subdivision, the access to each lot will need to be constructed from Dawson Road to the lot boundaries.

At the time of development of a habitable building, an access compliant with Table E2 Standards for property access, the Code.

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

At the time of development of a habitable building, a static water supply with associated signage, fittings and hardstand area will need to be provided in accordance with Table E5 Static water supply for fire fighting, the Code.

Certified by N M Creese
Accredited Bushfire Hazard Practitioner BFP-118
Scope 1, 2, 3a and 3b
28th September 2022



62 Channel Highway
Kingston 7050 Ph. 62296563
info@larkandcreese.com.au
www.larkandcreese.com.au

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SCALE: See DWG	REF No: 22082-02



DAWSON ROAD

ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN LOT 4.

EXISTING ROAD

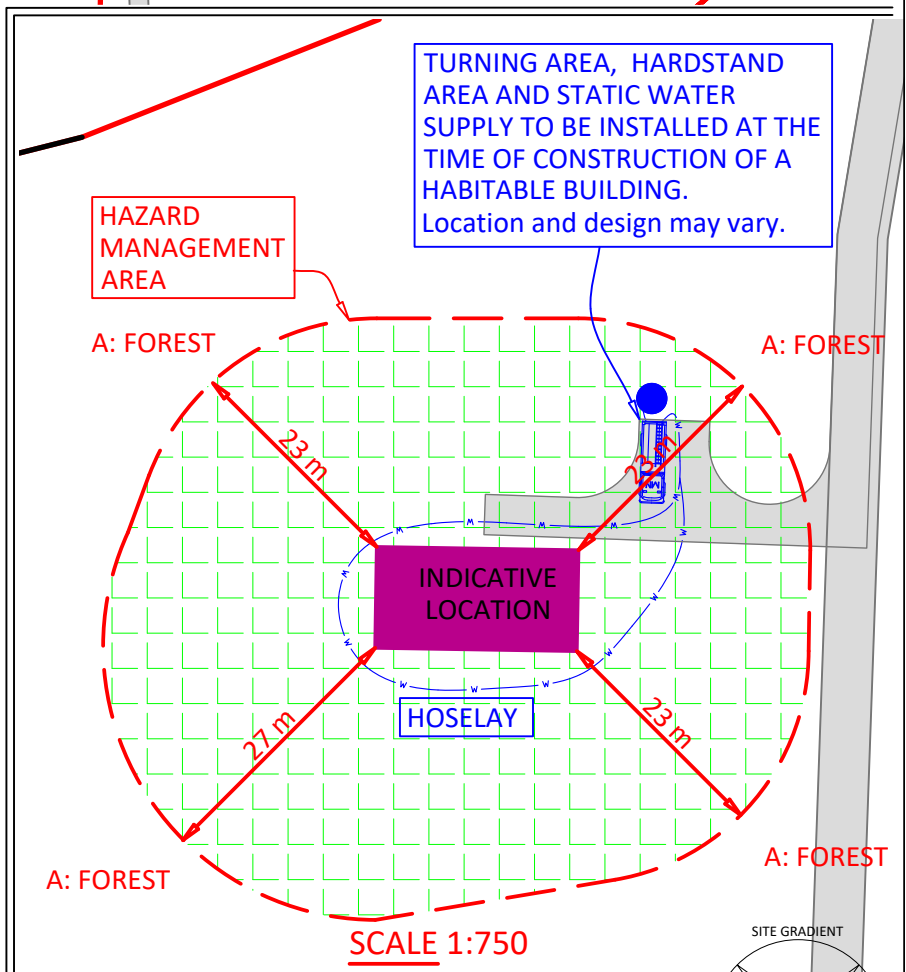
PROPERTY ACCESS

INDICATIVE LOCATION

LOT 4.

