

# **DISCRETIONARY APPLICATION**

## ***For Public Display***

**Applicant:**

Peter Binny Surveys

**Location:**

1160 Ellendale Road, Ellendale

**Proposal:**

Subdivision (3 Lots)

**DA Number:**

DA 2022 / 00032

**Date Advertised:**

27 April 2022

**Date Representation Period Closes:**

11 May 2022

**Responsible Officer:**

Jacqui Tyson (Senior Planning Officer)

**Viewing Documents:**

The relevant documents may be viewed at Council's website [www.centralhighlands.tas.gov.au](http://www.centralhighlands.tas.gov.au) or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

**Representations to:**

General Manager  
19 Alexander Street  
BOTHWELL TAS 7030

**Email:**

[development@centralhighlands.tas.gov.au](mailto:development@centralhighlands.tas.gov.au)

30 March 2022  
The General Manger  
Central Highlands Council  
PO Box 20  
Hamilton  
TAS 7040  
Our Ref 22018



RJS Surveying Pty Ltd  
12 Rada Road  
Ketttering TAS 7155  
Phone: 0419 368 180  
E: [russell@peterbinneysurveys.com.au](mailto:russell@peterbinneysurveys.com.au)

Attn Planning Dept

**Re: Todd Anthony Rayner & Kellie Maree Rayner, 1160 Ellendale Road, Ellendale.  
Subdivision Application for three lots.**

Please find attached Subdivision Application and supporting documentation for the above mentioned property.

The purpose of the subdivision is to divide 1160 Ellendale Road (FR 174156/1) into 3 lots.

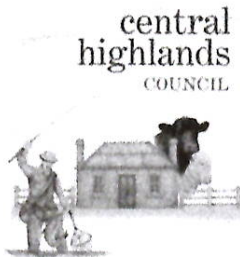
The land at 1160 Ellendale Road is under contract of sale to the “Macleod Super Fund and/or Nominee” (contact person: Alastair Macleod). The Real Estate Agent is Paul Belcher of Roberts Real Estate who is liaising directly with the landowners Todd & Kellie Rayner.

The Subdivision Application is being progressed by Alastair Macleod and payment of Council Application fees will be processed by Alastair Macleod. Please email invoice with Council Application Fees.

The Plan of Subdivision (Rev01) outlines the proposed development.

If you require any further information, please get in touch.

Yours Sincerely  
Michael Walsh  
Peter Binny Surveys



Development & Environmental Services  
19 Alexander Street  
BOTHWELL TAS 7030

Phone (03) 6259 5503  
Fax (03) 6259 5722

www.centralhighlands.tas.gov.au

For office use only:

Date Received:	
DA Number:	
PID:	

## Application for Planning Approval – Subdivision & Strata Division

Use this form to apply for subdivision approval in accordance with section 81 of the Local Government (Building & Miscellaneous Provisions) Act 1993 and section 57 and 58 of the Land Use Planning and Approvals Act 1993 (the Act).

Tick ☒ if there has been a pre-application meeting with a Council officer:

Yes: ☐ No: ☐

Officer's name

Date:

### Applicant, Owner & Contact Details:

Provide details of the Applicant and Owner of the land. (Please print)

Applicant: **MICHAEL WALSH**  
Address: **12 CONRAD DRIVE**  
**OTAGO TAS 7017**  
Email: **michael@peter-binnysurveys.com.au**

Phone No:   
Fax No:   
Mobile No: **0448882209**

Owner: **TODD ANTHONY RAYNER & KELLEE MARIE RAYNER**  
Address: **80 QUINNS ROAD**  
**ELLENDALE 7140**

Phone No: **0418881124**  
Fax No:

### Land Details:

Provide details of the land, including street address, title details and the existing use.

Address: **1160 ELLENDALE ROAD**  
**ELLENDALE 7140**

Volume: **174156**  
Folio: **1**

Existing Use: **RURAL LIVING LAND.**

Please use definitions in planning scheme

### Proposed Development Details:

Provide details of the proposed subdivision development.

Development: **THREE LOT SUBDIVISION**

Tick ☒ if proposed developed is to be staged:

Yes ☐ No ☐

Tick ☒ Is the proposed development located on land previously used as a tip site?

Yes ☐ No ☐

Provide an estimate of the completed value of the proposed development works, including the value of all site works and any labour contributions by the Applicant or the Owner.

Est. value:  \$ Write 'Nil' if no works are proposed, e.g. boundary adjustment

### Declaration:

I/we hereby apply for planning approval to carry out the subdivision development described in this application and the accompanying documents and declare that: -

- The information in this application is true and correct.
- In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- I/we authorise Council to provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

Council will only use the information provided to consider and determine the application for planning approval. Information provided may be made available for public inspection in accordance with section 57 of the Act.

- I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the Land Use Planning and Approvals Act 1993.

Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

Signature:

The Applicant must sign and date this form.

Date: **30/03/2022**

Refer to application checklist over page for additional information requirements



# Checklist

*To ensure that we can process your application as quickly as possible, please read the following checklist carefully and ensure that you have provided the following at the time of lodging the application. If you are unclear on any aspect of your application, please contact Central Highlands Council by phone on (03) 6259 5503 to discuss or arrange an appointment concerning your proposal. Note that Council may require additional information in accordance with section 54 of the Land Use Planning and Approvals Act 1993.*

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1. A completed Application for Approval of Use/Development form.  
*Please ensure that the information provides an accurate description of the proposal, has the correct address and contact details and is signed and dated by the applicant.*
2. A current copy of the Certificate of Title for all lots involved in the proposal.  
*The title details must include, where available, a copy of the search page, title plan, sealed plan or diagram and any schedule of easements (if any), or other restrictions, including covenants, Council notification or conditions of transfer.*
3. Two (2) copies of the following information -
  - a) An analysis of the site and surrounding area setting out accurate descriptions of the following -
    - (i) topography and major site features including an indication of the type and extent of native vegetation present, natural drainage lines, water courses and wetlands, trees greater than 5 metres in height in areas of skyline or landscape importance and identification of any natural hazards including flood prone areas, high fire risk areas and land subject to instability;
    - (ii) soil conditions (depth, description of type, land capability etc);
    - (iii) the location and capacity of any existing services or easements on the site or connected to the site;
    - (iv) existing pedestrian and vehicle access to the site;
    - (v) any existing buildings on the site;
    - (vi) adjoining properties and their uses; and
    - (vii) soil and water management plans.
  - b) A site plan for the proposed use or development drawn, unless otherwise approved, at a scale of not less than 1:200 or 1:1000 for sites in excess of 1 hectare, showing -
    - (i) a north point;
    - (ii) the boundaries and dimensions of the site;
    - (iii) Australian Height Datum (AHD) levels and contours;
    - (iv) natural drainage lines, watercourses and wetlands;
    - (v) soil depth and type;
    - (vi) the location and capacity of any existing services or easements on the site or connected to the site, including the provisions to be made for supplying water and draining the lots;
    - (vii) the location of any existing buildings on the site, indicating those to be retained or demolished, and their relationship to buildings on adjacent sites, streets and access ways;
    - (viii) the use of adjoining properties;
    - (ix) the proposed subdivision lots boundaries and the building envelopes for buildings, including distinguishing numbers, boundary dimensions and areas;
    - (x) the streets, roads, footpaths and other ways public and private, existing and to be opened or constructed on the land, including the widths of any such roads, footpaths and other ways;
    - (xi) the general location of all trees over three (3) metres in height;
    - (xii) the position of any easement over or adjoining the land;
    - (xiii) the location of any buildings on the site or lots adjoining it;
    - (xiv) any proposed public open space, or communal space or facilities;
    - (xv) proposed landscaping, indicating vegetation to be removed or retained and species and mature heights of plantings; and
    - (xvi) methods of minimizing erosion and run-off during and after construction and preventing contamination of storm water discharged from the site.
4. A written submission supporting the application that demonstrates compliance with the relevant parts of the Act, State Policies and the Central Highlands Planning Scheme 1998, including a Traffic Impact Statement where the development is likely to create more than 100 vehicle movements per day.
5. Application fees.  
*As per Fee Schedule. Please contact Central Highland Council's Development and Environmental Services Department by phone on (03) 6259 5503 if you require assistance in calculating the fees.*



30 March 2022  
Todd Rayner & Kellie Rayner  
1160 Ellendale Road  
Ellendale  
TAS 7140  
Our Ref 22018



RJS Surveying Pty Ltd  
12 Rada Road  
Ketttering TAS 7155

Phone: 0419 368 180  
E: [russell@peterbinnysurveys.com.au](mailto:russell@peterbinnysurveys.com.au)

c/- Paul Belcher  
Roberts Real Estate  
Mob: 0424879829  
E: [paulbelcher@robertsre.com.au](mailto:paulbelcher@robertsre.com.au)

**Re: Todd Anthony Rayner & Kellie Maree Rayner, 1160 Ellendale Road, Ellendale.  
Subdivision Application for three lots.**

Dear Todd & Kellie,

As owners of the above property, I am hereby notifying you of the application I am making to Council for a subdivision.

The purpose of the subdivision is to divide 1160 Ellendale Road (FR 174156/1) into 3 lots.

If you have any queries, please get in touch.

Yours Sincerely  
Michael Walsh  
Peter Binny Surveys  
Ph: 0448 882 209

## SEARCH OF TORRENS TITLE

VOLUME 174156	FOLIO 1
EDITION 2	DATE OF ISSUE 11-Dec-2017

SEARCH DATE : 08-Nov-2021

SEARCH TIME : 11.26 AM

DESCRIPTION OF LAND

Parish of SUTHERLAND Land District of BUCKINGHAM

Lot 1 on Plan 174156

Derivation : Part of Lot 3637, 70 Acres Gtd. to John Leatham

Prior CT 37623/1

SCHEDULE 1

M667302 TRANSFER to TODD ANTHONY RAYNER and KELLIE MAREE  
RAYNER Registered 11-Dec-2017 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER TREVOR MAXWELL BOOTH SUE BOOTH  FOLIO REFERENCE C.T. Vol. 37623 Fol. 1  GRANTEE PART OF LOT 3637, GTD TO J. LEATHAM (70 ACRES)		PLAN OF TITLE  LOCATION BUCKINGHAM SUTHERLAND  FIRST SURVEY PLAN No. P877 COMPILED BY D. G. J. POTTER  SCALE 1: 1:1600 LENGTHS IN METRES		Registered Number  <b>P. 174156</b>  APPROVED EFFECTIVE FROM 20 NOV 2017 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No.	LAST UPI No	LAST PLAN No. (D37623)	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

BALANCE PLAN

1.  
~~4.833Ha~~  
4.808ha  
(D37623)

ELLENDALE ROAD 153.89

(SP43479)

(P244823)

SASSAFRAS RIVULET

JONES RIVULET

(SP14580)

268°46'20"  
168.09

(SP 174155)

POSITION OF  
NEAR BANK OF RIVULET

(SP 174155)

(SP36656)

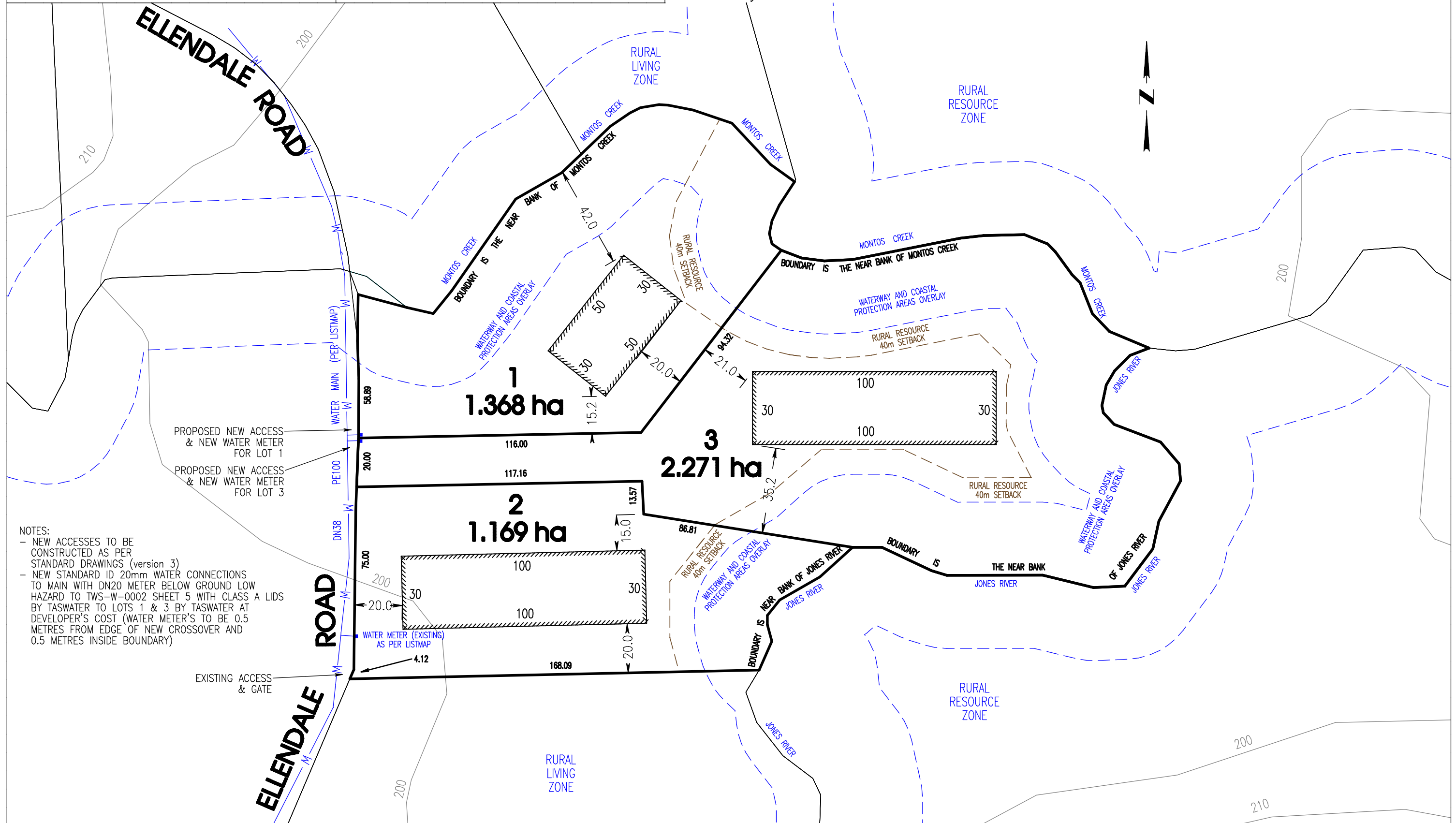
JONES RIVULET

POSITION OF  
NEAR BANK OF RIVULET  
PER  
(SP . . . . .)



**LOCATION:**  
1160 ELLENDALE RD ELLENDALE TAS 7140

### MEASUREMENTS IN METRES





## BUSHFIRE HAZARD ASSESSMENT REPORT

PROPOSED 3 LOT SUBDIVISION  
1160 ELLENDALE ROAD,  
ELLENDALE

Dated April 2022

Report by Samuel Walters BFP-130

Report Code: M22-2

**Bushfire  
Tasmania**

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## APPENDICES

Appendix A – Site Photographs  
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Appendix C – Bushfire Hazard Management Plan



## 1. Report Summary

The purpose of this report is to provide a Bushfire Hazard Management Plan (BHMP) and Bushfire Attack Level (BAL) assessment in compliance with Planning Directive No. 5.1 Bushfire Prone Areas Code 2017 and Australian Standard 3959 2018 (incorporating Amendments 1 & 2) in relation to a 3 lot subdivision at 1160 Ellendale Road, Ellendale (C.T 174156/1).

Our findings conclude that the potential bushfire hazard risk for the proposal is tolerable providing the recommendations and findings of this report are followed and implemented in accordance with Planning Directive No. 5.1 Bushfire Prone Areas Code 2017 and Australian Standard 3959 2018 (incorporating Amendments 1 & 2).

E1.6.1 A1(b) in Planning Directive No. 5.1 2017 states that the deemed to satisfy solution is to achieve a minimum BAL-19 outcome for building areas on lots.

Bushfire-prone vegetation that poses the greatest threat is G. Grassland on all aspects.

New buildings constructed within proposed the building areas (BA's) on all lots will comply with requirements for a BAL-12.5 compliant building solution and will be approved at the time of subdivision. A HMA is required with separation distances from BA of:

- Lot 1 - 14m on the north western, south western and south eastern aspects as well as 16m on the north eastern aspect.
- Lot 2 - 14m on the western and southern aspects as well as 16m on the northern and eastern aspects.
- Lot 3 - 14m on all aspects.

Site access requirements are as follow:

- Lot 1 must comply with E1.6.2 A1(b) Table E2(B) of Planning Directive No. 5.1 2017 as driveway will >30m and <200m in length and will provide access to a static firefighting water supply.
- Lot 2 will comply with E1.6.2 A1(b) Table E2(A) of Planning Directive No. 5.1 2017 if driveway is <30m and/or <30m to a static firefighting water supply, and the water supply is within 90m of the furthest part of a dwelling as a hose lay. However, if driveway is >30m and <200m in length and will provide access to a static firefighting water supply, it must comply with E1.6.2 A1(b) Table E2(B) of Planning Directive No. 5.1 2017.
- Lot 3 must comply with E1.6.2 A1(b) Table E2(B) of Planning Directive No. 5.1 2017 if driveway is >30m and <200m in length and provides access to a static firefighting water supply.  
If driveway is >200m in length and provides access to a static firefighting water supply, it must comply with E1.6.2 A1(b) Table E2(C) of Planning Directive No. 5.1 2017.