EXISTING ROAD

SCALE 1:2000



E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015

E1.6 Development Standards

E1.6.1 Subdivision: Provision of hazard management areas

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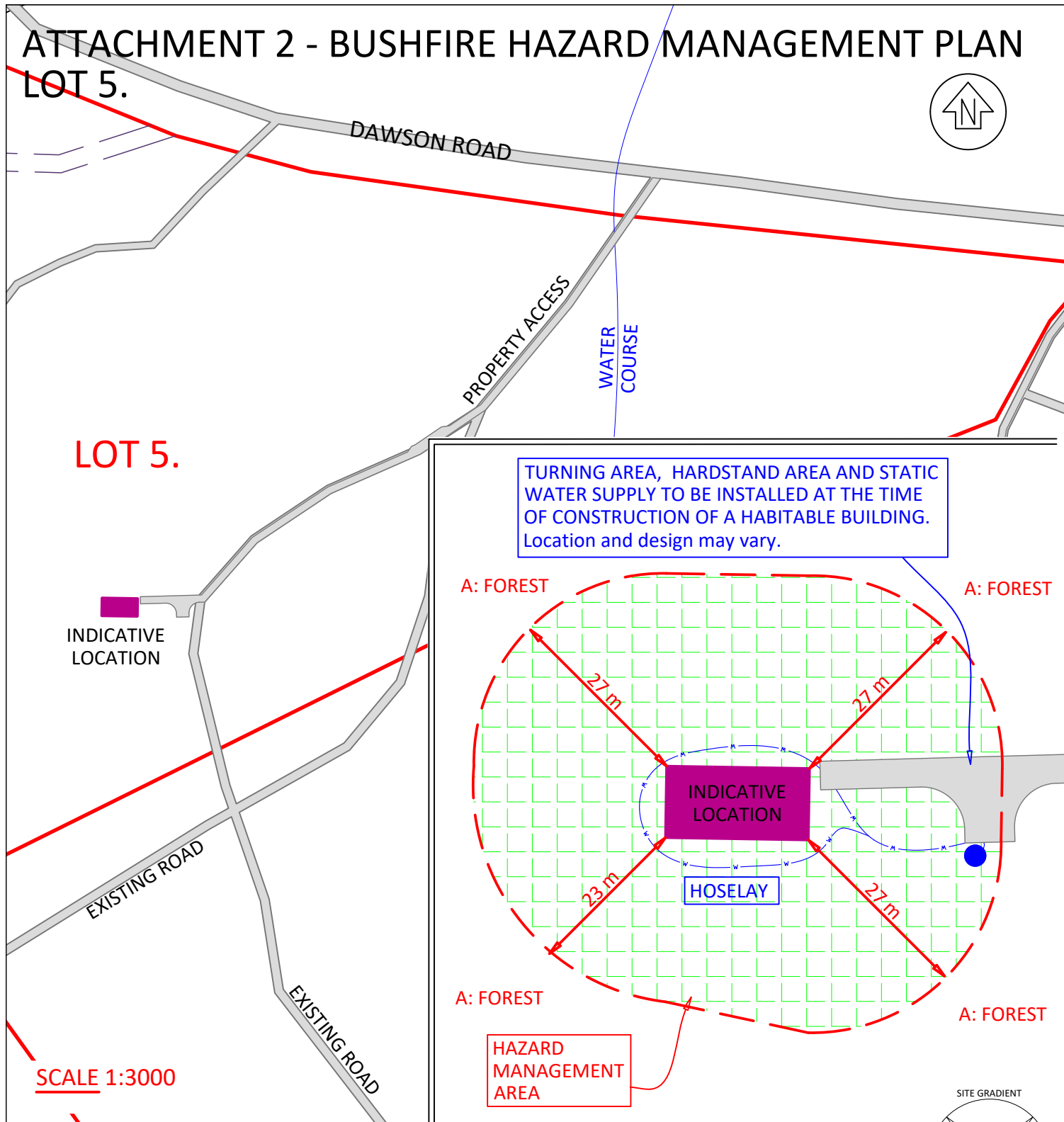
Certified by N M Creese
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 Scope 1, 2, 3a and 3b
 28th September 2022



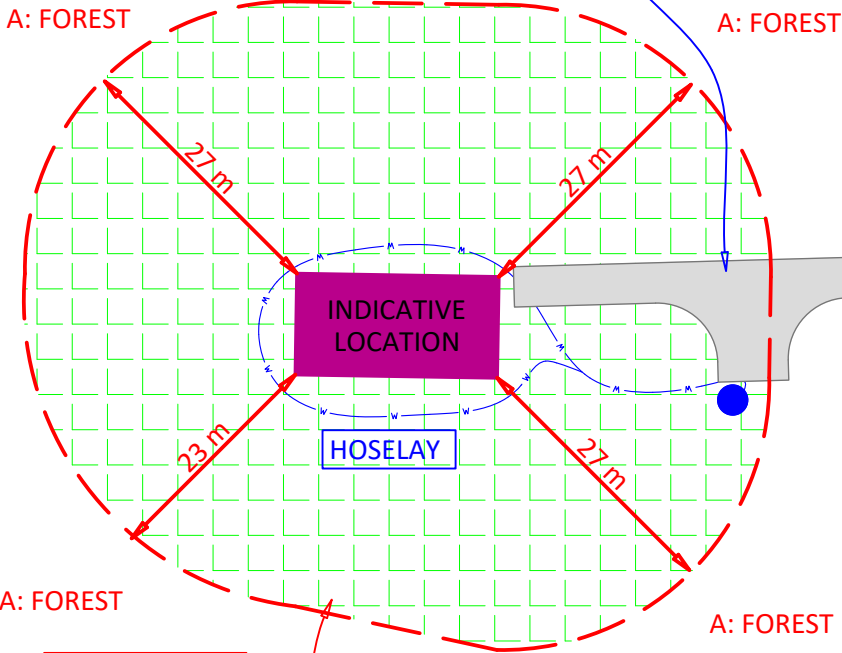

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ADDRESS: 871 DAWSON ROAD, OUSE	
TITLE REF: C.T.177250/2	PID: 9067002
SCALE: See DWG	REF No: 22082-02

ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN LOT 5.



TURNING AREA, HARDSTAND AREA AND STATIC WATER SUPPLY TO BE INSTALLED AT THE TIME OF CONSTRUCTION OF A HABITABLE BUILDING. Location and design may vary.

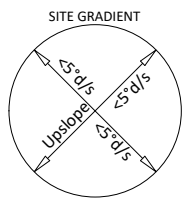


HAZARD MANAGEMENT AREA

LOT 5.

INDICATIVE LOCATION

SCALE 1:750



SCALE 1:3000

E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015

- E1.6 Development Standards
 - E1.6.1 Subdivision: Provision of hazard management areas

At the time of development of a habitable building within the allotments, a HMA is to be established equal to or greater than the minimum distances required for **BAL-19** in Table 2.6, AS 3959:2018.
 - E1.6.2 Subdivision : Public and fire fighting access

At the time of subdivision, the access to each lot will need to be constructed from Dawson Road to the lot boundaries.