Proposed habitable dwellings on lots will require a static water supply in accordance with E1.6.3 A2(b) Table E5 of Planning Directive No. 5.1 2017.

If mains fire hydrants are installed, they must be in line with E1.6.3 A1(b) Table E4(B).

## 2. Introduction

### 2.1. The Proposal

The proposal involves a 3 lot subdivision at 1160 Ellendale Road, Ellendale (C.T 174156/1). Lot 1 will be 1.368 hectares in size, lot 2 1.169 hectares and Lot 3 2.271 hectares.

### 2.2. Scope of Report

Bushfire Tasmania was engaged by Alastair Macleod to undertake a Bushfire Hazard Management Plan (BHMP) and BAL assessment for planning approval for a 3 lot subdivision to determine vegetation management requirements, firefighting water supply requirements, site access requirements and construction requirements to comply with Planning Directive No. 5.1 Bushfire Prone Areas Code, September 1 2017 and Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas 2018 (incorporating Amendments 1 & 2).

The proposal is assessed in accordance with E1.6 of Planning Directive No. 5.1 Bushfire Prone Areas Code 2017, specifically E1.6.1 A1(b), E1.6.2 A1(b), E1.6.3 A1(b) and E1.6.3 A2(b) as well as Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas 2018 (incorporating Amendments 1 & 2). The site is assessed to a Fire Danger Index (FDI) of 50.

### 2.3. Property Information

Address: 1160 Ellendale Road, Ellendale

Zoning: Rural Living

Municipality: Central Highlands

Planning Scheme: Central Highlands Interim Planning Scheme 2015

### 2.4. Planning Overlays

Based on the Central Highlands Interim Planning Scheme 2015:

- Waterway and Coastal Protection Areas

### 3. Site Conditions and Observations

#### 3.1. Site Description

The subject property is located on the across-/down-slope eastern side of Ellendale Road. The property has been used for grazing and hay production. There are no existing structures on the site.

It is flanked by Montos Creek and Jones River on the northern and eastern boundaries.

The topography is gently sloped to undulating in the range of 1-5° with an overall north easterly to easterly aspect.

The property has a history of agricultural activities and is currently uncut native and improved pastures, weeds and previous short rotation crops.



Figure 1: contoured listmap. [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) Subject property and proposed lot structure outlined in blue with proposed BA's in orange.





Figure 2: contoured listmap. [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) Subject property and proposed lot structure outlined in blue with proposed BA's in orange. Shows site situated in Rural Living zoning.

### 3.2. Surrounding Area

The subject site is located in a rural living zoned area, which borders rural resource to the east and west. Both zonings make up the larger area surrounding for several kms on all aspects. Typically, the higher elevation land is rural resource and the lower lying plains are rural living.

Properties within rural resource are very large and tend to have more large remnant vegetation with some dwellings and out buildings constructed. Dwellings tend to be surrounded by gardens in a managed state. Forestry operations make up a considerable proportion of this zoning to the west.

Rural living land is generally cleared of large vegetation and mostly made up of grazing land and pasture on smaller allotments that have a higher density of dwellings and other buildings. Dwellings are surrounded by managed garden settings.

Figure 3 below gives the TasVeg4.0 listmap of the area.

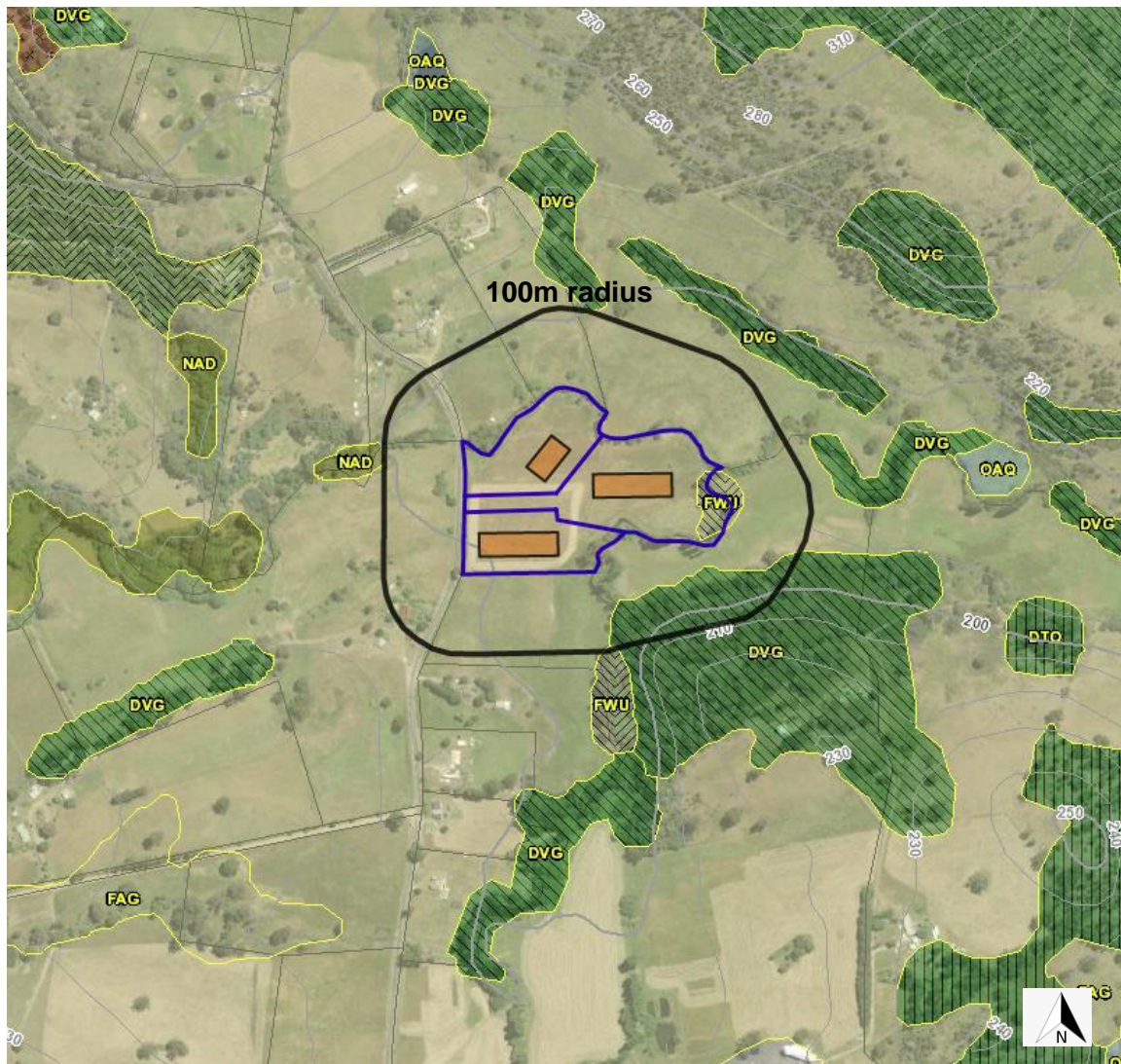


Figure 3: contoured TasVeg4.0 listmap. [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) Subject property and proposed lot structure outlined in blue with proposed BA's in orange.

### 3.3. Additional Information

Boundary adjustment/subdivision not expected to be staged.

Performance criteria satisfied under the Central Highlands Interim Planning Scheme 2015 E11.8.1 P1(b)(ii) relating to waterway and coastal protection area and the ability for this development to accommodate this code. The waterway zone on each lot is currently cleared and encroachment of HMA's within this zone is minor (1-2m at most on lots 2 and 3) with the majority of HMA's not impacting the waterway zone. Implementation of HMA's will not alter the current site and vegetation conditions, thus not impacting natural values or the watercourse.



There has been bushfire activity surrounding the site. The latest fire to impact the proposal and surrounds occurred in 2012-2013 and was the result of an accident. This burned several km's of land in a north west/south east pattern, all located to the west and north of the site.

See Figure 4 below for these events on a listmap.



Figure 4: Fire History listmap. [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) Subject property outline in blue, fire events denoted by hashed areas with dates inserted.

## 4. Bushfire Attack Level Assessment

### 4.1. Vegetation

According to TasVeg4.0, the entire proposal is situated within vegetation classified as (FAG) agricultural land. This includes properties on all aspects. Majority of this land consists of grazing grassland or hay production. Some sparse remnant larger Eucalyptus remain. Poplars and other assorted small to medium sized trees line Montos Creek and Jones River riparian strips. Widths of these strips ranges from approximately 6-30m, with the majority in the range of 6-12m.

Interspersed between (FAG) agricultural land are small to large parcels of (DVG) Eucalyptus *viminalis* grassy forest and woodland as well as some (DOB) Eucalyptus *obliqua* dry forest. These stands are scattered surrounding the proposal are >100m from building areas and extend into elevated areas and hills surrounding. These hills are dry and have typical dry land shrubby undergrowth.

Fire behaviour suggests that threats to building areas on lots would stem from potentially fast-moving grass fires, fanned by northerly, north westerly, westerly and south westerly winds burning up-, down- and across-slope. This may result in BA's being subjected to flanking and/or head fires.

All lots would likely experience ember attack and possible spot fires. Spot fires may be unpredictable/erratic depending on wind conditions.

The following table gives the predominant vegetation types for ground cover, middle growth and canopy for the surrounding area within 150m of building areas:

Table 1: Predominant grassland vegetation on all aspects.

Vegetation Height	Species
Canopy	N/A
Middle Growth	N/A
Ground Cover	Assorted native and introduced pasture species Assorted weed species Assorted native and introduced shrubs

Vegetation on all aspects is assessed as G. Grassland.

See photographs in appendix A for an indication of the surrounding vegetation.

### 4.2. Slope

Majority of land below grassland bushfire prone vegetation ranges between approximately 1-5° with a range of aspects but predominantly a north easterly to easterly aspect.

### 4.3. Separation Distances

Refer to Tables 2, 3 and 4 indicating the minimum defendable space distances required from shrubland bushfire prone vegetation in order to achieve BAL-19 and BAL-12.5.

Table 2: Defendable Space Table for building area on lot 1

	North West	North East	South East	South West
Vegetation Type	G. Grassland	G. Grassland	G. Grassland	G. Grassland
Surrounding land relative to site	Up-slope / Across/flat	Down-slope 0-5°	Up-slope / Across/flat	Up-slope / Across/flat
Minimum Defendable Space Required to achieve BAL-12.5	≥14m	≥16m	≥14m	≥14m

Table 3: Defendable Space Table for building area on lot 2

	North	East	South	West
Vegetation Type	G. Grassland	G. Grassland	G. Grassland	G. Grassland
Surrounding land relative to site	Down-slope 0-5°	Down-slope 0-5°	Up-slope / Across/flat	Up-slope / Across/flat
Minimum Defendable Space Required to achieve BAL-12.5	≥16m	≥16m	≥14m	≥14m

Table 4: Defendable Space Table for building area on lot 3

	North	East	South	West
Vegetation Type	G. Grassland	G. Grassland	G. Grassland	G. Grassland
Surrounding land relative to site	Up-slope / Across/flat	Up-slope / Across/flat	Up-slope / Across/flat	Up-slope / Across/flat
Minimum Defendable Space Required to achieve BAL-12.5	≥14m	≥14m	≥14m	≥14m

All separation distances are in accordance with Table 2.6 in AS3959 2018 and apply as part the HMA's set out in the BHMP.

Implementation and ongoing maintenance of these separation distances and subsequent HMA would allow a BAL-12.5 compliant building solution on all aspects for any building within BA's on all lots.



#### 4.4. BAL

For BA'S on all lots, BAL ratings can be seen in Table 5. These are in accordance with Table 2.6 of AS3959 2018. Table 3.1 of AS3959, 2018 (incorporating Amendments 1 & 2) describes BAL-12.5:

Table 5: Building Area BAL ratings for all lots

Bushfire Attack Level (BAL)	Heat flux exposure thresholds for classified vegetation within 100m of site	Predicted bushfire attack and levels of exposure	Construction Sections
ALL LOTS BAL – 12.5 All Aspects	≤12.5 kW/m <sup>2</sup>	Ember attack	3 & 5

### 5. Bushfire Hazard Management Objectives

#### 5.1. Hazard Management Areas

The purpose of hazard management areas (HMA) is to provide a vegetation buffer in order to reduce fuel loads to a manageable level and aid in preservation of life and property. HMA's can be vegetated but in a manner that does not facilitate fire spread and helps occupants and/or firefighters to control fire activity (where possible) within the HMA.

However, HMA's are not intended as fail safe, they are highly dependent on the prevailing weather and fire conditions on the day as well as to what degree they are maintained (measured against clause 2.2.3.2 of AS3959 2018).

On all lots, setbacks have been imposed to allow a BAL-12.5 rating for the entire building area in line with E1.6.1 A1(b) of Planning Directive No. 5.1 Bushfire Prone Areas Code 2017.

For HMA's on all lots, compliance can be achieved by the mowing and ongoing maintenance of grassland. Grass should be mowed to a nominal height of 100mm or less as per Clause 2.2.3.2 (f) of AS3959 2018.

Future plantings/landscaping within HMA's on all lots:

New vegetation may be planted within the HMA but must satisfy low threat conditions. New shrubs up to 2m in height can be planted either individually or in single rows but must be spaced with a minimum 4m between foliage and should not be within 4m of any dwelling (or class 10a building within 6m of a habitable residence).

New vegetation <1m in height may be planted not closer than 3m from buildings.

Large plants 4m or more in height can be planted but low and mid-level growth up to 2m in height to be trimmed and maintained over time with a minimum spacing between crowns of 15m.

New vegetation 2m or more in height should not be planted within 6m of any proposed dwelling or class 10a building within 6m of a habitable residence.

All new vegetation 1-4m in height should be spaced from large vegetation (>4m) at least 8m from tree trunk.

Firewood should be appropriately contained away from dwellings and plant debris should be removed.

Future plantings must take into account the requirement to maintain the HMA's as low threat and in line with this report and Clause 2.2.3.2 (d)(e)(f) AS3959 2018.

Future plantings/landscaping should be planned with this in mind and be appropriately managed. We recommend plants of low flammability, such as – but not limited to – those in the Tasmania Fire Service booklet *Fire Resisting Garden Plants for the urban fringe and rural areas*, 2017.

## 5.2. Private Access

Private site access is important for firefighting services in order to enter and exit the property under all circumstances, especially threatening and potentially dangerous conditions. There are certain design parameters that must be met to allow safe vehicle and foot access by firefighters and emergency services.

Proposed BA's have varying setbacks from road boundary. As such:

- Lot 1 must comply with E1.6.2 A1(b) Table E2(B) of Planning Directive No. 5.1 2017 as driveway will >30m and <200m in length and will provide access to a static firefighting water supply.
- Lot 2 will comply with E1.6.2 A1(b) Table E2(A) of Planning Directive No. 5.1 2017 if driveway is <30m and/or <30m to a static firefighting water supply, and the water supply is within 90m of the furthest part of a dwelling as a hose lay. However, if driveway is >30m and <200m in length and will provide access to a static firefighting water supply, it must comply with E1.6.2 A1(b) Table E2(B) of Planning Directive No. 5.1 2017.
- Lot 3 must comply with E1.6.2 A1(b) Table E2(B) of Planning Directive No. 5.1 2017 if driveway is >30m and <200m in length and provides access to a static firefighting water supply. If driveway is >200m in length and provides access to a static firefighting water supply, it must comply with E1.6.2 A1(b) Table E2(C) of Planning Directive No. 5.1 2017.

See Table E2 below:

Table E2 Standards for property access

Element		Requirement
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to access a fire fighting water point.	The following design and construction requirements apply to property access: <ul style="list-style-type: none"> <li>(a) all-weather construction;</li> <li>(b) load capacity of at least 20t, including for bridges and culverts;</li> <li>(c) minimum carriageway width of 4m;</li> <li>(d) minimum vertical clearance of 4m;</li> <li>(e) minimum horizontal clearance of 0.5m from the edge of the carriageway;</li> <li>(f) cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;</li> <li>(h) curves with a minimum inner radius of 10m;</li> <li>(i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and</li> <li>(j) terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> <li>(i) a turning circle with a minimum outer radius of 10m; or</li> <li>(ii) a property access encircling the building; or</li> <li>(iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.</li> </ul> </li> </ul>
C.	Property access length is 200m or greater.	The following design and construction requirements apply to property access: <ul style="list-style-type: none"> <li>(a) the requirements for B above; and</li> <li>(b) passing bays of 2m additional carriageway width and 20m length provided every 200m.</li> </ul>
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: <ul style="list-style-type: none"> <li>(a) complies with requirements for B above; and</li> <li>(b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.</li> </ul>

### 5.3. Water Supply for Firefighting

The ability for firefighters and occupants alike to have easy and safe access to a firefighting water supply point is paramount. Water supply points and fire hydrants (whether on the subject property or along public streets and roads) must be visible and positioned to allow easy/safe approach. Static (unreticulated) water supply points must be clearly labelled with water signage.