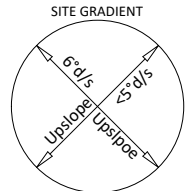
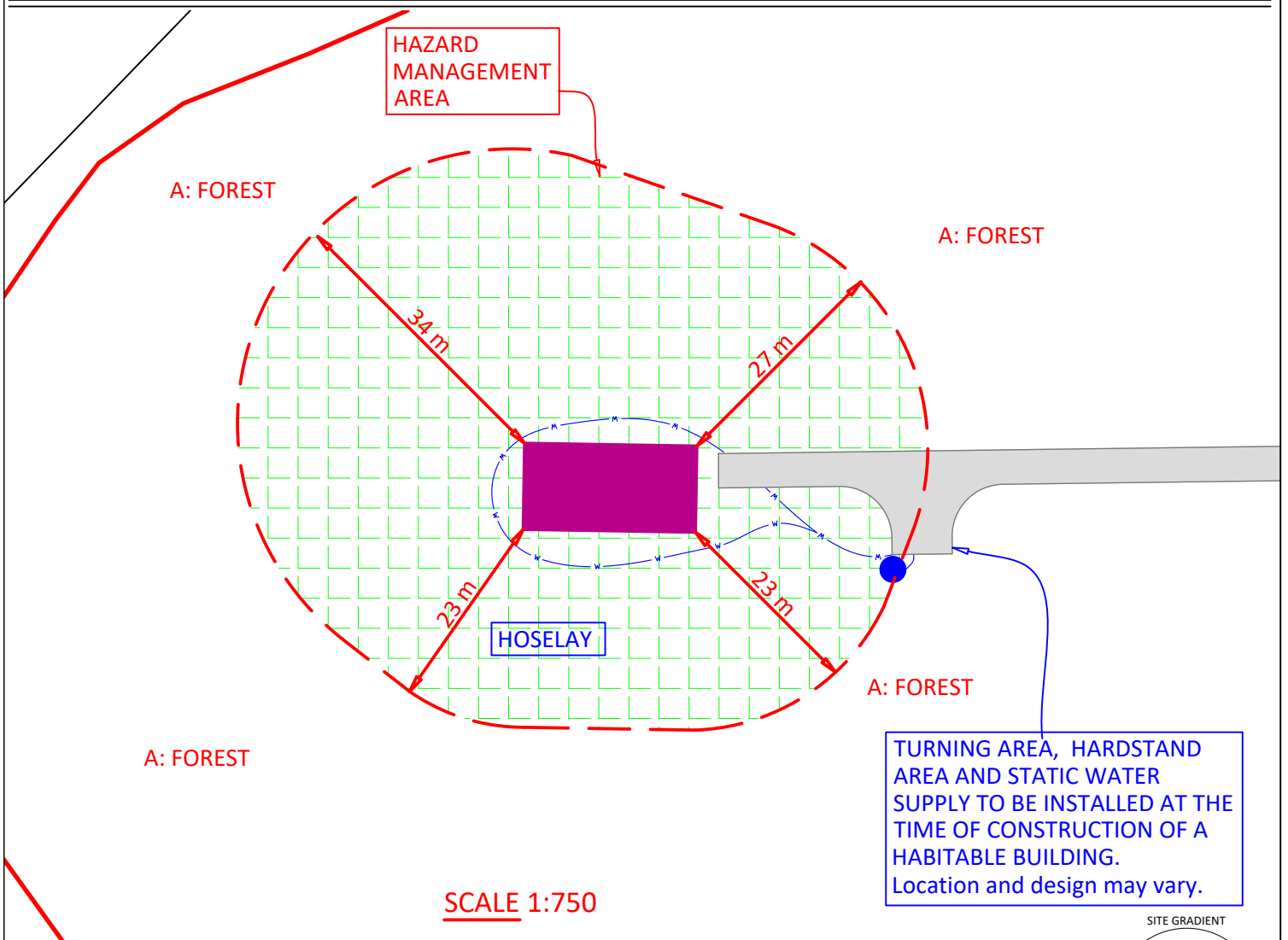
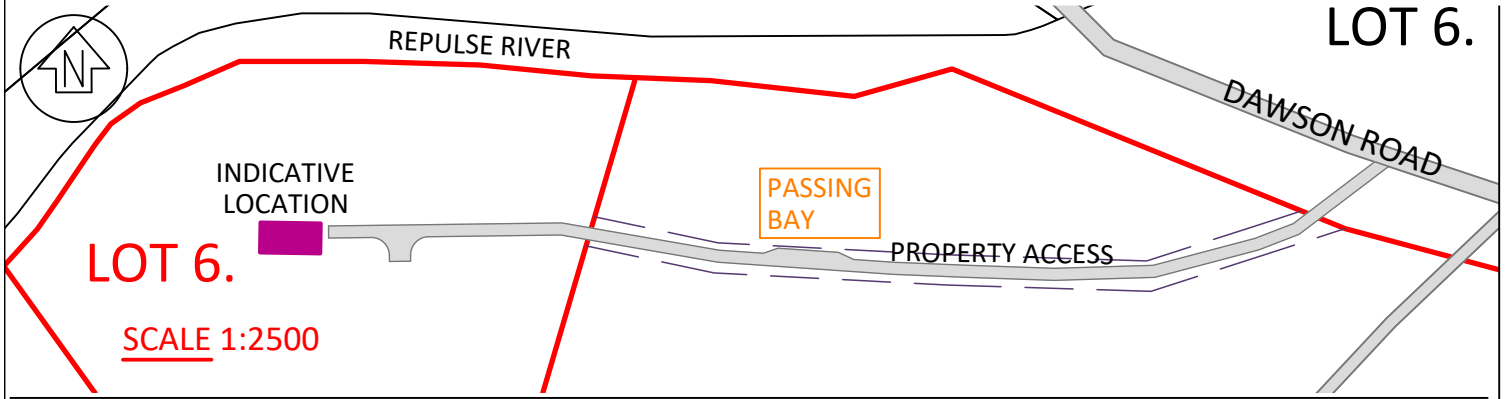
At the time of development of a habitable building, an access compliant with Table E2 Standards for property access, the Code.
 - E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

At the time of development of a habitable building, a static water supply with associated signage, fittings and hardstand area will need to be provided in accordance with Table E5 Static water supply for fire fighting, the Code.

Certified by N M Creese
Accredited Bushfire Hazard Practitioner BFP-118
Scope 1, 2, 3a and 3b
28th September 2022

LARK & CREESE <small>LAND AND ENGINEERING SURVEYORS</small>		62 Channel Highway Kingston 7050 Ph. 62296563 info@larkandcreese.com.au www.larkandcreese.com.au	
ADDRESS: 871 DAWSON ROAD, OUSE		REF No: 22082-02	
TITLE REF: C.T.177250/2	PID: 9067002		
SCALE: See DWG			

ATTACHMENT 2 - BUSHFIRE HAZARD MANAGEMENT PLAN LOT 6.



E1.0 Bushfire-Prone Areas Code, Part E Codes, Central Highlands Interim Planning Scheme 2015

E1.6 Development Standards

E1.6.1 Subdivision: Provision of hazard management areas

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E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

At the time of development of a habitable building, a static water supply with associated signage, fittings and hardstand area will need to be provided in accordance with Table E5 Static water supply for fire fighting, the Code.