All lots must install a static water supply point. This is to be in accordance with E1.6.3 A2(b) Table E5 of Planning Directive No. 5.1 Bushfire Prone Areas Code 2017. See Table E5 below:

Table E5 Static water supply for fire fighting

Element		Requirement
A.	Distance between building area to be protected and water supply.	The following requirements apply: <ul style="list-style-type: none"> <li>(a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and</li> <li>(b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.</li> </ul>
B.	Static Water Supplies	A static water supply: <ul style="list-style-type: none"> <li>(a) may have a remotely located offtake connected to the static water supply;</li> <li>(b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;</li> <li>(c) must be a minimum of 10,000l per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;</li> <li>(d) must be metal, concrete or lagged by non-combustible materials if above ground; and</li> <li>(e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of <i>Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas</i>, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: <ul style="list-style-type: none"> <li>(i) metal;</li> <li>(ii) non-combustible material; or</li> <li>(iii) fibre-cement a minimum of 6mm thickness.</li> </ul> </li> </ul>
C.	Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a fire fighting water point for a static water supply must: <ul style="list-style-type: none"> <li>(a) have a minimum nominal internal diameter of 50mm;</li> <li>(b) be fitted with a valve with a minimum nominal internal diameter of 50mm;</li> <li>(c) be metal or lagged by non-combustible materials if above ground;</li> <li>(d) if buried, have a minimum depth of 300mm<sup>2</sup>;</li> <li>(e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;</li> <li>(f) ensure the coupling is accessible and available for connection at all times;</li> <li>(g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);</li> <li>(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</li> <li>(i) if a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> <li>(i) visible;</li> <li>(ii) accessible to allow connection by fire fighting equipment;</li> <li>(iii) at a working height of 450 – 600mm above ground level; and</li> <li>(iv) protected from possible damage, including damage by vehicles.</li> </ul> </li> </ul>
D.	Signage for static water connections.	The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: <ul style="list-style-type: none"> <li>(a) comply with water tank signage requirements within <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i>; or</li> <li>(b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.</li> </ul>
E.	Hardstand	A hardstand area for fire appliances must be: <ul style="list-style-type: none"> <li>(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);</li> <li>(b) no closer than 6m from the building area to be protected;</li> <li>(c) a minimum width of 3m constructed to the same standard as the carriageway; and</li> <li>(d) connected to the property access by a carriageway equivalent to the standard of the property access.</li> </ul>

As a mains water supply is available at the road frontage, there is the possibility that fire hydrants could be installed to provide the firefighting water supply points. If mains fire hydrants are installed, they must be in line with E1.6.3 A1(b) Table E4(B).

See Table E4 below:

Table E4 Reticulated water supply for fire fighting

Element		Requirement
A.	Distance between building area to be protected and water supply.	The following requirements apply: (a) the building area to be protected must be located within 120m of a fire hydrant; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Design criteria for fire hydrants	The following requirements apply: (a) fire hydrant system must be designed and constructed in accordance with <i>TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2<sup>nd</sup> Edition</i> ; and (b) fire hydrants are not installed in parking areas.
C.	Hardstand	A hardstand area for fire appliances must be: (a) no more than 3m from the hydrant, measured as a hose lay; (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

## 6. Subdivision Plan

### 6.1. Proposed Layout

The intended subdivision layout is such that all lots will have road frontage with lot 3 opening up more as an internal lot.

### 6.2. Preferred Layout

This can be used as a guide to achieve optimal bushfire management outcomes, or best practice. The aim is to provide solutions that are comparable to the existing layout but incorporate practical bushfire safety measures whilst at the same time not reduce the commercial appeal of the development.

Given the relatively simple nature of the development, there is no comment on any preferred layout.



## 7. Additional Planning Requirements

### 7.1. Vegetation Management

There are no specific planning scheme requirements in terms of vegetation management. In addition, there are no threatened species of flora or fauna.

### 7.2. Environmental Values

As a general rule it is important that proposed works do not lead to excessive vegetation removal (beyond what is required in this report) and measures should be taken to control and stabilize soil where vegetation has been removed in order to prevent erosion. This subdivision is unlikely to significantly alter existing site conditions.

A waterway and coastal protection area borders the proposal on the northern and eastern aspects. The HMA's imposed for BA's on lots 1 and 3 will slightly encroach into parts of this protection area.

Performance criteria satisfied under the Central Highlands Interim Planning Scheme 2015 E11.8.1 P1(b)(ii) relating to waterway and coastal protection area and the ability for this development to accommodate this code. The waterway zone on each lot is currently cleared and encroachment of HMA's within this zone is minor (1-2m at most on lots 2 and 3) with the majority of HMA's not impacting the waterway zone.

Implementation of HMA's will not alter the current site and vegetation conditions, thus not impacting natural values or the watercourse.

## 8. Regulations

Regulations governing construction in bushfire prone areas encompass all documents relating to planning, design and implementation. These documents include:

- Tasmania Building Act 2016
- Tasmania Building Regulations 2014
- Tasmania Building Regulations 2016
- Director's Determination - Requirements for Building in Bushfire-Prone Areas (transitional) Version 2.2 March 16, 2020
- Director's Determination - Application of Requirements for Building in Bushfire-Prone Areas (transitional) Version 1.3 March 16, 2020
- Planning Directive No.5.1 Bushfire-Prone Areas Code - September 1 2017
- BCA (as part of the National Construction Code) - 2019
- AS3959 (2018) (incorporating Amendments 1 & 2) - Construction of buildings in bushfire prone areas
- The ABCB Performance Standard for Private Bushfire Shelters Part 1

## 9. Report Limitations and General Information

This report aims to provide sound advice, best practice strategies and measures in accordance with AS3959 2018 (incorporating Amendments 1 & 2), Planning Directive No 5.1 Bushfire-Prone Areas Code – September 1 2017, the Director's Determination Requirements for Building in Bushfire-Prone Areas (transitional) Version 2.2 2020, and Director's Determination – Application of Requirements for Building in Bushfire-Prone Areas (transitional) Version 1.3 March 16, 2020 relevant to the site assessed.

We rely on information provided to us by clients and agents on behalf of clients. The assessment provided in this report relates only to the subject proposal/land/property, which has been identified in this report.

It is outside the scope of our accreditation to provide performance solutions. Bushfire Tasmania can provide performance solutions only with the advice and approval of the Tasmania Fire Service.

The purpose of recommendations contained in this report are to deliver clarity of circumstances relating to potential bushfire hazard(s). In addition, they are designed to assist in developing mitigation measures and on-going management of the site and surrounding area to provide a tolerable level of risk in accordance with all relevant standards. Any proposed future building(s) or changes in vegetation that may impact this site from a bushfire hazard perspective have not been considered in this report. No responsibility is taken for any loss as a result of actions taken which may be contrary to AS3959 2018 or the Directors Determinations. All findings and conclusions in this report are based on these.

Of particular note and importance from AS3959:

*This standard is primarily concerned with improving the ability of buildings in designated bushfire-prone areas to better withstand attack from bushfire thus giving a measure or protection to the building occupants (until the fire front passes) as well to the building itself.*

*Improving the design and construction of buildings to minimize damage from the effects of bushfire is but one of several measures available to property owners and occupiers to address damage during bushfire. Property owners should be aware that this Standard is part of a process that aims to lessen the risk of damage to buildings occurring in the event of the onslaught of bushfire. Other measures of mitigating damage from bushfire fall within the areas of planning, subdivision, siting, building design, landscaping and maintenance.*

Furthermore, compliance with AS3959 does not guarantee that no loss will occur to life or property as a result of bushfire, as stated in AS3959:

*It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.*

*The survivability of buildings is also dependent on a combination of measures such as landscaping, water supplies, access, building design and maintenance. Care should also be exercised when siting and designing for these measures when constructing a building under this Standard.*

Monitoring current TFS advice is imperative and landowners should be aware in Catastrophic Fire Danger Rating conditions, even very well-prepared buildings may not be safe. Residents in bushland areas should not plan to defend any building, regardless of any preparations they have made.

It is the intention that based on the implementation of sound bushfire prevention measures in conjunction with on-going maintenance and keeping informed of possible fire threats that loss of property and/or life may be reduced.

If your property is within a bushfire prone area or if likely to be impacted by bushfire in some way, it is highly recommended that property owners/managers develop and implement a bushfire survival plan. This should address all aspects of bushfire safety and bushfire prevention measures applicable to the property. In addition, an evacuation plan should be developed and rehearsed to ensure occupants can realistically enforce it should the need arise. Please refer to the TFS Bushfire Emergency Planning Guidelines V2.0 2017 as a reference to better plan evacuation procedures as part of any bushfire survival plan and listen to ABC local radio for updates in the event of a fire in your area.

## 10. Recommendations

### Hazard Management Areas

There is a requirement for the proposed BA's on all lots to achieve the minimum BAL-19 rating in line with E1.6.1 A1(b) of Planning Directive No. 5.1 Bushfire Prone Areas Code 2017.

- New buildings constructed within proposed the BA's on all lots will comply with requirements for a BAL-12.5 compliant building solution and will be approved at the time of subdivision. HMA's are required with separation distances from BA's of:
  - Lot 1 - 14m on the north western, south western and south eastern aspects as well as 16m on the north eastern aspect.
  - Lot 2 - 14m on the western and southern aspects as well as 16m on the northern and eastern aspects.
  - Lot 3 - 14m on all aspects.
- For HMA's on all lots, compliance can be achieved by the mowing and ongoing maintenance of grassland on the subject property. Grass should be mowed to a nominal height of 100mm or less as per Clause 2.2.3.2 (f) of AS3959 2018.

Future plantings/landscaping within HMA's on all lots:

New vegetation may be planted within the HMA but must satisfy low threat conditions.

New shrubs up to 2m in height can be planted either individually or in single rows but must be spaced with a minimum 4m between foliage and should not be within 4m of any dwelling (or class 10a building within 6m of a habitable residence).

New vegetation <1m in height may be planted not closer than 3m from buildings.

Large plants 4m or more in height can be planted but low and mid-level growth up to 2m in height to be trimmed and maintained over time with a minimum spacing between crowns of 15m.

New vegetation 2m or more in height should not be planted within 6m of any proposed dwelling or class 10a building within 6m of a habitable residence.

All new vegetation 1-4m in height should be spaced from large vegetation (>4m) at least 8m from tree trunk.

Firewood should be appropriately contained away from dwellings and plant debris should be removed.

Future plantings must take into account the requirement to maintain the HMA's as low threat and in line with this report and Clause 2.2.3.2 (d)(e)(f) AS3959 2018.

- HMA's and site access to BA's on all lots should be installed and compliant prior to the sealing of titles.

### Site Access

Proposed BA's have varying setbacks from road boundary. As such:

- Lot 1 must comply with E1.6.2 A1(b) Table E2(B) of Planning Directive No. 5.1 2017 as driveway will >30m and <200m in length and will provide access to a static firefighting water supply.
- Lot 2 will comply with E1.6.2 A1(b) Table E2(A) of Planning Directive No. 5.1 2017 if driveway is <30m and/or <30m to a static firefighting water supply, and the water supply is within 90m of the furthest part of a dwelling as a hose lay. However, if driveway is >30m and <200m in length and will provide access to a static firefighting water supply, it must comply with E1.6.2 A1(b) Table E2(B) of Planning Directive No. 5.1 2017.
- Lot 3 must comply with E1.6.2 A1(b) Table E2(B) of Planning Directive No. 5.1 2017 if driveway is >30m and <200m in length and provides access to a static firefighting water supply.  
If driveway is >200m in length and provides access to a static firefighting water supply, it must comply with E1.6.2 A1(b) Table E2(C) of Planning Directive No. 5.1 2017.

### Firefighting Water Supply

- All lots must install a static water supply point. This is to be in accordance with E1.6.3 A2(b) Table E5 of Planning Directive No. 5.1 Bushfire Prone Areas Code 2017.
- As a mains water supply is available at the road frontage, there is the possibility that fire hydrants could be installed to provide the firefighting water supply points. If mains fire hydrants are installed, they must be in line with E1.6.3 A1(b) Table E4(B).

### General

- We recommend future owner(s) of any lot be issued with a copy of the bushfire hazard management plan and this report for future planning and reference.



## 11. Conclusion

The proposal is for a 3 lot subdivision at 1160 Ellendale Road, Ellendale (C.T 174156/1). Lot 1 will be 1.368 hectares in size, lot 2 1.169 hectares and Lot 3 2.271 hectares  
The bushfire prone vegetation of greatest threat is G. Grassland on all aspects.

It is the conclusion of this bushfire hazard assessment report that if all findings and recommendations contained within this report and BHMP are implemented and maintained, the proposal will comply with all DtS requirements as well as Central Highlands Interim Planning Scheme 2015 E11.8.1 P1(b)(ii).

Building areas on all lots are approved at the time of subdivision and will comply with BAL-12.5 requirements in accordance with E1.6.1 A1(b) of Planning Directive No. 5.1 Bushfire Prone Areas Code 2017.

The site has been assessed in accordance with Planning Directive No. 5.1 Bushfire Prone Areas Code September 1 2017 and Australian Standard 3959 – *Construction of Buildings in Bushfire Prone Areas 2018* (incorporating Amendments 1 & 2).



Samuel Walters B.Agr Sc.; BFP-130 (1, 2, 3A, 3B)  
Bushfire Tasmania

## 12. References

- AS3959-2018 Construction of buildings in bushfire prone areas, Standards Australia, Sydney (incorporating Amendments 1 & 2).
- Wiltshire,R and Jordan,G. *Treeflip*, School of Plant Science, University of Tasmania, 2009.
- Wiltshire,R and Potts,B. *Eucaflip*, School of Plant Science, University of Tasmania, 2007.
- Planning Directive No.5.1 Bushfire-Prone Areas Code – September 1 2017.
- Tasmania Building Act 2016.
- Tasmania Building Regulations 2014.
- Tasmania Building Regulations 2016.
- From Forest to Fjaeldmark, *Descriptions of Tasmania's Vegetation*. Department of Primary Industries, Water and Environment, 2005.
- Central Highlands Interim Planning Scheme 2015.
- [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)
- Chladil, M and Sheridan, J. *Fire Resisting Garden Plants for the urban fringe and rural areas*. Tasmania Fire Service, 2017.
- TasVeg3.0 Tasmanian Vegetation Monitoring and Mapping Program, Biodiversity Conservation Branch, DPIPWE, 2013.
- Bushfire Planning Group, *Guidelines for Development in Bushfire Prone Areas of Tasmania*, Tasmania Fire Service, Hobart, 2005.
- [www.fire.tas.gov.au](http://www.fire.tas.gov.au)
- TFS *Bushfire Emergency Planning Guidelines* Version 2.0, November 2017. Tasmania Fire Service.
- TFS *Building for Bushfire booklet*, Tasmania Fire Service, June 2020.
- TFS *Water Supply Signage Guideline* Version 1.0, Tasmania Fire Service, February 2017.
- TFS *Firefighting Water Supplies booklet*, Tasmania Fire Service.

### Appendix A – Site Photographs

Photograph 1 – Looking south from southern boundary of lot 2, approximately 40m in from Ellendale Road. Buildings are on 1144 Ellendale Road.



Photograph 2 – Looking east from same location as photo 1 along southern fence of lot 2.





Photograph 3 – Looking north east over proposal from south western corner of lot 2 (near existing gate and gravel entrance).



Photograph 4 – Looking north over proposal from same location as photo 3. Ellendale Road can be seen on the left.





Photograph 5 – Looking north up Ellendale Road from outside existing gate and entrance to the site.



Photograph 6 – Looking north west from same location as photo 5.





**Photograph 7 – Looking south west from same location as photo 6. Dwelling is on 1145 Ellendale Road.**



**Photograph 8 – Looking south from same location as photo 7. 1145 Ellendale Road on the right and 1140/1150 Ellendale Road on the left.**





**Photograph 9 – Looking east toward existing site entrance from Ellendale Road.**



**Photograph 10 – Looking north west from northern boundary of lot 1 along Montos Creek.  
Adjoining property is 1188 Ellendale Road.**





Photograph 11 – Looking north east from same location as photo 10.



Photograph 12 – Looking north from northern boundary of lot 1. House in middle is 1204 Ellendale Road.





**Photograph 13 – Looking east from eastern most boundary of lot 1. Adjoining property over Montos Creek is C.T 244823/1.**



**Photograph 14 – Looking east along northern boundary of lot 3. Montos Creek riparian strip over fence. Lot 3 on right hand side.**





**Photograph 15 – Looking south east from same location as photo 14 across lot 3.**



**Photograph 16 – Looking south from northern boundary of lot 3. Buildings on right are 1144 Ellendale Road.**





**Photograph 17 – Looking east from building area on lot 3.**



**Photograph 18 – Looking east from eastern most point of lot 3. Beyond riparian strip of Jones River is paddock grassland.**





Photograph 19 – Looking south from southern boundary of lot 3 over grassland on 1084 Ellendale Road. Forest beyond, >100m from the proposal.