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ADDRESS: 871 DAWSON ROAD, OUSE	
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SCALE: See DWG	REF No: 22082-02

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ 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:

871 DAWSON ROAD, OUSE

Certificate of Title / PID:

C.T. 177250-2, 179590/1, 166928/3, PID 9067002

2. Proposed Use or Development

Description of proposed Use and Development:

SUBDIVISION OF THREE LOTS INTO 6.

Applicable Planning Scheme:

CENTRAL HIGHLANDS INTERIM PLANNING SCHEME 2015

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
PLAN OF SUBDIVISION	Peter Binny Surveyors	1 st July 2021	Rev02
BUSHFIRE HAZARD REPORT	N M Creese	28 th Sept 2022	22082-02

¹ 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 type="checkbox"/> E1.4 / C13.4 – Use or development exempt from this Code	
Compliance test	Compliance Requirement
<input type="checkbox"/> E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/> E1.5.1 / C13.5.1 – Vulnerable Uses	
Acceptable Solution	Compliance Requirement
<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"/> E1.5.2 / C13.5.2 – Hazardous Uses	
Acceptable Solution	Compliance Requirement
<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"/> E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
Acceptable Solution	Compliance Requirement
<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 checked="" 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"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<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 checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:

NICHOLAS MARK CREESE

Phone No:

62296563

Postal Address:

62 CHANNEL HIGHWAY
KINGSTON, TAS, 7050

Email Address:

info@larkandcreese.com.au

Accreditation No:

BFP – 118

Scope:

1, 2, 3a, and 3b

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:

N.M. CREESE

Date:

28th September 2022

Certificate Number:

BFP-118

(for Practitioner Use only)

4 November 2022
The General Manager
Central Highlands Council
PO Box 20
Hamilton
TAS 7140
Our Ref 21014



RJS Surveying Pty Ltd
12 Rada Road
Kettering TAS 7155

Phone: 0419 368 180
E: russell@peterbinnysurveys.com.au

Attention: Planning Dept. Council Ref: DA2021/00072

Re: S Danieluk Pty Ltd & Nigel Tomlin; 871 Dawson Road Ouse & 991 Dawson Road Ouse; Subdivision and Boundary Reorganisation.

In response to "Council RFI 2" issued on 3rd November 2022, we can confirm the following:

- CT 177250/2 is a proposed 2 lot subdivision, creating Lots 1 & 2 on Plan of Subdivision
- CT 166928/4 is not a part of this Application
- CT 166928/3 & 179590/1 is a boundary reorganisation and subdivision, creating Lots 3, 4, 5, 6 as Per Plan of Subdivision. The reorganized boundaries on the Plan of Subdivision are annotated by showing an adhesion symbol along existing boundary lines.
- Subdivision is Staged as noted on the Plan of Subdivision

Additional responses to "Council RFI 2" per items (1) and (2) below.
If you require any further information, please get in touch.

(1) Central Highlands Interim Planning Scheme 2015

- RE: 26.5.2 P1(c)
The proposed boundary reorganisation encompasses an existing non-agricultural rural resource use (existing power station) within one lot (Lot 6).
- RE: 26.5.2 P1 (f)
New vacant lots provide a better utilisation of rural land through the reorganisation of boundaries with Folio Reference 179590/1. The rear boundary of CT166928/3 has been straightened to reduce fencing costs and reduce boundary length as it is no longer constrained by the Gunns lease of the land at the rear. The new vacant lots created contain a multiple of options for suitable building areas capable of accommodating residential development satisfying clauses 26.4.2 and 26.4.3. The new vacant lots created will not result in a significant increase in demand for public infrastructure or services. Reticulated water supply is unavailable with domestic water supply requirements reliant on on-site storage.
- RE: 26.5.1 P1 (c)
Internal lots are to be created as part of the proposed subdivision and boundary reorganisation. Existing internal lots exist for the pattern of development on nearby land (CT179589/1; CT179589/11) and internal lots also exist on part of the proposed development (CT179590/1).
- RE: 26.5.1 P1 (e)
The land contained in the proposed subdivision and boundary reorganisation provides a variety of options for future rural resource use. The land on the project site includes cleared land areas, former forestry plantation areas and vegetated areas that can support non-agricultural rural resource use.

(2) Existing accesses from Dawson Road

- Lot 6 has an existing access in the location shown on the Plan of Subdivision as “Proposed Right of Way ‘A’ 10.00 Wide” and is not within the Waterway and Coastal Protection Areas Overlay
- Lot 5 has an existing access in the location shown on the Plan of Subdivision as “Right of Way ‘J’ 15.00 Wide (SP166928) To Be Removed” and is located within the Waterway and Coastal Protection Areas Overlay.

Yours Sincerely

Michael Walsh

Peter Binny Surveys