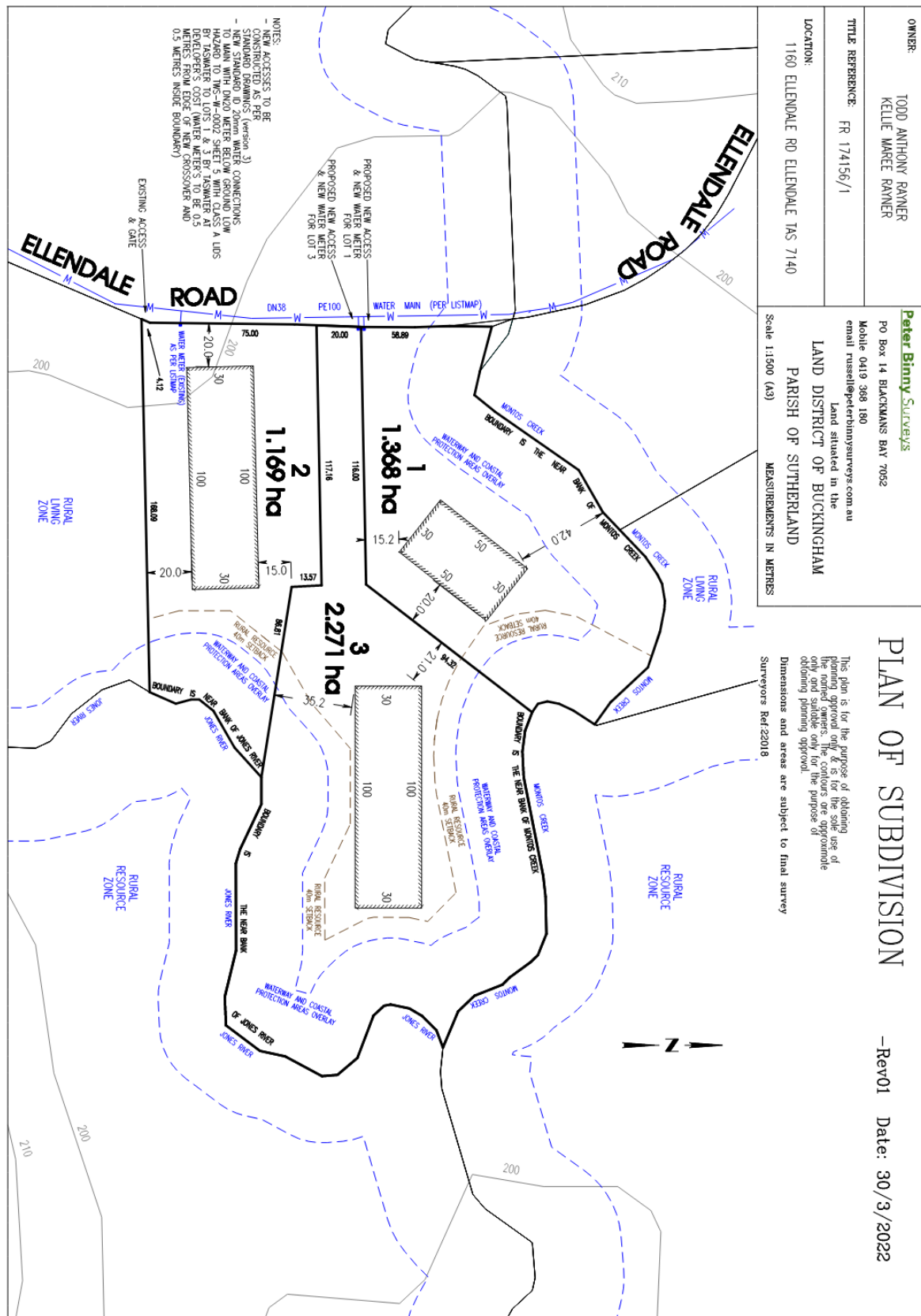


Photograph 20 – Looking west along southern boundary of lot 3. 1084 Ellendale Road on left, lot 3 on right and riparian strip of Jones River in middle.



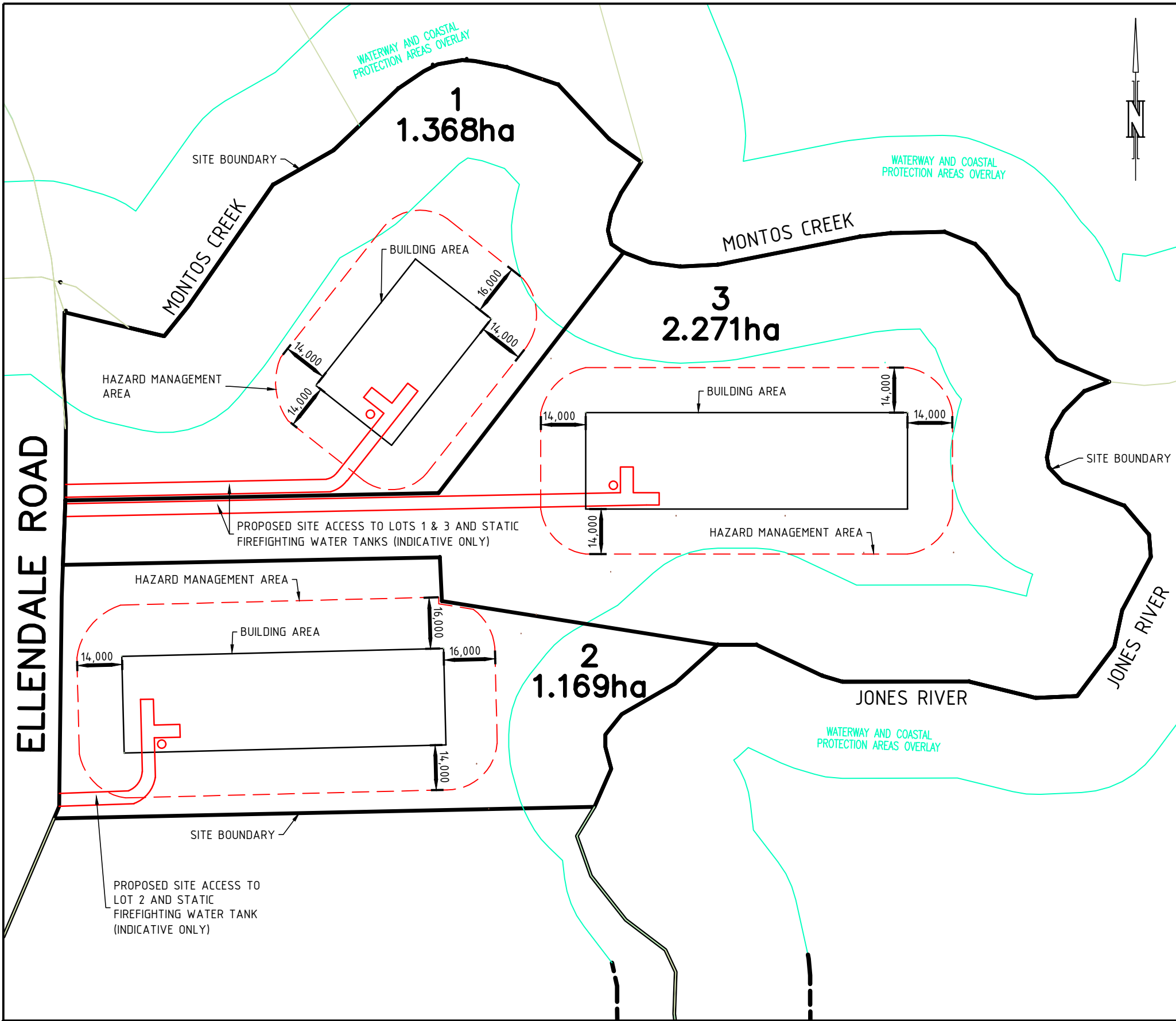


## Appendix B – Subdivision Plans



**Appendix C – Bushfire Hazard Management Plan**

See attached



**VEGETATION MANAGEMENT:**  
IN ACCORDANCE WITH TABLE 2.6 IN AS3959, 2018 AND E1.6.1 A1(B) OF PLANNING DIRECTIVE 5.1 BUSHFIRE-PRONE AREAS CODE 2017.

- LOT 1 - FROM PROPOSED BUILDING AREA, SEPARATION DISTANCES ARE 14m ON THE NW, SW AND SE ASPECTS AND 16m ON THE NE ASPECT. PROVIDES BAL-12.5 COMPLIANCE FOR THE BUILDING AREA.
- LOT 2 - FROM PROPOSED BUILDING AREA, SEPARATION DISTANCES ARE 14m ON THE W AND S ASPECTS AND 16m ON THE N AND E ASPECTS. PROVIDES BAL-12.5 COMPLIANCE FOR THE BUILDING AREA.
- LOT 3 - FROM PROPOSED BUILDING AREA, SEPARATION DISTANCES ARE 14m ON ALL ASPECTS. PROVIDES BAL-12.5 COMPLIANCE FOR THE BUILDING AREA.

**ALL LOTS:**  
TO SATISFY HMA VEGETATION REQUIREMENTS, GRASS MUST BE REGULARLY MOWN TO A NOMINAL 100mm OR LESS HEIGHT AS PER AS3959 2018 CLAUSE 2.2.3.2(F).

**GENERAL VEGETATION MANAGEMENT INFORMATION:**  
NEW VEGETATION MAY BE PLANTED WITHIN THE HMA BUT MUST SATISFY LOW THREAT CONDITIONS IN ACCORDANCE WITH AS3959 2018 CLAUSE 2.2.3.2(D)(E)(F).  
NEW SHRUBS UP TO 2m IN HEIGHT CAN BE PLANTED EITHER INDIVIDUALLY OR IN SINGLE ROWS BUT MUST BE SPACED WITH A MINIMUM 4m BETWEEN FOLIAGE AND SHOULD NOT BE WITHIN 4m OF ANY DWELLING.  
NEW VEGETATION <1m IN HEIGHT MAY BE PLANTED NOT CLOSER THAN 3m FROM BUILDINGS.  
LARGE PLANTS 4m OR MORE IN HEIGHT CAN BE PLANTED BUT LOW AND MID-LEVEL GROWTH UP TO 2m IN HEIGHT TO BE TRIMMED AND MAINTAINED OVER TIME WITH A MINIMUM SPACING BETWEEN CROWNS OF 15m. NEW VEGETATION 2m OR MORE IN HEIGHT SHOULD NOT BE PLANTED WITHIN 6m OF ANY DWELLING OR ANY CLASS 10A SHED WITHIN 6m OF A HABITABLE DWELLING.  
ALL NEW VEGETATION 1-4m IN HEIGHT SHOULD BE SPACED FROM LARGE VEGETATION (>4m) AT LEAST 8m FROM TREE TRUNK.

**SITE ACCESS:**  
**LOT 1 PROPOSED DRIVEWAY:**

- ANY DRIVEWAY WILL BE >30m & <200m AND WILL PROVIDE ACCESS TO A STATIC FIREFIGHTING WATER SUPPLY. IT MUST COMPLY WITH E1.6.2 A1(B) TABLE E2(B) OF PLANNING DIRECTIVE NO. 5.1 2017.

**LOT 2 PROPOSED DRIVEWAY:**

- IF DRIVEWAY IS <30m AND/OR <30m TO A STATIC FIREFIGHTING WATER SUPPLY, AND THE WATER SUPPLY IS WITHIN 90m OF THE FURTHEST PART OF A DWELLING AS A HOSE LAY, IT WILL BE DEEMED TO COMPLY WITH E1.6.2 A1(B) TABLE E2(A) OF PLANNING DIRECTIVE NO. 5.1 2017.
- IF DRIVEWAY IS >30m & <200m AND PROVIDES ACCESS TO STATIC FIREFIGHTING WATER SUPPLY, IT MUST COMPLY WITH E1.6.2 A1(B) TABLE E2(B) OF PLANNING DIRECTIVE NO. 5.1 2017.

**LOT 3 PROPOSED DRIVEWAY:**


- IF DRIVEWAY IS >30m & <200m AND PROVIDES ACCESS TO STATIC FIREFIGHTING WATER SUPPLY, IT MUST COMPLY WITH E1.6.2 A1(B) TABLE E2(B) OF PLANNING DIRECTIVE NO. 5.1 2017.
- IF DRIVEWAY IS >200m AND PROVIDES ACCESS TO STATIC FIREFIGHTING WATER SUPPLY, IT MUST COMPLY WITH E1.6.2 A1(B) TABLE E2(C) OF PLANNING DIRECTIVE NO. 5.1 2017.

**WATER SUPPLY:**  
**ALL LOTS:**  
ANY FUTURE HABITABLE BUILDING MUST INSTALL A STATIC WATER SUPPLY POINT IN ACCORDANCE WITH E1.6.3 A2(B) TABLE E5 OF PLANNING DIRECTIVE NO. 5.1 2017.  
THIS INVOLVES A MINIMUM 10,000L WATER TANK PER HABITABLE BUILDING, LOCATED WITHIN 3m OF A HARDSTAND. THE HARDSTAND MUST BE AT LEAST 3m WIDE, MADE OF THE SAME MATERIAL AND CONSTRUCTION AS THE DRIVEWAY AND BE AT LEAST 6m FROM THE DWELLING(S). THE TANK SHOULD BE NON-COMBUSTIBLE BUT IF IT CAN BE SHOWN THAT THE TANK IS SHIELDED FROM BUSHFIRE PRONE VEGETATION IN ACCORDANCE WITH SECTION 3.5 OF AS3959 2018, IT MAY BE POLY WITH THE BOTTOM 400mm ABOVE GROUND NON-COMBUSTIBLE.  
IF THE INTENTION IS TO UTILISE THE MAINS WATER CONNECTION AND INSTALL A FIRE HYDRANT, IT MUST BE IN ACCORDANCE WITH E1.6.3 A1(B) TABLE E4(B) OF PLANNING DIRECTIVE NO. 5.1 2017

**RECOMMENDATIONS:**  
MINIMUM SEPARATION DISTANCES ON ALL LOTS ARE TO BE MAINTAINED AS LOW THREAT AND IN ACCORDANCE WITH CLAUSES 2.2.3.2(d)(e)(f) OF AS3959 2018 AND BUSHFIRE HAZARD ASSESSMENT REPORT.  
THE HMA AND SITE ACCESS TO THE BUILDING AREA ON ALL LOTS SHOULD BE IN PLACE PRIOR TO SEALING OF TITLES.  
CURRENT AND FUTURE OWNERS OF EITHER LOT SHOULD RECEIVE A COPY OF THIS BHMP.  
WE RECOMMEND USE OF LOW FLAMMABILITY PLANTS. EXAMPLES IN THE TASMANIA FIRE SERVICE BOOKLET FIRE RESISTING GARDEN PLANTS FOR THE URBAN FRINGE AND RURAL AREAS, 2017.  
CONSTRUCTIONS REQUIREMENTS FOR ANY PROPOSED CLASS 1A DWELLING OR CLASS 10A SHED WITHIN 6m OF A HABITABLE BUILDING WITHIN THE BUILDING AREA ON ALL LOTS MUST COMPLY WITH CONSTRUCTION STANDARDS AS DETAILED BY AS3959, 2018 SECTIONS 3 AND 5 SPECIFICALLY CLAUSES 5.2 TO 5.8 FOR BAL-12.5.

BUSHFIRE HAZARD MANAGEMENT PLAN

SCALE 1:1500

		 <div>21 Dysart Street Clifton Beach 0438 559 371 sam@bushfiretasmania.com.au</div> <p>Bushfire Tasmania</p>	CLIENT: MACLEOD	SHEET: BUSHFIRE HAZARD MANAGEMENT PLAN	DRAWN: SW		APPROVED: SW BFP-130	
			ADDRESS: 1160 ELLENDALE ROAD ELLENDALE	PROJECT: PROPOSED 3 LOT SUBDIVISION	SCALE: 1:1500	SIZE: A3	DATE: 19/04/2022	
				ISSUE: PLANNING APPROVAL	PROJECT No. M22-2		SHEET No.	REV No. A
A	PLANNING APPROVAL		19/04/2022					
REV.	DESCRIPTION		DATE					

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## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

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#### 1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

**Street address:**

1160 Ellendale Road, Ellendale

**Certificate of Title / PID:**

C.T. 174156/1

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

3 Lot 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
Bushfire Hazard Assessment Report for 3 Lot subdivision at 1160 Ellendale Road, Ellendale, report code M22-2	Samuel Walters Bushfire Tasmania BFP-130	April 2022	1.0
Bushfire Hazard Management Plan for 1160 Ellendale Road, Ellendale dated 19/04/2022, code M22-2	Samuel Walters Bushfire Tasmania BFP-130	19/04/2022	Rev A
Plan of Subdivision for 1160 Ellendale Road, Ellendale	Peter Binny Surveys	30/03/2022	Rev 01

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<sup>1</sup> This document is the approved form of certification for this purpose and must not be altered from its original form.

#### 4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

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

<input type="checkbox"/>	<b>E1.5.1 / C13.5.1 – Vulnerable Uses</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/>	<b>E1.5.2 / C13.5.2 – Hazardous Uses</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

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

<input checked="" type="checkbox"/>	<b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	<b><u>E1.6.3 A2 (b)</u></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: Samuel Walters

Phone No: 0438 559 371

Postal Address: 21 Dysart Street  
Clifton Beach  
TAS 7020

Email Address: sam@bushfiretasmania.com.au

Accreditation No: BFP – 130

Scope: 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: Samuel Walters

Date: 19/04/2022

Certificate  
Number: M22-2 001

(for Practitioner Use only)